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# INDEPENDENT ENVIRONMENTAL AUDIT REPORT

Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW

Cranbrook School c/o EPM Projects Pty Ltd 6 July 2022 AU122120 R1

## **Quality Management**

## **Document Distribution**

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

#### Geosyntec Consultants Pty Ltd ABN 23 154 745 525 www.geosyntec.com.au

## **Executive Summary**

Geosyntec Australia Pty Ltd (Geosyntec, formerly Zoic Environmental Pty Ltd (Zoic)) was engaged by the Cranbrook School (Client) to conduct an Independent Environmental Audit (IEA) of the development site, located on part 5 Victoria Road, Bellevue Hill NSW 2023 ('the site'). EPM Projects Pty Ltd, engaged by Cranbrook School, is the Project Manager and Richard Crookes Constructions Pty Ltd (RCC) the appointed civil /building contractor.

The boundary of the site covered by this IEA is provided in Appendix A.

The development site, which occupies an area of approximately 15,000m<sup>2</sup>, includes the demolition of existing structures and the construction of new school building and sporting facilities.

The purpose of the Independent Environment Audit is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase to consent conditions for the approved development at Cranbrook School.

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

This audit is the fourth Construction Audit conducted within 1 year of the third Audit (2 June 2021).

A total of 119 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 102 items
- Number of non-compliances = 2 items
- Number of non-triggered = 15 items

A total of 118 items were assessed as part reviewing compliance to the construction and environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 97 items
- Number of non-compliances = 0 items
- Number of non-triggered = 21 items

The findings of this fourth IEA are presented in this document. Two minor non-compliances were identified, associated with administrative non-compliance. Based on the above, it is concluded that environmental performance and management, during the construction phase audited, is acceptable at the Site.



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## Glossary

Term	Description		
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements		
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.		
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.		
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.		
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.		
Auditee	Organisation being audited.		
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.		
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training		
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.		
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.		
Competence	Ability to apply knowledge and skills to achieve intended results.		
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.		
CSSI	Critical State Significant Infrastructure		
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE		
DP&E	NSW Department of Planning and Environment (previously DPIE)		
DPIE	NSW Department of Planning, Industry and Environment		
EIS	Environmental Impact Statement		
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.		
EP&A Act	NSW Environmental Planning and Assessment Act 1979		
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999		
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997		
Federal CoA	Federal DoEE Condition of Approval		
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.		
Minister	Minister of DP&E or delegate.		
NSW CoA	NSW DP&E Condition of Approval		
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.		
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.		
Planning Secretary The Planning secretary under the EP&A Act or nominee.			

Term Description			
PoEO Act	NSW Protection of the Environment Operations Act 1997		
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.		
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).		
Project	As per definition in Section 1		
Proponent	The person or entity that is referred to as the proponent in an approval or the applican in a consent or any other person carrying out any part of the development to which the approval or consent applies.		
Risk	Effect of uncertainty.		
Site	As per definition in Section 1		
State significant projects	Means any of the following in accordance with the EP&A Act: <ul> <li>State significant development projects</li> </ul>		
	<ul> <li>State significant infrastructure projects, including critical State significant infrastructure projects</li> </ul>		
	Transitional Part 3A projects		
	<ul> <li>Part 4 projects for which the Minister is the consent authority</li> </ul>		

Geosyntec<sup>D</sup> consultants



## 1 Introduction

Geosyntec Consultants Pty Ltd was engaged by the Cranbrook School (Client) to conduct an Independent Environmental Audit (IEA) of the development site, located on part 5 Victoria Road, Bellevue Hill NSW 2023 ('the site'). EPM Projects Pty Ltd, engaged by Cranbrook School, is the Project Manager and Richard Crookes Constructions Pty Ltd (RCC) is the appointed civil /building contractor.

The boundary of the site covered by this IEA is provided in Appendix A, and which occupies an area of approximately 15,000m<sup>2</sup>.

## 1.1 Background

The development site is located within the northern portion of the Senior School Campus of Cranbrook School and is referred to as the 'Cranbrook School redevelopment project'.

The proposed development includes:

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

## 1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

#### Table 1.1. Audit Team

Role		
Lead Auditor		
<ul> <li>Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)</li> </ul>		
BE (Chemical)		
PhD (Chemical Engineering)		
Auditor		
BSc (Environmental, Soil Science Major)		
<ul> <li>BSc (Hons) (Environmental, Soil &amp; Microbiological Sciences)</li> </ul>		
Auditor		
BEng (Civil & Environmental)		
<ul> <li>PostGrad (Contaminated Land Management)</li> </ul>		



The Audit Team Declaration is provided in Appendix B.

## 1.3 **Purpose and Objective of Audit**

The purpose of the Independent Environment Audit is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at Cranbrook School. This audit is the fourth Audit completed within one year of the third Audit.

The initial construction phase audit was conducted by Zoic on 5 February 2020 and reported on 26 February 2020 (Ref: 19256 R2). The second audit was conducted by Zoic on 30 June 2020, reported on 21 July 2020 and revised on 21 September 2020 to address DPIE comments. The third audit was conducted by Zoic (Geosyntec) on 2 June 2021, reported on 22 June 2021, and revised on 23 August 2021.

The Construction of the project commenced in late December 2019 with completion targeted by July 2022, noting that this was extended from the initial completion date in December 2021, and that part of the site was completed in February 2022.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D31 to D36 of the NSW Department of Planning and Environment (DP&E) State Significant Development Approval (SSD 8812) ('SSD Approval') issued on 13 September 2019 and its modification (dated 30 November 2020), which state:

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 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:			
	<ul><li>a. An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</li><li>b. A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</li></ul>			
	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	<ul> <li>Independent Audits of the development must be carried out in accordance with:</li> <li>a. the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D32 of this consent; and</li> <li>b. the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</li> </ul>			
D35	<ul> <li>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: <ul> <li>a. review and respond to each Independent Audit Report prepared under condition D34 of this consent;</li> <li>c. submit the response to the Department and the Principal Certifying Authority; and</li> <li>d. 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.</li> </ul> </li> </ul>			
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.			



This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (June 2018) Independent Audit Post Approval Requirements (IAPAR).

The Auditor notes that a more recent guideline (NSW Government (May 2020) Independent Audit Post Approval Requirements) has been issued, which supersedes the NSW Government (2018) guideline. Key changes to the guideline are associated with:

- 1. Changes in the frequency of Audit
- 2. Approval of the Audit team by the Department
- 3. Assessment of the environmental management system associated with the project is no longer required
- 4. The type of evidence required in evidence-based evaluation
- 5. Details required for the Audit findings
- 6. Timing and format of submission of the final IEA report to DPIE
- 7. Review of the IEA report by DPIE

Items 2, 4, 5 and 6 are addressed within our IEA and the update of the IAPAR does not affect the reporting. EPM was advised of the updates to the IAPAR. EPM confirmed that they will continue with the NSW Government (June 2018) for this project. This is consistent with the SSD consent conditions and the NSW Government (May 2020) Post-Approval Requirements for State-Significant Projects Fact Sheet.

## 1.4 Audit Scope

#### 1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:

- Physical boundary: The development site (in accordance with the Audit Program) is approximately 15,000m<sup>2</sup> and located within Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768. However, given that part of the site has been completed at the time of the Audit, this Audit only includes the area that is not yet complete, as shown in Appendix A. The site fronts New South Head Road to the north and west, and Rose Bay Avenue to the east.
- Temporal boundary of the current audit is the review of environmental performance information between 3 June 2021 to 30 May 2022. It is noted that where available, information from the greater development site (prior to its completion in February 2022) was included as part of the Audit.

#### 1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 8812 and the requirements outlined in the NSW Government (June 2018) Independent Audit Post Approval Requirements. These include:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences, including SSD Approval Conditions
- An assessment of environmental performance of the construction site, including:
  - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents and Submitted Reports



- Assessment of any incidents, non-compliances and complaints that have occurred on the project.
- Assessment of any feedback received by DPIE, other agencies and stakeholders (as appropriate)
- Assessment of performance for the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans and their implementation.

## 1.5 Audit Period

This Audit comprises the fourth IEA for the site and covers a review period review of 3 June 2021 up to the time of the fourth Site Audit (30 May 2022) and the issue of the Final Audit Report (6 July 2022).

## **1.6 Environmental Representative**

Richard Crookes Constructions Pty Ltd (RCC) was engaged to as the Principal Contractor for the project to complete civil and main works construction.

Ms Kathryn Cuno (Project Manager) from EPM Projects was the appointed Environmental Representatives, who assisted Geosyntec during this Audit process.



## 2 Audit Methodology

## 2.1 Auditor Notification to DP&E

The Environmental Audit team was notified to DPIE and approved by DPIE in a letter dated 24 May 2022, attached in Appendix C.

## 2.2 Development of Audit Scope – Independent Audit Program

The Geosyntec (24 May 2022) Independent Environmental Audit Program Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 19256 R1) ('Audit Program') was prepared in accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems and the NSW Government (June 2018) guidelines. The Audit program provides the Audit scope, as listed in Section 1.4.

It is noted that this fourth Audit is a variation of the Audit Program, and was conducted due to the extension of the construction period exceeding the period allowed for in the Audit Program. In our letter to DP&E dated 16 May 2022 (provided in Appendix C), we had advised that the Audit would be conducted in accordance with the existing Audit Program.

## 2.3 Site Audit Process

The Audit comprised:

- 1. Opening meeting
- 2. Compliance to Audit Program
- 3. Review of evidence of consultation with identified stakeholders
- 4. Closing meeting
- 5. Issue of Draft Independent Environment Audit report
- 6. Review of additional information (if any)
- 7. Finalisation of Independent Environment Audit report

## 2.3.1 Opening Meeting

The opening meeting was conducted onsite on 30 May 2022. The agenda for the meeting and the record of attendees is provided in Appendix D.

Representatives of EPM (project manager) and Cranbrook School (the site owner) were invited to the meeting but were not available. They were subsequently interviewed the following day via teleconference (31 May 2022). Both Kathryn Cuno (representing EPM) and David Hull (Facilities Manager representing Cranbrook School) provided positive feedback on RCC's performance.

## 2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key construction project personnel (available during site inspection) and post site inspection follow up.



- Site walkover and inspection for implementation of environmental controls.
- Review of complaints registers for the project.

#### 2.3.3 Closing Meeting

It was agreed that the closing meeting could be conducted via email correspondence from Geosyntec, which provided an overview of key findings and timing for the Audit Report. The closing meeting email dated 1 June 2022 provided preliminary findings of the Audit.

#### 2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 28 June 2022.

#### 2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 6 July 2022.

### 2.4 Interviews

Interviews with construction project personnel conducted on 30 May 2022. The following personnel were interviewed:

- Joseph Bozic (Richard Crookes Construction Site Manager, Environmental Representative for this Audit)
- James Pester (Richard Crookes Construction Senior Project Engineer)
- Lara Saleh (Richard Crookes Construction Graduate)

## 2.5 Site Inspection

The site inspection was conducted by Diana Turner on 30 May 2022, accompanied by the Joseph Bozic (RCC). The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

## 2.6 Consultation

Geosyntec conducted consultation with DP&E, Woollahra Council (Council), Sydney Water, Ausgrid and Telstra via submission into the Project Portal or email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.9.

## 2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

Table 2.1.	Comp	liance	Evaluation
	oomp	nunce	Lvalaation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met



Assessment	Criteria
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."



## 3 Audit Findings

## 3.1 Approvals and Documents Audited

The following documents were audited:

#### Table 3.1. Audited Documents

SSD Reference	Document Details			
Environmental Impact Statement and Response	Urbis (May 2018) Environmental Impact Statement SSD8812 Cranbrook School and relevant subplans.			
to Submission	Urbis (14 February 2019) Cranbrook School – Final Response to Submissions – SSD17_18812 and relevant subplans.			
SSD 8812 Development Consent	SSD 8812 dated 13 September 2019			
C5	Douglas Partners (March 2019) Unexpected Finds Protocol Cranbrook School Victoria Road, Bellevue Hill.			
C12 Construction Environmental Management Plan	Richard Crooks Constructions (17 June 20219) Cranbrook Stage 2 Redevelopment Project 5 Victoria Avenue, Bellevue Hill Construction Environmental Management Plan (CEMP) and relevant subplans, including:			
	<ol> <li>PTC (17 February 2022) Construction Traffic Management Plan Cranbrook School, Bellevue Hill.</li> <li>Acoustic Logic (1 November 2019) Cranbrook School Redevelopment Construction Noise and Vibration Management Plan.</li> <li>RCC (21 October 2019) Cranbrook School Stage 2 Redevelopment 5 Victoria Avenue, Bellevue Hill Construction Waste Management Plan.</li> <li>SCP (28 November 2019) Construction Soil and Water Management Plan Cranbrook School, Bellevue Hill.</li> <li>SCP (28 October 2019) Flood Emergency Response Plan.</li> <li>Douglas Partners (6 March 2019) Unexpected Finds Protocol for Contamination</li> <li>Unexpected Finds Protocol for Aboriginal &amp; Non-Aboriginal Heritage (30 October 2019)</li> <li>Douglas Partners (30 October 2019) Insitu Waste Classification &amp; ENM Assessment Hordern Oval Cranbrook School, Bellevue Hill.</li> <li>Douglas Partners (16 July 2018) Groundwater Monitoring Results Cranbrook School, Bellevue Hill.</li> </ol>			
C13 Construction Traffic Management Plan	PTC (14 October 2020) Construction Traffic Management Plan (Issue 3) Cranbrook School, Bellevue Hill, updated 17 February 2022.			
C14 Construction Noise and Vibration Management Plan	Acoustic Logic (1 November 2019) Cranbrook School Redevelopment Construction Noise and Vibration Management Plan.			
C15 Construction Soil and Water Management Plan	SCP (28 November 2019) Construction Soil and Water Management Plan Cranbrook School, Bellevue Hill.			
C21 Construction Worker Transportation Strategy	RCC (2 December 2019) Cranbrook School Stage 2 Redevelopment 5 Victoria Avenue, Bellevue Hill.			

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

## 3.2 Summary of Assessment of Compliance

A total of 119 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 102 items
- Number of non-compliances = 2 items
- Number of non-triggered = 15 items



A total of 118 items were assessed as part of assessment of review of management plans compliance. A summary of the findings is provided as follows:

- Number of compliances = 97 items
- Number of non-compliances = 0 items
- Number of non-triggered = 21 items

## 3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

Based on the information provided by RCC, there have been no agency notices, orders, penalty notices or prosecutions during the Audit period.

### 3.4 Discussion of Non-Compliances

Details of the non-compliances to the SSD consent conditions are provided in Table 3.2.

#### Table 3.2. Non-Compliances to SSD Consent Conditions

Geosyntec Document ID		SSD Condition No.	Details of Non-Compliance	Recommendations
Z65	SSD consent	C20	The condition was considered non- compliant as the Construction Traffic Management Plan (CTMP) was not resubmitted to TfNSW. While removal of soil waste had no been completed, waste disposal records from DumpIT indicated waste was still being removed at this time.	If there is any other waste requiring offsite disposal following completion of the Audit, the most recent CTMP should be submitted t to TfNSW.
Z72	SSD consent	C27	This condition is considered non- compliant as Pre-Operational Compliance Report was not made publicly available within 60 day period.	Future Compliance Reports are to be made publicly available within 60 days after submission to the Department.

There were no non-compliances to the CEMP requirements.

The information in Table 3.2 indicates that there is non-compliance regarding submission of the updated CTMP to TfNSW and making the Pre-Operational Compliance Report publicly available within the required timeframe. The Auditor considers these administrative non-compliances to be minor in nature, also noting:

- Only a small amount of waste is disposed of from the site.
- The project is almost complete.

## 3.5 Assessment from Previous Audits

#### 3.5.1 First Audit Findings

No non-compliances were identified during the first IEA conducted on 5 February 2020.



#### 3.5.2 Second Audit Findings

No non-compliances were identified during the first IEA conducted on 30 June 2020.

The second Audit made some recommendations to improve work practices, as well as required a few items to be followed up during the third audit. These were evaluated during the third audit and were considered as having been addressed.

### 3.5.3 Third Audit Findings

A total of 119 items were assessed as part of SSD consent conditions. A summary of the findings during the third audit is provided as follows:

- Number of compliances = 104 items
- Number of non-compliances = 1 items
- Number of non-triggered = 14 items

A total of 118 items were assessed as part of assessment of review of management plans compliance. A summary of the findings is provided as follows:

- Number of compliances = 99 items
- Number of non-compliances = 0 items
- Number of non-triggered = 19 items

Details of the non-compliances to the SSD consent conditions and how they have been addressed are provided in Table 3.3 below. There were no non-compliances to the CEMP requirements during the third audit.

Geosyntec ID	Document	SSD Condition No.	Details of Non- Compliance	Recommendations	Auditor's Assessment
Z30	SSD consent	A30	The condition was considered non-compliant as no evidence of further review of the strategies, plans and programs required under this consent was conducted within 3 months of the Construction Compliance Report in December 2020. The Auditor notes that while review was not conducted, the Construction Compliance Report did not have any non-compliances and review of the plans was conducted just prior to the issue of the compliance report in November 2020.	Review of strategies, plans and programs required under this consent is conducted.	EPM provides evidence of notification of review of strategies, plans and programs to DP&E, as detailed in Appendix F. The Auditor's assessment indicated that regular review of strategies, plans and program have adequately been conducted to meet this condition.

#### Table 3.3. Non-Compliances to SSD Consent Conditions (Third Audit)

Additionally, the third Audit made some recommendations to improve work practices. These were evaluated during the current audit in Table 3.4 below.



## Table 3.4. Measures Conducted Based on Recommendations Made in Third Audit and Items Requiring Follow-Up

Recommendation/Items Requiring Follow-Up	Measures Conducted by RCC during the third audit	
A copy of the third IEA and RCC's response should be uploaded following completion of this IEA.	These items were made publicly available on 30 July 2021. This item is considered to have been addressed.	
Strategies, plans and programs associated within consent are reviewed to meet the requirement of Condition A30 of the consent.	Evidence of review was provided in Item Z30. This item is considered to have been addressed.	

Other items not yet triggered at the time of the third audit were included in the current audit and assessed in Appendix F.

## 3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the CEMP and sub-plans are appropriate for the construction works to minimise environmental impact.

## 3.7 Environmental Management System

The Auditor conducted a high-level review of the adequacy of the RCC environmental management system (EMS) being implemented for the project. The audit findings are summarised in Table 3.5.

EMS Component	Requirement	Auditor's Review
Legal requirements and third-party certification	Identification of applicable legislative requirements, standards, codes of practice, industry guidelines, third party certification with respect to the project scope.	Legislative requirements were listed in the CEMP.
Environmental policy	Availability of environmental policy for the project scope.	The Auditor has sighted RCC's Environmental Policy.
Planning	Preparation of appropriate documentations as required by the development consent to address environmental risk.	The EMS during the construction phase comprised the implementation of the CEMP and associated subplans. Plans were prepared and submitted to relevant agencies to meet SSD conditions.
Implementation and operation	Implementation of environmental management plans during the project.	This was assessed as part of the compliance assessment with results documented in the Audit Table in Appendix F.
Checking and corrective action	Monitoring of the performance during the implementation of the environmental management plan and implementation of corrective actions when non-compliances are identified.	The CEMP provides a mechanism for monitoring the implementation of the environmental management plans and any corrective actions. RCC implements monitoring of environmental performance, which is documented on a checklist. This was sighted by the Auditors. A Complaint Register was provided, with evidence that complaints were resolved within two days.
Management review	Program to review the project EMS to demonstrate its continued application to the project.	Section 1.4 of the CEMP provides a requirement for the Project Manager (EPM) to conduct regular audits of the Principal Contractor's (RCC) implementation of the CEMP.

#### Table 3.5. Environmental Management System Components Evaluated



## 3.8 Discussion of Other Matters

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

## 3.9 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

DPIE responded on 24 May 2022 with no specific areas of concern and requested that the IEA addresses the requirements as outline in the Conditions of Consent and Post Approval Requirements. No response was provided by the other stakeholders contacted A copy of the correspondence is provided in Appendix C.

## 3.10 Complaints and Management of Complaints

RCC provided a complaint register, which is also available online at the Project website (<u>https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</u>). There were 2 complaints within the current Audit period as outlined in Table 3.6.

Date Received	Nature of Complaint	RCC Response	Auditors Comment
30 June 2021	<ul> <li>Resident – Rose Bay Avenue</li> <li>Noise complaint regarding loud music playing from 7am</li> </ul>	RCC contacted the offending subcontractor on 1 July 2021 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.	The Auditor considers RCC's corrective action addressed the nature of complaint to prevent similar occurrence.
14 February 2022	<ul> <li>Resident – New South Head Road</li> <li>Mulch and dirt washing down NSH Road from construction site outside the AFC</li> </ul>	RCC contacted the resident and explained how the mulch was washed down NSH Road due to blocked council stormwater line and inlet pipe directly 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 events.	The Auditor considers RCC's corrective action addressed the nature of complaint to prevent similar occurrence. The Auditor understands that Council are now in ownership of the majority of the garden bed and responsible for maintaining this and the stormwater drain.
		situation and clean after rain events whilst still in possession of the site, until the assess is handed over.	

#### Table 3.6. Complaint Details

## 3.11 Incidents and Management of Incidents

Based on the information provided by RCC, to date there have been no incidents onsite.

## 3.12 **Performance of Environmental Management Plans**

The assessment of suggested mitigation measures from the EIS and RTS versus actual impact is assessed in the Audit Table in Appendix F and is summarised in Table 3.6.



Environmental Aspect	Requirement	Auditor's Review
Traffic and parking	Impact on key intersections as a result of traffic generation onsite	<ul> <li>Traffic access and flow and parking were observed to be adequate.</li> </ul>
	are acceptable. Construction vehicles do not provide disruption to public roads.	Traffic controllers were observed.
		• No major occurrence of soil/silt observed on public roads associated with the construction boundary, at the time of the site inspection on 30 May 2022.
		<ul> <li>Barriers were placed to prevent pedestrian access onto roads, with pedestrian access available along Rose Bay Avenue.</li> </ul>
		No incidents reported to date.
Noise and vibration	Working hours are within approved hours. There is no significant noise generation at the	<ul> <li>Sign in records were provided to confirm working hours were within approved hours.</li> </ul>
	significant noise generation at the site boundary. Any incidents/complaints are	• During the site inspection on 30 May 2022, site activities did not appear to generate excessive noise.
	addressed.	• Continual vibration monitoring is conducted onsite. The monitor has a trigger that sends an SMS message to site managers when the adopted criteria are exceeded. No exceedances were noted during the audit period.
		<ul> <li>There was one complaint made regarding noise (30/6/2021: loud music playing from 7am by a scaffolding contractor). This complaint was responded to within two days and any corrective actions taken.</li> </ul>
		No incidents reported to date.
Heritage	No unacceptable impacts to heritage items during demolition and development. Any identified heritage items are managed in accordance with relevant management plans.	• A letter by Unearthed Archaeology & Heritage (20 November 2019) confirms that archaeological test excavations have been conducted in accordance with the Aboriginal Cultural Heritage Report. Excavations in the vicinity of the War Memorial / Mansfield Buildings and the proposed location of the Centenary Building do not require further archaeological investigation. The archaeological test investigations across Hordern Oval, Fitness Centre and Carpark are ongoing with a heritage consultant present during construction.
		<ul> <li>Unearthed Archaeology &amp; Heritage (UAH) letter dated 9 April 2020 provides an update on areas that have been and are yet to be investigated.</li> </ul>
		• Based on information by RCC, no heritage items (Aboriginal or non-Aboriginal) were identified during the construction work.
		<ul> <li>Unearthed Archaeology &amp; Heritage (September 2020) Cranbrook School Bellevue hill Aboriginal Excavation Report states that no further archaeological investigation was required.</li> </ul>
Sediment, erosion	Sediment and erosion controls	Observations during site inspection on 30 May 2022 indicated:
and dust	are adequate to control erosion and do not enter stormwater system or surrounding streets. Dust is confined within the site. Any incidents/complaints are addressed.	<ul> <li>Drainage along Rose Bay Ave was observed to be free of silt and sediment and had sand-bags around drains.</li> </ul>
		<ul> <li>A stockpile of sand was present in the central portion of the site that was covered by geofabric.</li> </ul>
		<ul> <li>No visible dust or odour was observed at the time of site inspection on 30 May 2022.</li> </ul>
		• One complaint was registered to regarding sediment runoff (14/2/22: mulch from garden bed in from of the Aquatic Centre Forecourt on NSH Road). Based on the information provided, this runoff event was due to surcharge from a faulty council drain, causing the mulch form the garden bed to wash overland down NSH Road. RCC has conducted communications with Council with regards to this issue. The Auditor considers that RCC has done reasonable attempt to communicate the issue with Council. Given that the garden bed is mostly owned by Council, the Auditor considers that no further action is required from RCC.

#### Table 3.7. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Waste	Waste classification is appropriate. Waste is transported to a site that is licensed to receive the waste.	<ul> <li>Dump-It monthly waste summaries were provided for the Audit Period indicating the type, volume, and destination of waste streams at the site.</li> <li>PumperDump monthly records for removal of concrete washout.</li> </ul>
Hazardous materials	Hazardous material survey conducted. Appropriately licensed contractors were engaged to remove hazardous materials. Appropriate signage and exclusion zones maintained.	<ul> <li>Demolition was complete at the time of Audit.</li> <li>Hazardous material survey and asbestos removalist licence were sighted as part of the previous Audit.</li> <li>Further documentation was provided following removal of the concrete slab: ECS (23 June 2020) 'Retaining Wall Material, Cranbrook School Bellevue Hill'. This document confirms the material beneath the former footing/wall did not contain hazardous materials including asbestos.</li> </ul>
Trees	No damage to trees that were identified to be retained. Adherence to mitigation measures identified in Arboricultural Impact Statement	<ul> <li>The appointed arborist prepared Botanics (October 2019) Construction Impact Assessment and Management Plan Cranbrook Senior School.</li> <li>Observations during site inspection on 30 May 2022 indicated that tree protection zones were established with fencing or other barriers. Decking was observed constructed around the trees.</li> </ul>
Security	No unauthorised entry to the construction site	Hoardings and signage were observed around construction sites that restrict access to the site.
Biodiversity	No adverse ecological impacts as a result of development	<ul><li>See sediment control review above.</li><li>No weed control or night lighting required onsite.</li></ul>
Wind impacts	No unacceptable impacts on the seating areas	Not applicable at the time of Audit
Social impacts	Acceptable site personnel behaviour inside and external to the site	• Site induction and toolbox records were sighted, which did not indicate issue on site personnel behaviour.
Chemicals	Chemicals are appropriately stored, with bunding where appropriate. No evidence of contaminants is observed as a result of chemical use.	<ul> <li>Observations during the site inspection on 30 May 2022 indicated:</li> <li>Spill kits were observed available in the vicinity of the chemical storage area and strategically around the site near plant/equipment.</li> <li>Fuels/chemicals were stored on concrete within self-bunded chemical cupboards and storage cages.</li> </ul>
Contamination	Any identified contaminated material is contained, appropriately assessed by suitably qualified environmental consultant, and remediated and/or managed. Records of unexpected finds and their management are provided.	Based on interview with RCC, there were no unexpected finds related to contamination at the site to date.
Water	Site surface water is managed. No potential discharge of contaminated water. Any incidents/complaints are addressed.	<ul> <li>During the site Audit conducted on 30 May 2022 the following was noted:</li> <li>Site surface water was generally allowed to self- drain into the site.</li> <li>Waste water from site amenities drains to sewer and into a tank for offsite disposal.</li> <li>Gutters and kerbside stormwater drains were observed to be clear of sediment loads and the roadways were clear of any tracked material.</li> <li>No complaint registered regarding water issues.</li> <li>No incident reported to date.</li> </ul>



## 3.13 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observation of construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment and dust control and mitigation measures.
- Observation of appropriate waste storage, segregation and disposal.
- Observation of chemical storage practises.

### 3.14 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- RCC Internal Audit Reports, which provided internal assessment of compliance to CEMP and subplans
- Various RCC environmental inspection records
- Construction Compliance Reports
- · Complaints records and evidence of investigation and follow up
- Community newsletters
- Site induction materials, induction records and toolbox meeting records
- Permits and licences
- · Other documents required by the conditions of consent

#### 3.15 Actions from Previous Annual Review and Compliance Reports

Three compliance reports were provided for this audit period:

- EPM (18 June 2021) Cranbrook School Redevelopment Project Construction Compliance Report.
- EPM (7 December 2021) Cranbrook School Redevelopment Project Construction Compliance Report.
- EPM (21 March 2022) Pre-Operational Compliance Report Cranbrook SSD-8812, Cranbrook School.

EPM (18 June 2021) indicated one non-compliance with regards to review of strategies, plans and programs associated with SSD consent A30. This is consistent with the findings and recommendation made in this IEA report (discussed in Section 3.4). EPM also recommended a quarterly calendar reminder for the remainder of the Construction period to address this item.

EPM (7 December 2021) indicated no non-compliances during the reporting period, noting that the Auditor has independently reviewed the conditions of consent as detailed in this IEA report.



EPM (21 March 2022) indicated no non-compliances during the reporting period. It is noted that the part of the site subject to this compliance report is now operational and is not subject to the current audit.

## 3.16 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

## 3.17 Key Strengths of the Project Environmental Management and Performance

During the audit process, RCC demonstrated a high level of understanding of the requirements for environmental management with exceptional record keeping.

The key strengths demonstrated in the project include:

- RCC/EPM has an organised system and robust record keeping.
- It was demonstrated that RCC/EPM has a positive approach to environmental management.
- During the audit process, RCC/EPM demonstrated a high level of understanding of the requirements for environmental management supported by record keeping. RCC has maintained a great record associated with environmental management related to the development.
- RCC/EPM has adequately implemented recommended improvements made in the third IEA.



## 4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations:

- A copy of the fourth IEA and RCC's response should be uploaded following completion of this IEA.
- Future Compliance Reports and IEA reports are to be made publicly available within 60 days after submission to the Department.
- Should there be waste requiring offsite disposal following completion of this audit, the updated Construction Traffic Management Plan should be submitted to TfNSW.



## 5 Limitations

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

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec's assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

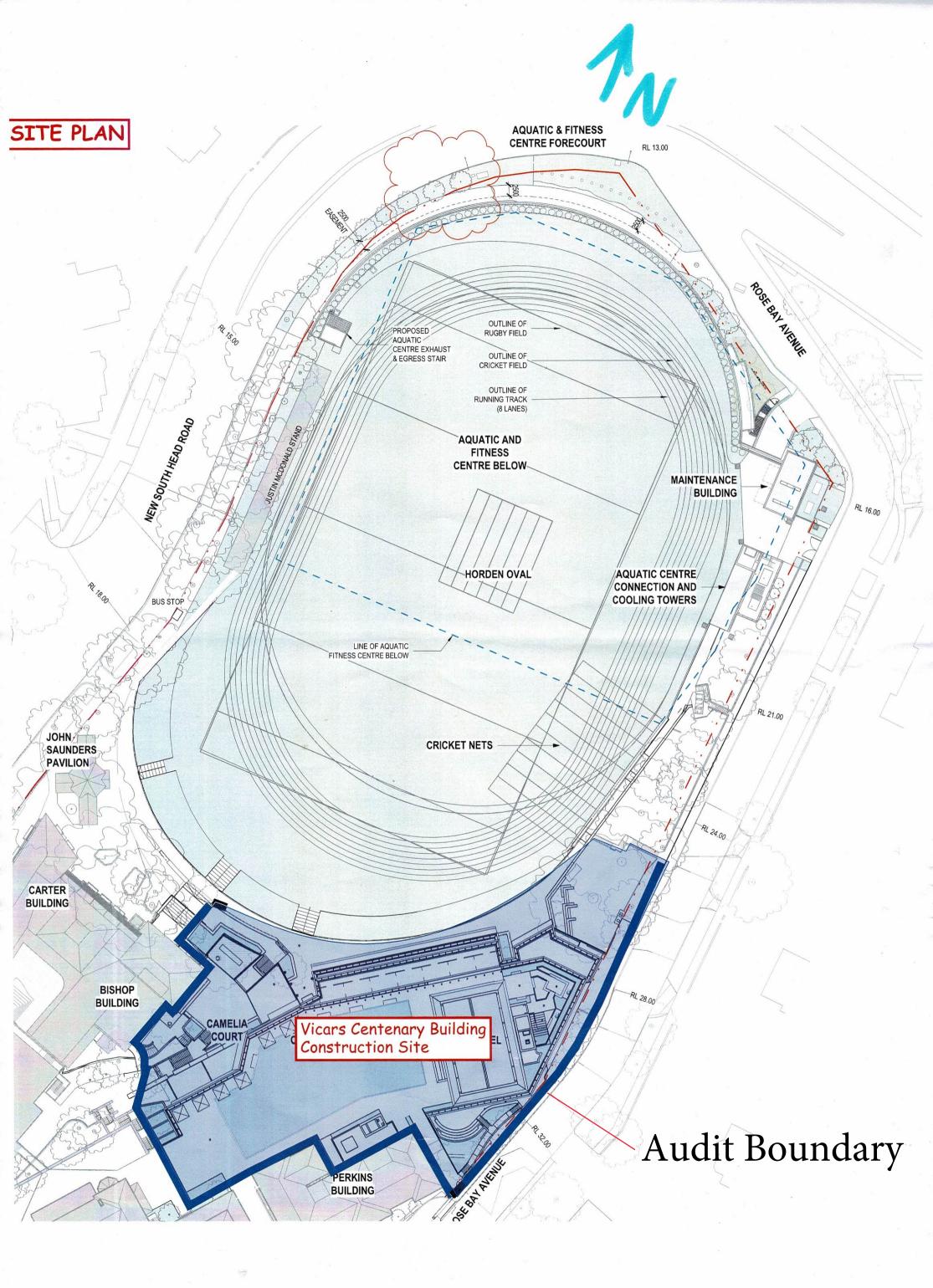
The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

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



## Appendix A Figures





## Appendix B Auditor Declaration



Project Name	Cranbrook School
Consent Number	8812
Description of Project	Construction of the Cranbrook School
Project Address	5 Victoria Road, Bellevue Hill, NSW
Proponent	Cranbrook School c/o EPM Projects Pty Ltd
Title of Audit	Independent Environmental Audit of the Cranbrook School
Date	6 July 2022

#### Independent Audit Declaration Form

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post* Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- · I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

#### Notes:

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

Name of Lead Auditor	Cheryl Halim
Signature	Auer/
Qualifications	• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
	• BE (Chemical)
	PhD (Chemical Engineering)
Name of Auditor Assistant	Diana Turner
Signature	Durra
Qualifications	BSc (Environmental, Soil Science Major)
	BSc (Hons) (Environmental, Soil & Microbiological Sciences)



Name of Support Auditor	Cristiane Florido
Signature	d'fude
Qualifications	<ul><li>BEng (Civil &amp; Environmental)</li><li>PostGrad (Contaminated Land Management)</li></ul>
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000



## Appendix C Correspondence



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Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 1, Level 9, 189 Kent St Sydney NSW 2000 www.geosyntec.com.au

AU122120 L1 16May22 Notification & consultation

16 May 2022

Department of Planning and Environment (DP&E)

c/o Kathryn Cuno EPM Projects Pty Ltd Level 2, 146 Arthur Street North Sydney NSW 2060

Via email: kcuno@epmprojects.com.au

Dear Sir/Madam,

## Re: Independent Environmental Audit, Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW

Geosyntec Consultants Pty Ltd (Geosyntec), formerly Zoic Environmental Pty Ltd, has been engaged by EPM Project Pty Ltd (EPM) to conduct an Independent Environmental Audit extension of the construction phase of the Cranbrook School at 5 Victoria Road, Bellevue Hill, NSW ('the site'). The site is listed as Lot 1 DP663630, Lot 9 to 18 DP9005, and Lots A to C DP186768.

The Independent Environmental Audit is conducted to meet Conditions D31 to D36 of State Significant Development (SSD) No. 8812, which state:

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 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.
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:
<ul> <li>An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</li> </ul>
<ul> <li>b. A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</li> </ul>
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.
Independent Audits of the development must be carried out in accordance with:
<ul> <li>a. the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D32 of this consent; and</li> </ul>
b. the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

In accordance with the specific requirements in the Independent Audit Post Approval
Requirements (Department 2018), the Applicant must:
c. review and respond to each Independent Audit Report prepared under condition D34 of this consent;
d. submit the response to the Department and the Principal Certifying Authority; and
e. 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.
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

We have conducted three audits during the construction phase to date and an additional audit is required as the construction duration has been extended. The last Audit was conducted on 2 June 2021 and reported on 23 August 2021. The fourth Audit will be conducted prior to 2 June 2022.

The Independent Environmental Audit will be conducted in accordance with the NSW Government (2018) Independent Audit Post-Approval Requirements (the 'IAPAR 2018') and the existing audit program for the site.

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Diana Turner and Cristiane Florido as Support Auditors. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with IAPAR 2018 is provided in Attachment B.

The lead environmental auditor and auditor/technical specialists have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

In accordance with the IAPAR (2018), we are also required to consult with DP&E and other agencies / key stakeholders to obtain their input into the scope of the Audit.

# Please provide approval for the Audit team and advise if DP&E has any comments regarding environmental matters relating to the project that should be considered by the Audit team in conducting the fourth IEA scheduled for May 2022.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

Dr Cheryl Halim Lead Auditor Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018) Geosyntec Consultants Pty Ltd

Attachments: Attachment A – CVs Attachment B – Declaration

## Attachment A – CVs

**Cheryl Halim** 

consultants

Geosyntec<sup>▶</sup>

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## B.E., PhD. Principal Independent Environmental Auditor



#### QUALIFICATIONS

B.E. (Hons), Chemical Engineering, University of New South Wales

PhD, Chemical Engineering, University of New South Wales

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

#### **SPECIALTIES**

Site Investigations, Remediation and Validation

Project Management

**Risk Assessment** 

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

### **PROFESSIONAL SUMMARY**

Cheryl has over fifteen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. As an Exemplar Global Auditor, Cheryl has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

## **MEMBERSHIPS AND TRAINING**

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

## **KEY PROJECT EXPERIENCE**

**Independent Environmental Audits** 

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Holt Land Rehabilitation Centre** – Auditor for the operational phase of the landfill operation (voluntary audit).

**Brewery Yard, Chippendale** – Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**Western Sydney University, Bankstown, NSW** – Auditor for the construction of Western Sydney University (required as part of SSD 9831).



Iglu Redfern 2, Redfern, NSW – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

**Cranbrook School, Bellevue Hill, NSW** – Lead Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812).

**Sydney Zoo, Bungarribee, NSW** – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

**Western Sydney University, Parramatta, NSW** - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

#### Audit

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

**The Shore School, North Sydney, NSW** – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

**Ferrovial York Joint Venture Warringah Road Expansion** – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

**Cumberland Council, Pemulwuy** – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

**Thirdl Group, 31-41 William Street, Alexandria** – Audit assistance for the development of a high density residential building with basement carpark.

**Bathla Group, Schofields, NSW** – Audit assistance on the proposed low density residential land subdivision at Schofields.

**Stockland, Marsden Park, NSW** – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process.

**EG Funds, Summer Hill, NSW** – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

Endeavour Energy, Harris Park, NSW – Audit assistance on the proposed low density residential land.

Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse.

Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW – Audit Assistance on the proposed high density residential property.

**The ACT Government, Capital Metro Project, Canberra, ACT** – Audit assistance on the proposed light rail route from Civic to Gungahlin.

**Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway** – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

**Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW** – Audit assistance on the proposed residential development at Beaconsfield.

**XR Property Developments, 146-156 Botany Road, Alexandria, NSW** – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

**Central Coast Automotive, Gosford, NSW** – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

Ceedive, Former Lithgow Pottery Estate, NSW – Audit assistance on a former pottery estate site at Lithgow.



Forbes City Council, Former Forbes Gasworks, NSW – Audit assistance on a former Forbes Gasworks.

**Gunnedah Council, Gunnedah Airport, NSW** – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

#### **Risk Assessment**

**Dahua, Waterloo, NSW** – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

**PDS Group, Pyrmont, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

**VIG Group, Pagewood** – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

**Thirdl Group, Alexandria, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

**Penrith City Council, Penrith, NSW** – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

**McNally Management, Alexandria, NSW** – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

**Various Caltex and Mobil Service Stations** – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

**Boral Limited, Confidential site** – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

**NSW Department of Health** – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

**Caltex Refinery, Kurnell, NSW** – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

#### **Site Assessment and Remediation**

**City of Sydney Council, Federal Park, Annandale, NSW** – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

**UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW** – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

**NSW Ports, Intermodal Terminal Centre at Enfield, NSW** – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

**PwC's Auditor Training** 

Certificate of Attainment

awarded to

# Cheryl Halim

# **Becoming a Skilled Lead Auditor**

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018) Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767 Course End Date: 26 Mar 2021 Certificate Issue Date: 27 Mar 2021

Tom Barham Training Manager



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# Diana Turner B.Sc. Senior Environmental Scientist

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#### QUALIFICATIONS

B.Sc., Environmental, Soil Science Major, Australian Catholic University

B.Sc. (Hons), Environmental, Soil & Microbiological Sciences, Australian Catholic Univeristy

#### **SPECIALTIES**

Assessment of contaminated sites,

Remediation & validation

Environmental and human health risk assessments

Contaminated land due diligence reviews

Phase 1 & 2 site assessments

Environmental management systems review and preparation (ISO14001)

Environmental input for road upgrade

Acid sulfate soil assessments and management plans

#### **PROFESSIONAL SUMMARY**

Diana is a highly experienced Senior Environmental Scientist, who has worked within the contaminated land industry an environmental scientist since 2002. Her experience comes from wide ranging projects including site assessments, environmental audits and contaminated site management for clients across Australia. Her background in environmental legislation enables her to advise clients on regulatory issues and requirements. Diana's approach puts clients' needs first and she has outstanding relationship skills gained from successfully managing complex projects and diverse stakeholder groups. A passionate problem solver, she looks beyond the task at hand to exceed client expectations.

Diana has completed numerous projects involving assessment and remediation of contaminated land throughout Australia and has conducted various compliance and environmental audits. The projects completed include large industrial sites being redeveloped for residential purposes, industrial subdivisions, industrial investigation and remediation, infrastructure developments, landfill remediation and rehabilitation, and agricultural property redevelopments. Diana's responsibilities in these projects included project management, client liaison, analysis and interpretation of data, and reporting.

Diana also has experience auditing under the International Organization for Standardization (ISO). Specifically, Diana is trained in ISO14001 compliance, and has completed numerous audits against this standard for pharmaceutical and industrial clients throughout Australia and NZ.

Diana has additionally spent time as an environment and health and safety (EHS) advisor for a large consulting company. This role reported directly to the company Director and involved assessment of compliance of the company's EHS performance for both office and field based activities. Key to this role was the maintenance of the company's Environmental Management System and supporting the company through ISO certification audits.

# MEMBERSHIPS AND TRAINING

- RABQSA ISO14001 Independent Environmental Auditor Training
- Certified Environmental Practitioner (CEnvP No. 193), November 2007
- 24hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- Committee Member of NSW branch of Environment Institute of Australia and New Zealand
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2001
- Track Safety Induction, 2005

# **KEY PROJECT EXPERIENCE**

#### **Independent Environmental Audits**

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Brewery Yard, Chippendale** – Support Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

Environment Health and Safety Audits - Various, NSW, ACT, VIC, New Zealand

Assisted in numerous EHS audits within the Australasia – including compliance, due diligence, M&A, site assessments and development of audit protocols for a variety of clients, including:

- Pfizer pharmaceuticals
- Diona infrastructure / construction
- Kodak manufacturing
- Alcoa manufacturing
- GE real estate
- Brunswick Corporation (Aus/NZ) marine manufacturing
- Global Renewables manufacturing / waste processing

#### Auditing – Various NSW and ACT

As part of the Contaminated Land Management Act, assisting Auditor's in the preparation of review documents, site visits, risk assessments, and audit reports. This has included in excess of thirty completed audit sites in NSW and ACT.

#### Due Diligence Environmental Site Assessment - Various, Australia

Completion of numerous Phase I Environmental Site Assessments for a large number of private clients in the pre- or post- acquisition phase of site ownership. Phase I assessments have been conducted on various properties from offices to warehousing to large industrial operations throughout Sydney, NSW and Australia. Roles include site visits, meetings, site histories, permitting, research and reporting.

#### Contaminated Site Assessments – Various, NSW, QLD, WA, VIC

Project management, planning, on-site supervision of fieldwork, liaison with client and contractors, data analysis, review and reporting. Assessments have been conducted for government bodies, and private industry on a range of sites, from residential to large industrial. Investigations have included soil and groundwater studies, risk assessments, combined geotechnical studies, classification of materials for offsite disposal and acid sulphate soil assessments.

#### Remediation and Validation – Various, NSW, QLD, VIC

These projects include preparation of remediation action plans (RAPs), completed to address the site specific issues identified during the investigative stages of works. Upon completion of the RAPs, the remedial field works and validation were then completed in accordance with NSW DECC guidelines.



# Cristiane Florido B.Eng. Environmental Scientist

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#### QUALIFICATIONS

B.Eng., Civil and Environmental Engineering, Federal University of Santa Catarina – Florianopolis, Brazil

Postgraduate Degree, Contaminated Land Management, SENAC University – Sao Paulo, Brazil

#### SPECIALTIES

Site Investigations, Remediation and Validation

Project Management

Compliance Audits

Environmental Management Plans

Due Diligence

#### **PROFESSIONAL SUMMARY**

Cristiane has over eight years of experience in environmental assessment, remediation and management. She has conducted compliance audits in New South Wales, Sao Paulo and Rio de Janeiro in Brazil, where she has experience as a compliance auditor, and was responsible for the development, implementation and internal audits for 14001 compliance in foundry and smelting industries. Cristiane has postgraduate qualification in contaminated land. She has contributed to various projects, including preliminary and detailed site investigations, groundwater, waste classification and surface water monitoring.

#### **MEMBERSHIPS AND TRAINING**

- Australasian Land and Groundwater Association (ALGA) member
- Rail Industry Safety Induction (RISI)
- First Aid Certification

# **KEY PROJECT EXPERIENCE**

#### **Compliance Environmental Audits**

**CETESB (Sao Paulo EPA, Brazil) –** Cristiane conducted diverse site audits in various industries and developments. Responsible for the data analysis for environmental compliance and licensing.

**Schulz, Joinville, Brazil** – Cristiane worked as an internal auditor in foundry industry and machinery. She was responsible for implementing training, communication and compliance audits with ISO 14001.

**Metalurgica Dulong, Sao Bernardo Campo, Brazil** – Internal Auditor in a smelting facility. Cristiane has developed, implemented and was responsible for maintenance and compliance with ISO 14001.

#### **Environmental Management Plan**

**Construction Environmental Management Plan (CEMP), Galston, NSW** – Cristiane prepared a CEMP for a large-scale commercial/industrial development in Galston.

**Construction Environmental Management Plan (CEMP), Hornsby, NSW** – Cristiane prepared and updated CEMPs for a site in Hornsby.

**Environmental Management Plan (EMP), Eastern Creek, NSW** – Cristiane prepared an EMP for landfill gas at a site in Eastern Creek.

#### **Contaminated Site Assessments and Remediation**

**Contamination Assessment and Remediation in Petrochemical, Duque de Caxias, Brazil** – Cristiane was responsible for the coordination of contamination assessment projects, design and maintenance of remediation system in a petrochemical of polypropylene.

**Detailed Site Investigation (DSI), Dee Why, NSW** – Detailed Site Investigation involving soil investigation, groundwater monitoring well installation as part of a contamination assessment for high-density residential development.

**Detailed Site Investigation (DSI), Zetland, NSW** – Detailed Site Investigation involving soil investigation, groundwater monitoring well installation, dewatering



management plan as part of a contamination assessment for high-density residential development.

**Preliminary Site Investigation, Detailed Site Investigation (DSI), Remediation Action Plan and Validation, Mascot, NSW** – Preparation of PSI including desktop information review and site walkover followed by Detailed Site Investigation involving soil investigation, groundwater monitoring well installation, dewatering management plan, waste classification, asbestos management plan, remediation and validation as part of high-density residential development.

Acid Sulfate Soils Management Plan, Warriewood, NSW – Development of acid sulfate soils management plan, including monitoring neutralisation of acid soils and validation.

Waste Classification Assessment, Sydney Metro – Barangaroo, Chatswood, Central, NSW – Coordination and performance of waste classification samples from various Sydney Metro sites. Review of analytical data and reporting in accordance with NSW EPA (2014) Waste Classification guidelines.

**Waste Classification Assessment, Westconnex – Rozelle, NSW** – Performance of waste classification samples from various Westconnex Rozelle Interchange sites. Review of analytical data and reporting in accordance with NSW EPA (2014) Waste Classification guidelines.

**Surface Water Quality Monitoring, South Windsor, NSW** – Surface water monitoring, measurement of physicochemical parameters, sample collection, catchment & equipment inspection and water quality data analysis.

Attachment B – Declaration

#### Independent Audit Declaration Form

Project Name	Cranbrook School SSD-8812		
Consent Number			
Description of Project	Alteration and additions to Cranbrook School comprising:		
	<ul> <li>Demolition of the existing War Memorial Hall and Mansfield buildings to facilitate the construction of the New Centenary Building;</li> </ul>		
	• Excavation of Hordern Oval to facilitate the construction of a subsurface car park and aquatic/fitness centre;		
	<ul> <li>New access driveway to the proposed car park;</li> </ul>		
	<ul> <li>Use of the internal driveway between Victoria Road and Rose Bay Avenue;</li> </ul>		
	<ul> <li>Construction of a new Hordern Oval Groundsman's facility;</li> </ul>		
	<ul> <li>Reinstatement of the Hordern Oval as a playing field;</li> </ul>		
	<ul> <li>Landscaping and general site improvements.</li> </ul>		
Project Address	5 Victoria Road, Bellevue Hill NSW		
Proponent	Cranbrook School		
Title of Audit	Independent Environmental Audit of the Cranbrook School		
Date	16 May 2022		

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post* Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

#### Notes:

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

Name of Lead Auditor	Cheryl Halim
Signature	Anery
Qualifications	<ul> <li>Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)</li> <li>BE (Chemical)</li> <li>PhD (Chemical Engineering)</li> </ul>
Name of Support Auditor	Diana Turner

Signature	Plurio		
Qualifications	BSc (Environmental, Soil Science Major)		
	<ul> <li>BSc (Hons) (Environmental, Soil &amp; Microbiological Sciences)</li> </ul>		
Name of Support Auditor	Cristiane Florido		
Signature	I fuds		
Qualifications	BEng (Civil & Environmental)		
	PostGrad (Contaminated Land Management)		

Department of Planning and Environment



Kathryn Cuno Project Manager EMP Projects Pty Ltd Suite 7.02, 67 Albert Avenue Chatswood NSW 2067

Email: <a href="mailto:kcuno@epmprojects.com.au">kcuno@epmprojects.com.au</a>

24/05/2022

Dear Kathryn Cuno

### Cranbrook School Redevelopment (SSD-8812) Independent Audit Team

I refer to your request (**SSD-8812-PA-43**) for the Secretary's approval of suitably qualified persons to prepare the Independent Audit for the Cranbrook School Redevelopment project SSD-8812 (**Consent**).

The Department of Planning and Environment (**department**) has reviewed the nominations and information you have provided, and is satisfied that the nominated audit team is suitably qualified and experienced.

Consequently, as nominee of the Planning Secretary I approve the appointment of the nominated audit team from Geosyntec Consultants Pty Ltd to undertake the Independent Audit, in accordance with Condition D31 of the Consent and the Independent Audit Post Approval Requirements, as follows:

- Cheryl Halim as lead auditor;
- Diana Turner as assistance auditor; and
- Cristiane Florido as assistant auditor.

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

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

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

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the



Department of Planning and Environment

department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Maria Divis on 02 8275 1156 or compliance@planning.nsw.gov.au.

Yours sincerely

Julia Pope Team Leader Compliance - Metro Compliance

As nominee of the Planning Secretary

From:	Cheryl Halim
Sent:	Thursday, 19 May 2022 11:46 AM
То:	'Cheryl Halim (Guest)'; yasas.desilva@woollahra.nsw.gov.au; emilio.andari@woollahra.nsw.gov.au; aurelio.lindaya@woollahra.nsw.gov.au; tom.ohanlon@woollahra.nsw.gov.au
Cc:	Cristiane Florido; Diana Turner
Subject:	AU122120 Cranbrook School SSD 8812 Consultation - Fourth Audit

Dear all,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by EPM Projects to conduct an independent environmental audit (IEA) of the construction phase for the Cranbrook School, 5 Victoria Rd Bellevue Hill ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the fourth independent audit.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim Principal Environmental Engineer

#### **Geosyntec Consultants Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 430 013 246

From:	Cheryl Halim
Sent:	Thursday, 19 May 2022 11:57 AM
То:	Cheryl Halim; sam.angeloni@team.telstra.com; Nicholas.Lathourakis@visionstream.com.au
Cc:	Diana Turner; Cristiane Florido
Subject:	AU122120 Cranbrook School SSD 8812 Consultation - Fourth Audit

Dear Sam and Nicholas,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by EPM Projects to conduct an independent environmental audit (IEA) of the construction phase for the Cranbrook School, 5 Victoria Rd Bellevue Hill ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Telstra has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the fourth independent audit.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim Principal Environmental Engineer

**Geosyntec Consultants Pty Ltd** 

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 430 013 246

From:	Cheryl Halim
Sent:	Thursday, 19 May 2022 4:10 PM
То:	rosie.selby@transport.nsw.gov.au
Cc:	Cristiane Florido; Diana Turner
Subject:	AU122120 Cranbrook School SSD 8812 Consultation - Fourth Audit

Dear Rosie,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by EPM Projects to conduct an independent environmental audit (IEA) of the construction phase for the Cranbrook School, 5 Victoria Rd Bellevue Hill ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if TfNSW has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the fourth independent audit.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Kind Regards,

Dr Cheryl Halim Principal Environmental Engineer

#### **Geosyntec Consultants Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 430 013 246

From:	Diana Turner
То:	development.ctmp.cjp@transport.nsw.gov.au
Cc:	<u>Cristiane Florido; Cheryl Halim</u>
Subject:	FW: AU122120 Cranbrook School SSD 8812 Consultation - Fourth Audit
Date:	Friday, 20 May 2022 10:10:44 AM

To whom this may concern,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by EPM Projects to conduct an independent environmental audit (IEA) of the construction phase for the Cranbrook School, 5 Victoria Rd Bellevue Hill ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if TfNSW has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the fourth independent audit.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you

Regards,

Diana Turner Senior Environmental Scientist

#### **Geosyntec Consultants Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000 P: +61 (02) 9251 8070 M: +61 (0) 416 101 184

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# Appendix D Record of Meeting and Agenda



Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 1, Level 9, 189 Kent St Sydney NSW 2000 www.geosyntec.com.au

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AU122120 L2 Opening Meeting Agenda Fourth Audit

#### Independent Environmental Audit – Opening Meeting Agenda

Site: Cranbrook School

SSD: 8812

Date & Time: 30 May 2022, 9:30am

Invitees:

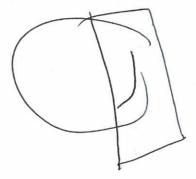
Todd Ewart (EPM) (optional)	Dylan Stuntz (EPM) (optional)	Jackson He (EPM) (optional)
Joe Bozic (Richard Crookes)	James Peter (Richard Crookes)	Lara Saleh (Richard Crookes)
Cheryl Halim (Geosyntec)	Diana Turner (Geosyntec)	School Representative (optional)

#### AGENDA

- 1. Introductions
  - a. Participants and Roles
  - b. Purpose and Objective of Audit
  - c. Scope of Audit (boundary, activities, processes)
  - d. Criteria for Audit (SSD Conditions, CEMP commitments)
- 2. Audit Methodology
  - a. Re-cap second Audits key findings
  - b. Timing site based/desktop based
  - c. Evidence based (record and observation)
  - d. Recording of observations (notes, photographs, discussions)
  - e. Any site limitation, cultural, religious or social sensitivities
  - f. Additional Audit requirements from Agency Consultation
- 3. Reporting
  - a. Method (at time of observation, closing meeting (recap, formal report)
  - b. Grading Compliant, Non-Compliant, Not Triggered, Recommendations
  - c. Post Audit opportunity to respond prior to Final Report
- 4. Close out meeting timing via Teams or email (date TBC)

#### Independent Environmental Audit – Attendance Sheet

Name **Position & Company** Signature 30/5/22 Diana Turner Geosyntec Assitent Auditor Use Kathryn Cuno Projec EPM onl Joseph BOZIC Sile Manage R.C.C amer 1911-eer Saleh Lara RCC inona hery Halim Georgentec Lead Audinor



2

From:	Cheryl Halim
Sent:	Wednesday, 1 June 2022 6:50 PM
То:	'Kathryn Cuno'
Cc:	Todd Ewart; 'jhe@epmprojects.com.au'; Dylan Stuntz; 'Lara Saleh';
	'pesterj@richardcrookes.com.au'; 'bozicj@richardcrookes.com.au'
Subject:	AU122120 Cranbrook School SSD 8812 Fourth Audit Close Out Meeting - Summary of findings
Attachments:	Appendix F. Audit Table.xlsx

Dear all,

Thank you to the representatives from EPM and Richard Crookes Construction (RCC) for attending our Opening Meeting for the fourth Independent Environmental Audit (IEA) conducted on Monday 30 May 2022.

Geosyntec also attended an online meeting with the Cranbrook Facilities Manager and EPM on 31 May 2022, who provided feedback on RCC environmental performance.

The IEA was to assess compliance to SSD conditions pertaining to the construction phase, and to assess environmental performance and compliance with the project's approved CEMP and subplans.

We thank RCC for accommodating our site visit and providing requested project records during the field audit.

This email serves as our Close Out meeting to the IEA, providing a summary of our findings and items to be closed prior to Geosyntec issuing the draft IEA report.

#### 1. Summary of IEA scope

During the site visit, Geosyntec observed and made record of environmental management and controls implemented during construction activities.

Interviews were conducted with key Richard Crookes Constructions (RCC) representatives regarding site practices to complete the Audit Table included in the project's Audit Program. Note that:

- This audit is an additional audit to the number of audits required in the Audit Program, and has been conducted due to delays in completion of the project.
- Part of the development has been completed. The current audit only includes the area where construction still occurs at the time of the audit.
- We have used the existing Audit Program, which covered Conditions A to D of SSD 8812, as DP&E has not requested an Audit Program to be updated.

Relevant conditions/actions were assessed against the following criteria:

- Compliant
- Non-compliant
- Non-triggered

The current IEA revisited the areas for improvement and follow-up items raised in the third IEA (June 2021)

# 2. Findings – Identified Strengths

No items were raised by any of the stakeholders as part of our consultation process.

During the third audit, there was a non-compliance in timing of notification to DP&E and PCA regarding review of CEMP and subplans after an audit or issue of compliance report. We are awaiting for feedback from EPM regarding review of CEMP conducted after the third IEA and fourth compliance audit. Based on the information provided by RCC, they did not notify DP&E or PCA or review of the CEMP, although noting that the Construction Transport Management Plan was updated.

RCC has an organised system and robust record keeping, transferred to the online platform 'Hammertech' since the last audit. Access to documentation from this platform assisted the completion of the audit.

# 3. Findings – Potential non-compliances and opportunities for improvement

Our preliminary finding at this stage did not indicate potential non-compliances on items that have been completed, but there are several documents which we are waiting for RCC or EPM to provide. These documents are highlighted in yellow in the attached table. Orange highlights indicate items we will update once all the other items are addressed.

The main items include:

- Evidence that DP&E and PCA agree that the construction is not staged.
- Evidence of submission of the updated Construction Transport Management Plan to PCA, Planning Secretary and TfNSW within the appropriate timeframes.
- Evidence that review of CEMP and subplans have been conducted within 3 months of the June 2021 audit and again within 3 months of the issue of Compliance Report in December 2021. This evidence must include notification to PCA and DP&E that review is being conducted.
- Evidence of submission of Compliance Report and any responses by RCC to DP&E.
- Vibration monitoring data.
- Confirmation that the garden bed on the corner of Rose Bay Avenue and New South Head Road is owned by Council. If possible, please provide evidence that Council is aware of the drainage problem on the corner of Rose.
- Council approval for connection of stormwater to Council's stormwater drainage.
- Waste documentation since last audit, including waste records, Pump-A-Dump records, disposal of rinse water sediment.
- Daily perimeter inspection, twice monthly environmental inspection records, weekly environmental inspection forms, RCC internal audits.
- Other items as listed in the Audit Table.

We will require RCC to provide the outstanding documents by 7 June 2022 (if not earlier).

#### 4. Status of Review and Timing

Our aim is to issue the Draft IEA Report by 14 June 2022. RCC and EPM will have an opportunity to provide additional information and rectify any potential non-compliances by 17 June 2022, after which we will issue our final report.

Thank you for your time. Please don't hesitate to contact us if you have any questions.

Kind Regards,

Dr Cheryl Halim Principal Environmental Engineer

#### **Geosyntec Consultants Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 430 013 246



# Appendix E Photographs



#### Client Name:

#### Site Location:

Project Number:

Cranbrook School

5 Victoria Road, Bellevue Hill NSW

AU122120





Client Name:	Site Location:	Project Number:
Cranbrook School	5 Victoria Road, Bellevue Hill NSW	AU122120





Client Name:	Site Location:	Project Number:
Cranbrook School	5 Victoria Road, Bellevue Hill NSW	AU122120





#### **Client Name:**

#### Site Location:

#### Project Number:

Cranbrook School

5 Victoria Road, Bellevue Hill NSW

AU122120



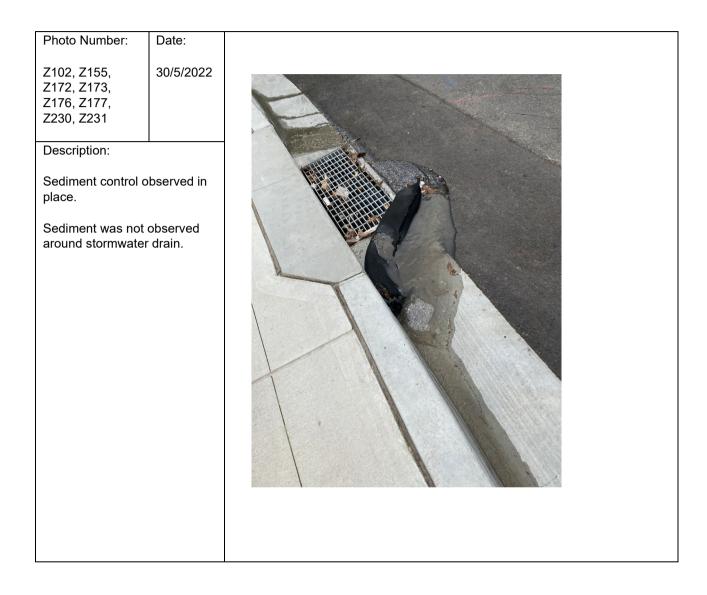


# Client Name: Site Location:

Project Number:

Cranbrook School

5 Victoria Road, Bellevue Hill NSW AU122120





# Client Name: Site Location:

Project Number:

Cranbrook School

5 Victoria Road, Bellevue Hill NSW AU122120





# Client Name: Site Location: Proj

Cranbrook School

5 Victoria Road, Bellevue Hill NSW AU122120

Project Number:

Photo Number: Date: Z172, Z230 30/5/2022 Description: Chemical storage placed on bunding. Spill located adjacent to yellow container. IN DO INY HING OIL & FUEL 



CII	ont	Name	
ιυ	ent	name	

Project Number:

Cranbrook School

5 Victoria Road, Bellevue Hill NSW AU122120

Site Location:



Photo Number:	Date:	
Z230	30/5/2022	
Description:	•	PH 13 40 40
Amenities provide	d on-site	



# Appendix F Audit Table

Geosyntec ID	Document	SSD Condition / CEMP Section	ltem	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non- Compliant	Not Triggered
REVIEW OF SSE		E	1						
Part A Administr									
Z1	SSD	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 no reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Based on the outcomes of Z158-Z237 - assessed as compliant.				
Z2	SSD	A2	Terms of Consent	The development may only be carried out: a. in compliance with the conditions of this consent; b. in accordance with all written directions of the Planning Secretary; c. generally in accordance with the EIS and Response to Submissions; d. in accordance with the approved plans in the table below: (Refer to attached DP&E Conditions of Consent for Document List)	<ul> <li>a. Conditions in this consent were met, as assessed during this audit. Non-compliances identified were listed as non-compliance for specific items listed below.</li> <li>b. Record sighted:</li> <li>- EPM states DPIE response on 12 February 2021 on compliance report being made public had no comments.</li> <li>- DPIE requested CVs and relevant certificates for each auditor on email dated 27 April 2021. Response to DPIE was provided by Zoic on 5 May 2021. DPIE acceptance of the response was provided on 6 May 2021.</li> <li>c. Compliance assessed as part of this audit. No non-compliances identified. EPM also states that development was conducted in accordance with SSD 8812, and its z4.55 modification (approved November 2020).</li> <li>d. 30/05/2022: Record sighted:</li> <li>- McKenzie Group (22 February 2022) Occupation Certificate J.74238/08.</li> </ul>				
Ζ3	SSD	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 b. the implementation of any actions or measures contained in any such document referred to in (a) above.	30/05/2022: Interview: - RCC (LS) states that no written direction has been provided for this project during the audit period.				
Z4	SSD	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.	observed.				
Z5	SSD	A5	Limits of Consent	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Development commenced in December 2019, SSD was issued on 13 September 2019 therefore within 5 years of consent.				
Z6	SSD	A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul> <li>30/05/2022: Record sighted:</li> <li>McKenzie Group (22 February 2022) Occupation Certificate J.74238/08.</li> <li>Covered under previous Audit and assessed as compliant: 17/9/2020 Record sighted:</li> <li>ARUP letter dated 22 November 2019 'Cranbrook School - Centenary Building and the Aquatic Fitness Centre developments - Structural Design Certificate' stating that the prepared plans for the development in accordance with Australian Standards and the Building Code of Australia.</li> </ul>				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Z7	SSD	Α7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	30/05/2022: Interview: - RCC stated there were no disputes with public authority.				
Z8	SSD	A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: a. consult with the relevant party prior to submitting the subject document for information or approval; and b. provide details of the consultation undertaken including: c. the outcome of that consultation, matters resolved and unresolved; and d. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul> <li>a. Consultation conducted to meet Conditions C4, C13, C16, C30, D26. The following documents were prepared in consultation with the relevant agencies:</li> <li>C4- Pre-Construction Dilapidation &amp; Photographic Survey of RMS Infrastructure in Rose Bay Avenue and New South Head Road provided. Email submission for Council was sighted. RCC confirmed that Telstra have attended site and correspondence has occurred with Ausgrid.</li> <li>C13 - CTMP (Appendix C of CEMP) has been approved by TfNSW on 10 December 2019 and by Woollahra Council in an email dated 26 November 2019. Evidence of consultation with RMS sighted.</li> <li>C16 - Woollahra Municipal Council letter dated 2 December 2019 stating that the Construction Soil and Water Management Plan satisfies Condition C16 of this SSD.</li> <li>C30 - 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.</li> <li>D26 - No Aboriginal objects uncovered since last Audit.</li> <li>b, c, d. Details of consultation discussed in the review of the above conditions. Additionally, stakeholder consultation was conducted by the Auditor and is documented within the main part of the report.</li> </ul>				
Z9	SSD	A9	Staging	The SSD may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Planning Secretary for information. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation.	there is no project staging at the site. 03/06/2022: Record sighted:				
Z10	SSD	A10	Staging (continued)	The Staging Report, prepared in accordance with Condition A9 must: a. if staged construction is proposed, set out how the construction of the whole of the SSD will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b. if staged operation is proposed, set out how the operation of the whole of the SSD will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c. specify how compliance with conditions will be achieved across and between each of the stages of the SSD; and d. set out mechanisms for managing any cumulative impacts arising from the proposed staging.	<ul> <li>30/05/2022: Interview:</li> <li>RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site.</li> <li>03/06/2022: Record sighted:</li> <li>email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging</li> </ul>				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Z11	SSD	A11	Staging (continued)	The SSD must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	<ul> <li>30/05/2022: Interview:</li> <li>RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site.</li> <li>03/06/2022: Record sighted:</li> <li>Email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging.</li> </ul>				
Z12	SSD	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	<ul> <li>30/05/2022: Interview:</li> <li>RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site.</li> <li>03/06/2022: Record sighted:</li> <li>email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging</li> </ul>				
Z13	SSD	A13	Staging, Combining and Updating Strategies, Plans or Programs	<ul> <li>With the approval of the Planning Secretary, the Applicant may:</li> <li>a. prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</li> <li>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</li> <li>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).</li> </ul>	<ul> <li>30/05/2022: Interview:</li> <li>RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site.</li> <li>03/06/2022: Record sighted:</li> <li>Email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging.</li> </ul>				
Z14	SSD	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.	<ul> <li>30/05/2022: Interview:</li> <li>RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site.</li> <li>03/06/2022: Record sighted:</li> <li>Email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging .</li> </ul>				
Z15	SSD	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>RCC email stating that the Traffic Management Plan was the only construction plan that has been updated since the last audit (17 February 2022).</li> <li>Covered in previous audit:</li> <li>27/05/2021: Record sighted</li> <li>RCC email stating that the Traffic Management Plan was the only construction plan that has been updated since the last audit (June 2020).</li> <li>The updated Construction Traffic Management Plan (Issue 3) (14 October 2020).</li> <li>Letter from Woollahra Municipal Council approving the Construction Management Plan specifically for Conditions B.11 Roadworks and Access and C.13 Construction Traffic and Pedestrian Management Sub-Plan for SSD8812 Mod 2.</li> <li>Email from DPIE dated 19/11/2020 stating that the Department has no comment on the document.</li> </ul>	The Auditor considers that the updated strategies, plans and programs were generally implemented by RCC and that the updates on the Traffic Management Plan were minor.			

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Z16	SSD	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. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	<ul> <li>30/05/2022: Record sighted:</li> <li>McKenzie Group (22 February 2022) Occupation Certificate J.74238/08.</li> <li>Covered under previous Audit and assessed as compliant: 17/09/2020 Record sighted: ARUP (22 November 2019) 'Cranbrook School - Centenary Building and the Aquatic and Fitness Centre developments - Structural Design Certificate' stating that the prepared plans, specification and other drawings for the Project have been prepared in accordance with the relevant Australian Standards and Codes of Practice and The Building Code of Australia.</li> </ul>				
Z17	SSD	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>McKenzie Group (22 February 2022) Occupation Certificate J.74238/08.</li> <li>Covered under previous Audit:</li> <li>Letter from Architectus (13 November 2019) Cranbrook School Stage 2 Redevelopment Flammability of Facades reviewed, which states that the proposed products and systems meet the requirements of conditions A17 and B4, subject to final product confirmation with the contractor and that the building was designed under BCA 2016 Amendment 1.</li> <li>Inhabit (22 June 2020) letter 'Proposed Sporting Facilities, Cranbrook School CC3 Construction Certificate - Facade - Item 14, Item A17 stating external wall and cladding compliance with relevant BCA requirements.</li> <li>McKenzie Group (23 December 2020) Construction Certificate No. J/74238/04 indicating compliance.</li> </ul>				
Z18	SSD	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 a the date of this consent.	References in reports were reviewed at the date of the consent. t				
Z19	SSD	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.	30/05/2022: Interview: Based on the information by RCC, the Planning Secretary has not requested compliance with an updated or revised guideline, protocol, standard or policy. It is also noted that the Independent Audit Post Approval Requirements were updated since the date of consent and the proponent has the option to implement the previous or the current guideline. EPM Projects did not propose to adopt the Independent Audit Post Approval Requirements (2020). As such, the Audit was conducted in accordance with the Independent Audit Post Approval Requirements (2018).				
Z20	SSD	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. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.					

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Z21	SSD	A21	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a. make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; viii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b. Keep such information up to date, to the satisfaction of the Planning Secretary.	<ul> <li>a. The following documents were sighted on the project website in first audit (https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx)</li> <li>i Architectural and landscape plans as per Section A2. Selected plans sighted.</li> <li>- A link to the Major Portal website with EIS and RTS provided.</li> <li>ii. SSD 8812 Assessment and Notice of Decision.</li> <li>iii Richard Crooks Constructions (18 February 2020) Cranbrook Stage 2 Redevelopment Project 5 Victoria Avenue, Bellevue Hill Construction Environmental Management Plan (CEMP).</li> <li>- PTC (17 February 2022) Construction Traffic Management Plan Cranbrook School, Bellevue Hill.</li> <li>- Acoustic Logic (1 November 2019) Cranbrook School Redevelopment Construction Noise and Vibration Management Plan.</li> <li>- RCC (21 October 2019) Cranbrook School Stage 2 Redevelopment 5 Victoria Avenue, Bellevue Hill Construction Waste Management Plan.</li> <li>- SCP (28 November 2019) Construction Soil and Water Management Plan Cranbrook School, Bellevue Hill.</li> <li>- SCP (28 November 2019) Flood Emergency Response Plan.</li> <li>- Unexpected Finds Protocol for Contamination</li> <li>- Unexpected Finds Protocol for Aboriginal &amp; Non-Aboriginal Heritage (Appendix I of CEMP)</li> <li>iv. The website provides a link to the Compliance Report and Independent Environmental Audit reports which provide assessment of environmental performance and compliance to SSD conditions.</li> </ul>				
					<ul> <li>v. The website provides a link to the Compliance Report and Independent Environmental Audit reports which provide assessment of monitoring results.</li> <li>vi. Progress summary provided.</li> <li>vii. Contact details provided via Cranbrook@cranbrook.nsw.edu.au or (02) 9327 9000.</li> <li>viii. Complaints register provided.</li> <li>ix. Independent audit reports:</li> <li>- Zoic (26 February 2020) Independent Environmental Audit Report, Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 192356 R2).</li> <li>- RCC (6 March 2020) Independent Audit Report 01 - RCC Response.</li> <li>- Zoic (21 July 2020) Independent Environmental Audit Report, Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 192356 R3).</li> <li>- RCC (23 July 2020) Independent Audit Report 02 - RCC Response.</li> <li>- Zoic (23 August 2021) Independent Environmental Audit Report, Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 192356 R3).</li> <li>- RCC (24 August 2021) Independent Audit Report 02 - RCC Response.</li> <li>- Zoic (24 August 2021) Independent Environmental Audit Report, Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 192356 R3).</li> <li>- RCC (24 August 2021) Independent Environmental Audit Report, Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 192356 R3).</li> <li>- RCC (24 August 2021) Independent Audit Report 03 - RCC Response.</li> <li>- Xoic (24 August 2021) Independent Audit Report 03 - RCC Response.</li> <li>- Xoic (24 August 2021) Independent Audit Report 03 - RCC Response.</li> <li>- Xoin requested.</li> </ul>				
Z22	SSD	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>Site Induction PowerPoint was observed with site requirements listed.</li> <li>Site induction information which includes traffic access, TMP, site behaviour, public transport, car pooling opportunities, CEMP requirements, and tree protection zones among other items.</li> </ul>				
Z23	SSD	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.	Noted. Not applicable for construction phase.				
Z24	SSD	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.	30/05/2022: Observation: - All buildings and structures were observed to be within the property boundary.				

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Z25	SSD	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.	30/05/2022: Interview: - RCC email dated 27/05/2021 stating that there have been nil environmental incidents since the last audit period.				
Z26	SSD	A26	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	30/05/2022: Interview: - RCC email dated 27/05/2021 stating that there have been nil environmental incidents since the last audit period.				
Z27	SSD	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	<ul> <li>30/05/2022: Record sighted</li> <li>EPM (18 June 2021) Cranbrook School Redevelopment Project Construction Compliance Report identified one non-compliance, which was discovered by EPM them on 18 June 2021. EPM notified the non- compliance to DPIE and PCA in a letter 17 June 2021 (sighted).</li> <li>Evidence of submission via Major Projects Portal has also been sighted. Submission of this document is considered to meet requirement of notification of non-compliance.</li> <li>EPM (7 December 2021) Cranbrook School Redevelopment Project Construction Compliance Report, which did not identify non- compliance.</li> <li>EPM (21 March 2022) {re-Operational Compliance Report, Cranbrook SSD-8812.</li> <li>Email from EPM to PCA (3 June 2022) and document transmittal to DP&amp;E noting there is a non-compliance as Pre-Prerational Compliance Report was not made publicly available within 60 day period.</li> </ul>				
Z28	SSD	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	<ul> <li>30/05/2022: Record sighted</li> <li>EPM (18 June 2021) Cranbrook School Redevelopment Project Construction Compliance Report identified one non-compliance, which was discovered by EPM them on 18 June 2021. EPM notified the non- compliance to DPIE and PCA in a letter 17 June 2021 (sighted).</li> <li>Evidence of submission via Major Projects Portal has also been sighted. Submission of this document is considered to meet requirement of notification of non-compliance.</li> <li>EPM (7 December 2021) Cranbrook School Redevelopment Project Construction Compliance Report, which did not identify non- compliance.</li> <li>EPM (21 March 2022) {re-Operational Compliance Report, Cranbrook SSD-8812.</li> <li>Email from EPM to PCA (3 June 2022) and document transmittal to DP&amp;E noting there is a non-compliance as Pre-Prerational Compliance Report was not made publicly available within 60 day period.</li> </ul>				
Z29	SSD	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.	Noted				
Z30	SSD	A30	Revision of Strategies, Plans and Programs	<ul> <li>Within three months of:</li> <li>a. the submission of a compliance report under condition C25;</li> <li>b. the submission of an incident report under condition A25;</li> <li>c. the submission of an Independent Audit under condition D31; or</li> <li>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.</li> </ul>	03/06/2022: Records sighted: - EPM (02/07/2021) - Review of SSD Conditions C12 – C17 - Submission evidence on the EPM (2 July 2021) document - EPM (17/6/2021) - Review of Strategies, Plans and Programs to comply with SSD Condition A30 - Submission evidence on the EPM (17/06/2021) document - EPM (9/03/2022) - Review of SSD Conditions C12 – C17 - Email (Major Projects) 10/03/2022 - Post CC4 confirming receipt of documentation (CEMP & sub-plans) - Email (Major Projects) 11/03/2022 - Post CC4 - Department has no comments on the documentation received				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Z31	SSD	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. 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.	<ul> <li>03/06/2022: Records sighted:</li> <li>EPM (9/03/2022) - Review of SSD Conditions C12 – C17, which includes submission of all updated management plans:</li> <li>CEMP - last complaint received on 14 February 2022. The contractor provided response to DP&amp;E on 25 February 2022.</li> <li>Construction Traffic and Pedestrian Management Plan - Document revised on 17 February 2022 as a result of the reactivation of the Rose Bay Avenue Loading Zone. The document was submitted on 9 March 2022.</li> <li>Construction Noise and Vibration Management Plan - last update 1 November 2019.</li> <li>Construction Waste Management Plan - last update 21 October 2019.</li> <li>Construction Soil and Water Management Plan - last update 28 November 2019.</li> <li>Flood Emergency Response Plan - last update 28 November 2019.</li> <li>Unexpected Find Protocol for Contamination, Aboriginal and Non-Aboriginal Heritage, Waste Classification and Validation - last update 6 March 2019 and 30 October 2019.</li> <li>EPM (9 March 2019) states that "EPM has reviewed the above documents in conjunction with the scope required as outlined in the SSD Conditions of Consent. In our opinion, the information provided adequately addresses the conditions outlined in the SSD Conditions ."</li> </ul>	The Auditor considers that EPM (9 March 2022) which provides submission of all current and updated management plans meet this condition.			
Z32	SSD	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>SafeWork NSW National Licence to Perform High Risk Work for JPM (expiring 10/6/2023).</li> <li>HPA Verification of Competence for FA (expiry 10/05/2023).</li> <li>Woollahra Council (15 March 2022) Approval Permit to Stand Plant for mobile crane for 26 March 2022.</li> </ul>				
Part B Prior to Is	sue of a Cons	struction Certificate	9						
Z33	SSD	B1	Outdoor Lighting	All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.	Covered under previous Audit and assessed as compliant: 17/09/2020 Record sighted: Northrop Electrical Statement dated 24/10/19 states that the design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, relevant Australian Standards including AS4282-1997 and relevant Developments Consent.				
Z34	SSD	B2	Property Damage Security Bond	Prior to the issue of any construction certificate, a property damage security bond is to be paid to Council. Prior to payment Council can provide the value of the property damage security bond.	Covered under previous Audit and assessed as compliant: 17/09/2020 Record sighted: Property Damage Security Bond was paid by RCC to Woollahra Municipal Council on 21/11/19.				
Z35	SSD	B3	Development Contribution	Prior to the issue of any construction certificate, a Section 94A levy totaling \$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 car provide the value of the indexed levy.	Covered under previous Audit and assessed as compliant: 17/09/2020 Record sighted: Development Contributions was paid by Cranbrook to Woollahra Municipal Council on 6 December 2019.				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Z36	SSD	Β4	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 aluminum 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.	Covered under previous Audit and assessed as compliant: Letter from Architectus (13 November 2019) Cranbrook School Stage 2 Redevelopment Flammability of Facades reviewed, which states that the proposed products and systems meet the requirements of conditions A17 and B4, subject to final product confirmation with the contractor and that the building was designed under BCA 2016 Amendment 1. The statement was issued to PCA on 15 November 2019 via ACONEX (RCC-GCOR-000002).				
Z37	SSD	B5	Stormwater Management System	<ul> <li>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: <ul> <li>a. be designed by a suitably qualified and experienced person(s);</li> <li>b. be generally in accordance with the conceptual design in the EIS;</li> <li>c. be in accordance with applicable Australian Standards;</li> <li>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;</li> </ul> </li> </ul>	Covered under previous Audit and assessed as compliant: Record sighted: AECOM Stormwater Management Compliance Statement issued on 8 November 2019 sighted. The statement was issued to PCA on 15 November 2019 via ACONEX (RCC-GCOR-000002).				
Z38	SSD	B6	Stormwater Management Plans	Prior to the issue of any Construction Certificate, plans and specifications required by Clause 13.9 of the Regulation, must include Water Sensitive Urban Design details and must have a general design in accordance with stormwater plans prepared by AECOM dated 13 September 2018 and the following amendments showing integrated water sensitive design: a. a rainwater/stormwater collection tank(s) (harvest tanks) sized to accommodate the irrigation and water re-use demand of the site. A rainwater re-use plan must be prepared and certified by a suitably qualified and experienced person(s); b. a stormwater management system that continually manages and treats discharge offsite prior to entering the Council drainage system is implemented; c. new roof and hard paved areas are to be directed to the harvest tanks to meet the requirements of the proposed water re-use and where there is sufficient fall; and d. the integrated water sensitive design system is to be designed to meet or exceed Council's water treatment guidelines.	Covered under previous Audit and assessed as compliant: Record sighted: AECOM Stormwater Management Compliance Statement issued on 8 November 2019 sighted. The statement was issued to PCA on 15 November 2019 via ACONEX (RCC-GCOR-000002).				
Z39	SSD	В7	Stormwater Management Plans (continued)	<ul> <li>Water quality measures are installed that meet the following environmental targets for stormwater runoff leaving the site:</li> <li>a. 90% removal of gross pollutants (&gt; 5mm);</li> <li>b. 85% removal of total suspended solids;</li> <li>c. 65% removal of total phosphorous; and</li> <li>d. 45% removal of total nitrogen.</li> </ul>	Covered under previous Audit and assessed as compliant: Record sighted: a-d. AECOM Stormwater Management Compliance Statement issued on 8 November 2019 sighted indicating compliance with the stormwater runoff targets.				
Z40	SSD	Β8	Stormwater Management Plans (continued)	Compliance with the objectives and performance requirements in the Building Code of Australia.	<ul> <li>30/05/2022: Record sighted:</li> <li>McKenzie Group (22 February 2022) Occupation Certificate J.74238/08.</li> <li>Covered under previous Audit and assessed as compliant: Records sighted:</li> <li>AECOM Cranbrook School Redevelopment Standard Reference list dated 8 November 2019 stating a standard reference used was the NCC 2016 Amendment 1 Volume 1 BCA Class 2 to Class 9 Buildings.</li> <li>AECOM Stormwater Management Compliance Statement issued on 8 November 2019.</li> <li>The documents state that the document was in compliance with Building Code of Australia.</li> </ul>				

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Z41	SSD	B9	Stormwater Management Plans (continued)	The installation of a rainwater tank which is to be connected for non-potable uses such as irrigation. Overflow from the rainwater tank shall be directed to the proposed on-site absorption system.	30/05/2022: Record sighted: - AECOM (16 February 2021) Civil Works Certificate - Civil Stormwater Works. Covered under previous Audit and assessed as compliant: Record sighted: AECOM Stormwater Management Compliance Statement issued on 8 November 2019. This document indicates that rainwater tank is to be connected for non- potable uses such as irrigation.				
Z42	SSD	B10	Stormwater Management Plans (continued)	The installation of a bio-retention system to achieve the water quality targets stipulated in Chapter E2.2.3 of the Woollahra Development Control Plan 2015.	30/05/2022: Record sighted: - AECOM (16 February 2021) Civil Works Certificate - Civil Stormwater Works. Covered under previous Audit and assessed as compliant: Record sighted: AECOM Stormwater Management Compliance Statement issued on 8 November 2019. This document indicates that bio-retention system will achieve water quality targets.				
Z43	SSD	B11	Roadworks and Access	Prior to the issue of any construction certificate, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles.	Covered under previous Audit and assessed as compliant: CTMP is provided as Appendix C of the CEMP. The CTMP does not provide requirement for turning vehicles, but the presence of Work Zones adjacent to Gate 2 and 3 is outlined. Section 5.6 of the CTMP states construction vehicles will access and egress the site in a forward direction, indicating there is no need for turning path of construction vehicles outside the site. Observation on site indicates that there is adequate space within the site for vehicle turning. CTMP has been approved by TfNSW on 10 December 2019 and by Woollahra Council in an email dated 26 November 2019. Evidence of consultation with RMS has been sighted.				
Z44	SSD	B12	Provision of public footpath	Plans provided as part of the Construction Certificate shall clearly indicate the existing road reserve as well as the public footpath area to be dedicated as road reserve (i.e. that area provided within private land that is required to provide a 2.5m wide pedestrian footpath along New South Head Road). The area provided shall be sufficient to accommodate a shared cycle/pedestrian path clear of any obstructions.	<ul> <li>30/05/2022: Record sighted:</li> <li>McKenzie Group (22 February 2022) Occupation Certificate J.74238/08.</li> <li>Woollahra Council (15 February 2022) Conditional Certificate of Satisfaction 555 New South Heat Road (aka 5 Victoria Road Bellevue Hill NSW 2023), which provides sign off for public domain to meet Conditions E20 and E35 subject to completion of 7 outstanding items (signage, pipe lining, road defects, structural fitness/completion for all road reserve, CCTV footage, Council arborist certificate, legal arrangements).</li> <li>Botanics Pty Ltd (February 2022) Arboricultural Compliance Notice.</li> <li>Covered under previous Audit: 17/09/2020 Record sighted: RCC Memorandum 'Item B12 Provision of Public Footpath' dated 21 November 2019 stating that RCC requested that this item be moved to a later CC from assessment as this is not affected by works in CC1.</li> </ul>				

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Z45	SSD	B13	and	<ul> <li>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:</li> <li>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</li> <li>b. tree and site-specific tree protection strategy which details what methods are proposed to minimise impacts to trees to be retained.</li> </ul>	Covered under previous Audit and assessed as compliant: a & b. Botanics Tree Wise People (8 November 2011) Arborist report was sighted and states the report was completed in accordance with AS 4970-2009 and includes protection strategies for the specific site/trees.				

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Part C Prior to C	Commenceme	nt of Works							
Z46	SSD	C1	Notification of Commencemen t	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Covered under previous Audit and assessed as compliant: Notification letter from Richard Crookes dated 21 November 2019 was sighted for commencement on 3 December 2019.				
Z47	SSD	C2	Notification of Commencemen t (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.	Covered under previous Audit and assessed as compliant: 30/06/2020 Record sighted: RCC email correspondence confirming that no staging of the works is planned. 03/06/2022: Record sighted: - Email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging.				
Z48	SSD	СЗ	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 practicing Structural Engineer that demonstrates compliance with this development consent.	Covered under previous Audit and assessed as compliant: Records sighted: - Arup Structural Certification dated 30 October 2019. - Submission via Aconex to PCA on 15 November 2019 (RCC-GCOR- 000002)				
Z49	SSD	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; 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.	<ul> <li>Covered under previous Audit and assessed as compliant: <ul> <li>a RCC confirmed Telstra have attended site in May</li> <li>2020 and confirmed the process to adjust their services affected by Construction works, including some Optus services also within the area. Scope of services due to be provided from Telstra in June - July 2020.</li> <li>- Deed of Agreement for Easement Contestable ASP1 Connections issued to Ausgrid in early March 2020. On 12/03/20, Northrop ASP3 advised that Ausgrid require some changes to the substation design in order to re-certify and approve the works for construction. RCC are currently finalising design to re-issue to Ausgrid.</li> <li>- Notice of Requirements &amp; Section 73 design is currently being finalised. Sydney Water Developer Works deeds for minor and major works are being prepared for submission to Sydney Water by late June 2020.</li> <li>b&amp;c. SCP (30/10/2019) Pre-Construction Dilapidation &amp; Photographic Survey of RMS Infrastructure Rose Bay Avenue and New South Head Road provided. Email submission for Council was sighted. Compliance report states that the report was submitted to PCA on 13 November 2019.</li> </ul></li></ul>				
Z50	SSD	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.	Covered under previous Audit and assessed as compliant: 27/05/2021: Record sighted - RCC email dated 26/05/2021 stating that there have been no unexpected contamination incidents since the previous Audit. - Douglas Partners (March 2019) Unexpected Finds Protocol Cranbrook School Victoria Road, Bellevue Hill was prepared.				

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251	SSD	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 adjoining affected landowners and business, and other directly impacted by the development), during the design and construction of the development and for a minimum 12 months following the completion of construction. The Community Communication Strategy must: a. identify people to be consulted during the design and construction phases; b. set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c. provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d. set out procedures and mechanisms: i. through which the community can discuss or provide feedback to the Applicant; iii. through which the Applicant will respond to enquiries or feedback from the community; and iiii. 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.	All covered under Initial Audit and assessed as compliant: - Community Communication Strategy has been reviewed and approved by DPIE in a letter dated 26 November 2019.				
Z52	SSD	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.	Covered under Initial Audit and assessed as compliant: - Community Communication Strategy has been reviewed and approved by DPIE in a letter dated 26 November 2019.				
Z53	SSD	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.	Covered under Initial Audit and assessed as compliant: - A drawing by AECOM showing rainwater reuse plan (sheet no. 60549969-SHT-01-CR-C-0351) sighted.				
Z54	SSD	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.	Covered under Initial Audit and assessed as compliant: - Payment for Green Building Council of Australia (GBCA) was sighted. Confirmation that the site was registered for a Green Star - Design & As Built v1.2 rating was provided by GBCA in email dated 6 December 2019. ARUP Green Star Design was sighted, which shows that the target points is 49 (which exceeds requirement for 4 star rating).				
Z55	SSD	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.	Covered under Initial Audit and assessed as compliant: - Demolition Work Plan by Richard Crookes Construction (dated 7 November 2019) was sighted. Statement of compliance to AS2601:2001 was provided by Matt Dalley Demolition in a letter dated 20 November 2019.				

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Z56	SSD	C11	Environmental Management Plan Requirements	<ul> <li>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ul> <li>a. detailed baseline data;</li> <li>b. details of:</li> </ul> </li> <li>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>ii. any relevant limits or performance measures and criteria; and</li> <li>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;</li> <li>c. a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>d. a program to monitor and report on the: <ul> <li>i. impacts and environmental performance of the development;</li> <li>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</li> <li>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;</li> <li>f. a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>g. a protocol for managing and reporting any: <ul> <li>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>ii. (complaint;</li> <li>iii. failure to comply with statutory requirements; and</li> <li>h. a protocol for periodic review of the plan and any updates in response to incidents or matters of non-compliance.</li> </ul> </li> </ul></li></ul>	All covered under Initial Audit and assessed as compliant: - CEMP was reviewed and generally contains the details required by this condition.				
Z57	SSD	C12	Construction Environmental Management Plan	<ul> <li>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: <ul> <li>a. Details of:</li> <li>i. hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. (management of dust and odour to protect the amenity of the neighbourhood;</li> <li>iv. stormwater control and discharge;</li> <li>v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>vi. groundwater management plan including measures to prevent groundwater contamination;</li> <li>vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>b. Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);</li> <li>c. Construction Noise and Vibration Management Sub-Plan (see condition C14);</li> <li>d. Construction Soil and Water Management Sub-Plan (see condition C16);</li> <li>f. Flood Emergency Response Sub-Plan (see condition C16);</li> <li>f. Flood Emergency Response Sub-Plan (see condition C16);</li> <li>f. Flood Emergency Response Sub-Plan (see condition C17);</li> <li>g. an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</li> <li>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.</li> </ul></li></ul>	December 2019) has been sighted. Construction certificate issued.				

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Z58	SSD	C13	Construction Environmental Management Plan (continued)	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.	updated on 17 February 2022 due to project change to remove the gate entry, but no further consultation was conducted.				
Z59	SSD	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; 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.	Covered under Initial Audit and assessed as compliant: - Construction Noise and Vibration Management Sub-Plan is provided as Appendix D of the CEMP and contains items required by this condition.				
Z60	SSD	C15	Construction Environmental Management Plan (continued)	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: a. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; b. removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	- The CWMSP (Appendix E of CEMP) was reviewed and was observed				
Z61	SSD	C16	Construction Environmental Management Plan (continued)	<ul> <li>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</li> <li>a. be prepared by a suitably qualified expert, in consultation with Council;</li> <li>b. describe all erosion and sediment controls to be implemented during construction;</li> <li>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);</li> <li>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;</li> <li>e. detail all off-Site flows from the Site; and</li> <li>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).</li> </ul>					

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Z62	SSD	C17	Construction Environmental Management Plan (continued)	<ul> <li>The Applicant must prepare a Flood Emergency Response Sub-Plan (FERSP) and the plan must address, but not be limited to, the following: <ul> <li>a. be prepared by a suitably qualified and experienced person(s);</li> <li>b. address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);</li> <li>c. include details of: <ul> <li>i. the flood emergency responses for both construction and operation phases of the development;</li> <li>ii. predicted flood levels;</li> <li>iii. flood warning time and flood notification;</li> <li>iv. assembly points and evacuation routes;</li> <li>v. evacuation and refuge protocols; and</li> <li>vi. awareness training for employees and contractors, and students.</li> </ul> </li> </ul></li></ul>	Covered under Initial Audit and assessed as compliant.				
Z63	SSD	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.	Covered under Initial Audit and assessed as compliant: - AECOM letter dated 8 November 2019 provides civil design statement, including for soil erosion and sediment control. CC has been issued.				
Z64	SSD	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.	30/05/2022: Observation: No parking is permitted on the road outside of the school. Traffic control supervise the unloading of equipment goods / from trucks as required, then the vehicle is moved for parking elsewhere (away from the site). During the site visit two trucks (grouting contractor) were parked out the front Rose Bay Avenue. Traffic Control attempted to contact the operators to get the vehicles removed. The vehicles were removed during the Audit.				
Z65	SSD	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.	Based on the information provided by EPM, by the time the CTMP was updated, waste removal had been completed as earthworks had been completed. Truck movement was only for delivery. Covered under Initial Audit and assessed as compliant: - The truck route is included in the Construction Traffic Management Plan, which has been approved by TfNSW (letter dated 10 December 2019).	The Auditor considers this item as non-compliant as the CTMP was not resubmitted to TfNSW. While removal of soil waste had not beer completed, waste disposal records from DumpIT indicated waste was still being removed at this time. Recommendation: If there is any other waste requiring offsite disposal following completion of the Audit, the most recent CTMP should be submitted to TfNSW.			
Z66	SSD	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.	30/05/2022: Record sighted: The updated CTMP (17 February 2022) has been updated with truck route, however, reapproval was not sought. Covered under Initial Audit and assessed as compliant: - Construction Worker Transportation Strategy has been submitted to PCA. CC has been issued.				
Z67	SSD	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.	Covered under previous Audit and assessed as not-triggered: - A letter from Cranbrook School states that the school does not use Woollahra Municipal Council for any waste removal services so this item does not apply.				

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Z68	SSD	C23	Archaeological testing and salvage investigations	The archaeological and salvage investigations detailed in the Aboriginal Cultural Heritage report prepared by Unearthed Archaeology shall be undertaken prior to the issue of Construction Certificates within the vicinity of the proposed investigations.	Covered under previous Audit and assessed as compliant: 22/6/2021: Record sighted - Aboriginal Site Recording Form AHIMS ID 45-6-3825 dated 26 August 2020. 2/06/2021: Record sighted - Unearthed Archaeology and Heritage (September 2020) Cranbrook School, 5 Victoria Street Bellevue Hill Aboriginal Excavation Report states that no further archaeological investigation required. 27/05/2021: Record sighted - A letter by Unearthed Archaeology and Heritage stating that there is 4 m depth of fill material still to be removed from site. If the natural profile is encountered works are to cease and further investigation be undertaken. A final close out certificate will be issued once excavation to the final bulk levels has been reached. 26/06/2020 Record sighted: - A letter by Unearthed Archaeology & Heritage dated 20 November 2019 states that archaeological test excavations in accordance with the Aboriginal Cultural Heritage Report, which states that area in the vicinity of the War Memorial and Mansfield Buildings and the proposed location of the Centenary Building do not require further archaeological investigation. The archaeological test investigations across Hordern Oval and Fitness Centre and Carpark are ongoing and it is understood that a heritage consultant will be present during construction. 30/06/2020 Record sighted: - RCC email correspondence stating that there will still be some archaeological investigation required as excavation is incomplete. - Unearthed Archaeology & Heritage (9 April 2020) Re: Aboriginal archaeology investigation - Cranbrook School letter provides an update of the areas that have been investigated and those that have not.				
Z69	SSD	C24		Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: a. the provision of a minimum 121 staff/visitor/student bicycle parking spaces; b. the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c. the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d. appropriate pedestrian and cyclist advisory signs are to be provided; and e. all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Covered under previous Audit and assessed as compliant: Records sighted: a. Senior Campus Map Bicycle parking locations with provision for 121 bicycles. Included also on Drawing AF-DA-1002. b. Design drawing 'T-Sheet (Architectural Finishes and Components Schedule - Cranbrook School) stating Bicycle Rack designs are in accordance with AS2890.3. c & d. Architectus Memorandum - CC_24 'Construction Certificate - C24 Bicycle Parking and End-of-trip Facilities' stating end-of-trip facilities are compliant with ESD Design & As Built rating tool, and appropriate signage. - Submission via Aconex to PCA on 15 November 2019 (RCC-GCOR- 000002)				
Z70	SSD	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.	Covered under previous Audit and assessed as compliant: 21/9/2020: Records sighted: - EPM (19 November 2019) Cranbrook School Redevelopment Project Pre-Construction Compliance Report (which includes Compliance Reporting program) - Submission of the above report to DPIE on 19 November 2019.				

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Z71	SSD	C26	Compliance Reporting(conti nued)	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>EPM (19 November 2019) Cranbrook School Redevelopment Project Pre-Construction Compliance Report (which includes Compliance Reporting program)</li> <li>EPM (17 December 2020) Cranbrook School Redevelopment Project Pre-Construction Compliance Report</li> <li>EPM (18 June 2021) Cranbrook School Redevelopment Project Pre- Construction Compliance Report</li> <li>EPM (7 December 2021) Cranbrook School Redevelopment Project Pre- Construction Compliance Report</li> <li>EPM (7 December 2021) Cranbrook School Redevelopment Project Pre- Construction Compliance Report</li> <li>The reports have been prepared in general accordance with the compliance Reporting Post Approval Requirements (Department 2018).</li> </ul>				
Z72	SSD	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>Compliance reports available through the Cranbrook School website <a href="https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx">https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx</a>.</li> <li>Submission to Project Portal (30 July 2021) indicating Compliance Report No. 3 and Independent Environmental Report No. 3 and Contractor Responses were made publicly available.</li> <li>DP&amp;E email dated 14 January 2022 on notification that Construction Compliance Report No. 4 was made publicly available and DP&amp;E email dated 25 January 2022 noting that document has been publicly made available.</li> <li>Email from EPM to PCA (3 June 2022) and document transmittal to DP&amp;E noting there is a non-compliance as Pre-Operational Compliance Report was not made publicly available within 60 day period.</li> </ul>	This condition is considered non- compliant as Pre-Operational Compliance Report was not made publicly available within 60 day period. Recommendation: Future Compliance Reports are to be made publicly available within 60 days after submission to the Department.			
Z73	SSD	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.	Not applicable for construction phase				
Z74	SSD	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; 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 maneuverability 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.	Covered under previous Audit and assessed as compliant: 30/06/2020 Records sighted: - Section 5.9 of the CTMP states that construction vehicles will access and egress the site in a forward direction. - Parking & Traffic Consultants (30 October 2019) Design Statement noting compliance to conditions (a to c) -Submission via Aconex to PCA on 15 November 2019 (RCC-GCOR- 000002)				
Z75	SSD	C30	Landscaping	<ul> <li>Prior to the commencement of construction, the Applicant must submit amended plans to the satisfaction of the Principal Certifying Authority detailing:</li> <li>a. the provision of at least an additional seven locally indigenous mature shade providing canopy trees on the site;</li> <li>b. the provision of street trees along the New South Head Road. Species and spacing must be in consultation with Council.</li> </ul>	Covered under previous Audit and assessed as compliant: 11/09/2020 Record sighted: 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.				

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Z76	SSD	C31	Road and Public Domain Works	A separate application under Section 138 of the Roads Act 1993 must be made to, and be approved by Council as the road authority, for the following infrastructure works prior to the commencement of construction of the road and public domain works: a. The removal of existing kerb and gutter and the construction of a new 5.5m wide vehicular crossing for vehicular access into the proposed basement parking in accordance with Council's standard driveway drawing RF2_D. The new crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment; b. The removal of existing kerb and gutter and the construction of a new 3m wide vehicular crossing for vehicular access into the proposed maintenance building in accordance with Council's standard driveway drawing RF2_D. The new crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment; c. The removal of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's specification; d. The reconstruction of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's specification; d. 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; e. The reconstruction of the existing footpath across the frontage of the proposed works in New South Head Road in accordance with Council's standard driveway drawing RF2_D. The induction of the footpath must be constructed to the following specification: - The width of the footpath must be 2.5m - The footpath must be constructed in concrete - A maximum crossfall of 3% must be provided f. The reconstruction of the kerb and footpath along Rose Bay Avenue in accordance with the approved plans listed in Condition A2(d); g. Detailed lon					
				<ul> <li>h. The construction of all traffic devices, associated landscaping and infrastructure (footpath, kerb and gutter and road pavement) works on Council's property must be in accordance with Council's specification and relevant Australian Standards. Detailed design including certification from the designing structural/civil engineer must be submitted with the application certifying that all works are designed in accordance with Council's specification and the relevant Australian Standards; and</li> <li>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.</li> </ul>					
Z77	SSD	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	Covered under previous Audit and assessed as compliant: Record sighted: - Proof of payment of bond to Council on 21 November 2019.				
Z78	SSD	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.	Not applicable for current construction audit				
Z79	SSD	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.	Covered under previous Audit and assessed as compliant: Record sighted: - Architectus drawing AF-DA-1001, rev. 5 included substation.				

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Part D During Co	onstruction								-
Z80	SSD	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	30/05/2022: Observation: - Site notices observed on the perimeter hoarding including safety identifiers, site contact details, PCA contact details, the approved hours of work, the name of the site manager and 24 hour contact number, no unauthorised access.				
				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.					
Z81	SSD	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 b. operated in a proper and efficient manner.	<ul> <li>30/05/2022: Record sighted:</li> <li>Maintenance management documentation in Hammertech including logs and inspection checklists that are continually updated.</li> <li>Maintenance record for slewing mobile crane viewed - status is passed. Service records available on 1/2/2022.</li> <li>Maintenance record for asphalt cold planer viewed - status is passed. Service records available on 11/1/2022.</li> </ul>				
Z82	SSD	D3	Demolition	Demolition work must comply with Australian Standard AS 2601-2001. The demolition of structures (Standards Australia, 2001).	Covered under previous Audit and assessed as compliant: Record sighted: Matt Dalley Demolition A Demolition Work Plan (7 November 2019) and Statement of Compliance in accordance with AS2601-2001 (20 November 2019) from Matt Dalley Demolition.				
Z83	SSD	D4	Landscaping	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>Sign in/sign out registers for 12 October 2021. Earliest time is 5:06am (safety person to open gate). Several workers arrive before 6am. RCC states that no work is conducted prior to 7am - workers come early to ensure they can get a spot on public transport during Covid. Latest sign off is at 6pm.</li> <li>Sign in/sign out registers for 15 January 2022 (Saturday). Earliest time is 5:17am (safety person to open gate). Several workers arrive before 6am. RCC states that no work is conducted prior to 7am - workers come early to ensure they can get a spot on public transport during Covid. Latest sign off is at 6pm.</li> <li>Sign in/sign out registers for 15 January 2022 (Saturday). Earliest time is 5:17am (safety person to open gate). Several workers arrive before 6am. RCC states that no work is conducted prior to 7am - workers come early to ensure they can get a spot on public transport during Covid. A few people signed off after 2pm, 3pm and 4pm. The majority are RCC staff and Christies (labourers).</li> <li>30/05/2022: Interview:</li> </ul>				
Z84	SSD	D5	Construction Hours	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	<ul> <li>RCC states that workers do not work before approved hours and workers that stay after approved hours either perform office work or cleaning up.</li> <li>30/05/2022: Record sighted:</li> <li>Daily delivery log for 26/05/2021, showing no deliveries outside</li> </ul>				
705	000		(continued)	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.	approved hours. - Deliveries booking board, which blocked out the times where deliveries are not allowed.				
Z85	SSD	D6	Construction Hours (continued)	Construction activities may be undertaken outside of the hours in condition D4 if required: a. by the Police or a public authority for the delivery of vehicles, plant or materials; or b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c. where the works are inaudible at the nearest sensitive receivers; or d. where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	30/05/2022: Record sighted: - Woollahra Council (15 March 2022) Approval Permit to Stand Plant for mobile crane for 26 March 2022. - Police (25 March 2022) Application of Notification to Stand and Operate Special Purpose Vehicle for 26/3/2022				

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Z86	SSD	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.	30/05/2022: Record sighted: - RCC (25 March 2022) Cranbrook School Redevelopment Project / Tower Crane Demolibisation.				
					30/05/2022: Interview: - RCC staff dropped above letter to residence within 100m of the site.				
Z87	SSD	D8	Hours (continued)	<ul> <li>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</li> <li>a. 9am to 12pm, Monday to Friday;</li> <li>b. 2pm to 5pm Monday to Friday; and</li> <li>c. 9am to 12pm, Saturday.</li> </ul>	<ul> <li>30/05/2022: Observation:</li> <li>No rock breaking, hammering, sheet piling, pile driving were not observed at the time of the Audit.</li> <li>30/05/2022: Interview:</li> <li>RCC states that no rock breaking, rock hammering, sheet piling or pile driving had occurred since the last audit.</li> </ul>				
Z88	SSD	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).	Covered under audits for CEMP implementation and assessed as compliant.				
Z89	SSD	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.	30/05/2022: Observation: - Two construction vehicles were parked along Rose Bay Avenue at the time of the site walkover. The Traffic Controller contacted the vehicle operators and the vehicles were removed.				
Z90	SSD	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.	30/05/2022: Observation: - No construction or access was observed along the New South Head Road boundary.				
Z91	SSD	D12	Construction Traffic (continued)	All vehicles are to enter and exit the site in a forward direction.	30/05/2022: Observation: - No vehicle access to site at this stage of works. All deliveries to site are hand loaded at the site gate '5 Victoria Road'				
Z92	SSD	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; 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.	30/05/2022: Observation: - Site fence/hoarding around the perimeter of the construction site was observed free of third-party advertising and graffiti.				
Z93	SSD	D14	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.	30/05/2022: Observation: - The public roadway and walkway were observed to be clear of materials, refuse, skips and the like. - Two construction vehicles were parked on the verge of Rose Bay Avenue at the time of the site inspection, however vehicle movement on the road was not obstructed The Traffic Controller contacted the vehicle operators and the vehicles were removed.				
Z94	SSD	D15	Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Covered under audits for CEMP implementation which have been assessed as compliant based on site records and observations.				
Z95	SSD	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.	Covered under SSD Condition D4, assessed as compliant.				
Z96	SSD	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.	30/05/2022: Observation: - During the Audit inspection there was no obvious audible movement alarms noted.				

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Z97	SSD	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 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).					
Z98	SSD	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	23/06/2022: Record viewed: Record sighted: - Vibration monitoring data - a selection of data sheets were reviewed for logger 7227, for the date range 9 October 2021 through 01 November 2021. No records reported vibration greater than 5 mm/s.				
Z99	SSD	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.	Covered under previous Audit and assessed as compliant: The Construction Noise and Vibration Management Plan (Appendix D of CEMP) provides criteria for vibration as per condition D18 and D19.				
Z100	SSD	D21	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul> <li>30/05/2022: Observation:</li> <li>No evidence of excess dust generation was observed, noting a large portion of the site has been paved</li> <li>Dust mitigation comprises sprinklers around the perimeter of the compound</li> <li>Dust generating activities for current site works are from hand tools only, and are maintained by dust pan and broom for disposal.</li> </ul>				
Z101	SSD	D22	Air Quality (continued)	<ul> <li>During construction, the Applicant must ensure that:</li> <li>a. exposed surfaces and stockpiles are suppressed by regular watering;</li> <li>b. all trucks entering or leaving the site with loads have their loads covered;</li> <li>c. trucks associated with the development do not track dirt onto the public road network;</li> <li>d. public roads used by these trucks are kept clean; and</li> <li>e. land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<ul> <li>30/05/2022: Observation:</li> <li>a. A large sand stockpile was covered with white geofabric (adjacent to the oval).</li> <li>b. No truck movements were observed onsite. No vehicles onsite during this final phase of works.</li> <li>c &amp; d. No dirt was observed on site entrances. Wheel wash has been decommissioned and removed as no longer required</li> <li>e. The majority of the site is already paved.</li> </ul>				

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	SSD	D23	Erosion and Sediment Control	acts as a source of sediment.	<ul> <li>Sediment control was observed along the perimeter and around the stormwater drains.</li> <li>No evidence of sediment leaving the site was observed. RCC states that Council states that only 1 functional stormwater drain is present on Rose Bay Ave.</li> <li>RCC states that the stormwater drain on corner Rose Bay Avenue and New South Head Road has a surcharge defect and during rain events water has been observed coming up and out of the drain. This is resulting in local wash out of the woodchips and soils in the garden bed adjacent to the road. Sediment socks are being maintained around this drain and are cleaned out regularly by RCC.</li> <li>Discussion with EPM indicates that the garden bed is owned by Council.</li> <li>17/06/2022: Record sighted:</li> <li>Drawing 60549969-SHT-01-CR-C-1101 (revision C6, dated 08.02.2022) indicates the lot boundary of the site, which runs through the landscaped area at the front of the swimming complex. Based on this it is evident that the majority of the garden bed is owned by Council (fronting NSH road).</li> <li>Email correspondence (3 November 2021, 9 November 2021, 16 February 2022) from Richard Crookes to Connect Sydney Pty Limited regarding notification of the drain blockage, and program for scheduled maintenance by Connect Sydney.</li> <li>The most recent correspondence (16 February 2022) from RCC states that the blocked drain has been cleared however flow on pits are still impacted and further review / cleaning is required as issues still occurring on NSH Road. Connect Sydney confirmed receipt of this feedback and have sent the information to their inspector to investigate and action as required. No further correspondence / action was noted at the time of the audit.</li> </ul>	garden bed fronting the road is owned by Council and the washing out appeared to have been caused by blocked Council drain. The Auditor considers that RCC has done reasonable attempt to communicate the issue with Council. Given that the garden bed is mostly owned by Council, the Auditor considers that no further action is required from RCC.			
Z103	SSD	D24	Imported Soil	<ul> <li>The Applicant must:</li> <li>a. ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</li> <li>b. keep accurate records of the volume and type of fill to be used; and</li> <li>c. make these records available to the Principal Certifying Authority upon request.</li> </ul>	<ul> <li>17/06/2022: Record sighted:</li> <li>SESL Australia, laboratory certificate of analysis (30/04/2021), for The Hills Bark Blower, Routine SLD Specification Testing, Lightweight Planter Box Mix</li> <li>SESL Australia, laboratory certificate of analysis (30/04/2021), for The Hills Bark Blower, Routine SLD Specification Testing, Horizon B</li> <li>23/06/2022: Record sighted:</li> <li>RCC provided volume register for imports of materials to each zone on site</li> <li>RCC provided a drawing (Centenary Building Overall Plan - Level 04, ref: CB-A10-002, dated 21/5/2021) prepared by Architectus Sydney for the Stage 2 Redevelopment of Cranbrook School, showing areas of placement of the imported materials as aligned to the import volumes register</li> </ul>				

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Z104	SSD	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.	<ul> <li>30/05/2022: Record sighted:</li> <li>AECOM (16 February 2021) Civil Works Certificate - Civil Stormwater Works.</li> <li>30/05/2022: Observation:</li> <li>Stormwater from works in the southern portion of the school (outside of the RCC works area) was observed flowing from the site into the stormwater drain, along Rose Bay Avenue, and into the stormwater drain on New South Head Road</li> <li>17/06/2022: Record Sighted:</li> <li>Memorandum by AECOM Australia Pty Ltd, dated 31 May 2022, issued to Katerina Oustambasidis (ConnectSydney), re: Civil Works Certificated - Stormwater Works - SSDA Condition E40, Cranbrook Development</li> </ul>				
Z105	SSD	D26	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EESG and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EESG to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EESG.	30/05/2022: Interview: - RCC states that there has been no ground disturbance since the last audit.				
Z106	SSD	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.	30/05/2022: Interview: - RCC states that there has been no ground disturbance since the last audit.				
Z107	SSD	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.	<ul> <li>30/05/2022: Observation:</li> <li>No waste was observed outside the site. Waste compartments or stockpile areas were observed around the site.</li> <li>Waste is placed into dump bins, and disposed offsite by the waste removal contractor, where it is sorted and disposed.</li> <li>Wooden pallets are collected from the site and repurposed by the contractor.</li> </ul>				
Z108	SSD	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).	<ul> <li>30/05/2022: Record sighted</li> <li>DumpIT Bins monthly waste summary report for December 2021- April 2022.</li> <li>Covered under previous audit: 11/06/2021: Record sighted</li> <li>Douglas Partners (30 October 2019) In-situ Waste Classification &amp; ENM Assessment, Hordern Oval, Cranbrook School, Bellevue Hill.</li> <li>ECS (6 December 2019) 'Waste Classification - Sand, Cranbrook School Bellevue Hill'.</li> <li>ECS (23 June 2020) 'Retaining Wall Material, Cranbrook School Bellevue Hill'.</li> <li>ECS (23 June 2020) 'Retaining Wall Material, Cranbrook School Bellevue Hill'.</li> <li>The report provides the findings for the investigation of the sand from around a concrete footing/wall at the southern end of the development. The report did not indicate any hazardous materials.</li> </ul>				

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Z109	SSD	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.	<ul> <li>30/05/2022: Interview:</li> <li>RCC states that concrete waste is disposed of from Pump-A-Dump. Rinse water is collected in a wash drum - sediment is disposed of and clean water is disposed of to sewer. Painter collects their own paint waste.</li> <li>DumpIT Bins monthly waste summary report for December 2021 - April 2022.</li> <li>30/05/2022: Observation:</li> <li>No concrete waste was observed during the site walkover.</li> <li>23/6/2022: Record sighted:</li> <li>PumperDump records for collection of concrete washout. records dated 13, 19, 21, 26 Oct 2021, 01, 16, 22 Nov 2021, 02 Dec 2021 and 21 Feb 2022.</li> </ul>				
Z110	SSD	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.	DPIE has provided a letter of approval for the IEA Auditor (dated 24/5/2022).				
Z111	SSD	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.	Covered under Initial Audit. IEA Program prepared and submitted to DPIE.				
Z112	SSD	D33	Audit	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.	Covered under Initial Audit. Audit Schedule was amended as per Condition D33 in IEA Audit Program. a. Initial Audit was conducted on 5 February 2020, which was within 8 weeks of issue of construction certificate (19 December 2019). b. Second Audit was conducted within 6 months of Initial Audit. c. Third Audit was conducted within 12 months of Second Audit. d. Fourth Audit (current audit) was conducted within 12 months of Third Audit.				
Z113	SSD	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).	IEA conducted in accordance with Independent Audit Program and the g Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).				
Z114	SSD	D35	Audit	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.	<ul> <li>30/05/2022: Record sighted</li> <li>a. RCC response for third IEA report.</li> <li>b. Date of submission of RCC response is unknown, however noting that the Department provided feedback on 10 August 2021. Feedback of the revised report, which acknowledged the Responses was provided by DP&amp;E on 1 September 2021.</li> <li>c. EPM (27 August 2021) Notice to DPI&amp;E &amp; Principal Certifying Authority of publicly available Independent Environmental Audit (IEA) Report 03, Audit Response from Contractor and Notice of publicly available IEA Report 03 &amp; Response documents - SSD Condition D34 &amp; D35</li> </ul>				
Z115	SSD	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.	Not applicable for current phase of works				

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and	C	compliance St	atus
						Recommendations	Compliant	Non- Compliant	Not Triggered
Appendix 1 – W	ritten Incident	Notification and R	eporting Require	ements					
Z116	SSD			A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	30/05/2022: Interview: - RCC states that there have been no notifiable incidents since last audit.				
Z117	SSD			<ul> <li>2 Written notification of an incident must: <ul> <li>a. identify the development and application number;</li> <li>b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</li> <li>c. identify how the incident was detected;</li> <li>d. identify when the applicant became aware of the incident;</li> <li>e. identify any actual or potential non-compliance with conditions of consent;</li> <li>f. describe what immediate steps were taken in relation to the incident;</li> <li>g. identify further action(s) that will be taken in relation to the incident; and</li> <li>h. identify a project contact for further communication regarding the incident.</li> </ul> </li> </ul>	30/05/2022: Interview: - RCC states that there have been no notifiable incidents since last audit.				
Z118	SSD			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.	30/05/2022: Interview: - RCC states that there have been no notifiable incidents since last audit.				
Z119	SSD			<ul> <li>4 The Incident Report must include:</li> <li>a. a summary of the incident;</li> <li>b. outcomes of an incident investigation, including identification of the cause of the incident;</li> <li>c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</li> <li>d. details of any communication with other stakeholders regarding the incident.</li> </ul>	30/05/2022: Interview: - RCC states that there have been no notifiable incidents since last audit.				
<b>REVIEW OF CO</b>		TH MANAGEMENT	PLANS					1	
EIS Mitigation M	-							1	
Visual Impact									
Z120	EIS	9	Impact on key views of the site from key public places		Covered under previous Audit and assessed as compliant: Approval of building design as per SSD consent				
Z121	EIS	9	Impact on key views from nearby residential receivers	<ul> <li>Buildings designed to sit low in the topography and into the hillside slope.</li> <li>Building to be constructed in non-visually dominant colours to minimise perceived bulk, as per Architectural Drawings at Appendix C.</li> </ul>	Covered under previous Audit and assessed as compliant: Approval of building design as per SSD consent				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Traffic and Parki	ing								
Z122	EIS	9	Impacts on road network from construction phase	<ul> <li>Implement Concept Construction Traffic Management Plan Construction as per Appendix M.</li> <li>Implement Preliminary Construction Management Plan, as per Appendix BB</li> </ul>	This requirement has been superseded by Construction Traffic Management Plan in the CEMP which is compliant.				
Z123	EIS	9	Impact on key intersections as a result of operational	<ul> <li>Modelled intersections will continue to operate satisfactory.</li> <li>The proposed development is consistent with the intended uses for the site.</li> </ul>	30/05/2022: Observation: No impact on intersection as a result of construction vehicles was observed.				
Z124	EIS	9	Reduced demand for on	<ul> <li>No mitigation is required as this is a positive impact.</li> </ul>	Compliant - no mitigation required				
Z125	EIS	9	Operation of access and egress points to the site.	<ul> <li>Alterations to on street parking provisions to allow for restricted parking around site egress points to ensure sufficient line of sight and turning movements as recommended in the Traffic and Parking Assessment at Appendix L.</li> </ul>	<ul> <li>30/05/2022: Observation:</li> <li>Location of the new 'kiss and drop' signage observed during the Audit inspection.</li> <li>Covered under previous Audit.</li> <li>30/06/2020 Record sighted:</li> <li>RCC email correspondence stated that Woollahra Council has relocated the 'kiss and drop' signage in the street adjacent the project in March 2020.</li> </ul>				
Z126	EIS	9	Construction vehicles, plant and equipment on public roads (arriving / leaving the site)	<ul> <li>Traffic controllers to manage construction vehicle movements to/from the site as required.</li> <li>Safe public access routes to be pre-agreed and maintained.</li> <li>Allocation of works zones in Rose Bay Avenue during demolition of the War Memorial Hall and Mansfield Buildings.</li> <li>Provision of site plan and access diagrams to delivery drivers before reaching site, in order to minimise time on the road or in wayfinding when at site.</li> <li>Delineation of three 'passing bays' along Rose Bay Avenue to facilitate traffic movement along this carriageway during construction.</li> <li>Installation of a pedestrian diversion from the eastern to western side of Rose Bay Avenue (between Rose Bay Avenue Gates and New South Head Road) during construction works to improve pedestrian safety during this phase.</li> <li>Provision of staff parking spaces on the western side of Hordern Oval to mitigate against the 29 lost from on-site provision when replaced with drop- off/pick-up, and spaces lost along Rose Bay Avenue during construction works.</li> <li>Encourage construction staff to use of public transport or car-pooling to access the site Discourage transport by private vehicle. Provide information of public transport schedules and routes.</li> <li>Management of truck access to/egress from the site at each Site Gate via a traffic controller.</li> </ul>	<ul> <li>Traffic controller was observed onsite.</li> <li>Safe public access was observed around the perimeter of the site.</li> <li>RCC states that site access is communicated to workers during prestart meeting every morning.</li> <li>No impact on traffic was observed due to the construction.</li> <li>Kiss and drop observed to have clear signage / access.</li> <li>RCC stated that no vehicles allowed onsite during this final stage of works</li> <li>30/05/2022: Record sighted:</li> <li>Site inductee register maintained by Hammertech (the turnstile and inductee register).</li> <li>Deliveries booking board.</li> </ul>				
Pedestrian Safet Z127	EIS	9	Reduction of pedestrian safety along Rose Bay Avenue	- Given the construction activity in this area, it is proposed to close the footway along the site frontage from the Rose Bay Avenue Gate to the intersection of Rose Bay Avenue and New South Head Road. Pedestrians will be diverted along the eastern footway on Rose Bay Avenue during construction work times.	30/05/2022: Observation: - Construction work around this gate has been completed. Pedestrian footpaths have been restored.				

2128 2129 2130	Document	SSD Condition / CEMP Section		Evidence Collected / Observations	Comments on Independent Audit Findings and	C	compliance Sta	atus	
						Recommendations	Compliant	Non- Compliant	Not Triggered
Noise and Vibra	tion								
Z128	EIS	9	Impact from construction noise and vibration	<ul> <li>Adopt a Construction Noise Management Plan addressing the requirements contained in the Acoustic Report prepared by Acoustic Logic at Appendix V.</li> <li>Restrict construction activities to only during designated times. Implement Preliminary Construction Management Plan, as per Appendix BB.</li> <li>Construction equipment may be fitted with noise mitigation equipment wherever possible or reasonable.</li> <li>Noisy work will be identified and communicated to relevant stakeholders and neighbours, giving them sufficient notice.</li> <li>Opportunity for noisy works to be limited to approved windows of time if agreed between all parties.</li> <li>Noisy equipment to be located further away from residential neighbours wherever possible.</li> </ul>	Covered under SSD Conditions C13, D14, D16, D17 which were all assessed as compliant.				
Z129	EIS	9	Vibration during excavation, piling and structural works	- Applicable works will be identified and communicated to relevant stakeholders and neighbours giving them sufficient notice.	<ul> <li>30/05/2022: Interview:</li> <li>No piling has been conducted onsite. Work is conducted using an excavator.</li> <li>Vibration monitoring data showed no exceedances of 5 mm/s.</li> <li>Vibration monitoring data - a selection of data sheets were reviewed for logger 7227, for the date range 9 October 2021 through 01 November 2021.</li> </ul>				
Z130	EIS	9	Increase in mechanical plant noise levels at sensitive receivers	<ul> <li>Acoustic treatment of new mechanical plant shall be undertaken control noise emissions at or below the intrusiveness criteria Background + 5dB(A) Leq(15minutes) of Day – 49, Evening – 44 and Night – 39 as set out in section 6.3.1 (Table 9) of the NIA. Plant can be satisfactorily attenuate to levels complying with these noise emission criteria through appropriate location and (if necessary) standard acoustic treatments such as noise screens, enclosures, in-duct treatments (silencers/lined ducting) or similar.</li> <li>Acoustic rectification treatment shall be designed for existing plant if an acoustic review determines this necessary.</li> </ul>	<ul> <li>30/05/2022: Interview:</li> <li>No noise monitoring has occurred since last audit as no demolition or other work that generate loud noise has been conducted.</li> <li>One complaint on noise was received in relation to loud music noise prior to 7am on 30 June 2021. The complaint has been resolved.</li> <li>30/05/2022: Observation:</li> <li>No excessive noise was observed as a result of construction activities.</li> </ul>				
Z131	EIS	9	Increase in operational noise levels at sensitive receivers	<ul> <li>Daytime Use (Standard School Hours) – Minimum 6mm thick glazing with full perimeter acoustic seals (rubber bulb seals) are recommended to all glazed elements to the façades of the building. The glazed assembly (glass and frame) must achieve an STC of at least 29.</li> <li>Afterhours Use – Indoor Areas to be used for Functions/Events. Outdoor areas of the proposed development should not include amplified music or speech after 8pm.</li> <li>Management to ensure patrons leaving development after function/event, do so in a prompt and orderly manner.</li> </ul>	30/05/2022: Record sighted: - McKenzie Group (22 February 2022) Occupation Certificate J.74238/08.				
Z132	EIS	9	Regular School activities impacted by construction noise	- Implement Preliminary Construction Management Plan, as per Appendix BB	This requirement has been superseded by Construction Traffic Management Plan in the CEMP which is assessed as compliant.				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Heritage									
Z133	EIS	9	Impacts to heritage items during demolition and development	<ul> <li>It is recommended that a Photographic Archival Recording (PAR) is undertaken where works are proposed, prior to any works being undertaken at the site.</li> <li>An assessment and inventory of all items of moveable heritage located in or connected with the War Memorial Hal, these elements should be incorporated in the New Centenary Building development.</li> <li>An Interpretation Plan should be developed to convey the development and significance of the site to students and visitors to the site.</li> <li>During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged.</li> <li>A suitably qualified heritage architect/consultant should be engaged to oversee all works to buildings of identified high significance, including the Perkins Building.</li> <li>A suitable protection methodology prior to works commencing on site to protect the significant Kauri Pine and rock face located in Camelia Court.</li> </ul>	Covered under Initial Audit and assessed as compliant.: The following documents were available to meet this condition: - Urbis (10 April 2018) Demolition Report Cranbrook School: War Memorial Hall and Mansfield Building. - Urbis (7 May 2018) Heritage Impact Statement Cranbrook School 5 Victoria Road, Bellevue Hill 2023. - Urbis (23 January 2020) Archival Recording, Cranbrook School, 5 Victoria Road, Bellevue Hill. - Cranbrook School Moveable Heritage Identification.				
Z134	EIS	9	Discovery of items of archaeological significance during construction	<ul> <li>During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged.</li> </ul>	Covered under SSD condition D26 & D27, assessed as compliant.				
Z135	EIS	9	Disturbance of previously unidentified items of aboriginal heritage	- Implement an 'unexpected finds protocol' to ensure that if, during excavation, any items of potential archaeological significance are uncovered they are identified, managed, protected and preserved.	30/05/2022: Interview: - RCC states that there have been no unexpected heritage finds of archaeological significance since the last Audit.				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Sediment, Erosio Z136	EIS	ontrols 9	Risk for generation and off-site transmission dust and fine particles	<ul> <li>Appropriate hoardings to be provided around the site.</li> <li>Ensure construction vehicles have been appropriately cleaned before exiting the site.</li> <li>Ensure sufficient wetting-down is completed during demolition and excavation activities.</li> <li>Ensure stockpiles are sufficiently protected.</li> </ul>	<ul> <li>30/05/2022: Observation:</li> <li>Appropriate hoarding was observed around the site perimeter.</li> <li>Dust generated during finishing works was collected via broom.</li> <li>Dust generated during concrete finishing (sanding) was collected via a bag on the machinery</li> <li>Stockpile of sand next to oval was covered in white geofabric.</li> </ul>				
Z137	EIS	9	Sediment run- off entering the storm water system or surrounding streets	<ul> <li>Follow prescribed sedimentation and erosion control measures as provided by the Civil Engineer.</li> <li>Conduct regular visual inspections of silt socks and all other sedimentation controls to ensure integrity of the systems is maintained at all times.</li> <li>Provide dedicated wash-out facilities for use by relevant Subcontractors.</li> </ul>	<ul> <li>30/05/2022: Record sighted</li> <li>Weekly Environmental Inspections (viewed record March 2022)</li> <li>Weekly Environmental Inspection forms reviewed. A system called</li> <li>'Go Canvas' which prompts questions for site observations.</li> <li>Observations then get sent to subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>30/05/2022: Observation: <ul> <li>Sediment control was observed along the perimeter of the current worksite, and around the stormwater drains.</li> <li>Evidence of sediment leaving the site was observed in the northern part. RCC states that the stormwater drain on corner Rose Bay Avenue and New South Head Road has a surcharge defect and during rain events water has been observed coming up and out of the drain. This is resulting in local wash out of the woodchips and soils in the garden bed adjacent to the road. Sediment socks are being maintained around this drain and are cleaned out regularly by RCC.</li> <li>Discussion with EPM indicates that the garden bed is owned by Council.</li> </ul> </li> <li>23/06/2022: Record sighted: <ul> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 19/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022.</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul> </li> </ul>				
Construction Wa	aste Managemo	l ent							+
Z138	EIS	9	Disposal of waste generated during demolition and construction	<ul> <li>A comprehensive survey of the existing site shall be conducted to identify existing materials for reuse or recycling. Salvageable materials include sandstone, bricks, timber, and similar materials suitable for re-use.</li> <li>Excavated materials shall be reused on the site wherever possible. Any surplus materials needing to be exported from the site will be sorted into separate classifications i.e. soil, rock, concrete, steel, aluminum, timber, etc. and exported to facilities which are appropriately licenced to accept them.</li> <li>Prior to commencement of demolition and excavation works, a hazardous material and contaminated ground survey will be undertaken. Any hazardous materials identified will be disposed of in accordance with statutory and EPA requirements.</li> <li>A project specific Waste Management Plan (WMP) will be developed and implemented by Buildcorp to manage all waste streams expected to be generated from the site.</li> </ul>	Covered under previous Audit and assessed as compliant: Waste Management Plan prepared in Appendix E of CEMP. Agreement made with Boral for waste recycling. PB (3 June 2013) Cranbrook School - Hazardous Materials Survey and Management Plan was sighted. See Item Z108 for waste classification.				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Spoil Disposal									
	EIS	9	Dumping of excavated spoil and potential contamination	<ul> <li>Validation of waste classification will be required before spoil material is removed from the site.</li> <li>All spoil must be transported to a site that is licenced to receive that category of spoil/waste as appropriate.</li> </ul>	See Item Z108 for waste classification and disposal , which was assessed as compliant.				
Hazardous mate	rials								
Z140	EIS	9	Hazardous materials being encountered during demolition, excavation or construction phases	<ul> <li>Hazardous materials survey conducted prior to works commencing on site.</li> <li>Appropriately licenced contractors engaged to remove any hazardous materials found.</li> <li>Appropriate signage and exclusion zones maintained during applicable works.</li> </ul>	<ul> <li>30/05/2022: Interview:</li> <li>RCC states that there have been no hazardous waste disposal since the last audit.</li> <li>Covered under previous audit:</li> <li>11/06/2021: Record sighted</li> <li>ECS (17 August 2020) 'Concrete Paved Area - Waste Classification Confirmation, Centenary Building Excavation Works, Cranbrook School Bellevue Hill'. Following the removal of the concrete paved area the underlying soil was assessed for petroleum hydrocarbons, polycyclic aromatic hydrocarbons, heavy metals and asbestos. Based on the results of the sampling, ECS classified the soil underlying the paved area 'the slab' as VENM.</li> <li>30/06/2020 Record sighted:</li> <li>ECS (23 June 2020) 'Retaining Wall Material, Cranbrook School Bellevue Hill'. The report provides the findings for the investigation of the sand from around a concrete footing/wall at the southern end of the development. The report did not indicate any hazardous materials.</li> <li>30/05/2022: Observation:</li> <li>No hazardous materials observed during the site walkover</li> </ul>				

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Co
Trees						
Z141	EIS	(	9 Damage to	Adherence to all mitigation measures identified in Arboricultural Impact Assessment,	30/05/2022: Observation:	
	EIS		Damage to trees identified as being retained	Adherence to all mitigation measures identified in Arboricultural Impact Assessment, including:  Appointment of Site Arborist: A site arborist shall be appointed prior to the commencement of work no site. The Site Arborist shall clearly mark tout all trees to be removed and ensure that all trees documented for retention are preserved with the implementation of tree protection zones, fencing and signage. The Site Arborist shall have a minimum qualification equivalent to a NSW TAFE Certificate Level 5 or above in Arboriculture. Inspection Points: Give 5 working days notice to allow inspections to be undertaken at the following stages: Installation of Tree Protection Zones including Tree Protection Fencing, Silt Fencing and Signage by the Site Arborist; Works within the Tree Protection Zone by the Site Arborist; and Completion of Constructorion Works by the Site Arborist; and TZ shall sign the site log to confirm that they have read and understand these specifications prior to their undertaking. Tree Protection Process with the installation of Tree Protection Zones y the site Arborist and Sile Supervisor. Tree Protection Process with the installation of Tree Protection Zones: Tree Protection Fencing shall be fastened and supported to prevent sideways movement. The trees woody roots shall not be damaged during the installation of this Tree Protection Fencing shall be installation of this Tree Protection Fencing shall be installation of this Tree Protection Fencing shall be are shall be a minimum of a 72 font size and each sign at least 600 x500mm.	TPZ signage removed as works almost completed in the courtyard area, noting that the trees still have palings and gefab in place around the trunk to protect from any final construction activities during the finishing of the courtyard. 30/05/2022: Record sighted: - Botanics Pty Ltd (February 2022) Arboricultural Compliance Notice. 11/06/2021: Record sighted - George Palmer Botanics (May 2021) 'Arboricultural Compliance Notice - Cranbrook Senior School'. Covered under previous Audit: 26/06/2020 Record sighted: - RCC site induction PowerPoint slide includes discussion of work around TPZ.	

Comments on Independent	C	compliance St	atus
Audit Findings and Recommendations	Compliant	Non-	Not
		Compliant	Triggered

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Security									
Z142	EIS	9	Increased access points for unauthorised access to the site.	- The school is an island site and generally the boundary is protected by fencing and surveillance at entry and exit points. The main access point to the school will remain as the gates on 5 Victoria Road and have CCTV camera for surveillance and gates to control access to the site so that unauthorised people are excluded from this entry. The School's Operational Management Plan will ensure ongoing site security (Appendix J).	Not applicable for current phase of works				
Z143	EIS	9	Unauthorised entry to the construction site (public, students, etc.)	<ul> <li>Appropriate hoardings will be provided which separate all construction activities from the public and/or the School.</li> <li>Provide project updates and tours for the staff &amp; students of Cranbrook in order to minimise curiosity.</li> <li>Erect site signage clearly delineating entrance points to construction zone and limited access to authorised personnel only.</li> </ul>	<ul> <li>30/05/2022: Record sighted</li> <li>School newsletters for construction updates works sighted.</li> <li>30/05/2022: Observation: <ul> <li>Appropriate site hoarding and fences observed around the construction site boundary, for both access to the public, and to the school.</li> <li>Site signage clearly visible for access and entrance points to the construction site.</li> </ul> </li> </ul>				
Biodiversity									
Z144	EIS	9	Adverse ecological impacts as a result of the development	<ul> <li>Replacement of landscaping should keep in context with the existing character of the property.</li> <li>Construction sediment and erosion control measures are to be installed and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to minimise impact of possible construction sedimentation to local drainage and Sydney Harbour.</li> <li>Control and eradication of noxious and other invasive ecological weeds should be undertaken to prevent further invasion by these species. Invasive ecological weed species such as Camphor Laurel, Common Olive, Chilean Cestrum, Small-leaved Privet, Mickey Mouse Plant, Senna, Asparagus Fern, Fish-bone Fern, and Madiera Vine were observed within the subject site.</li> <li>A weed control plan be produced and enacted by the groundskeepers to control or eradicate noxious and environmental weeds as listed in Item 3 which are required to be controlled in accordance with the NSW Biosecurity Act (2015).</li> <li>As field activities may be ongoing until approximately 8 pm, lighting on the field is required. Lighting should be turned off at other times to limit disturbances to on-site boarders, neighbours and fauna that may utilise the existing vegetation.</li> <li>Two (2) nest boxes currently located within the new building footprint are to be moved to nearby retained trees, or new nest boxes installed as replacements nearby.</li> </ul>	<ul> <li>30/05/2022: Record sighted:</li> <li>Woollahra Council (15 February 2022) Conditional Certificate of Satisfaction 555 New South Heat Road (aka 5 Victoria Road Bellevue Hill NSW 2023), which provides sign off for public domain to meet Conditions E20 and E35 subject to completion of 7 outstanding items (signage, pipe lining, road defects, structural fitness/completion for all road reserve, CCTV footage, Council arborist certificate, legal arrangements).</li> <li>Botanics Pty Ltd (February 2022) Arboricultural Compliance Notice.</li> <li>30/05/2022: Observation:</li> <li>Landscaping work has been completed.</li> <li>No excessive weed growth was observed on-site.</li> </ul>				
Wind impacts Z145	EIS	0	Some of the	It is recommended that vortical screens are pleased perpendicular to the belivetrade on	30/05/2022: Interview:				
140	EIS	9	Some of the seating areas would experience elevated wind speeds for extended periods under west and north- east winds.	<ul> <li>It is recommended that vertical screens are placed perpendicular to the balustrade on levels 3 to reduce the air flow running parallel to the balustrade under northeast or west winds.</li> <li>It is recommended that the internal flow paths be controlled through building management by closing the south doors of the informal learning/house area and the east doors of the war memorial chapel when high wind speeds are predicted.</li> <li>It is recommended that a draft assessment be conducted on the natural ventilation flow path to ensure air speeds are acceptable.</li> <li>Should the wind speeds in the outdoor areas require quantification, computation fluid dynamics can be used determine the percentage of time this area is not suitable for sitting.</li> </ul>	30/05/2022: Interview: - RCC states that the EIS recommendations were not conducted. No wind impacts were experienced.				

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comme Aud Rec
Social Impacts						
	EIS		Site personnel behaviour both inside and external of the site (eg language, rubbish left on streets, interaction with neighbours)	<ul> <li>throwing rubbish on streets, parking of vehicles legally and wearing appropriate clothing etc.</li> <li>Weekly tool box talks will reinforce requirements.</li> <li>Regular check of surrounding streets.</li> </ul>	<ul> <li>30/05/2022: Record sighted:</li> <li>A selection of Tool Box Talk records done weekly (6/4/2022, 25/5/2022) were sighted for the Audit Period.</li> <li>Daily prestart by Interior Works Pty Ltd dated 19/5/2022.</li> <li>A selection of completed Perimeter Inspection Checklists were sighted from the Audit Period.</li> <li>Site induction records maintained on Hammertech which was observed to be maintained (record sighted for 4/3/2022, 27/5/2022).</li> <li>Covered under previous Audit:</li> <li>30/06/2020 Record sighted:</li> <li>Site Induction PowerPoint was observed with site requirements listed.</li> <li>30/05/2022: Observation:</li> <li>Geosyntec personnel signed into the sites check in register. Induction was not required as Geosyntec personnel were escorted during the site walkover.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022.</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>	

omments on Independent Audit Findings and	C	ompliance Sta	itus
Recommendations	Compliant	Non- Compliant	Not Triggered

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Response to Su	bmission - Aq	ency Conditions of	f Consent						
Z147	RTS	Sydney Water	-	The approved plans must be submitted to Sydney Water Tap in <sup>™</sup> online service to determine whether the development will affect any Sydney Water Sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	Covered under Initial Audit and assessed as compliant: 12/2/2020: A letter by Warne Smith & Partners (dated 6 December 2019) indicates proposed building is approved to construct over/adjacent to a Sydney Water sewer subject to a number of requirements.				
Z148	RTS	TfNSW	Green Travel Plan	As part of the ongoing operation of the School, a detailed Green Travel Plan (GTP), which includes target mode shares for both staff and students with the objective to reduce the reliance on private vehicles, shall be prepared. The GTP must be implemented accordingly and updated annually.	Covered under Initial Audit and assessed as compliant: - Green Travel Plan provided in Response to Submission				
Z149	RTS	TfNSW	Traffic and Parking Management Plan	<ul> <li>The Applicant shall prepare a Traffic and Parking Management Plan, which details the measures to safely manage the daily transport task to/from the School for both the interim and final design. Traffic and parking management measures that need to be addressed include:</li> <li>kerbside vehicle pick-up/drop-off management, staff parking management and orderly vehicle queuing;</li> <li>maintaining bus accessibility and student waiting areas;</li> <li>safe parent and student behaviour during pick-up/drop-off; and</li> <li>safe pedestrian movements to the School entrances, minimising vehicle-pedestrian conflicts.</li> <li>The plan shall also detail the responsibilities of various personnel executing the plan and include measures to monitor, review the performance and make improvements to the plan.</li> <li>This plan should be implemented as part of the ongoing operation of the redeveloped School.</li> </ul>	Covered under SSD condition C13, assessed as compliant.				
Z150	RTS	TfNSW	Signage and Line-Marking Plan	The Applicant shall prepare a detailed signage and line-marking plan of the proposed changes to kerbside parking restrictions to accommodate the various vehicle movements to/from the development within the local road network. The preparation of the plan should be made in consultation with and approved by Woollahra Municipal Council. The approved kerbside parking restrictions must be implemented to the satisfaction of Council.	Covered under Initial Audit and assessed as compliant. Signage and line-marking plan provided in Appendix AA of RTS. Record sighted 14/09/2020: - Woollahra Local Traffic Committee Minutes dated 1 September 2020 demonstrating Council approval.				
Z151	RTS	TfNSW	Road safety evaluation	A Road Safety Evaluation (RSE, refer to NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) shal be conducted on all relevant sections of road utilised for bus and private vehicle pick-up and drop-off. This should be undertaken as part of the detailed design stage and upon completion of all relevant road works. Appropriate road safety measures and/or traffic management measures shall be implemented based on the outcomes of the RSE.					
Z152	RTS	RMS	-	Roads and Maritime raises no objection on property grounds provided all buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the New South Head Road boundary.	Covered under SSD condition A24 - assessed as compliant.				
Z153	RTS	RMS	Construction Traffic Management	A Construction Traffic Management detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate.	Covered under SSD condition C13 - assessed as compliant.				
Z154	RTS	OEH	Emergency response	OEH highlights that, in assessing the overland flow for the full range of events (including the PMF) provides essential information to inform emergency management and recommends that an emergency response plan is prepared.	<ul> <li>Covered under Initial Audit and assessed as compliant: Record sighted:</li> <li>Appendix F of CEMP provides Flood Emergency Response Plan.</li> <li>Section 15 CEMP provides Environmental emergency.</li> <li>Each subplan of the CEMP provides emergency response plan.</li> </ul>				

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Z155	RTS	OEH		Replacement landscaping should keep in context with the existing character of the property. Construction sediment and erosion control measures are to be install and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to minimise impact of possible construction sedimentation to local drainage and Sydney Harbour. Control and eradication of noxious and other invasive ecological weeds should be undertaken to prevent further invasion by these species. Invasive ecological weed species such as Camphor Laurel, Common Olive, Chilean Cestrum, Small-leaved Privet, Mickey Mouse Plant, Senna, Asparagus Fern, Fish-bone Fern, and Madiera Vine were observed with the subject site. A weed control plan be produced and enacted by the groundskeepers to control or eradicate noxious and environmental weeds which are required to be controlled in accordance with NSW Biosecurity Act (2015). As field actives may be ongoing until approximately 8pm, lighting on the field is required. Lighting should be turned off at other times to limit disturbances to on-site boarders, neighbours and fauna that may utilise the existing vegetation. Two (2) nest boxes currently located within the new building footprint are to be moved to nearby retained trees, or new nest boxes install as replacements nearby.	Covered under Z144 and assessed as compliant. Covered in previous Audit and assessed as compliant: - Based on information by RCC, nest boxes had been relocated by Cranbrook. Photo of relocated possum nesting boxes were sighted (11/2/2020). - Arcadia Landscape Masterplan (September 2018) approved by DPIE.				
Green Travel Pla	an an								<b> </b>
Z156	RTS	Section 2 of Appendix E of RTS	Steps to develop a school green travel plan	<ul> <li>Step 1 - Set up an Advisory Committee</li> <li>Step 2 - Data collection &amp; review existing situation</li> <li>Step 3 - Prepare school travel plan</li> <li>Step 4 - Deliver &amp; implement</li> <li>Step 5 - Recognise process</li> </ul>	This will be reviewed during operational phase - condition not yet triggered.				
Z157	RTS	Section 2 of Appendix E of RTS	Monitoring & review strategy	As required by the recommended condition of consent, an annual review of the GTP is required with demonstration on how mode share has changed over time (refer to section 1.1).	This will be reviewed during operational phase - condition not yet triggered.				
	vironmental N	lanagement Plan N	Aitigation Measu	res					
General Z158	СЕМР	1.3	Hours of Work	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.	Covered under SSD condition D4 - Noted as compliant				
Z159	СЕМР	1.3	Hours of Work	<ul> <li>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.</li> <li>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</li> <li>(a) 9am to 12pm, Monday to Friday;</li> <li>(b) 2pm to 5pm Monday to Friday; and</li> <li>(c) 9am to 12pm, Saturday.</li> </ul>	Covered under SSD conditions D5 & D8 - Noted as compliant				
Z160	СЕМР	3.1 & 3.2	Site inductions and training	All personnel, including the Principal Contractor's staff and subcontractors, who will be working on the project or will require regular access to the sites will be required to undertake training and site inductions including environmental requirements as required by the Principal Contractor. The CEMP awareness induction will cover: 1. Outlining the objective and purpose of the works; and 2. Contents of the CEMP and their (the workers) responsibility. All site workers will sign the CEMP induction register acknowledging receipt and understanding of this CEMP. All induction sessions will be recorded in the induction register.	30/05/2022: Record sighted: - Site induction records maintained on Hammertech which was observed to be maintained (record sighted for 4/3/2022, 27/5/2022).				

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Z161	CEMP	3.3	Toolbox meetings	The Principal Contractor will also conduct toolbox meetings with all personnel to review management procedures and identify / discuss site conditions and potential hazards.	<ul> <li>30/05/2022: Record sighted:</li> <li>A selection of Tool Box Talk records done weekly (6/4/2022, 25/5/2022) were sighted for the Audit Period.</li> <li>Daily prestart by Interior Works Pty Ltd dated 19/5/2022.</li> </ul>				
Z162	CEMP	3.4	Personal Protective Equipment Responsibility and reporting	All site personnel will be provided with, utilise, and be appropriately trained in the requirements of personal protective equipment (PPE). PPE requirements will depend on the activity or situation, but may include the following:	<ul> <li>wearing appropriate PPE for the conditions and as a minimum, high visibility clothing, protective clothing and footwear, and hard hat.</li> <li>30/05/2022: Record sighted: <ul> <li>SWMS are required for each trade. A selection of SWMS were viewed including ACT Stainless Steel Pty Ltd, Cunneen &amp; Company Pty Ltd, Bettertiles Contracting Pty Ltd.</li> </ul> </li> </ul>				
Z164	СЕМР	5	Occupational health and safety	Contractors will be required to prepare their own Safe Work Method Statements for their work activities.	30/05/2022: Record sighted: - SWMS are required for each trade. A selection of SWMS were viewed including ACT Stainless Steel Pty Ltd, Cunneen & Company Pty Ltd, Bettertiles Contracting Pty Ltd.				

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Air Quality									
Z165	CEMP	7.1	Management actions	Use of surfactant spray (onsite in close proximity of the earth works and at the site boundary/fences) is required for odour suppressant during works (this is up to the discretion of the Project Manager and the environmental consultant). Heavy equipment and vehicles will be appropriately maintained to minimise exhaust emissions. Appropriate methods of dust suppression will be implemented, such as ensuring earthworks materials remain moist to ensure dust is minimised during works. Evaluate weather conditions prior to works commencing and during any change in wind direction. Cease works if dust or odour generation is excessive. Covering of any stockpiles that are to remain for greater than two days (Waste reclassification or ENM stockpiles, ACM demolition stockpiles), or if weather forecasts predict strong winds; with plastic or Hessian material. All dust/odour control measures will be kept in good operating condition and be functional at all times, with regular maintenance. All loads are to be covered and appropriately fitted with tarpaulins to contain dust and/or odour during transport. A complaints register will be established and maintained to receive and address complaints from the community regarding the detection of nuisance odour during the works. Residents in the vicinity of the proposed works will be informed of potential dust/odour impacts prior to the commencement of works.	<ul> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed.</li> <li>AECOM (16 February 2021) Civil Works Certificate - Civil Stormwater Works.</li> <li>Complaints register did not indicate any complaints in relation to dust/odour.</li> <li>30/05/2022: Observation:</li> <li>Waste was observed segregated in designated waste storage areas.</li> <li>A large sand stockpile was covered with geofrabic.</li> <li>Concrete surface sanding is being completed with a closed system bag to collect fines (that are disposed offsite but the contractor)</li> <li>Wood dust or concrete dust from carpentry drilling were collected onsite with broom and dustpan and brush and placed into the general refuse bins</li> <li>No notable odours were observed during the Audit inspection.</li> <li>Heavy equipment and vehicles appeared to be in appropriate condition.</li> <li>No trucks were observed leaving the site.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03.2022, 01/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				
Z166	CEMP	7.1	Performance indicator	No complaints from location residents, surrounding businesses or site personnel. Goal of nil complaints relating to dust quality issues. Vapour emissions (Chlorinated VOCs) are likely to occur however the number of complaints should be kept to a minimum. All complaints will be responded to within 2 business days No onsite observation of dust generation during excavation works by Project team. No visual evidence of exhaust smoke during idle of equipment. No visual evidence of tracked material on public roads. A reduction in the number of complaints received in relation to air quality each month.	<ul> <li>30/05/2022: Record sighted:</li> <li>During the Audit Period there were 2 complaints received from the community. No complaints received were in relation to dust or air quality.</li> <li>30/05/2022: Observation:</li> <li>No excess dust generation was observed during the Audit inspection.</li> <li>No exhaust smoke observed originating from idle equipment.</li> <li>Public roadways around the site appeared free of dirt tracking.</li> </ul>				
Z167	CEMP	7.1	Monitoring	Implementation of visual monitoring of dust, material tracking, truck tarping, water spray use, exhaust plumes and stockpile covering. If unexpected fines protocol detects contaminants a review of air born testing is to be undertaken.	30/05/2022: Interview: - RCC stated that there were no unexpected finds during the Audit Period.				

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Z168	CEMP	7.1	Reporting	Maintenance of records on site of visual, PID and Asbestos monitoring undertaken if required.	<ul> <li>27/05/2021: Record sighted</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022.</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				
Community Con	sultation and (	Complaints Handli	ng						<u> </u>
Z169	СЕМР	8.3	Letterbox drops and public notices	Letter box drops or public notices will include at least the following: - Why the works are required; - When they are likely to occur; - What mitigation measures are in place to minimise any community or environmental impacts; - Who will be doing the work and a contact phone number for further information; and - Emergency Contact number / community complaints line.	Covered under SSD Condition D18 and assessed as compliant.				
Z170	CEMP	8.4	Communication protocols	For this project noting that a 2 day response time to deal with community concerns has been determined.	30/05/2022: Record sighted: - Up to date complaints register was reviewed. All complaints were responded to within two days.				
Z171	CEMP	8.6	Complaints handling	If a complaint is received, the complaint should be recorded. The complaint form should list: • The name and address of the complainant (if provided); • The time and date the complaint was received; • The nature of the complaint and its particulars (including time & date); • The name of the individual who received the complaint; • Actions taken to investigate the complaint, and a summary of the results of the investigation	30/05/2022: Record sighted: - The Complaints Register, provided in the project website.				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Stormwater Con	trol & Dischar	ge: Surface Water	,						
Z172	CEMP	9.2	Management actions	Assessment of weather during excavation operations and consideration of temporarily halting works until more favourable conditions are encountered. Install sediment control structures (i.e. silt fencing and/or hay bales) should be implemented in accordance with Managing Urban Storm water Soils and Construction (Landcom, 2004) prior to the commencement of works. This would include strategic placement of such structures down gradient of temporary stockpiles and slopes to minimise sediment entrainment. These measures should also be placed on the up slope side of any storm water collection channels. Control of drainage on the site by interception and redirection of clean storm water in a controlled manner. Collection of storm water on site in trenches and sumps for appropriate management. Provide inlet protection to be provided for any potentially impacted locations. Site contractors will be required to observe any sediment control and/or storm water control measures to ensure that they are working at a satisfactory level. Provision of a Spill cleanup kit on all sites where bulk fuel is stored or is being transferred. Maintain a hardstand or lined and bunded area for the refueling and storage of equipment. Cease works if excessive surface water makes creates safety concerns.	<ul> <li>30/05/2022: Observation:</li> <li>Onsite drainage controls</li> <li>Sediment control on public roadway drains and along the perimeter appeared to be in good condition.</li> <li>Spill kit located within chemical storage area near plant and equipment around the site.</li> <li>Chemical storage was placed on bunding.</li> <li>Amenity wastewater was either collected and disposed of to sewer or collected in a tank for offsite disposal.</li> </ul>				
Z173	CEMP	9.2	Performance indicator	The prevention of increased storm water runoff is the best approach. Site contractors will be required to observe any increases in sediment loads and volumes in storm water drains when working close to surface drains and report any discharges beyond the site boundaries. Site contractors will be required to observe any sediment control and/or storm water control measures to ensure that they are working at a satisfactory level. Zero records of near miss or injury in relation to wet conditions	<ul> <li>30/05/2022: Record sighted:</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>30/05/2022: Observation:</li> <li>No evidence of sediments within kerbside drains associated with the current worksite was observed.</li> <li>No evidence of discharge beyond site boundaries as observed</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022.</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				

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Z174	CEMP	9.2	Monitoring	Regular observations will be made by the Site Contractors and the Project Manager and mitigation measures put into place if sediment loaded runoff is likely to occur or a rainfall event is predicted. Monitoring requirements from a pump out permit or other required license shall be adhered to at all times.	<ul> <li>30/05/2022: Record sighted:</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> </ul>	
					<ul> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>	
Z175	CEMP	9.2	Reporting	water discharging off-site.	<ul> <li>30/05/2022: Interview:</li> <li>RCC stated that they are unaware of any of these events occurring during the Audit Period.</li> <li>30/05/2022: Observation:</li> <li>Local garden bed wash out noted associated with the stormwater drain on the corner of Rose Bay Avenue and New South Head Road. RCC stated that the stormwater drain on corner Rose Bay Avenue and New South Head Road has a surcharge defect and during rain events water has been observed coming up and out of the drain. This is resulting in local wash out of the woodchips and soils in the garden bed adjacent to the road. Sediment socks are being maintained around this drain and are cleaned out regularly by RCC.</li> <li>Discussion with EPM indicates that the garden bed is owned by Council.</li> <li>17/06/2022: Record sighted:</li> <li>Drawing 60549969-SHT-01-CR-C-1101 (revision C6, dated 08.02.2022) indicates the lot boundary of the site, which runs through the landscaped area at the front of the swimming complex. Based on this it is evident that half of the garden bed is owned by Council (fronting NSH road).</li> <li>Email correspondence (3 November 2021, 9 November 2021, 16 February 2022) from Richard Crookes to Connect Sydney Pty Limited regarding notification of the drain blockage, and program for scheduled maintenance by Connect Sydney.</li> <li>The most recent correspondence (16 February 2022) from RCC states that the blocked drain has been cleared however flow on pits are still impacted and further review / cleaning is required as issues still occurring on NSH Road. Connect Sydney confirmed receipt of this feedback and have sent the information to their inspector to investigate and action as required. No further correspondence / action was noted at the time of the audit.</li> </ul>	

mments on Independent Audit Findings and	Compliance Status					
Recommendations	Compliant	Non- Compliant	Not Triggered			

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non- Compliant	Not Triggered
Sediment Control	ol								
Z176	CEMP	10.2	Management actions	Prior to the start of the works a stormwater and sediment control plan should be prepared by the Principal Contractor. This Plan should be in accordance with Councils regulations. Site contractors will be required to observe any increases in sediment load in storm water drains when excavations are close to surface drains or waterways. Sediment control structures (i.e. silt fencing and/or hay bales) should be implemented in accordance with the Stormwater and Sediment Control Plan prior to the commencement of works. Evaluate weather conditions prior to works commencing and during any change in wind direction. Cease works if dust generation is excessive (by visual assessment). Covering of any stockpiles that are to remain for greater than two days, or if weather forecasts predict strong winds; with plastic or Hessian material. All sediment control measures will be kept in good operating condition and functional at all times, with regular maintenance. Strategic placement of such structures down gradient of stockpiles and slopes to minimise sediment entrainment. These measures should also be placed on the up slope side of any storm water collection channels. If a significant rain event occurs, fieldwork will cease. There will be sediment control measures available for placement down gradient of the work area; and Works will also be conducted in a manner to minimise the potential for sediment and soil migration, whereby excavated material will be hauled offsite as soon as practicable and/or reinstated and compacted.	<ul> <li>30/05/2022: Record sighted:</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>See Z172 regarding sediment control.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following</li> </ul>				
Z177	CEMP	11.2	Performance indicator	The prevention of sediment runoff is the best approach. Site contractors will be required to observe any increases in sediment load in storm water drains when excavating close to surface drains and site boundaries. No complaints from location residents, surrounding businesses or site personnel. Goal of ni complaints relating to sediment issues. No onsite observation of dust generation during excavation works by Project team. No visual evidence of tracked material on public roads.	<ul> <li>major rain event for 28/02/2022 and 08/04/2022.</li> <li>30/05/2022: Record sighted: <ul> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May,</li> <li>March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations.</li> <li>Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>No complaints received relating to sediment runoff/sediment issues.</li> </ul> </li> <li>Observation: See Z172 regarding sediment control.</li> <li>23/06/2022: Record sighted: <ul> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection forms viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 17/04/2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul> </li> </ul>				
Z178	CEMP	12.2	Monitoring	Regular observations will be made by the Site Manager and mitigation measures put into place if sediment loaded runoff is likely to occur or a rainfall event is predicted. Records of all corrective actions and known sediment releases will be kept. Implementation of visual monitoring of dust, material tracking, truck tarping, water spray use, exhaust plumes and stockpile covering.	See Z177 - assessed as compliant				

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							Compliant	Non- Compliant	Not Triggered
Z179	CEMP	13.2	Reporting	Maintenance of records on site of visual monitoring undertaken	<ul> <li>30/05/2022: Record sighted:</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>No complaints received relating to sediment.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				
Waste Managen Z180	CEMP	11.2	Management actions	<ul> <li>Provision of a Spill cleanup kit on all sites where bulk fuel is stored or is being transferred. Maintain a hardstand or lined and bunded area for the refueling and storage of equipment. Visual assessment of excavated material by the Environmental Specialist. The Environmental Specialist shall direct the Excavator Operator if the soil has to re assessed onsite or disposed off based on the in situ waste classification. Trucks to be used for transport of soil are to be fitted with cover tarpaulins to contain the load.</li> <li>Each truck prior to exiting site, shall be inspected prior to dispatch and either logged out as clean (wheels and chassis), or hosed down within a wheel wash down bay.</li> <li>Provide waste receptacles for all waste types and ensure that personnel use these correctly.</li> <li>All trucks leaving the site should be accompanied with a waste transportation form (Appendix B).</li> <li>Cease site works until the Project Manager has been notified of any unexpected finds and appropriate instructions have been provided to field personnel to address the issue.</li> <li>Project Manager to inform the Contract Administrator of any unexpected finds.</li> </ul>	See Z172 on refueling and spill kit. 30/05/2022: Observation: - No trucks / vehicles were observed on site. - Segregated waste receptacles were observed and appeared to be used correctly. - Two spill kits currently located onsite, one outside chapel, one adjacent to portaloo at site entrance.				

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Z181	CEMP	11.2	Monitoring	Regular observations will be made by the Project Manager and measures put into place if sediment loaded runoff is likely to occur or a rainfall event is predicted. Records of all corrective actions and known sediment releases will be kept. An up to date record of waste tracking shall be kept by the Environmental Specialist.	<ul> <li>30/05/2022: Record sighted:</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>No complaints received relating to sediment runoff/sediment issues.</li> <li>23/06/2022: Record sighted:</li> </ul>				
					<ul> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				
Z182	CEMP	11.2	Reporting	Maintenance of records on site of equipment inspections undertaken and landfill disposal/waste tracking and weigh bridge dockets, and any council approvals should be maintained onsite for inspection.	<ul> <li>30/05/2022: Record sighted:</li> <li>Equipment and plant maintenance record covered under Item Z81 (SSD Condition D2).</li> <li>Waste tracking record covered under Item Z108 (SSD Condition D8) - considered compliant.</li> <li>30/05/2022: Record sighted</li> <li>DumpIT Bins and Recycling Centre monthly waste summary report for December 2021 - April 2022.</li> <li>Breakdown included volumes of: vegetation waste; concrete, bricks, tiles, Fill/VENM, Timber, Glass, Paper &amp; cardboard, plastic, plasterboard, steel/iron, non-ferrous metal, food - organic, and other mixed waste.</li> <li>23/6/2022: Record sighted:</li> <li>PumperDump records for collection of concrete washout. records dated 13, 19, 21, 26 Oct 2021, 01, 16, 22 Nov 2021, 02 Dec 2021 and 21 Feb 2022.</li> </ul>				
Z183	CEMP	Section 2 of Appendix E	Demolition plar	<ul> <li>Demolition disposal for concrete, bricks, plasterboard, timber, tiles, PVC, metal, paper &amp; cardboard, glass, appliance, carpet, vegetation, soil – to Recycled Facility</li> <li>Asbestos ACM to be removed by a licenced contractor (up to 30 June 2007 &gt;200m2, 1 July 2007 &gt; 50m3, from 1 Jan 2008 &gt; 10m2 of bonded asbestos) &amp; managed in accordance with WHS Act &amp; Regulation 2012 and EPA requirements.</li> <li>Lead paints &amp; dusts will be removed using we sanding and vacuum techniques (cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health). Waste will be contained within sealed plastic bags for disposal. Clean up with a wet mop.</li> </ul>	- Breakdown included volumes of: vegetation waste; concrete, bricks, tiles, Fill/VENM, Timber, Glass, Paper & cardboard, plastic, plasterboard, steel/iron, non-ferrous metal, food - organic, and other				

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Z184	CEMP	Section 2 of Appendix E	Consider recycling reprocessing	Where practicable: - Timber for reuse or mulching - Aluminium wall frames – reprocess - Plasterboard – recycled or use as soil improvers - Steel – reprocess - Toughened Glass – reprocess - Carpet & underlay – reprocess & mulch mats	<ul> <li>30/05/2022: Record sighted</li> <li>DumpIT Bins and Recycling Centre monthly waste summary report for December 2021 - April 2022.</li> <li>Breakdown included volumes of: vegetation waste; concrete, bricks, tiles, Fill/VENM, Timber, Glass, Paper &amp; cardboard, plastic, plasterboard, steel/iron, non-ferrous metal, food - organic, and other mixed waste.</li> </ul>				
Z185	CEMP	Section 2 of Appendix E	Product stewardship	Investigate returning waste to the supplier? (e.g. plasterboard, packaging)	<ul> <li>30/05/2022: Record sighted</li> <li>DumpIT Bins and Recycling Centre monthly waste summary report for December 2021 - April 2022.</li> <li>Breakdown included volumes of: vegetation waste; concrete, bricks, tiles, Fill/VENM, Timber, Glass, Paper &amp; cardboard, plastic, plasterboard, steel/iron, non-ferrous metal, food - organic, and other mixed waste.</li> <li>30/05/2022: Observation and Interview:</li> <li>RCC state that wooden pallets are collected from suppliers for reuse. These were observed being stored in the loading dock, separate to the remainder of the waste streams. No record for collection of these items is provided.</li> </ul>				
Z186	CEMP	Section 2 of Appendix E	Putrescible waste	Putrescible waste is to be contained in bins and collected by licenced contractor for disposa	<ul> <li>30/05/2022: Record sighted</li> <li>DumpIT Bins and Recycling Centre monthly waste summary report for December 2021 - April 2022.</li> <li>Breakdown included volumes of: vegetation waste; concrete, bricks, tiles, Fill/VENM, Timber, Glass, Paper &amp; cardboard, plastic, plasterboard, steel/iron, non-ferrous metal, food - organic, and other mixed waste.</li> </ul>				
Z187	CEMP	Section 2 of Appendix E	Contaminated soils	Contaminated soils will be excavated and classified in accordance with EPA guidelines "Environmental Guidelines: Assessment, Classification & Management of Liquid & Non- Liquid Wastes" (June 2004) – www.environment.nsw.gov.au/waste/envguidlns/index.htm.	- DumpIT Bins and Recycling Centre monthly waste summary report for December 2021 - April 2022.				
Z188	CEMP	Section 2 of Appendix E		VENM excavated from site with suitable compaction qualities will be beneficially re-used on other construction sites whenever possible. Disposal to landfill will be the last option. No fill will be received on site that does not comply with EPA guidelines i.e. Contamination limits appropriate to the development.	- Breakdown included volumes of: vegetation waste; concrete, bricks, tiles, Fill/VENM, Timber, Glass, Paper & cardboard, plastic, plasterboard, steel/iron, non-ferrous metal, food - organic, and other mixed waste.				
Z189	CEMP	Section 2 of Appendix E		Potential for acid sulphate soils ASS will be assessed based on the sites proximity to low- lying coastal areas e.g. coastal plains, wetlands and mangroves where the surface elevation is less than five metres above mean sea level. If suspected, consultant to prepare Acid Sulphate Soil Management Plan (ASSMP). Excavation and neutralisation to be supervised by consultants as per ASSMP.	Covered under Initial Audit and assessed as compliant: Appendix R of EIS states that acid sulfate soil management plan is not required. Item considered non-triggered.				

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Z190	CEMP	Section 2 of Appendix E	Monitoring	Bin(s) with heavy lids shall be provided for putrescibles waste Daily inspections shall be carried out to ensure the worksite is litter free.	<ul> <li>30/05/2022: Record sighted:</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>30/05/2022: Observation: <ul> <li>In general, the site appeared to be litter free.</li> <li>Heavy lids for putrescible wastes were observed.</li> </ul> </li> <li>23/06/2022: Record sighted: <ul> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> </ul> </li> </ul>				
Z191	CEMP	Section 2 of Appendix E	Reporting	Waste reports/management plans indicate estimated waste min (80%) of accumulated totals for the project.	30/05/2022: Record sighted: - DumpIT Bins monthly waste summary report for December 2021 - April 2022.				
Z192	CEMP	Section 2 of Appendix E	Non- compliance	Generation of water pollution and/or air pollution from onsite waste storage Inappropriate/illegal off-site disposal of waste materials Asbestos & CCA treated timber contamination of recoverable waste stream thereby requiring landfill disposal.	<ul> <li>30/05/2022: Record sighted:</li> <li>DumpIT Bins monthly waste summary report for December 2021 - April 2022.</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>30/05/2022: Observation:</li> <li>Waste storage bins were contained and no evidence of water or air pollution was noted from the mode of storage.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03/2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Z193	CEMP	Section 2 of Appendix E	Emergency response	No specific requirements associated with waste management Scenarios such as spill, fires, explosions covered by the project emergency response plans.	Item not required for waste.				
Z194	CEMP	Section 3 of Appendix E	Reporting	The Project Green Star Administrator will be responsible for collecting monthly waste reports (Form 18.1) or utilising the waste subcontractor reporting format and issuing them to the Project Manager. These reports will measure the weight of waste generated of material by classification, total weight of waste, percentage by weight recycled and percentage by weight to landfill.	Covered under Item Z108 (SSD Condition D29) and assessed as compliant.				
Z195	CEMP	Section 5.1 of Appendix E		<ul> <li>Consideration should be given to the removal of ACM during any renovations, refurbishments or maintenance work in preference to other control measures such as encapsulation, enclosure and sealing.</li> <li>The WHS Regulation requires all ACM within the construction area to be labelled. (Refer 6.3 Labelling)</li> <li>Where ACM is identified or presumed, the locations and type of ACM are to be recorded in the ACM Register located within the Asbestos management plan folder.</li> <li>A risk assessment must be performed on all identified or presumed ACM.</li> <li>Control measures must be established to prevent exposure to airborne asbestos fibres and should take into account the results of risk assessments conducted for the identified or presumed ACM.</li> <li>All workers and contractors on site etc. must be advised of the ACM Register at time of induction, and as requested, permitted access to the register for their review</li> <li>Only competent persons should undertake the identification of ACM.</li> <li>All workers and contractors on site where ACM are present or presumed to be present, and all other persons who may be exposed to ACM as a result of being on the premises, must be provided with full information on the occupational health and safety consequences of exposure to asbestos and appropriate control measures. The provision of this information should be recorded.</li> <li>Reasonable steps must be taken to identify all possible locations of ACM within the site.</li> <li>Once a risk assessment has been completed and controls established, a SWMS is to be developed and submitted to RCC'S site management team for approval</li> </ul>	<ul> <li>30/05/2022: Interview:</li> <li>RCC stated that there has been no asbestos encountered since the previous Audit.</li> <li>Covered under previous Audit:</li> <li>26/06/2020 Record sighted: <ul> <li>Environmental Consulting Services (ECS) letter dated 23 June 2020 for the retaining Wall Material - no asbestos detected in proximate soils.</li> <li>Item considered compliant as asbestos inspection has been conducted by ECS.</li> </ul> </li> <li>11/06/2021: Record sighted <ul> <li>ECS (17 August 2020) 'Concrete Paved Area - Waste Classification Confirmation, Centenary Building Excavation Works, Cranbrook School Bellevue Hill'. Following the removal of the concrete paved area the underlying soil was assessed for petroleum hydrocarbons, polycyclic aromatic hydrocarbons, heavy metals and asbestos. Based on the results of the sampling, ECS classified the soil underlying the paved area 'the slab' as VENM.</li> </ul> </li> </ul>				
Z196	CEMP	Section 5.2 of Appendix E	Control of Asbestos Hazards	<ul> <li>If the ACM is friable, and there is a risk to health from exposure, it should be removed.</li> <li>If the ACM is bonded and in a stable condition, encapsulation may be appropriate if the ACM is unsealed. Encapsulation is not necessarily required if the ACM is unsealed but it does provide another "barrier" to the potential release of asbestos fibre as well as prolonging the</li> <li>lifespan of the material by providing protection against UV and environmental elements etc.</li> <li>ACM that are bonded, stable and sealed, which are unlikely to be disturbed during normal activities, can be left in-situ and managed, but need to be recorded in the ACM Register.</li> <li>ACM within the works zone must be removed prior to the commencement of demolition, partial demolition, renovation or refurbishment if they are likely to be disturbed by those works. This is in accordance with the NOHSC Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (2005)].</li> </ul>	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit.				
Z197	CEMP	Section 5.3.1 of Appendix E	Licensed contractors	If the ACM is classified as friable (e.g. sprayed limpet, pipe lagging, millboard insulation, vinyl sheet floor coverings with asbestos backing material, etc.) it is necessary to engage a contractor who holds a current AS-A class license for friable asbestos removal. The holder of an AS-A licence is also permitted to removed Bonded ACM. If the ACM is classified as bonded ACM (e.g. asbestos cement wall linings, Super Six roof sheeting, vinyl floor tiles, Zelemite electrical boards, etc.) the ACM may be removed by the contractor who holds a current AS-B licence for bonded asbestos removal. The holder of an AS-B licence is not permitted to remove friable ACM.	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item is considered non-triggered.				

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Z198	CEMP	Section 5.3.2 of Appendix E	WorkCover - Notification	For Bonded ACM, in quantities greater than 10m <sup>2</sup> , requiring a licensed contractor (AS-B) to complete the removal works, a WorkCover Notification is required to be lodged by the Licensed Contractor. The Notification is required to be lodged a minimum of seven (7) working days prior to starting the removal works. RCC will require a copy of the WorkCover stamped 'Notification' prior to issuing an RCC Asbestos removal permit.	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item is considered non-triggered.				
Z199	CEMP	Section 5.3.3 of Appendix E	WorkCover - Permit	For all Friable removal works, regardless of quantity, a suitably licensed contractor (AS-A) must apply to WorkCover for a Permit prior to removal works progressing. The Permit application is required to be lodged a minimum of seven (7) working days prior to starting the removal works. RCC will require a copy of the WorkCover 'Permit' and the application form prior to issuing an RCC Asbestos removal permit.	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				
Z200	CEMP	Section 5.3.4 of Appendix E	Airborne fibre monitoring	Airborne fibre monitoring must be conducted during and after the removal of all friable ACM by an independent competent person. For Bonded ACM, air monitoring is conducted as par of the clearance certificate (where required) or as requested by RCC, client or Hygienist. Air monitoring is conducted during the removal works to check the effectiveness of control measures implemented by the contractor (e.g. isolating the removal work area with a sealed, airtight enclosure fitted with negative air generating units, etc.). Air monitoring is also conducted after the ACM has been completely removed and the work area has passed a satisfactory visual inspection to determine whether the area is safe to reoccupy by unprotected persons.	RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				
Z201	CEMP	Section 5.3.5 of Appendix E	Clearance certificates	For all Friable ACM removal works or, as requested by the client or RCC for Bonded works, before an area can be re-occupied post asbestos removal, a clearance inspection must be carried out. The clearance inspection must be undertaken by an independent competent person only and a clearance certificate must be obtained from that competent person. Clearance monitoring is a mandatory requirement for all friable asbestos removal works and is recommended for bonded ACM removal works particularly when the bonded ACM is located internally or near sensitive receptors. The complete removal of all ACM must be verified with a written clearance certificate which must include details of a satisfactory clearance inspection conducted by the independent competent person. If clearance air monitoring has been conducted, the results of the clearance monitoring must be included as part of the clearance certificate as well.	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				
Z202	CEMP	Section 5.3.6 of Appendix E	Waste	All asbestos waste shall be disposed of at an approved landfill disposal site by licensed contractors, and in accordance with the requirements of The Legislation. Transport and disposal of asbestos waste shall be carried out only in a manner that will prevent the liberation of asbestos fibres in to the atmosphere. A copy of the EPA Waste Tracking document is the required documentation for disposal, and a copy of the necessary License for carrying out this removal and disposal is the required documentation for transportation.	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				

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Z203	CEMP	Section 5.4 of Appendix E	Record keeping	<ul> <li>RCC shall maintain detailed records of all activities relating to asbestos works which have been undertaken on site. The records kept should include:</li> <li>Copies of all asbestos survey/audit reports, including updates and amendments. (RCC ACM Registers)</li> <li>Copies of all WorkCover notifications and permits</li> <li>Risk Assessments and SWMS documents.</li> <li>RCC Asbestos removal permits</li> <li>RCC Air Monitoring and Clearance certificate records</li> <li>Records pertaining to the informing of employees/contractors about the presence of asbestos on site, and those employees have been appropriately trained in safe work procedures and practices.</li> <li>Clearance certificates indicating areas are safe to reoccupy after asbestos abatement works; and</li> <li>Airborne fibre monitoring results</li> <li>Previous versions of the asbestos register</li> </ul>	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				
Z204	CEMP	Sections 5.5 & 5.6 of Appendix E	Labelling, Warning Signs	RCC has advised that individual labelling of ACM is to be determined by a Competent Person usually nominated by the client however may not be necessary in every instance. All friable and high risk asbestos situations, as well as any location containing ACM's where regular maintenance or repair work is likely to be carried must be labelled. In locations where ACM has been identified within close proximity to the work area, but not required to be removed or disturbed, should be labelled or sign posted warning of 'Asbestos containing material, do not disturb' or in wording similar. All site areas which are known or suspected to contain ACM's shall have a warning sign at every main entry into the area indicating that an asbestos register exists for the site and a point of contact must be contacted before undertaking any works.					
Z205	CEMP	Section 5.7 of Appendix E	Safe work practices	If a project is likely to impinge upon ACM the principal contractor (RCC) must assess the requirement for a licensed asbestos removalist to perform the asbestos removal work. A WorkCover permit / Notification may be required as part of an RCC, Asbestos Permit to work, prior to the asbestos removal work commencing.	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				
Z206	CEMP	Section 5.7.2 of Appendix E	Tools and equipment	At the end of the removal work, all tools should be: - Decontaminated (i.e. fully dismantled and cleaned under controlled conditions as described in the Code, or - Disposed of in sealed containers similar to that for disposal of the ACM waste product. Vacuum cleaners used for asbestos cleaning must comply with: - AS 3544-1988 (Industrial Vacuum Cleaners for Particulates Hazardous to Health) and - AS4260-1997 High Efficiency Particulate Air Filters (HEPA) - Classification, construction and performance.	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				
Z207	CEMP	Section 5.7.3 of Appendix E		<ul> <li>An RCC Asbestos Removal Permit form must be completed for any work on ACM. Before being issued with an Asbestos Removal Permit, individuals will be required to peruse the RCC Asbestos Management Plan and the Asbestos Register. Where practicable, contractors should be made aware of the requirements of the plan prior to tendering to ensure they allow for such requirements when quoting.</li> <li>RCC's Site Manager or HSE Coordinator shall be advised immediately of any incidents of non-compliance with the RCC Asbestos Management plan or the Code</li> </ul>	30/05/2022: Interview: RCC stated that there has been no asbestos encountered since the previous Audit. Item considered non-triggered.				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Monitoring Requ	uirements								
Z208	CEMP	14.1	Auditing and Records	The Client Project Manager will conduct regular audits of the Principal Contractors implementation of the CEMP. Audits will involve a review of all environmental documents, records and reports to ensure compliance with the requirements of the CEMP. If non compliance is detected, the Principal Contractor will initiate to the satisfaction of the Client Project Manager the appropriate corrective action. Key environmental and procedural issues to be covered by the audit will include, but may not be limited to: • Environmental management measures presented in Environmental Elements 1 to 7; • Environmental management measures presented in the AMP; • Adherence to reporting procedures; • Complaint and incident management; and • Legislative requirements.	<ul> <li>30/05/2022: Record sighted:</li> <li>EPM (18 June 2021) Cranbrook School Redevelopment Project Construction Compliance Report. The report indicated 1 non- compliance on a review of plans, strategies and programs not being conducted within three months of submitting Construction Compliance Report (CCR) 2 dated 17 December 2020 as stipulated in condition A30(a) of the CoC. DPIE were notified within 7 days via the Major Projects Portal (SSD-8812-PA-25) dated 18/06/21.</li> <li>EPM (7 December 2021) Cranbrook School Redevelopment Project Construction Compliance Report. The report indicated no non- compliances.</li> </ul>				
Z209	CEMP	14.1, 17	Auditing and Records	Environmental and construction records will include, but may not be limited to: • Complaint records; • Incident, non conformance and corrective action reporting; • Communications with stakeholders; • Monthly waste management reporting; • HGG monitoring if required; • Daily asbestos monitoring if required; and • CEMP audit documentation.	<ul> <li>30/05/2022: Record sighted:</li> <li>Complaint records</li> <li>No incidents / non conformances since the last audit.</li> <li>Communication with stakeholders via newsletter.</li> <li>Monthly Dumplt waste summary reports for the Audit Period.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				
Security and Put	blic Safety								+
Z210	,	16.1	Restriction to access	Perimeter fencing and/ barricades that restrict access to the proposed work zone and stockpile area will be installed. Only authorised persons wearing the appropriated PPE will be able to enter the excavation/construction and stockpile/staging areas during works. Whilst excavations remain open, the site is unattended and works are not active, high visibility fencing will be placed around the boundary of the excavation to alert any people on site to the presence of the excavation.	30/05/2022: Observation: - Barricades were observed around work zones.				
Z211	СЕМР	16.2	Pedestrian and traffic control	Relevant signage will be in place during the excavation works to warn and protect pedestrians and other traffic of the potential exposures in the vicinity of the work area. Signage shall also be erected to inform the public who to contact in case of any complaints.	30/05/2022: Observation: - Site notices observed on the perimeter hoarding including safety identifiers, site contact details, PCA contact details, the approved hours of work, the name of the site manager and 24 hour contact number, no unauthorised access.				

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Noise and Vibrat Z212	on CEMP	Section 8.1 of Appendix D	Site specific recommendatio ns	<ul> <li>Excavation: <ul> <li>Use of rippers (as opposed to pneumatic hammers) is recommended whenever possible to minimise noise and vibration generation.</li> <li>All plant/equipment shall be maintained as per noise control methods and procedures outlined in section 9.3 below.</li> <li>Vehicle Noise: <ul> <li>Truck movements should not commence prior to 7:00am, and should not idle outside the site prior to 7am.</li> </ul> </li> </ul></li></ul>	<ul> <li>30/05/2022: Record sighted:</li> <li>Sign in/sign out registers for 12 October 2021. Earliest time is 5:06am (safety person to open gate). Several workers arrive before 6am. RCC states that no work is conducted prior to 7am - workers come early to ensure they can get a spot on public transport during Covid. Latest sign off is at 6pm.</li> <li>Sign in/sign out registers for 15 January 2022 (Saturday). Earliest time is 5:17am (safety person to open gate). Several workers arrive before 6am. RCC states that no work is conducted prior to 7am - workers come early to ensure they can get a spot on public transport during Covid. A few people signed off after 2pm, 3pm and 4pm. The majority are RCC staff and Christies (labourers).</li> <li>No complaints received regarding out of hours works, however one noise complaint (due to loud music) prior to 7am. The complaint was resolved.</li> <li>30/05/2022: Observation:</li> <li>No excessive noise was observed as a result of construction activities.</li> </ul>	
Z213	CEMP	Sections 8.2, 9.2 & 10 of Appendix D	Management of noise emissions and complaints handling		30/05/2022: Record sighted: - Complaint record indicated 1 complaint for loud music before 7am. The complaint was resolved. No complaint was noted on construction noise.	
Z214	CEMP	Section 8.3 of Appendix D	General recommendatio ns	<ul> <li>Selection of alternate appliance or process</li> <li>Acoustic barrier</li> <li>Silencing devices</li> <li>Material handling</li> <li>Treatment of specific equipment</li> <li>Establishment of site practices</li> <li>Strategic positioning of processes onsite</li> <li>Regular noise checks of equipment</li> </ul>	<ul> <li>30/05/2022: Record sighted:</li> <li>Complaint record indicated 1 complaint for loud music before 7am. The complaint was resolved. No complaint was noted on construction noise.</li> <li>30/05/2022: Observation:</li> <li>Hoarding around the perimeter of the construction site provides some acoustic buffer.</li> <li>When not in use equipment was switched off.</li> <li>Noise exceeding reasonable construction levels was not observed during the Audit inspection.</li> </ul>	

omments on Independent Audit Findings and	(	Compliance St	atus
Recommendations	Compliant	Non- Compliant	Not Triggered

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Z215	CEMP	Section 9.1 of Appendix D	communication with affected	<ul> <li>To ensure that this process is effective, regular scheduled meetings will be required for a finite period, until all issues have been addressed and the evidence of successful implementation is embraced by All parties.</li> <li>An additional step in this process is to produce a newsletter informing nearby residents of upcoming activities that are likely to generate higher noise/vibration levels.</li> </ul>	30/05/2022: Record sighted: - A selection of Cranbrook School Newsletters for the Audit Period notifying of works.				
Z216	СЕМР	Section 10 of Appendix D	plans	<ul> <li>Where non-compliances or noise complaints are raised the following methodology will be implemented.</li> <li>1. Determine the offending plant/equipment/process.</li> <li>2. Locate the plant/equipment/process further away from the affected receiver(s) if possible.</li> <li>3. Implement additional acoustic treatment in the form of localised barriers, silencers etc. where practical.</li> <li>4. Selecting alternative equipment/processes where practical</li> <li>5. Setup noise monitoring devices at locations represent nearest noise receivers and provide noise data for each complain time period. Analysis is required and determine suitable noise mitigation measures.</li> </ul>	30/05/2022: Record sighted: - No ongoing noise complaints recorded for the Audit Period.				

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Construction Tra	affic Manager	I Jont Blan	+						
Z217	CEMP	Section 5.2 of Appendix C	Hours of work	<ul> <li>All works, associated with the project will be restricted to the time periods by the Conditions of Consent. In accordance with Condition D4 the hours of work are stipulated as follows:</li> <li>Monday to Friday 7:00am to 6.00pm;</li> <li>Saturdays 8.00am to 1.00pm;</li> <li>Sunday or public holidays No works to be undertaken without prior approval Additional to these timings, when demolition, excavation and construction are undertaken on school days, all vehicular movements associated with the construction shall only be undertaken between 7.00am – 8.00am, 9.00am – 2.30pm and 4.00pm and 5.00pm (to minimise disruption to the traffic network during school drop off and pick up periods).</li> <li>Also, rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between; 9.00am – 12.00pm and 2.00pm – 5.00pm, Monday to Friday and 9.00am – 12 pm on Saturdays.</li> </ul>	Covered under SSD Conditions D4, D5, D8 and assessed as compliant.				
Z218	CEMP	Section 5.3 of Appendix C	General requirements	In accordance with Road and Maritime Services (RMS) requirements, all vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site. Vehicles operating to, from and within the site shall do so in a manner, which does not create unreasonable or unnecessary noise or vibration. No tracked vehicles will be permitted or required on any paved roads. Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.	Covered under SSD Condition D22 and assessed as compliant.				
Z219	CEMP	Section 5.4 of Appendix C	Construction vehicle types	<ul> <li>A management system will be put in place to:</li> <li>Stagger all contractors' deliveries to ensure that back logs do not occur with multiple deliveries arriving at the same time.</li> <li>The provision of standing areas within the site, for vehicles up to Truck and Dog to wait to be loaded/unloaded.</li> <li>Traffic control measures to be in place at all entry and exit points to the site outlined in Section 5.7.</li> </ul>	<ul> <li>30/05/2022: Record sighted:</li> <li>Daily delivery board.</li> <li>30/05/2022: Observation:</li> <li>Traffic control measures observed in place at entry and exit points.</li> <li>No vehicles on site, hand uploads for all works being completed at the gate.</li> <li>No back log of multiple deliveries observed.</li> </ul>				
Z220	CEMP	Section 5.7 of Appendix C	Traffic control measures	Traffic control will be provided for access and egress to all gates and work zones will be in accordance with the RMS Guide to Traffic Control at Work Sites. All gates and work zones will be managed by traffic controllers at all times. In addition, it is proposed to provide three 'passing bays' on the eastern side of Rose Bay Avenue and restrict parking on a section of the western side of Rose Bay Avenue, to assist vehicles travelling along Rose Bay Avenue towards the Victoria Road/Rose Bay Avenue intersection. The bays will be placed opposite Gate 2A, Gate 2B and Gate 4 and will be accommodated by placing 'No Stopping' restrictions on the carriageway edge. Traffic management will be provided on the approaches to each gate and work zone on Rose Bay Avenue in accordance with TCP 77 and TCP 195 and a traffic controller will be provided at each gate and work zone. (refer to Attachment 2)	30/05/2022: Observation: - Traffic controllers were observed				
Z221	CEMP	Section 5.8 of Appendix C	Work zones	<ul> <li>A 40m work zone is proposed adjacent to Gate 2 and a 25m work zone is proposed adjacent to Gate 3.</li> <li>The work zone operational hours are proposed as shown below:</li> <li>Monday to Friday 7:00am to 6.00pm;</li> <li>Saturdays 8.00am to 1.00pm;</li> <li>Sunday or public holidays No works to be undertaken without prior approval Outside these hours, the kerbside lane within the Works Zone shall be clear of all vehicles, equipment and debris.</li> <li>The works zone shall be limited to vehicles no longer than an 19m Truck and Dog. All loading/unloading shall occur wholly within the Works Zone or development site.</li> </ul>	30/05/2022: Observation: - The work zones were observed to be in operation during the Audit inspection and were noted to be free of debris. Record for sign in is covered under review of Condition D4.				

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Z222	CEMP	Section 5.10 of Appendix C	Pedestrian movement	Pedestrian access to the school and the surrounding pedestrian network is to be maintained at all times. Students will be instructed to only exit the Rose Bay Ave Gate westbound (toward Victoria Road) and internal signage will be provided to instruct students of this restriction. This should remove student pedestrian movements along Rose Bay Avenue along the construction site frontage and the Site Access Gates.	30/05/2022: Observation: - Pedestrian access to the school and surrounding pedestrian network was observed to be maintained.					
Z223	CEMP	Section 5.11 of Appendix C	Special deliveries	Any oversized vehicle (including cranes) that are required to travel to the site will be dealt with the submission of required permits to and subsequent approval by relevant authority prior to any delivery. Requests shall be submitted 28 days prior to the scheduled date of use of an oversized vehicle.	30/05/2022: Record sighted: - Woollahra Council (15 March 2022) Approval Permit to Stand Plant for mobile crane for 26 March 2022.					
Z224	CEMP	Section 5.13 of Appendix C	Work site security	To provide security to the works site and protection to the general public and during specific activities, Class A or B hoardings will be erected along the construction site boundary to protect the works site and the general public. These hoardings will be erected to define the extent of the works site. All access points are to be securely locked when construction activities are not in progress.	30/05/2022: Observation: - Appropriate hoarding was observed along the construction site boundary and appeared to be in good condition. - All access points were observed to have the capacity to be locked.					
Z225	CEMP	Section 5.14 of Appendix C	Adjacent developments	When the programs of both developments are finalised, the Principal Contractor will liaise with the adjacent development, to co-ordinate the traffic management to minimise the cumulative traffic and parking impacts of both developments.	30/05/2022: Interview: - Verbal discussion was conducted with builder for Victoria Road site on movement of crane.					
Z226	CEMP	Section 5.15 of Appendix C	Staff induction	All staff and subcontractors engaged on site will be required to undergo a site induction. The induction will include permitted access routes to and from the construction site for all vehicles, as well as standard environmental, OH&S, driver protocols and emergency procedures. Additionally, the Principle Contractor will discuss TMP requirements and advise workers of public transport and car-pooling opportunities.	30/05/2022: Record sighted: - Site induction records maintained on Hammertech which was observed to be maintained (record sighted for 4/3/2022, 27/5/2022). The site induction was covered under a previous Audit.					
Z227	CEMP	Section 5.17 of Appendix C	Occupational health and safety	Any workers required to undertake works or traffic control within the public domain shall be suitably trained and will be covered by adequate and appropriate insurances. All traffic control personnel will be required to hold RMS accreditation in accordance with Section 8 of Traffic Control at Worksites.	30/05/2022: Record sighted: - Licences for site traffic controllers (MCB, SN) viewed.					
Z228	CEMP	Section 5.18 of Appendix C	-	Traffic control plans in accordance with Australian Standards (AS 1742.3 – Traffic Control Devices for Works on Roads) and RMS Traffic Control at Worksites manual will advise motorist of upcoming changes in the road network. During construction the contractor shall, prior to work commencing, ensure all signage is erected in accordance with the TCP and clearly visible. Each evening, upon completion of work, the contractor is to ensure signage is either covered or removed as required. Sign size is to be size "A". No deviation from the approved TCP shall be permitted, unless otherwise approved by the Department and certified by an RMS accredited personnel. The associated TCP road signage will inform drivers of works activities in the area including truck movements in operation. Prior to commencement of works on site the contractor is to inform neighbouring properties of proposed works and provide site contact information by means of a letter box distribution.						
Z229	CEMP	Section 5.20 of Appendix C	Maintenance of roads and footways	The roads and footpaths along the route of travel will be kept in a serviceable state at all times. A dilapidation study will be prepared and submitted to the Council and any damage arising as a result of the proposed truck movements will be treated / repaired by the principal contractor at no cost to Council or the School.	<ul> <li>30/05/2022: Observation:</li> <li>No major damage was observed associated with the site construction.</li> <li>30/05/2022: Record sighted:</li> <li>Final dilapidation survey completed and submitted to council (14 Feb 2022). Survey sighted. No further road or footpath works required.</li> </ul>					

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						Recommendations	Compliant	Non- Compliant	Not Triggered
Soil and Water M	Management P	lan							
Z230	CEMP	Section 2.1 of Appendix F	implementation	<ul> <li>a. Input drainage and storm management systems to transport stormwater and run-off through or around site safely and without contamination of waterways.</li> <li>b. Any temporary sediment basins must be constructed and in service prior to the start of bulk excavation and earthworks, where disturbed earthworks area exceeds 2,500 m2 at any one time. The basement excavation will form a suitable temporary sediment basin for the anticipated disturbed area. This basin is to remain until the disturbed area has had slab construction commence or stabilised.</li> <li>c. Install sediment fencing and cut drains to meet the requirements of the erosion sediment management drawings prepared by SCP.</li> <li>d. Waste collection bins shall be installed adjacent to site office – yet not in a position which, in the case of overflowing or a spill, compromises the safety of waterways – for collection of all construction refuse. All waste materials must be disposed of off-site in a safe and legal manner, or stored safely, well clear of streambanks and flood-prone areas.</li> <li>e. Staff facilities to be located such that all effluent and waste water is easily contained and management drawings prepared by SCP.</li> <li>g. Install sediment control protection measures such as geotextile filters or sandbags, at all natural and man-made drainage structures. Maintain until all the disturbed areas are stabilised.</li> <li>h. Clear and strip the work areas. Minimise the damage to the grass and low ground cover of non disturbed areas. At all times, minimise the area of the site being disturbed and stockpile all topsoil for reuse in rehabilitation.</li> <li>i. Do not use invasive species in rehabilitation.</li> <li>j. Vehicle and equipment maintenance to occur offsite, or, where appropriate, in a designated area onsite that is impervious and bunded or similarly confined to prevent contamination of waterways.</li> <li>k. Do not use invasive species in rehabilitation.</li> <li>l. Do not use invasive species in rehabilitation.</li> <li< td=""><td>30/05/2022: Observation: - Stormwater at the site seeps through the ground, noting that permeable membrane was installed across the site. - Sediment control was observed on kerbside drains on surrounding public roadways. kerbside drains were observed to be free of sediment loads. - Segregated waste and designated waste storage areas were noted. - Amenities wastewater is directed into sewer or into a tank for offsite disposal. - A stabilised site access was observed at the delivery entrance. - No refueling occurs onsite. Minor fuels were kept for equipment and forklifts, noting that the majority of the site is paved.</td><td></td><td></td><td></td><td></td></li<></ul>	30/05/2022: Observation: - Stormwater at the site seeps through the ground, noting that permeable membrane was installed across the site. - Sediment control was observed on kerbside drains on surrounding public roadways. kerbside drains were observed to be free of sediment loads. - Segregated waste and designated waste storage areas were noted. - Amenities wastewater is directed into sewer or into a tank for offsite disposal. - A stabilised site access was observed at the delivery entrance. - No refueling occurs onsite. Minor fuels were kept for equipment and forklifts, noting that the majority of the site is paved.				

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							Compliant	Non- Compliant	Not Triggered
Z231	CEMP	Section 2.2 of Appendix F	Erosion and sediment control	<ul> <li>a. Clearly visible barrier fencing shall be installed on the site to assist in controlling the movement of traffic within the site and prohibit unnecessary site disturbance.</li> <li>b. Vehicular access to the site shall be stabilised and limited to only that essential for construction work and shall enter the site only through the designated stabilised access points.</li> <li>c. Proprietary silt fencing shall be installed in accordance with the erosion and sediment management drawings prepared by SCP and elsewhere at the discretion of the site superintendent to contain coarser sediment fractions as near as possible to their source.</li> <li>d. Stockpiles shall be located in accordance with the erosion and sediment management drawings prepared by SCP. Where stockpiles are to be in place longer than 10 days they shall be stabilised by covering with mattering or tarps. Use sediment fences and earth banks with stockpiles as required to manage erosion.</li> <li>e. Stockpile material may be removed from site to reduce the risk of further pollution of site runoff.</li> <li>f. Soil materials shall be replaced in the same layers they are removed from the ground i.e. all subsoils are to be buried and topsoil is to be respread on the surface at the completion of works.</li> <li>g. All disturbed areas are to be stabilised within 20 working days of the completion of site works. All disturbed areas are to be protected so that the land is permanently stabilised within three months. Topsoil shall be respread our the site. Soil testing may be required to talior the mix for the site.</li> <li>If hydromulchable soil (exact required depth to be confirmed by supplier). The site shall be stabilised and revegetated using a hydromulch mix (or equivalent) to be specified by the supplier, as appropriate for the site. Soil testing may be required to talior the mix for the site.</li> <li>If hydromulching is not suitable for site stabilised by the methods mentioned in this point (g) or an equivalent.</li> <li>Any areas that remai</li></ul>					
Z232	CEMP	Section 2.3 of Appendix F	Groundwater protection	All groundwater management items raised within the above reports need to be adopted within other construction management plans and followed during construction.	Covered under Initial Audit and assessed as compliant: - The Douglas Partners (March 2018) PSI (Contamination), Cranbrook School Redevelopment does not require groundwater management, unless there is any unexpected find. Item considered non-triggered.				
Z233	CEMP	Section 3 of Appendix F	Maintenance during construction	A regular site maintenance program shall be established for the site based upon: • Daily site walk-over by site foreman/manager to ensure adequate condition of erosion control measures; • A weekly site audit of erosion control measures during periods of dry weather; and • A site audit of all erosion control measures following a rainfall event.	<ul> <li>30/05/2022: Record sighted:</li> <li>School Perimeter Inspection for 18/05/2021.</li> <li>Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.</li> <li>Weekly Environmental Inspection forms reviewed. A system called 'Go Canvas' which prompts questions for site observations. Observations then get sent to Subcontractors. Items are closed out by lunch time the following day which is recorded in Subcontractor Meeting.</li> <li>23/06/2022: Record sighted:</li> <li>Perimeter inspection records viewed for 12/05/2022, 18/05/2022, 24/05/2022.</li> <li>Monthly environmental inspection records viewed for 01/03/2022, 19/05/2022.</li> <li>Weekly environmental inspection forms viewed for 01/03.2022, 02/03/2022, 04/05/2022, 26/05/2022</li> <li>Inspection records for Site Safety walkovers viewed for 17/04/2022, 07/05/2022.</li> <li>Specific inspections forms viewed in relation to dewatering following major rain event for 28/02/2022 and 08/04/2022.</li> </ul>				

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Z234	СЕМР	Section 4 of Appendix F	Unexpected finds protocol	If during excavation and construction, any potentially hazardous materials are found within the site, all work on the site should be halted immediately. A relevant expert (geotechnical engineer, environmental consultant, civil engineer, asbestos consultant) should be contacted. Work should remain halted until the relevant expert can assure that all hazard to workers has been removed/neutralised, and that there will be no negative long-term effects to future residents or their assets due to the hazard. A similar protocol is to be undertaken if any unexpected or unmapped services are encountered during excavation and construction, such as heritage or Aboriginal artefacts. Construction should be halted until the relevant service provider can be contacted, and the service properly located and mapped. An engineer should be consulted if this effects construction works or excavation significantly.	30/05/2022: Interview: - RCC stated that there have been no unidentified finds during the Audit Period.				
Flood Emergenc									
Z235	CEMP	Section 3 of Appendix F	Flood warning	<ul> <li>If Bellevue Hill is forecast as having a storm or heavy rainfall in excess of 50mm during any day the site is operational this shall be communicated to all workers within the pre-start meeting and the site manager and supervisors tasked with regularly checking their preferred communication channel for updates on when the rainfall event may occur.</li> <li>During periods of intense rainfall and if flood depths are noticeable on the Hordern Oval all plant should be relocated to an area above the flood extent. All work shall cease within the flooded area and employees and contractors shall take shelter within the site amenities. Works should not recommence within any flooded area until the excavation has been adequately pumped out and the flooding on the Oval has subsided.</li> </ul>	flooding management required.				
Z236	CEMP	Section 5 of Appendix F	Flood awareness training	Flood awareness training shall be provided as part of site-specific induction for all employees and contractors as part of the induction process. Pre-start meetings and Toolbox Talks focused on the risks associated with working in flood prone areas - including the rapid rising flood waters and entering flood waters should be completed on a 3 monthly basis to ensure all workers remain clear on the associated flood risk present at the site.	<ul> <li>30/05/2022: Interview:</li> <li>-RCC confirmed that no flooding issues occurred on the site. The Oval Drainage was adequate to drain the water received onsite. No further flooding management required.</li> <li>Covered under Initial Audit assessed as compliant:</li> <li>5/2/2020: Flood awareness is provided in Richard Crookes induction.</li> </ul>				
Waste Classifica	tion and Valid	ation							
Z237	CEMP	Sections 7 & 8 of Appendix J	Waste classification assessment & ENM Assessment	All samples of fill would be classified as General Solid Waste (non-putrescible) and would need to be disposed of at a site that is licenced to receive this category of waste. Any materials encountered on the site that are different to those described herein may have a different classification. The natural soils and, where encountered, rock below the fill should be able to be described as virgin excavated natural material (VENM) upon excavation, providing they are not cross- contaminated during excavation/piling works. Validation of this status will be required once the overburden has been removed from the site. VENM can usually be transported to a site for use as fill rather than requiring disposal at landfill. The materials outside the areas of yellow shading can be described as Excavated Natural Material (ENM) upon excavation and can be disposed of at a site that is licenced to receive this type of material.	<ul> <li>30/05/2022: Record sighted:</li> <li>DumpIT Bins monthly waste summary report for December 2021 - April 2022.</li> <li>11/06/2021: Record sighted</li> <li>Douglas Partners (30 October 2019) In-situ Waste Classification &amp; ENM Assessment, Hordern Oval, Cranbrook School, Bellevue Hill.</li> <li>ECS (6 December 2019) 'Waste Classification - Sand, Cranbrook School Bellevue Hill'.</li> <li>ECS (23 June 2020) 'Retaining Wall Material, Cranbrook School Bellevue Hill'.</li> <li>ECS (23 June 2020) 'Retaining Wall Material, Cranbrook School Bellevue Hill'. The report provides the findings for the investigation of the sand from around a concrete footing/wall at the southern end of the development. The report did not indicate any hazardous materials.</li> </ul>				

## We are engineers, scientists <sup>and</sup> innovators



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