



INDEPENDENT ENVIRONMENTAL AUDIT REPORT

Cranbrook School, 5 Victoria Road, Bellevue Hill NSW



Cranbrook School c/o EPM Projects Pty Ltd

23 August 2021

19256 R4

Quality Management

Document Distribution

Issue/Revision	Issue 1	Revision	Revision
Remarks	Draft	Final	Revision 1
Date	16 June 2021	22 June 2021	23 August 2021
Prepared by	Cheryl Halim with assistance from: <ul style="list-style-type: none">• Jack Braithwaite• Rebeka Hall	Cheryl Halim with assistance from: <ul style="list-style-type: none">• Jack Braithwaite• Rebeka Hall	Cheryl Halim with assistance from: <ul style="list-style-type: none">• Jack Braithwaite• Rebeka Hall
Signature	DRAFT		
File reference	19256 R4 Draft IEA Report SSD 8812 Cranbrook School 16Jun21	19256 R4 Final IEA Report SSD 8812 Cranbrook School 22Jun21	19256 R4 Final Revised IEA Report SSD 8812 Cranbrook School 23Aug21
Distribution	<ul style="list-style-type: none">• Cranbrook School c/o EPM Projects Pty Ltd• Zoic Electronic File	<ul style="list-style-type: none">• Cranbrook School c/o EPM Projects Pty Ltd• Zoic Electronic File	<ul style="list-style-type: none">• Cranbrook School c/o EPM Projects Pty Ltd• Zoic/Geosyntec Electronic File

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
Suite 1, Level 9
189 Kent Street, Sydney 2000
Phone: +61 2 9251 8070
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 15,000m², 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 third Construction Audit conducted within 1 year of the second Audit (30 June 2020).

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 = 104 items
- Number of non-compliances = 1 items
- Number of non-triggered = 14 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 = 99 items
- Number of non-compliances = 0 items
- Number of non-triggered = 19 items

The findings of this third IEA are presented in this document. One minor non-compliance was identified. Based on the above, it is concluded that environmental performance and management, during the construction phase audited, is acceptable at the Site.

Table of Contents

1	Introduction.....	7
1.1	Background.....	7
1.2	Audit Team	7
1.3	Purpose and Objective of Audit.....	8
1.4	Audit Scope.....	9
1.5	Audit Period.....	10
1.6	Environmental Representative	10
2	Audit Methodology	11
2.1	Auditor Notification to DPIE	11
2.2	Development of Audit Scope – Independent Audit Program	11
2.3	Site Audit Process	11
2.4	Interviews.....	12
2.5	Site Inspection.....	13
2.6	Consultation.....	13
2.7	Compliance Status Descriptors.....	13
3	Audit Findings.....	14
3.1	Approvals and Documents Audited	14
3.2	Summary of Assessment of Compliance.....	14
3.3	Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period.....	15
3.4	Discussion of Non-Compliances	15
3.5	Assessment from Previous Audits	15
3.6	CEMP, Sub-plans and Post Approval Documents.....	16
3.7	Environmental Management System	17
3.8	Discussion of Other Matters	17
3.9	Outcomes of Consultation with Relevant Agencies and/or Stakeholders.....	17
3.10	Complaints and Management of Complaints	18
3.11	Incidents and Management of Incidents.....	19
3.12	Performance of Environmental Management Plans	19
3.13	Evidence Collected through Site Inspection	21
3.14	Evidence to Support Compliance Assessment.....	22
3.15	Actions from Previous Annual Review and Compliance Reports	22
3.16	Environmental Management Improvement Opportunities	22
3.17	Key Strengths of the Project Environmental Management and Performance	22
4	Recommendations and Opportunities for Improvements	24
5	Other Relevant Information.....	25

Appendices

Appendix A	Figures
Appendix B	Auditor Declaration
Appendix C	Correspondence
Appendix D	Record of Meeting and Agenda
Appendix E	Photographs
Appendix F	Audit Table

Glossary

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

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

1 Introduction

Zoic Environmental Pty Ltd (Zoic) (Zoic, now 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 15,000m².

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 Zoic personnel:

Table 1.1. Audit Team

Name	Role
Dr Cheryl Halim	Lead Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• BE (Chemical)• PhD (Chemical Engineering)
Rebeka Hall	Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802)• Certified Environmental Practitioner (General) EIANZ (No. 889)• Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)• BEnvSci (Hons) (Geology)
Jack Braithwaite	Auditor

Name	Role
	<ul style="list-style-type: none"> Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766) BSc (Hons) (Biochemistry and Molecular Biology)

A declaration form indicating independence from the Project, 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 third Audit completed within one year of the second 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 Construction of the project is anticipated to be 25 months, which commenced in late December 2019 with completion targeted by the end of 2021.

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	<p>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:</p> <ol style="list-style-type: none"> An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. <p>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.</p>
D34	<p>Independent Audits of the development must be carried out in accordance with:</p> <ol style="list-style-type: none"> the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D32 of this consent; and the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
D35	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:</p> <ol style="list-style-type: none"> review and respond to each Independent Audit Report prepared under condition D34 of this consent; 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.
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 is approximately 15,000m² and located within Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768. The boundary of this Audit is shown in the site plan included in Appendix A. The site 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 1 July 2020 to 2 June 2021.

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 third IEA for the site and covers a review period review of 1 July 2020 up to the time of the third Site Audit (2 June 2021).

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 Olivia Rorke (Site Engineer) and Mr Frank Galluzzo (Building Cadet) from RCC were the appointed Environmental Representatives, who assisted Zoic during this Audit process.

2 Audit Methodology

2.1 Auditor Notification to DPIE

The Environmental Audit team was notified to DPIE and approved by DPIE in a letter dated 6 May 2021, attached in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Zoic (26 November 2019) 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.

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 2 June 2021. 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 later in the day during the site Audit. Both Michael Nasiry (representing EPM) and Peter Ibrahim (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

The closing meeting was held five days after the Site Audit on 7 June 2021. It was agreed that the closing meeting could be conducted via email correspondence from Zoic, which provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit, which identified opportunities for improvement. Zoic identified additional records that were required to complete the audit process.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 16 June 2021.

2.3.5 Finalisation of Independent Environment Audit Report

The Draft IEA Report was reviewed by EPM, who provided feedback to Zoic. As a result of the feedback, the following items were updated:

- Item Z27 – At the time of the issue of the Draft IEA Report, Zoic was informed that there was no non-compliance or incident. EPM issued a Construction Compliance Report on 18 June 2021 after the issue of the Draft IEA Report (16 June 2021). This Construction Compliance Report identified one non-compliance, which was notified to DPIE within 1 week of EPM becoming aware of the non-compliance. As a result, this item has been updated to include this. The compliance status (Compliant) does not change.
- Item Z30 – A Construction Compliance Report was completed by EPM in December 2020, however no evidence of review of the strategies, plans and programs has been presented within three months of the issue of this report. The Draft IEA report considered this item to be compliant based on the fact that a review of the plans was conducted just prior to the issue of the compliance report which resulted in an update in the Construction Traffic Management Plan in November 2020, and that the Construction Compliance Report did not identify any non-compliances. Based on subsequent discussion with EPM after issue of the Construction Compliance Report in 18 June 2021, we agree to change the compliance status to Non-Compliant. We consider this non-compliance as minor.
- Item Z83 – The Draft IEA report referred to the Ministerial Order, which has now been superseded and replaced with the Ministerial Order dated 10 June 2021. The re compliant status (Compliant) does not change, but the recommendation to meet the superseded Ministerial Order has been removed.

Other minor updates were also conducted, which did not affect the outcome of the Audit. The Final IEA report was issued on 23 June 2021.

A revision was issued on 23 August 2021 with minor update on typographical error in Section 1.5 on the Audit period, based on the request by NSW DPIE on a letter dated 10 August 2021. DPIE letter is provided in Appendix C.

2.4 Interviews

Interviews with construction project personnel conducted on 2 June 2021. The following personnel were interviewed:

- Olivia Rorke (RCC Site Manager, Environmental Representative for this Project)
- Frank Galluzzo (RCC Building Cadet, Environmental Representative for this Project)
- Andrew Gulliford (RCC Site Manager)

- David Somerville (RCC Senior Project Engineer)
- Michael Nasiry (EPM Projects)
- Peter Ibrahim (Cranbrook Representative)

2.5 Site Inspection

The site inspection was conducted by Cheryl Halim and Rebeka Hall on 2 June 2021, accompanied by Andrew Gulliford and David Somerville (RCC). The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

2.6 Consultation

Zoic conducted consultation with the following stakeholders via submission into the Project Portal or email:

- DPIE (via Project Portal, 27 April 2021)
- Woollahra Municipal Council (via email on 29 April 2021 and follow up email on 21 May 2021)
- Transport for NSW (TfNSW) (via email on 29 April 2021)
- Sydney Water (via email on 29 April 2021)

2.7 Compliance Status Descriptors

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

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. 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 to Submission	Urbis (May 2018) Environmental Impact Statement SSD8812 Cranbrook School and relevant subplans. 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 (12 November 2019) Cranbrook Stage 2 Redevelopment Project 5 Victoria Avenue, Bellevue Hill Construction Environmental Management Plan (CEMP) and relevant subplans, including: <ol style="list-style-type: none"> PTC (13 November 2019) Construction Traffic Management Plan Cranbrook School, Bellevue Hill. Acoustic Logic (1 November 2019) Cranbrook School Redevelopment Construction Noise and Vibration Management Plan. RCC (21 October 2019) Cranbrook School Stage 2 Redevelopment 5 Victoria Avenue, Bellevue Hill Construction Waste Management Plan. SCP (30 October 2019) Construction Soil and Water Management Plan Cranbrook School, Bellevue Hill. SCP (25 October 2019) Flood Emergency Response Plan. Unexpected Finds Protocol for Contamination Unexpected Finds Protocol for Aboriginal & Non-Aboriginal Heritage Douglas Partners (30 October 2019) Insitu Waste Classification & ENM Assessment Hordern Oval Cranbrook School, Bellevue Hill. Douglas Partners (16 July 2018) Groundwater Monitoring Results Cranbrook School, Bellevue Hill.
C13 Construction Traffic Management Plan	PTC (14 October 2020) Construction Traffic Management Plan (Issue 3) Cranbrook School, Bellevue Hill.
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 (30 October 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 completed 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 = 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

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 3.3.

Table 3.2. Non-Compliances to SSD Consent Conditions

Zoic ID	Document	SSD Condition No.	Details of Non-Compliance	Recommendations
Z30	SSD consent	A30	<p>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.</p> <p>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.</p>	Review of strategies, plans and programs required under this consent is conducted.

There are no non-compliances to the CEMP requirements.

The information in Table 3.3 indicates that there is non-compliance regarding strategies, plans and programs required under the consent within three months of the issue of the second Construction Compliance Report in December 2020. The Auditor considers this administrative non-compliance to be minor in nature given a review and update of the plans were conducted just prior to the issue of the Construction Compliance Report and the Construction Compliance Report did not identify any non-compliances.

3.5 Assessment from Previous Audits

No non-compliances were identified during the first IEA conducted on 30 June 2020, with a summary provided below:

- 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 = 100 items
 - Number of non-compliances = 0 item
 - Number of non-triggered = 19 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 = 96 items
 - Number of non-compliances = 0 item
 - Number of non-triggered = 22 items

The previous Audit made some recommendations to improve work practices, as well as required a few items to be followed up during the current audit. These have been evaluated during the current audit and discussed in Table 3.2.

Table 3.3. Measures Conducted Based on Recommendations Made in Previous Audit and Items Requiring Follow-Up

Recommendation/Items Requiring Follow-Up	Measures Conducted by RCC
Any contaminated land work should be conducted by a Certified Environmental Practitioner specialised in Site Contamination.	While this was not conducted the ECS Waste Classification report is considered adequate to address the requirements of the conditions.
Review of environmental management strategies and plans were underway at the time of the second audit. RCC to submit a notification to DPIE and PCA notifying that a review is taking place. The updated documents must be provided to the Auditor with the changes highlighted. This will be subject of the current audit.	<p>The following documentation was provided to the Auditor:</p> <ul style="list-style-type: none"> • RCC email to the DPIE notifying of review 1/10/2020 and RCC email to McKenzie Group notifying of review 1/10/2020, following the previous IEA conducted on 30 June 2020. • DPIE email confirming notification of review 17 November 2020 for the CTMP. • Automatic Email response from the DPIE's Major Projects Portal confirming receipt of notice of review of CEMP (lodged 17/11/2020) for Condition A30(c). <p>The Construction Traffic Management Plan was updated following the review conducted by RCC. The updated plan includes new figures showing traffic movement based on the changes to the site and site requirements. The plan is considered to appropriately address traffic and pedestrian management.</p> <p>The Auditor considers this recommendation has been satisfactorily addressed.</p>
Asbestos clearance on removal of the slab is to be provided following completion of the slab removal.	<p>The Auditor considers that the document below addresses this item:</p> <ul style="list-style-type: none"> • 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.
RCC to provide Heritage assessment/validation report which provides statement of compliance following completion of excavation.	<p>The Auditor considers that the document below addresses this item:</p> <ul style="list-style-type: none"> • Unearthed Archaeology and Heritage (September 2020) Cranbrook School, 5 Victoria Street Bellevue Hill Aboriginal Excavation Report states that no further archaeological investigation required.

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 3.4.

Table 3.4. Environmental Management System Components Evaluated

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.	<p>The CEMP provides a mechanism for monitoring the implementation of the environmental management plans and any corrective actions.</p> <p>RCC implements monitoring of environmental performance, which is documented on a checklist, with performance reported twice a month. This was sighted by the Auditors. A Complaint Register was provided, with evidence that complaints were resolved within two days.</p>
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.

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 2021 stating they had 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 (<https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx>). There were four complaints within the current Audit period as outlined in Table 3.4.

Table 3.5. Complaint Details

Date Received	Nature of Complaint	RCC's Response	Auditors Comment
22 July 2021	Resident of William St, Double Bay contacted the Cranbrook complaints phone line regarding concerns about construction vehicles (truck & dog) travelling past his building, noting concerns that when vehicles passed it was causing his building to shake. This was the second complaint from the same complainant (earlier complaint was dated 13 March 2020).	RCC states on 22 July 2020 that they spoke with their suppliers Truck Allocator and they have reconfirmed to all truck drivers carrying sand from their site about not using William Street Double Bay. RCC has communicated this information to the complainant and also requested that if they observed truck as again, they were to take photos so that it could be determined if the offending vehicles were from the Cranbrook project works. RCC noted that there was another construction site on William Street and the vehicles identified in the complaint were not identified on which site they were servicing.	The Auditor considers that RCC's response is adequate to address the complaint.
12 August 2020	Resident of William St, Double Bay contacted the Cranbrook the Contractor regarding concerns about construction vehicles (truck & dog) travelling past his building. He had contacted the trucking company directly who confirmed the vehicles were servicing the Cranbrook project.	RCC contacted the trucking company on 12 August 2020 and instructed them not to use William Street as a route to the project. This same message was given to all trucks arriving to the site via the project traffic controllers.	The Auditor considers that RCC's response is adequate to address the complaint.
13 August 2020	The resident was driving up Rose Bay Avenue from New South Head Rd, and encountered a truck travelling the opposite direction. The resident advised that the truck driver was not sharing the road and acting obscenely.	RCC contacted the resident on 13 August 2020 and requested if they had obtained registration plate of the vehicle so RCC could follow up with the trucking company. RCC followed up the concern with trucking company and provided feedback about the complaint. RCC also stated that the neighbouring construction site used the same trucking company and they were unable to confirm if the truck was associated with the site or the adjacent site.	The Auditor considers that RCC's response is adequate to address the complaint.
28 August 2020	The resident raised complaint regarding the rock anchoring works occurring around 3pm in the afternoon.	RCC visited the resident on 28 August 2020 and advised that hard rock was being encountered at the lower level of works and would require approximately 8 days further of anchoring over	The Auditor considers that RCC's response is adequate to address the complaint.

Date Received	Nature of Complaint	RCC's Response	Auditors Comment
		the 3 weeks after. RCC stated that the resident accepted the explanation.	

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.

Table 3.6. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Traffic and parking	Impact on key intersections as a result of traffic generation onsite are acceptable. Construction vehicles do not provide disruption to public roads.	<ul style="list-style-type: none"> • Traffic access and flow and parking were observed to be adequate. • Traffic controllers were observed. • No major occurrence of soil/silt observed on public roads at the time of the site inspection on 2 June 2021. • Two complaints were made on traffic issues related to construction vehicles. One was regarding driver's conduct and the other related to using an unapproved route. All complaints were responded to within two days and resolved. • Barriers were placed to prevent pedestrian access in front of main construction gate, with pedestrian access relocated to the opposite side of the road along Rose Bay Avenue. • No incidents reported to date.
Noise and vibration	Working hours are within approved hours. There is no significant noise generation at the site boundary. Any incidents/complaints are addressed.	<ul style="list-style-type: none"> • Sign in records were provided to confirm working hours were within approved hours. • During the site inspection on 2 June 2021, site activities did not appear to generate excessive noise. Elevated background noise was noted along New South Head Road. • A handheld noise monitor is used by site personnel to log sound around the perimeter of the construction site. Whilst the levels recorded were above target level, it is considered that this is likely due to the heavy traffic along New South Head Road. • 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. • There were two complaints made regarding noise/vibration issues. One related to the belief that construction vehicles passing a residential dwelling was causing the dwelling to vibrate and the other complaint related to rock anchoring activities occurring at 3pm. All complaints were responded to within two days and any corrective actions taken. • No incidents reported to date.
Heritage	No unacceptable impacts to heritage items during demolition and development.	<ul style="list-style-type: none"> • 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 /

Environmental Aspect	Requirement	Auditor's Review
	Any identified heritage items are managed in accordance with relevant management plans.	<p>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.</p> <ul style="list-style-type: none"> • Unearthed Archaeology & Heritage (UAH) letter dated 9 April 2020 provides an update on areas that have been and are yet to be investigated. • Based on information by RCC, no heritage items (Aboriginal or non-Aboriginal) were identified during the construction work. • Unearthed Archaeology & Heritage (September 2020) Cranbrook School Bellevue hill Aboriginal Excavation Report states that no further archaeological investigation was required.
Sediment, erosion and dust	<p>Sediment and erosion controls are adequate to control erosion and do not enter stormwater system or surrounding streets.</p> <p>Dust are confined within the site.</p> <p>Any incidents/complaints are addressed.</p>	<ul style="list-style-type: none"> • Observations during site inspection on 2 June 2021 indicated: <ul style="list-style-type: none"> - A wheel wash was observed onsite, which was connected to a paved driveway prior to exiting the site. - Drainage along Rose Bay Ave was observed to be free of silt and sediment and had sand-bags around drains. - A stockpile of sand was present in the central portion of the site. It was partially covered and was reportedly covered at night. - No visible dust or odour was observed at the time of site inspection on 2 June 2021. • No complaints registered to date regarding sediment runoff. • No incident reported to date.
Waste	<p>Waste classification is appropriate.</p> <p>Waste is transported to a site that is licensed to receive the waste.</p>	<ul style="list-style-type: none"> • Dumped monthly waste summaries were provided for the Audit Period indicating the type, volume, and destination of waste streams at the site. • Waste classification documents were provided: <ul style="list-style-type: none"> - Douglas Partners (30 October 2019) In-situ Waste Classification & ENM Assessment, Hordern Oval, Cranbrook School, Bellevue Hill. - ECS (6 December 2019) 'Waste Classification - Sand, Cranbrook School Bellevue Hill'. - 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.
Hazardous materials	<p>Hazardous material survey conducted.</p> <p>Appropriately licensed contractors were engaged to remove hazardous materials.</p> <p>Appropriate signage and exclusion zones maintained.</p>	<ul style="list-style-type: none"> • Demolition was complete at the time of Audit. • Hazardous material survey and asbestos removalist licence were sighted as part of the previous Audit. • 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.
Trees	<p>No damage to trees that were identified to be retained.</p> <p>Adherence to mitigation measures identified in Arboricultural Impact Statement</p>	<ul style="list-style-type: none"> • The appointed arborist prepared Botanics (October 2019) Construction Impact Assessment and Management Plan Cranbrook Senior School. • Observations during site inspection on 2 June 2021 indicated that tree protection zones were established with fencing or other barriers. Established cover (grass, weeds, mulch) was observed around the trees. Site gradient also prevents work around the trees on the south-eastern boundary. Appropriate signage of TPZs was observed.

Environmental Aspect	Requirement	Auditor's Review
Security	No unauthorised entry to the construction site	<ul style="list-style-type: none"> • 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 style="list-style-type: none"> • See sediment control review above. • No weed control or night lighting required onsite.
Wind impacts	No unacceptable impacts on the seating areas	<ul style="list-style-type: none"> • Not applicable at the time of Audit
Social impacts	Acceptable site personnel behaviour inside and external to the site	<ul style="list-style-type: none"> • Site induction and toolbox records were sighted. • One complaint was received in relation to the conduct of a truck driver. RCC followed up with the trucking company. It was noted that the nearby development used the same trucking company and so it could not be determined which development the truck was associated with. The Auditor considers that the complaint was closed out.
Chemicals	Chemicals are appropriately stored, with bunding where appropriate. No evidence of contaminants is observed as a result of chemical use.	<ul style="list-style-type: none"> • Observations during the site inspection on 2 June 2021 indicated: <ul style="list-style-type: none"> - Spill kits were observed available in the vicinity of the chemical storage area and strategically around the site near plant/equipment. - Fuels/chemicals were stored on concrete within self-bunded chemical cupboards and storage cages.
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.	<ul style="list-style-type: none"> • 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 style="list-style-type: none"> • During the site Audit conducted on 2 June 2021 the following was noted: <ul style="list-style-type: none"> - Site surface water was generally allowed to self-drain into the site. - Waste water from site amenities drains to sewer and into a tank for offsite disposal. - A wheel wash was present. The wash down water was allowed to drain back to the site. - Gutters and kerbside stormwater drains were observed to be clear of sediment loads and the roadways were clear of any tracked material. • No complaint registered regarding water issues. • No incident reported to date.

3.13 Evidence Collected through Site Inspection

The evidence collected during the site inspection is provided in Appendix 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 and condition of decanting area(s).

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 (EPM, 17 December 2020; EPM, 18 June 2020)
- 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

One compliance report was provided for this audit period:

- EPM (17 December 2020) Cranbrook School Redevelopment Project Construction Compliance Report.
- EPM (18 June 2020) Cranbrook School Redevelopment Project Construction Compliance Report.

EPM (17 December 2020) 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 (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.

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 has an organised system and robust record keeping.

- It was demonstrated that RCC has a positive approach to environmental management.
- During the audit process, RCC 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 has adequately implemented recommended improvements made in the second IEA.

4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations:

- A copy of the third IEA and RCC's response should be uploaded following completion of this IEA.
- Strategies, plans and programs associated within consent are reviewed to meet the requirement of Condition A30 of the consent.

5 Other Relevant Information

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

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

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

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

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

Appendix A Figures



DRAWING COLOUR CODED - PRINT ALL COPIES IN COLOUR

architectus

Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.



Nominated Architect
Ray Brown, NSWARB 6359

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
1	ISSUED FOR 60% TENDER	10/08/2018
2	ISSUED FOR 80% TENDER	12/10/2018
3	TENDER ISSUE	15/02/2019

DESIGN DRAWINGS ARE BASED ON 3RD PARTY LIMITED SURVEY INFORMATION HILL & BLUME SURVEY DRAWING 41104016.1 14/05/10'. PRIOR TO CONSTRUCTION ALL SET-OUT DIMENSIONS AND SITE AND PROPERTY BOUNDARIES ARE TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR.

NOTIFY THE PROJECT ADMINISTRATOR IN WRITING OF COMPLIANCE TO THE DRAWINGS AND / OR ANY DISCREPANCIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, EXISTING LEVELS, EXISTING STRUCTURE, SERVICES, BUILDING FABRIC AND SITE FEATURES ON THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS. WRITTEN CONFIRMATION OF THE COMPLIANCE BETWEEN THE DRAWINGS AND THE SITE IS TO BE PROVIDED TO THE CONTRACT ADMINISTRATOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONTRACT ADMINISTRATOR PRIOR TO THE COMMENCEMENT OF WORKS.

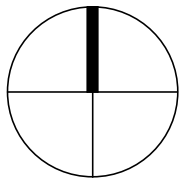
REDUCED LEVELS (RL) DATUM IS AUSTRALIAN HEIGHT DATUM (AHD) CO-ORDINATES ARE TO AUSTRALIAN MAP GRID (AMG).

client



CRANBROOK SCHOOL
EST. 1918

P +61 2 9327 9000
F +61 2 9327 9033
5 Victoria Road
Bellevue Hill NSW 2023



Architect



architectusTM

Sydney

Melbourne

Adelaide

Auckland

Christchurch

Brisbane

Perth

Architectus Sydney
Level 18 MLC Centre
19 Martin Place
Sydney NSW 2000
T (61 2) 8252 8400
F (61 2) 8252 8600
sydney@architectus.com.au
ABN 90 131 245 684

project

CRANBROOK SCHOOL
STAGE 2 REDEVELOPMENT

drawing

SITE SURVEY PLAN

scale

As indicated@B1-SL

drawing no.

CR-A00-011

drawn

CV/LDC

issue

checked

project no

170013

3

FOR TENDER

13/02/2019 9:15:30 PM

Appendix B Auditor Declaration

Independent Audit Declaration Form


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	23 August 2021



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	
Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• BE (Chemical)• PhD (Chemical Engineering)
Company	Zoic Environmental Pty Ltd (now Geosyntec Consultants Pty Ltd)
Company Address	189 Kent St Sydney NSW 2000

Name of Auditor	Rebeka Hall
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSc (Hons) (Geology)
Company	Zoic Environmental Pty Ltd (now Geosyntec Consultants Pty Ltd)
Company Address	189 Kent St Sydney NSW 2000
Name of Auditor	Jack Braithwaite
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766) • BSc (Hons) (Biochemistry and Molecular Biology)
Company	Zoic Environmental Pty Ltd (now Geosyntec Consultants Pty Ltd)
Company Address	189 Kent St Sydney NSW 2000

Appendix C Correspondence

27 April 2021

Department of Planning and Environment
c/o Michael Nasiry
EPM Projects Pty Ltd
Level 2, 146 Arthur Street
North Sydney NSW 2060

Via email: mnasiry@epmprojects.com.au

Dear Sir/Madam,

Re: Consultation with DPIE for the Third Independent Environmental Audit, Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW

Zoic Environmental Pty Ltd (Zoic) has been engaged by the Cranbrook School to conduct an Independent Environmental Audit project for the Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW ('the site'). The site is legally identified as Lot 1 DP663630, Lot 9 to 18 DP9005, Lot A to C DP186768.

Conditions D31 to D36 of State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning, Industry and Environment (DPIE) requires an independent environmental audit to be conducted in accordance with the NSW Government Independent Audit Post Approval Requirement (June 2018) (IAPAR, 2018).

Approval of Rebeka Hall as the Rebeka Hall as Lead Auditor and Kylie Lloyd as Alternate Lead Auditor, supported by Peter Moore, Dr Cheryl Halim or Jack Braithwaite as Auditors, was provided by the DPIE on 14 November 2019. In the current Audit (third IEA for this site), we propose the following Audit team: Dr Cheryl Halim as the Lead Auditor and Rebeka Hall and Jack Braithwaite as Auditors. Their qualifications and experience are provided in Attachment A.

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

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

We will also be consulting with Council. Please advise if there are any other stakeholders with whom we need to consult.

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

Yours sincerely,



Rebeka Hall
Auditor
Exemplar Global AU (ISO 19011:2018)
(No. 11280933-7383767)
Zoic Environmental Pty Ltd



Dr Cheryl Halim
Auditor
Exemplar Global AU (ISO 19011:2018)
(No. 7090818-5136510)
Zoic Environmental Pty Ltd

Attachments: Attachment A – Qualifications and Experience

Attachment A. Qualifications and Experience

Name	Role
Dr Cheryl Halim	Lead Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• BE (Chemical)• PhD (Chemical Engineering)
Rebeka Hall	Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802)• Certified Environmental Practitioner (General) EIANZ (No. 889)• Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)• BEnvSc (Hons) (Geology)
Jack Braithwaite	Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11284551-7383766)• BSc (Environmental)

Experience on SSD sites are as follows:

- Independent Environmental Audit of the Western Sydney University, 74 Rickard Rd, Bankstown
- Independent Environmental Audit of the Western Sydney University Innovation Hub, 2-6 Hassall St, Parramatta
- Independent Environmental Audit of Iglu Redfern 2, Redfern NSW
- Independent Environmental Audit of the Sydney Zoo
- Independent Environmental Audit of the Cranbrook School, 5 Victoria Road, Bellevue Hill
- Specialist Site Audit of the Shore School, North Sydney
- Specialist Site Audit of the Fairvale High School, Fairfield West
- Specialist Site Audit of the Parramatta Public School and Arthur Phillip High School, Parramatta
- Specialist Site Audit of the Alexandria Park Preschool and School, Alexandria
- Specialist Site Audit of the Alex Avenue Public School
- Specialist Site Audit of the Jordan Springs Public School
- Specialist Site Audit of the Waitara Public School
- Specialist Site Audit of the Meadowbank School, Meadowbank
- Specialist Site Audit of Catherine Fields School, Catherine Fields
- Specialist Site Audit of East Leppington School, East Leppington
- Specialist Site Audit of Estella Road Primary School, Wagga Wagga
- Specialist Site Audit of the Sydney University expansion
- Specialist Site Audit of the Tallawarra Lands mixed urban land release
- Specialist Site Audit of the North Shore Health Hub, St Leonards
- Specialist Site Audit of the St Leonards Medical Centre
- Specialist Site Audit of a former pharmaceutical company and proposed commercial land at Kurnell

Additional information can be provided on request.

Cheryl Halim

From: Maria Divis <Maria.Divis@planning.nsw.gov.au>
Sent: Monday, 24 May 2021 9:43 AM
To: Cheryl Halim
Cc: Rebeka Hall; Jack Braithwaite
Subject: RE: SSD 8812 consultation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic.

Good morning Cheryl

Thank you for consulting with the Department of Planning, Industry and Environment (**Department**) for input into the scope of the Independent Environmental Audit (**IEA**). I note that the below request appears to be the only consultation request received in relation to this matter.

The Department has no specific areas of concern and requests that the IEA addresses the requirements as outlined in the Conditions of Consent and PARs.

For further enquiries, please contact me on the below details.

Kind regards,

Maria Divis

Senior Compliance Officer

NSW Department of Planning, Industry & Environment
T 02 8275 1156 | E maria.divis@planning.nsw.gov.au
4 Parramatta Square, 12 Darcy Street, PARRAMATTA NSW
www.dpie.nsw.gov.au

Please direct all submissions to: <https://www.planningportal.nsw.gov.au/major-projects/services>



**Planning,
Industry &
Environment**

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

From: Cheryl Halim <Cheryl.Halim@zoic.com.au>
Sent: Monday, 24 May 2021 7:05 AM
To: Maria Divis <Maria.Divis@planning.nsw.gov.au>
Cc: Rebeka Hall <rebeka.hall@zoic.com.au>; Jack Braithwaite <Jack.Braithwaite@zoic.com.au>
Subject: [WARNING: FILE ENCRYPTED][WARNING: FILE ENCRYPTED]SSD 8812 consultation

Good morning Maria,

We previously issued our letter (attached) as a form of consultation with DPIE. EPM Projects said that they haven't received any correspondence from you regarding feedback on the consultation and asked me to contact you directly.

Please let us know if there is anything you would like us to include in the third audit for this project.

Thank you.

Kind regards,
Dr Cheryl Halim
Principal Environmental Engineer



A Geosyntec Company

ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

From: Maria Divis <Maria.Divis@planning.nsw.gov.au>

Sent: Tuesday, 4 May 2021 9:13 AM

To: Cheryl Halim <Cheryl.Halim@zoic.com.au>

Subject: RE: SSD 8812 notification

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic.

Hi Cheryl,

Please submit via the portal as this is the required process.

Kind regards,

Maria Divis

Senior Compliance Officer

NSW Department of Planning, Industry & Environment

T 02 8275 1156 | E maria.divis@planning.nsw.gov.au

4 Parramatta Square, 12 Darcy Street, PARRAMATTA NSW

www.dpie.nsw.gov.au

Please direct all submissions to: <https://www.planningportal.nsw.gov.au/major-projects/services>



**Planning,
Industry &
Environment**

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

From: Cheryl Halim <Cheryl.Halim@zoic.com.au>

Sent: Tuesday, 4 May 2021 9:08 AM

To: Maria Divis <Maria.Divis@planning.nsw.gov.au>

Subject: SSD 8812 notification

Dear Maria,

Thank you for chatting with me earlier on SSD 8812. I have been informed that the notification will be submitted tomorrow as the project manager is on study leave today.

I can send it directly to you if you like, but understand that this needs to go through the portal.

Thank you.

Kind regards,

Dr Cheryl Halim

Principal Environmental Engineer



A Geosyntec Company

ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

Cheryl Halim

From: Cheryl Halim
Sent: Thursday, April 29, 2021 6:57 AM
To: yosas.desilva@woollahra.nsw.gov.au; emilio.andari@woollahra.nsw.gov.au; aurelio.lindaya@woollahra.nsw.gov.au; tom.ohanlon@woollahra.nsw.gov.au
Cc: Rebeka Hall; Jack Braithwaite
Subject: 19256 Cranbrook School SSD 8812 Consultation - Third Audit

Dear all,

Zoic Environmental Pty Ltd (Zoic) 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, Industry and Environment (DPIE) 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 third 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
Senior Environmental Engineer



A Geosyntec Company

ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

Cheryl Halim

From: Cheryl Halim
Sent: Friday, 21 May 2021 11:54 AM
To: Cheryl Halim; yosas.desilva@woollahra.nsw.gov.au; emilio.andari@woollahra.nsw.gov.au; aurelio.lindaya@woollahra.nsw.gov.au; tom.ohanlon@woollahra.nsw.gov.au
Cc: Rebeka Hall; Jack Braithwaite
Subject: RE: 19256 Cranbrook School SSD 8812 Consultation - Third Audit

Good morning all,

Our audit for the Cranbrook School has been scheduled for 2nd June. I'm wondering if you have any comments/concerns regarding construction of the site, as per my email below, that you would like us to include in our audit. Please don't hesitate to contact us if you have any questions.

Thank you.

Kind regards,

Dr Cheryl Halim

Principal Environmental Engineer



ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

From: Cheryl Halim (Guest) <cheryl.halim@zoic.com.au>
Sent: Thursday, 29 April 2021 6:57 AM
To: yosas.desilva@woollahra.nsw.gov.au; emilio.andari@woollahra.nsw.gov.au; aurelio.lindaya@woollahra.nsw.gov.au; tom.ohanlon@woollahra.nsw.gov.au
Cc: Rebeka Hall (Guest) <rebeka.hall@zoic.com.au>; Jack Braithwaite (Guest) <jack.braithwaite@zoic.com.au>
Subject: 19256 Cranbrook School SSD 8812 Consultation - Third Audit

Dear all,

Zoic Environmental Pty Ltd (Zoic) 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, Industry and Environment (DPIE) 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 third 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

Senior Environmental Engineer



ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

Cheryl Halim

From: Cheryl Halim
Sent: Thursday, April 29, 2021 6:59 AM
To: sam.angeloni@team.telstra.com; Nicholas.Lathourakis@visionstream.com.au
Cc: Rebeka Hall; Jack Braithwaite
Subject: 19256 Cranbrook School SSD 8812 Consultation - Third Audit

Dear Sam and Nicholas,

Zoic Environmental Pty Ltd (Zoic) 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, Industry and Environment (DPIE) 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 third 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
Senior Environmental Engineer



ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

Cheryl Halim

From: Cheryl Halim
Sent: Thursday, April 29, 2021 10:19 AM
To: divna.cvetojevic@transport.nsw.gov.au
Cc: Rebeka Hall; Jack Braithwaite
Subject: 19256 Cranbrook School SSD 8812 Consultation - Third Audit

Dear Divna,

Zoic Environmental Pty Ltd (Zoic) 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, Industry and Environment (DPIE) 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 third 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
Senior Environmental Engineer



A Geosyntec Company

ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

30 April 2021

Department of Planning and Environment
c/o Michael Nasiry
EPM Projects Pty Ltd
Level 2, 146 Arthur Street
North Sydney NSW 2060

Via email: mnasiry@epmprojects.com.au

Dear Sir/Madam,

Re: Consultation with DPIE for the Third Independent Environmental Audit, Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW

Zoic Environmental Pty Ltd (Zoic) has been engaged by the Cranbrook School to conduct an Independent Environmental Audit project for the Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW ('the site'). The site is legally identified as Lot 1 DP663630, Lot 9 to 18 DP9005, Lot 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:

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	<p>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:</p> <ul style="list-style-type: none">a. An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; andb. A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. <p>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.</p>
D34	<p>Independent Audits of the development must be carried out in accordance with:</p> <ul style="list-style-type: none">a. the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D32 of this consent; andb. the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
D35	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:</p> <ul style="list-style-type: none">a. review and respond to each Independent Audit Report prepared under condition D34 of this consent;

- b. submit the response to the Department and the Principal Certifying Authority; and
- c. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.

D36 Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval Requirement (June 2018).

The current letter is to meet the requirement of condition D31 of the SSD consent conditions.

Approval of Rebeka Hall as the Rebeka Hall as Lead Auditor and Kylie Lloyd as Alternate Lead Auditor, supported by Peter Moore, Dr Cheryl Halim or Jack Braithwaite as Auditors, was provided by the DPIE on 14 November 2019. The proposed audit team has a slight amendment as follows: Dr Cheryl Halim as the Lead Auditor and Rebeka Hall and Jack Braithwaite as Auditors. All three Auditors have worked as Independent Environmental Auditors for this project in the first and second audits. Their qualifications and CVs of the audit team are provided in Attachment A. The lead environmental auditor and auditors have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

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

Yours sincerely,



Dr Cheryl Halim
Auditor
Exemplar Global AU (ISO 19011:2018)
(No. 11280933-7383767)
Zoic Environmental Pty Ltd



Rebeka Hall
Auditor
Exemplar Global AU (ISO 19011:2018)
(No. 7090818-5136510)
Zoic Environmental Pty Ltd

Attachments: Attachment A – Qualifications, Experience and CVs
Attachment B – Declaration Form

Attachment A. Qualifications, Experience and CVs

Name	Role
Dr Cheryl Halim	Lead Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• BE (Hons) (Chemical)• PhD (Chemical Engineering)
Rebeka Hall	Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802)• Certified Environmental Practitioner (General) EIANZ (No. 889)• Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)• BEnvSc (Hons) (Geology)
Jack Braithwaite	Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11284551-7383766)• BSc (Hons) (Biochemistry & Molecular Biology)

Experience on SSD sites are as follows:

- Independent Environmental Audit of the Western Sydney University, 74 Rickard Rd, Bankstown
- Independent Environmental Audit of the Western Sydney University Innovation Hub, 2-6 Hassall St, Parramatta
- Independent Environmental Audit of Iglu Redfern 2, Redfern NSW
- Independent Environmental Audit of the Sydney Zoo
- Independent Environmental Audit of the Cranbrook School, 5 Victoria Road, Bellevue Hill
- Specialist Site Audit of the Shore School, North Sydney
- Specialist Site Audit of the Fairvale High School, Fairfield West
- Specialist Site Audit of the Parramatta Public School and Arthur Phillip High School, Parramatta
- Specialist Site Audit of the Alexandria Park Preschool and School, Alexandria
- Specialist Site Audit of the Alex Avenue Public School
- Specialist Site Audit of the Jordan Springs Public School
- Specialist Site Audit of the Waitara Public School
- Specialist Site Audit of the Meadowbank School, Meadowbank
- Specialist Site Audit of Catherine Fields School, Catherine Fields
- Specialist Site Audit of East Leppington School, East Leppington
- Specialist Site Audit of Estella Road Primary School, Wagga Wagga
- Specialist Site Audit of the Sydney University expansion
- Specialist Site Audit of the Tallawarra Lands mixed urban land release
- Specialist Site Audit of the North Shore Health Hub, St Leonards
- Specialist Site Audit of the St Leonards Medical Centre
- Specialist Site Audit of a former pharmaceutical company and proposed commercial land at Kurnell

Additional information can be provided on request.

Cheryl Halim

Independent Environmental Auditor

Professional Qualifications

- PhD Chemical Engineering, University of New South Wales, Sydney
- Bachelor of Engineering (Hons, University Medal), University of New South Wales, Sydney
- Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

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.

Key Skills / Achievements / Memberships / Training

- Exemplar Global AU Certificate
- 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
- St John Senior First Aid, St John Ambulance, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

Fields of Competence

- Site Investigations, Remediation and Validation
- Project Management
- Design and Implementation of Contamination Remediation
- Risk Assessment
- Environmental auditing
- Landfill
- Environmental Management Plans
- Independent Environmental Audit (NSW Government Independent Environmental Audit Post Approval Requirements, 2018)

Business Sector Experience

- Government Authorities
 - Construction & Property Development
 - Councils
 - Public Utilities
 - Manufacturing
 - Rail & transport
 - Oil & Gas
-

Selected Project Experience

Independent Environmental Audits

- Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831). Audit period – 2021 – ongoing.
- Iglu Redfern 2, Redfern, NSW – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275). Audit period – 2019 – 2021.
- Cranbrook School, Bellevue Hill, NSW – Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812). Audit period – 2019 – ongoing.
- Sydney Zoo, Bungarribee, NSW – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228). Audit period – 2019 – 2020.
- Western Sydney University, Parramatta, NSW - Auditor for the construction of Western Sydney University (required as part of SSD 9670). Audit period – 2020 – 2021.

Site Audits Over 50 Sites

Audit assistant for over 50 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). Audit period 2018 – ongoing.
- Ferrovial York Joint Venture Warringah Road Expansion – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions. Audit period 2019 – ongoing.
- Cumberland Council, Pemulwuy – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy. Audit period 2019 – ongoing.
- ThirdI Group, 31-41 William Street, Alexandria – Audit assistance for the development of a high density residential building with basement carpark. Audit period 2017-2018.
- Bathla Group, Schofields, NSW – Audit assistance on the proposed low density residential land subdivision at Schofields. Audit period 2017 - 2018.
- Stockland, Marsden Park, NSW – Audit assistance on the proposed low density residential land subdivision at Marsden Park. Audit period 2017-2018.
- Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process. Audit period 2018 – ongoing.
- EG Funds, Summer Hill, NSW – Audit assistance on the proposed high density residential apartments and open space landuses in staged process. Audit period 2016-2017.

- Endeavour Energy, Harris Park, NSW – Audit assistance on the proposed low density residential land. Audit period 2017-2019.
- Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse. Audit period 2018 – ongoing.
- ThirdI Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW – Audit Assistance on the proposed high density residential property. Audit period 2016-2017.
- The ACT Government, Capital Metro Project, Canberra, ACT – Audit assistance on the proposed light rail route from Civic to Gungahlin. Audit period 2015-2016.
- 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. Audit period 2016-2017.
- Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW – Audit assistance on the proposed residential development at Beaconsfield. Audit period 2016-2017.
- 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. Audit period 2016-2017.
- Central Coast Automotive, Gosford, NSW – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings. Audit period 2014-2016.
- Ceedive, Former Lithgow Pottery Estate, NSW – Audit assistance on a former pottery estate site at Lithgow. Audit period 2014-2016.
- Forbes City Council, Former Forbes Gasworks, NSW – Audit assistance on a former Forbes Gasworks. Audit period 2014-2015.
- Gunnedah Council, Gunnedah Airport, NSW – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah. Audit period 2014-2015.

Peer Review and Specialist Consultant

- WA DWER Independent Review – Independent review of the uncontaminated fill thresholds presented in Landfill Waste Classification and Waste Definitions 1996 (as Amended 2018). The scope of work included review of methodology of the derivation of the uncontaminated fill thresholds and the appropriateness of the proposed thresholds based on international and national guidelines.
- NSW Department of Health Review of enHealth Vapour Intrusion Public Health Risk Assessment – High level review of the enHealth Vapour Intrusion Public Health Risk Assessment in consideration of national and international guidelines.
- Bankstown Council – Cawdor Peer Review – Review of environmental assessment works conducted by environmental consultant on behalf of Council.

Risk Assessment

- Easterly Point Environmental, Former Carton Board Mill, Petrie, Qld – Review of various human health risk assessment reports and development of site specific criteria for COPCs associated with former carton board mill.
- 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. Potential contamination included heavy metals.
- NSW Department of Health – On-site Health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

Site Assessment & Remediation

- 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). 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.
- 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.

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



© 2020 PricewaterhouseCoopers. All rights reserved.
PwC refers to the Australian member firm, and may sometimes refer to the PwC network.
Each member firm is a separate legal entity. Please see www.pwc.com/structure for further details.

Liability limited by a scheme approved under Professional Standards Legislation



A Geosyntec Company

Rebeka Hall

Independent Environmental Auditor

Professional Qualifications and Accreditations

- Bachelor of Environmental Science (Hons) (Geology), University of Wollongong, NSW
- NSW EPA Accredited Site Auditor (No.0802)
- Certified Environmental Practitioner (General) EIANZ (No. 889)
- Certified Environmental Practitioner (CEnvP) Site Contamination Specialist (No. SC40913)
- Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 7090575-5136510)

Summary

Rebeka Hall is a qualified Principal Environmental Scientist with specialisation in geology. Rebeka has over 20 years environmental consulting experience in a range of health, waste and pollution issues particularly the site assessment, remediation and auditing. Rebeka is an NSW EPA Accredited Site Auditor and Director at Zoic Environmental Pty Ltd. Areas of specialisation include independent peer review, environmental compliance & due diligence auditing, Phase I and II soil, water, soil vapour and groundwater investigations, design and implementation of remediation systems, water quality studies, groundwater studies including pumping tests, geological interpretations, land capability studies, environmental management plans and pollution and compliance monitoring.

Key Skills / Achievements / Memberships / Training

- Member, Australian Land and Groundwater Association (ALGA)
- Member, Environment Institute of Australia and New Zealand (EIANZ)
- Member, NSW Business Chamber
- Risk Based Corrective Action (RBCA) for Chemical Releases, GS Inc.
- Contaminant Transport Modelling ANSTO, University of Science & Technology, Sydney
- Mergers & Acquisition Auditing, ERM Group
- USEPA 40hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- ALGA Hazardous Ground Gas Assessment and Mitigation
- CSARM Lecturer (at UTS) in Risk Assessment in the Audit Process

Fields of Competence

- Environmental Audits - Statutory/Non Statutory, Compliance, Due Diligence
- Site Investigation
- Remediation Feasibility Design and Implementation
- Site Validation
- Works Management
- Environmental Management Plans
- Independent Environmental Audit

Business Sector Experience

- Construction and Property Development
 - Manufacturing & Industrials
 - Rail & Transport & Defence
 - Petrochemical, Oil & Gas
 - Public Sector (State Utilities, NSW & ACT Planning) & Local Council
-

Selected Project Experience

Audit Examples

Rebeka, as the Lead Auditor, has conducted more than 160 site statutory and non-statutory audits across in NSW and ACT. Audit works were conducted, where applicable, to meet local or state government planning approval conditions. Audits have been conducted in accordance with the requirements outlined by the NSW EPA Site Auditor Guidelines (2017); ACT Environmental Planning Policy (2009) or the NSW Government (June 2018) Independent Audit Post Approval Requirements (IEA). Selected project examples comprise the following:

- Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831).
- Iglu Redfern 2, Redfern, NSW – Lead Auditor for the construction of Iglu Redfern 2 (SSD 9275).
- Cranbrook School, Bellevue Hill, NSW – Lead Auditor and waste specialist for the construction of Cranbrook School (SSD 8812).
- Western Sydney University, Parramatta, NSW – Lead Auditor for the construction of Western Sydney University (required as part of SSD 9670).
- Vopak Terminals, Port Botany NSW – IEA For Terminal B1-B3 Port Botany (MP06-0089)
- Brookvale Health Centre, NSW Health – State Significant Development (SSD). Statutory site audit following the remediation of former commercial/light industrial properties including a former service station. During the course of the audit USTs were removed, and continued groundwater investigation to delineate the extent of impact and risk evaluation.
- Former Pharmaceutical site, Kurnell NSW (2017 and ongoing) – State Significant Development (SSD). Statutory audit for a 11ha property to endorse a remedial action plan and validation program to confirm the site is suitable for ongoing commercial use.
- St Leonards Medical Centre, Ramsay Healthcare (2016-2018) – State Significant Development (SSD). Statutory site audit to confirm the former Mitsubishi vehicle maintenance facility was rendered suitable for medical commercial uses with basement car parking and open space.
- North Shore Health Hub, St Leonards (2018 and ongoing – SSD State Significant Development (SSD). Statutory site audit to confirm the commercial/industrial site was rendered suitable for proposed hospital expansion.
- Alexandria Park Community School (APCS) (2018 and ongoing) – State Significant Development (SSD). Statutory site audit to confirm the site is suitable for proposed educational development (comprising childcare, primary, secondary school and community use).
- Fairvale High School, DOE (2018-current) – State Significant Development. Statutory site audit to confirm the site is suitable for primary school use. Evaluating waste disposal, importation, environmental monitoring.
- Proposed Catherine Field, East Leppington and Wagga Wagga Primary Schools – Specialist Audit for State Significant Developments.
- Alex Avenue Schofields, DOE (2019, 6 months) – State Significant Development. Statutory site audit to confirm the former rural site is suitable for proposed primary school redevelopment.
- Sydney University Expansion (Project Regiment) (2017, 18 months) – State Significant Development. Statutory site audit to confirm suitability of site for mixed use accommodation and training facility.

- Waitara Public School Redevelopment, DOE (2017, 1 year) – State Significant Development. Statutory site audit for proposed primary school alterations and additions.
- Parramatta Square Redevelopment (2015 and ongoing) – Site audit of Phase 3, 4, 5, 6, 7 and 8 of major mixed use precinct redevelopment.
- Molonglo Valley 3, ACT Future Urban Release (2013 and ongoing) – multi stage site audit for 1145ha of former rural and forestry land. Historically the northern portion of the site was used for artillery live firing practices during 1914, 1920 and 1921. Molonglo Valley Stage 3 forms part of a major land release for residential expansion within the ACT. Due to the combined rural and historical military use at the site, the assessments completed required a combination of contamination as well as unexploded ordnance expertise. Site audit for site suitability and compliance to CEMP.
- Former Bonshaw Naval Receiving Station HMAS Harmon ACT (2012, 18 months) – statutory audit to confirm the suitability of 210ha for broad acre use post demolition of receiving station, support facilities and antennae.
- East Lake Redevelopment (Griffith, Kingston and Fyshwick ACT) (2012 - current) – 100ha of former rail and commercial/industrial land proposed for mixed use redevelopment.
- Precinct 1-4 Elara residential release for Stockland (2013 – 2016) – multi stage statutory audit confirming the remediation of 200ha of rural residential agricultural and poultry farming land for mixed uses associated with a new residential suburb. Evaluation of waste disposal, importation, environmental controls and monitoring.
- Green Square Urban Renewal Mixed Use Residential for Mirvac (2014-2017) – several sites requiring remediation and tank decommissioning works to enable the redevelopment for high rise residential, ground floor commercial and day care use.
- Former Royal South Sydney Hospital Site NSW, City of Sydney Council (2012, 18 months)– multi staged audit to confirm site investigation, remediation and validation part of site for affordable housing, and endorsement of RAP for balance of site (proposed for community uses including day care centre).
- Residential Release, former Summer Hill Flour Mill (2014-2018)– Four staged audit. Evaluation of site investigation and remediation works to confirm the former industrial manufacturing site has been remediated to a condition suitable for high rise residential with some commercial.

Land Capability Assessments

- NSW Department of Planning- Land Capability, Salinity and Contamination Assessment, Schofields Precinct. Project Director - Engaged by the NSW DoP to undertake a Land Capability, Salinity and Contamination Assessment for the Schofields Precinct in north-west Sydney which covers an area of approximately 500 hectares. The Precinct contains a former Department of Defence airfield. The report outlined appropriate recommendations in relation to identified issues to be incorporated into Councils DCP for future development. Several specialist consultant workshops, and close-out presentations to various stakeholders formed part of the scope of works.
- NSW Department of Planning - Land Capability, Salinity and Contamination Assessment, Box Hill and Box Hill Industrial Precinct. Project Director - Engaged by the NSW DoP to undertake a Land Capability, Salinity and Contamination Assessment for two adjoining proposed land release areas in north-west Sydney which covered an area of over 1000 hectares. The majority of the Precincts contain small rural and rural-industrial allotments. Consideration factors included several buildings and artefacts of significant European heritage, stands of protected native vegetation, low-lying flood-prone land and steep escarpments. The Box Hill Precincts had over

300 landowners. The project team was required to undertake systematic and well-documented one-on-one consultation with a large proportion of the landowners to be able to gain access for intrusive soil investigation works. The reports were reviewed by the Master Planners, NSW DoP and NSW DECCW.

- NSW Department of Planning. Land Capability, Salinity and Contamination Assessment, Area 20 Rouse Hill Industrial Precinct. Project Director – Engaged by the NSW DoP to undertake a Land Capability, Salinity and Contamination Assessment for a proposed land release area in north-west Sydney (Area 20 Precinct). The Area 20 Precinct covered 245 hectares and comprised various rural allotments, recreational sporting fields, educational facilities and some commercial/industrial undertakings. The project required a comprehensive understanding of the planning processes and requirements both within the local Blacktown Council and on a State level and how these interlink with contamination issues under the NSW CLM Act. Extensive consultation with various stakeholders was required throughout the project, including with the DoP, Blacktown Council, the appointed Master Planners, property owners and other technical specialists from a variety of disciplines (biodiversity; aboriginal heritage; transport; water cycle management; bushfire and landscape architects). The final deliverables, which included detailed GIS mapping of contamination, salinity and geotechnical classes across the Area 20 Precinct, were presented in a meeting to the stakeholders. Given the variety of technical expertise of the stakeholders, the presentation was tailored to fit the audience and highlighted how the information linked in with the other disciplines to address the requirements of the Departments framework.
- Land Capability Assessment, Surplus Land, UTS, Kuring-gai. Project manager and lead auditor for the completion of a preliminary assessment including potential land contamination issues and feasibility assessment of redeveloping surplus university land into mixed residential and commercial landuses. Works included site inspection, limited soil sampling, desktop reviews and recommendations for further investigation required.
- Land Suitability Assessment and Remediation, Kingswood. Project Director. The former Defence property at Kingswood proposed to be developed into an Aged Care Facility– project was for a former Defence storage facility of approximately 10 hectares that was to be developed for aged care facilities. The project involved a staged process in accordance with NSW EPA Guidelines including desktop study, site walkover and soil and groundwater investigation.
- Salinity and Soil Management Strategy, Schofields, Western Sydney. Project Manager for the collection and analysis of soil composition and salinity data and electrical resistivity data to determine the salinity profile and potential for erosion of clay soils and topsoil at a green field site in Schofields, Western Sydney. The site was scheduled for development as a suburban land release and it was necessary to determine the interaction between groundwater and soil salinity to determine the best method of managing the site, including stormwater management and general construction techniques, to minimise the effects of the salinity of the soils on water quality and construction materials.
- Land Capability Assessment, Huntingwood East Precinct Landowners Group. Project Manager for a land capability study which covered potential for land contamination and the identification of geotechnical limitations for an 80 hectare commercial/industrial redevelopment in Huntingwood. This project had over 12 stakeholders/owners and the project included liaison and consultation with other specialist consultants for this multidisciplinary project.

Expert/Peer Review

- Expert Opinion– Molonglo Former Sewage Treatment Plant, ACT Government – review of various consultants' assessment and remedial action plan to review scope of work and conformance with current assessment guidelines.

- Expert of Fact – Newcastle City Council at Toner Design Pty Ltd
- Peer Review – Expert for Canterbury Bankstown City Council, for 15-19 Enterprise Avenue Padstow
- Peer Review – Expert for Blacktown City Council, Urban Renewal Project Riverstone



NSW Site Auditor Scheme

RENEWAL OF ACCREDITATION AS SITE AUDITOR UNDER CONTAMINATED LAND MANAGEMENT ACT 1997 (NSW)

Auditor: Ms Rebeka Hall

Accreditation No: 0802

Accreditation Date: 17 December 2018
years

Period of Accreditation: Three (3)

The Environment Protection Authority (EPA) advises that **Ms Rebeka Hall** (the auditor) has been granted accreditation under s.51 of the *Contaminated Land Management Act 1997* (the Act) as a site auditor for a period of **three (3) years** subject to the following conditions:

1. The auditor must maintain a good knowledge of NSW legislation relating to contaminated sites and environment protection in general, including the:
 - (a) Act and any regulation made under that Act;
 - (b) other environment protection legislation (as defined by the Protection of the Environment Administration Act 1991) administered by the EPA; and
 - (c) Environmental Planning and Assessment Act 1979, and regulations and relevant environmental planning instruments made under that Act.
2. The auditor must maintain a good understanding of guidelines made or approved by the EPA under s.105 of the Act.
3. The auditor must hold insurance cover which complies with the following requirements:
 - (a) the cover applies to the occupation of site auditor and the activities to be carried out as a site auditor accredited under the Act, and
 - (b) the policy is for not less than \$5,000,000 cover for any 12 month period.
4. Within 14 days of renewing the insurance cover held for the purposes of condition 3, the auditor must forward to the EPA written confirmation from the insurer that the cover is in force and complies with the requirements of condition 3.
5. The auditor must pay an accreditation fee of \$23,676 to the EPA within one month from the date of the tax invoice.

A handwritten signature in black ink, appearing to read 'Anthea White'.

12 December 2018

ANTHEA WHITE
A/Director Contaminated Land Management
Environment Protection Authority

Note

- The auditor must comply with the Act and any regulation made under the Act. This includes a requirement to provide an annual return as specified under s.53D of the Act.
- The auditor's accreditation expires at the end of the accreditation period unless renewed in accordance with the Act and Regulations. The *Contaminated Land Management Regulation 2013* provides that applications for renewal must be made between 30 and 60 days before expiry of the current accreditation period.
- The EPA may suspend or revoke the auditor's accreditation in accordance with s.56 of the Act.



*The Certified Environmental Practitioner Board
hereby attests that*

Rebeka Hall

*having fulfilled all the requirements of the Board
has been registered as a*

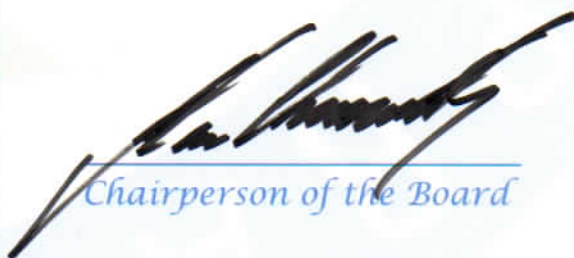
Certified Environmental Practitioner

with Registration Number

889

on the date

3rd of May 2017


Chairperson of the Board





*The Certified Environmental Practitioner Board
hereby attests that*

Rebeka Hall

*having fulfilled all the requirements of the Board
has been registered as a*

*Certified Environmental Practitioner
Contaminated Land Specialist*

with Registration Number

913

on the date

3rd of May 2017


Chairperson of the Board



PwC's Auditor Training

Certificate of Attainment

awarded to

Rebeka Hall

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: 7090575-5136510

Course End Date: 21 Jun 2019

Certificate Issue Date: 27 Jun 2019



Tom Barham

Training Manager



© 2019 PricewaterhouseCoopers. All rights reserved.
PwC refers to the Australian member firm, and may sometimes refer to the PwC network.
Each member firm is a separate legal entity. Please see www.pwc.com/structure for further details.

Liability limited by a scheme approved under Professional Standards Legislation

Jack Braithwaite

Environmental Scientist

Professional Qualifications

- Bachelor of Science (Hons) Biochemistry/Molecular Biology – University of Western Sydney, Parramatta
- Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383766)

Summary

Jack is an Environmental Scientist with experience in contaminated land and groundwater assessment. He has contributed to a variety of projects including preliminary & detailed site investigations, groundwater monitoring, and waste classification.

More recently, Jack has been involved in the preparation and implementation of Construction Environmental Management Plans (CEMP) and compliance auditing for operational facilities' Environment Protection Licence obligations, Environmental Management Plans, and planning requirements.

Key Skills / Achievements / Memberships / Training

- Member of Australian Land and Groundwater Association
- WorkCover WHS General Induction for Construction Work in NSW (White Card)
- Certified first aid provider

Fields of Competence

- Site investigation
- Site validation
- Waste classification
- Groundwater monitoring
- Soil vapour sampling
- Remedial action plans
- Environmental Management Plans
- Environmental compliance auditing

Business Sector Experience

- Construction and Property Development
- University governance

Project Experience

Independent Environmental Audits

- Iglu Redfern 2, Redfern, NSW – Auditor assistant for the construction of Iglu Redfern 2 (required as part of SSD 9275).
- Cranbrook School, Bellevue Hill, NSW – Auditor assistant for the construction of Cranbrook School (required as part of SSD 8812).

- Western Sydney University, Parramatta, NSW – Auditor assistant for the construction of Western Sydney University (required as part of SSD 9670).
- Western Sydney University, Bankstown, NSW - Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Management Plans

- **Construction Environmental Management Plan (CEMP) Major Development, Bankstown Airport**

Zoic was requested to provide a CEMP for a major development within the airside operations of Bankstown Airport. The CEMP addressed the following site considerations: contamination, soil and stockpile management, groundwater, waste, traffic, noise and vibration, flora and fauna, air quality, and heritage items.

Of particular note for the site was the careful management of air quality given that the construction site is within an airport, where visibility represents a major health and safety concern, and, the management of critically endangered flora. The CEMP also provided a system for the management of any environmental incidents that may occur onsite and the reporting procedures. The CEMP was tailored to meet the environmental compliance requirements of the airport.

- **Construction Soil and Water Management Plan (CSWMP) & Construction Waste Management Plan (CWMP), Surry Hills, NSW – State Significant Development (SSD)**

As part of an overarching Construction Environmental Management Plan (CEMP) for the upgrade of a high school, Jack was required to prepare the CSWMP and CWMP to meet regulatory authority and Council requirements. The key challenge for this site was the existing soil contamination which was required to be effectively controlled and managed under the plans.

- **Construction Environmental Management Plan (CEMP), Lindfield, NSW**

The proposed works for the site was the development of a learning village. A CEMP for site works was required taking into account site significance in relation to potential Aboriginal Heritage finds and threatened flora and fauna as well as operational procedures including site access, traffic control, and soil and water management.

- **Operational Waste Management Plan (WMP), Metal Recycling Facility, Fairfield NSW**

Zoic was engaged to complete a WMP for the operational aspects of a metal recycling facility. The WMP was required to address Council requirements as part of the DA conditions. The WMP considered the practices of the facility and the waste streams generated at the site and documentation of their storage and fate. Provisioning was provided for recording and reporting procedures.

- **Environmental Condition Report (ECR), Fuel Storage and Distribution Facility, NSW**

As part of the lease requirements, the fuel facility is required to report on the environmental condition of the site on a 5-yearly basis. To complete the environmental condition report, Jack reviewed reports and documentation for the site from the last 5 years and conducted a site inspection to confirm current site conditions. Included in the site inspection was a discussion with relevant personnel regarding the site and any activities, incidents or changes that have occurred.

- **Audit of Environmental Performance and Compliance with EPL, Rehabilitation Site, NSW**

Zoic was requested to conduct an Environmental Audit of a rehabilitation site. In accordance with the site's Environmental Management Plan, an Independent Environmental Audit is commissioned annually to assess the environmental performance and compliance with the issued EPL and the sites EMP. The audit works required; a detailed

review of documents including: environmental monitoring data, standard operating procedures, completed forms and contractual details; a site inspection for recording observations; and preparation of a report documenting the audit findings and recommendations.

Contaminated Site Assessments

- **Detailed Site Investigation (DSI), Marsden Park, NSW**

As part of the North West Growth Area, Zoic was engaged to conduct a data gap analysis for a 200ha property in Marsden Park to facilitate redevelopment into a housing estate. For the data gap analysis works, Jack was responsible for the preparation of a Sampling Analysis and Quality Plan (SAQP) requiring a detailed site history, review of previous DSI's, site walkover to identify areas of concern, and historic aerial photography review for submission to a NSW EPA accredited site Auditor.

Following Auditor approval of the SAQP, Jack was part of the project team deployed to complete sampling works for contaminants associated with identified landfill areas, stockpiles, farm dams, and poultry/dairy farm drainage lines.

- **Detailed Site Investigation (DSI), Hexham, NSW**

Jack was part of the project team for sampling works completed at Hexham requiring an extensive sampling regime of a 10ha site. The site was proposed to be redeveloped into a commercial/industrial site. Media identified as potentially contaminated included site fill, groundwater, surface water and sediments. Sampling of all the potentially affected media was required to close out data gaps and inform remediation.

- **Underground Storage Tank Removal Validation and Site Waste Classification, Bondi Junction, NSW**

To facilitate the development of a multi-storey and multi-basement apartment building, the Client required a waste classification of site fill and underlying natural material as well as an Auditor approved validation report for the removal of an underground storage tank (UST). Jack was responsible for the sampling works associated with the classification of site soils and the validation of the UST removal as well as the preparation of the waste classification and validation report.

- **Groundwater Monitoring Event (GME), Albury, NSW**

Zoic was required to characterise a Light Non-Aqueous Phase Liquid (LNAPL) plume at the groundwater interphase at a site in the Albury area and establish a monitoring program. Jack completed a monitoring round where he was required to measure the present LNAPL and collect representative samples of the groundwater from LNAPL free groundwater monitoring wells. Following the site works, a report was prepared which included groundwater contaminant concentrations and LNAPL measurements compared with previous monitoring results and commentary made on observed data trends. The report was provided to the NSW EPA upon completion.

- **Detailed Site Investigation (DSI), Austral, NSW**

A proposed subdivision for a 2ha site in Austral required a data gap analysis. As part of the works, Jack completed a site walkover to establish site conditions and areas of concern. Areas of concern identified onsite included: a former poultry farm, livestock areas, farm dam sediments and surface water, dam wall, and stockpiles of chemical containers including hydrocarbon barrels. Subsequently, Jack carried out sampling works and prepared a DSI report detailing the findings.

Health Risk Assessments

- As part of a Human Health Risk Assessment, Jack was responsible for researching and developing toxicology profiles for contaminants of concern including polycyclic aromatic hydrocarbons and total recoverable hydrocarbons.

PwC's Auditor Training

Certificate of Attainment

awarded to

Jack Braithwaite

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: 11284551-7383766

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021



Tom Barham

Training Manager



© 2020 PricewaterhouseCoopers. All rights reserved.
PwC refers to the Australian member firm, and may sometimes refer to the PwC network.
Each member firm is a separate legal entity. Please see www.pwc.com/structure for further details.

Liability limited by a scheme approved under Professional Standards Legislation

Attachment B – Declaration Form

Independent Audit Declaration Form




Project Name	Cranbrook School
Consent Number	8812
Description of Project	Construction and operation 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	30 April 2021

I declare that:

1. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
2. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
3. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
4. I am not an Environmental Representative for the project; and
5. will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow 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 Proposed Auditor	Rebeka Hall
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSc (Hons) (Geology)
Company	Zoic Environmental Pty Ltd
Name of Proposed Auditor	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) • BE (Chemical) • PhD (Chemical Engineering)
Company	Zoic Environmental Pty Ltd
Name of Proposed Auditor	Jack Braithwaite
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383766) • BSc (Biochemistry & Molecular Biology)
Company	Zoic Environmental Pty Ltd

Michael Nasiry - Project Manager
EPM Projects Pty Ltd
L2, 146 Arthur Street
North Sydney NSW 2060

Email: mnasiry@epmprojects.com.au

06/05/2021

Dear Michael Nasiry

**Cranbrook School Redevelopment – Independent Audit (SSD-8812)
Proposed Audit Team**

I refer to your request (SSD-8812-PA-24) for the Secretary's approval of suitably qualified persons to prepare the Independent Audit for the Cranbrook School Redevelopment (SSD-8812).

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

In accordance with Condition D31 of SSD-8812 (the '**Consent**') and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team from Zoic Environmental Pty Ltd:

- Dr Cheryl Halim as lead auditor;
- Ms Rebeka Hall as auditor; and
- Mr Jack Braithwaite as 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.

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

If you wish to discuss the matter further, please contact Maria Divis on 02 8275 1156.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julia Pope', written in a cursive style.

Julia
Team
Compliance

Leader

Compliance

-

Pope
Metro

As nominee of the Planning Secretary



EPM PROJECTS PTY LTD
Project Manager
Suite 7.02, 67 Albert Avenue
Chatswood NSW 2067

10/08/2021

Attention: Michael Nasiry

**Cranbrook School Redevelopment (SSD-8812)
Independent Environmental Audit**

Reference is made to the Independent Environmental Audit (**IEA**) report and Response to Audit Recommendations (**RAR**) as required by Schedule 2, Condition D31 of SSD 8812, as modified (the **Consent**) for the Cranbrook School Redevelopment Project and submitted to the Department of Planning, Industry and Environment (**Department**) on 2 August 2021.

The Department considers that the IEA report generally satisfies the reporting requirements of the Consent. Please note that acceptance of this report is not endorsement of the compliance status of the project.

The non-compliance with Condition A30 identified in the IEA has been assessed in accordance with the Department's Compliance Policy with the Department on this occasion determining to record the breach with no further enforcement action. However, please note that recording the breach does not preclude the Department from taking alternative enforcement action, should it become apparent that an alternative response is more appropriate.

The Department would like to take this opportunity to remind you of your obligations with Condition A30(c) that within 3 months of the submission of an IEA, 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.

Please revise Section 1.5 of the IEA and amend to reflect the correct reporting period. The Department considers there is a typographical error in this section and the reporting period should correctly reference 1 July 2020 to 2 June 2021. In accordance with Condition A21 of the Consent please upload the revised IEA and RAR to the company website within 60 days from the date of this letter.

Lastly, please include a status update for all actions provided in the RAR in the next Compliance Report, including details of any revisions to the strategies, plans and programs required under the Consent, until all actions are completed.

If you wish to discuss the matter further, please contact Maria Divis on 02 8275 1156.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Pope'.

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix D Record of Meeting and Agenda

Independent Environmental Audit – Opening Meeting Agenda

Site: Cranbrook School

SSD: 8812

Date & Time: 2 June 2021, 9:30am

Invitees:

Michael Nasiry (EPM)	Andrew Gulliford (Richard Crookes)	David Somerville (Richard Crookes)
Olivia Rorke (Richard Crookes)	Frank Galluzzo (Richard Crookes)	Jack Braithwaite (Zoic)
Rebeka Hall (Zoic)	Cheryl Halim (Zoic)	
Todd Ewart (EPM) (optional)	Natalie Cook (Cranbrook School) (optional)	Matthew Alder (EPM) (optional)
Gregg Armstrong (Richard Crookes) (optional)	Mark McCourt (Richard Crookes) (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 (Monday 7th June TBC)

Independent Environmental Audit – Opening Meeting Attendance Sheet

Date	Attendee & Company	Signature
2/6	Olivia Rorke	OR
	Frank Galluzzo	Frank Galluzzo
	David Somerville	David Somerville
	Andrew Gulliford	Andrew Gulliford
	Jack Burkhart	Jack Burkhart
	Rebeka Hall	Rebeka Hall
	Cheryl Halim	Cheryl Halim

Cheryl Halim

From: Cheryl Halim
Sent: Monday, 7 June 2021 9:39 AM
To: gulliforda@richardcrookes.com.au; RorkeO@richardcrookes.com.au; GalluzzoF@richardcrookes.com.au; SomervilleD@richardcrookes.com.au; mnasiry@epmprojects.com.au; tewart@epmprojects.com.au; malder@epmprojects.com.au; NCook@cranbrook.nsw.edu.au; ArmstrongG@richardcrookes.com.au; McCourtM@richardcrookes.com.au; Rebeka Hall; Jack Braithwaite
Subject: 19256 Close out Meeting - Summary of Findings for Third IEA Cranbrook School Stage 2 Redevelopment
Attachments: Appendix F. 19256 Audit Table.xlsx

Dear All,

Thank you to the representatives from Cranbrook School, EPM and Richard Crookes Constructions (RCC) for attending our Opening Meeting for the third Independent Environmental Audit (IEA) conducted on Wednesday 2 June 2021.

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 prior to the site visit which expedited the audit process.

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

1. Summary of IEA scope

During the site visit, Zoic 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.

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 Second IEA (June 2020)

2. Findings - Identified Strengths

All items raised as non-compliances/areas for improvement in the second Audit (June 2020) have been addressed.

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

RCC has a very organised system and robust record keeping, which greatly assisted the completion of the audit.

During the site audit, RCC demonstrated a proactive approach to environmental management and is amenable to suggestions on improvement.

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

Our preliminary finding at this state did not indicate potential non-compliances on items that have been completed, but there are several documents which we are waiting for RCC 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.

We will require RCC to provide the outstanding documents by 11 June 2021 (if not earlier).

4. Status of Review and Timing.

Our aim is to issue the Draft IEA Report by 16 June 2021.

RCC and EPM will have an opportunity to provide additional information and rectify any potential non-compliances by 21 June 2021, 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



A Geosyntec Company

ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

www.zoic.com.au

www.geosyntec.com

This email and its contents are subject to the following disclaimer: This email may contain confidential, copyright or legally privileged information. If you are not the intended recipient of this message please provide a return email to Zoic Environmental Pty Ltd.

Appendix E Photographs

Photograph Log

Client Name:


Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.:	Date:	
Z64, Z89, Z93, Z143, 165, Z166.	2/6/2021	
<p>Description: No construction vehicle parked on road, noting the blue concrete truck pictured is on the road about to enter the site.</p> <p>No waste, refuse, materials, skips were observed on the road.</p> <p>No tracking of sediment on public roads.</p>		

Photograph Log

Client Name:

Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.: Z80, Z143, Z211, Z222	Date: 2/6/2021	
Description: Site notices observed on perimeter fencing. Pedestrian pathway directed to the other side of the road.		

Zoic Ref.:	Date:	
Z91, Z165, Z166, Z219, Z220, Z228	2/6/2021	
Description:		
Forklift exited the site in forward direction.		
No tracking of sediment/soil onto roads.		
Traffic control measures in place.		

Photograph Log

Client Name:


Cranbrook School


Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.:	Date:	
Z92, Z136, Z143, Z219, Z224	2/6/2021	
Description:		
Hoarding around the site boundary.		
Traffic control measures in place.		
Room for vehicles to be contained wholly within the site.		

		
--	--	--

Photograph Log

Client Name:

Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.: Z100, Z101, Z136, Z165, Z180, Z231	Date: 2/6/2021	
Description: Sand stockpile partially covered. Wheel wash to clean vehicle before exiting the site. The stockpile is reportedly covered at night.		

Photograph Log

Client Name:

Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.:	Date:	
Z102, Z155, Z172, Z173, Z176, Z177, Z230, Z231	2/6/2021	
Description:		
Sediment control observed in place.		
Sediment was not observed around stormwater drain.		

Photograph Log

Client Name:



Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

<div><div>Zoic Ref.: Z107, Z138, Z165, Z180, Z230</div><div>Date: 2/6/2021</div></div>	<div><div></div><div></div></div>
<div><div>Description:</div><div>Waste segregation and storage, stockpile construction.</div></div>	

Photograph Log

Client Name:

Cranbrook School


Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.:	Date:	
Z126, Z127, Z211	2/6/2021	
<p>Description: Barrier at Rose Bay Ave and New South Head Road junction.</p> <p>Signage observed on hoarding and access ways.</p>		

Zoic Ref.:	Date:	
Z141	2/6/2021	
<p>Description:</p> <p>Tree protection zone barricades observed. Signage was observed posted around the TPZs.</p>		

Photograph Log

Client Name:


Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.:	Date:	
Z144, Z172, Z173, Z176, Z177, Z231	2/6/2021	
Description:		
Mulching along northern boundary.		
Sausage bunds on kerbside inlets.		

Photograph Log

Client Name:

Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

Zoic Ref.:

Z172, Z230

Date:

2/6/2021

Description:

Chemical storage placed on bunding. Spill located adjacent to yellow container.

Waste water tank collection on-site for the structure amenities. The rest of the site is connected to sewer.



Photograph Log

Client Name:

Cranbrook School

Site Location:

5 Victoria Road, Bellevue Hill
NSW

Project Number:

19256

<p>Zoic Ref.: Z210, Z231</p>	<p>Date: 2/6/2021</p>	
<p>Description: Fencing around work zones.</p>		

<p>Zoic Ref.: Z230</p>	<p>Date: 2/6/2021</p>	
<p>Description: Amenities provided on-site.</p>		

Appendix F Audit Table

					3rd Audit				
Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
REVIEW OF SSD COMPLIANCE									
Part A Administrative Conditions									
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 not 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)	a. Conditions in this consent were met, as assessed during this audit. b. Record sighted: - EPM states DPIE response on 12 February 2021 on compliance report being made public had no comments. - 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. 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). d. 17/09/2020 Record sighted: RCC Memorandum 'Item A21 Access to Information' dated 21 November 2019 confirming the development may only be carried out with the conditions stated and the approved plans listed, with minor modifications in accordance with s4.55 modification listed in item (c).				
Z3	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.	27/05/2021 Record sighted: - Email from RCC dated 26/05/2021 stating that they have not received any correspondence from the planning secretary. - EPM states DPIE response on 12 February 2021 on compliance report being made public had no comments. - 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.				
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.	No inconsistencies, ambiguity or conflict in conditions and directions 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.	Covered under previous Audit and assessed as compliant: 17/9/2020 Record sighted: 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.				
Z7	SSD	A7	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.	27/05/2021 Record sighted: - Email from RCC dated 26/05/2021 stating that they have no disputes to report between Cranbrook school and a public authority.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	a. Consultation conducted to meet Conditions C4, C13, C16, C30, D26. The following documents were prepared in consultation with the relevant agencies: - C4- Pre-Construction Dilapidation & 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. - 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. - C16 - Woollahra Municipal Council letter dated 2 December 2019 stating that the Construction Soil and Water Management Plan satisfies Condition C16 of this SSD. - 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 CCL. - D26 - No Aboriginal objects uncovered since last Audit. 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.				
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 of the first of the proposed stages of operation.	28/05/2021 Record sighted: - RCC email stating that there is no staging of works planned.				
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.	28/05/2021 Record sighted: - RCC email stating that there is no staging of works planned.				
Z11	SSD	A11	Staging (continued)	The SSD must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	28/05/2021 Record sighted: - RCC email stating that there is no staging of works planned.				
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	28/05/2021 Record sighted: - RCC email stating that there is no staging of works planned.				
Z13	SSD	A13	Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: a. prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b. combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c. update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	28/05/2021 Record sighted: - RCC email stating that there is no staging of works planned.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	28/05/2021 Record sighted: - RCC email stating that there is no staging of works planned.				
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.	27/05/2021 Record sighted: - RCC email stating that the Traffic Management Plan was the only construction plan that has been updated since the last audit (June 2020). - The updated Construction Traffic Management Plan (Issue 3) (14 October 2020). - 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. - Email from DPIE dated 19/11/2020 stating that the Department has no comment on the document.				
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.	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.				
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.	27/05/2021 Record sighted: - 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. - McKenzie Group (23 December 2020) Construction Certificate No. J/74238/04 indicating compliance. Covered under previous Audit: 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.				
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 at the date of this consent.	References in reports were reviewed at the date of the consent.				
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.	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).				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z20	SSD	A20	Monitoring and Environmental Audits	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p>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.</p>	Noted, reviewed in relevant items and were considered to be compliant.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b. Keep such information up to date, to the satisfaction of the Planning Secretary.	Covered under previous Audit and assessed as compliant: a. The following documents were sighted on the project website in first audit (https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx) i. - Architectural and landscape plans as per Section A2. Selected plans sighted. - A link to the Major Portal website with EIS and RTS provided. ii. SSD 8812 Assessment and Notice of Decision. iii.- Richard Crooks Constructions (18 February 2020) Cranbrook Stage 2 Redevelopment Project 5 Victoria Avenue, Bellevue Hill Construction Environmental Management Plan (CEMP). - PTC (13 November 2019) Construction Traffic Management Plan Cranbrook School, Bellevue Hill. - Acoustic Logic (1 November 2019) Cranbrook School Redevelopment Construction Noise and Vibration Management Plan. - RCC (21 October 2019) Cranbrook School Stage 2 Redevelopment 5 Victoria Avenue, Bellevue Hill Construction Waste Management Plan. - SCP (28 November 2019) Construction Soil and Water Management Plan Cranbrook School, Bellevue Hill. - SCP (28 November 2019) Flood Emergency Response Plan. - Unexpected Finds Protocol for Contamination - Unexpected Finds Protocol for Aboriginal & Non-Aboriginal Heritage (Appendix I of CEMP) 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. v. The website provides a link to the Compliance Report and Independent Environmental Audit reports which provide assessment of monitoring results. vi. Progress summary provided. vii. Contact details provided via Cranbrook@cranbrook.nsw.edu.au or (02) 9327 9000. viii. Complaints register provided. ix. Independent audit reports: - Zoic (26 February 2020) Independent Environmental Audit Report, Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 192356 R2). - RCC (6 March 2020) Independent Audit Report 01 - RCC Response. - Zoic (21 July 2020) Independent Environmental Audit Report, Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: 192356 R3). - RCC (23 July 2020) Independent Audit Report 02 - RCC Response. x. None requested.				
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.	Covered under previous Audit and assessed as compliant: 26/06/2020 Record sighted: - Site Induction PowerPoint was observed with site requirements listed. - Site induction information which includes traffic access, TMP, site behaviour, public transport, car pooling opportunities, CEMP requirements, and tree protection zones among other items.				
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.	2/6/2021 Observation: - All buildings and structures were observed to be within the property boundary.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	28/05/2021 Record sighted: - 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.	28/05/2021 Record sighted: - 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.	28/05/2021 Record sighted: - EPM (18 June 2020) Cranbrook School Redevelopment Project Construction Compliance Report identified one non-compliance, which was discovered by EPM them on 11 June 2021. EPM notified the non-compliance to DPIE and PCA in a letter 17 June 2021 (sighted). Evidence of submission via Major Projects Portal has also been sighted.				
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	28/05/2021 Record sighted: - RCC email dated 27/05/2021 stating that there have been nil environmental incidents since the last audit period.				
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	Within three months of: a. the submission of a compliance report under condition C25; b. the submission of an incident report under condition A25; c. the submission of an Independent Audit under condition D31; or d. the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Principal Certifying Authority must be notified in writing that a review is being carried out.	2/06/2021 Record sighted: - RCC email to the DPIE notifying of review 1/10/2020. - RCC email to McKenzie Group notifying of review 1/10/2020. - Above was following the previous IEA conducted on 30 June 2020 - DPIE email confirming notification of review 17 November 2020 for the CTMP. 11/06/2021 Record sighted: - Automatic Email response from the DPIE's Major Projects Portal confirming receipt of notice of review of CEMP (lodged 17/11/2020) for Condition A30(c).	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. Recommendation: Review of strategies, plans and programs required under this consent is conducted.			
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.	11/6/2021 Record sighted: - Email from DPIE dated 19/11/2020 stating that the Department has no comment on the updated CTMP. - Email from RCC dated 15/12/2020 to Council requesting review of the updated CTMP. - Letter from Council to RCC on 15 April 2021 providing approval of the updated CTMP. - Email from RCC dated 22 April 2021 to PCA on the updated CTMP after Council approval.	While the updated CTMP was submitted to PCA outside the six-week requirement, the Auditor notes that this was provided after Council's approval, noting that Council's approval was obtained 4 months after submission of the CTMP to Council. The Auditor considers that this action meets the intent of this condition and considers this condition to be compliant.			
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.	11/06/2021 Record sighted: - All licences, permits, approvals and consents as required by law have been obtained and maintained as required for the development.				
Part B Prior to Issue of a Construction Certificate									

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z33	SSD	B1	Outdoor Lighting	All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.	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 totalling \$1,106,490, is to be paid to Council in accordance with Section 7.12 of the EP&A Act and Schedule 1 of Woollahra Section 94A Development Contributions Plan 2011. Prior to payment Council can provide the value of the indexed levy.	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.				
Z36	SSD	B4	External Walls and Cladding	Prior to the issue of any construction certificate, the Applicant must provide the Principal Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Principal Certifying Authority to the Planning Secretary within seven days after the Principal Certifying Authority accepts it.	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	Prior to the issue of any construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Principal Certifying Authority. The system must: a. be designed by a suitably qualified and experienced person(s); b. be generally in accordance with the conceptual design in the EIS; c. be in accordance with applicable Australian Standards; d. ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	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.	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	B7	Stormwater Management Plans (continued)	Water quality measures are installed that meet the following environmental targets for stormwater runoff leaving the site: a. 90% removal of gross pollutants (> 5mm); b. 85% removal of total suspended solids; c. 65% removal of total phosphorous; and d. 45% removal of total nitrogen.	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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z40	SSD	B8	Stormwater Management Plans (continued)	Compliance with the objectives and performance requirements in the Building Code of Australia.	Covered under previous Audit and assessed as compliant: Records sighted: - 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. - AECOM Stormwater Management Compliance Statement issued on 8 November 2019. The documents state that the document was in compliance with Building Code of Australia.				
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.	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.	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.	27/05/2021 Record sighted: - RCC email dated 26/05/2021 stating that the public domain works are yet to commence. 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. Item is not triggered.				
Z45	SSD	B13	Construction Impact Assessment and Management Plan	Prior to the issue of any construction certificate, the Construction Impact Assessment and Management Plan, prepared by Botanics Tree Wise People Pty Ltd, amended October 2018, is updated to provide the following: a. comprehensive assessment of the impact on the trees in accordance with industry standards and arboricultural best practice to demonstrate that all options have been considered to retain as many trees as possible on the site. This includes making an assessment using Australian Standard AS 4970-2009: The Protection of Trees on Development sites; and b. tree and site-specific tree protection strategy which details what methods are proposed to minimise impacts to trees to be retained.	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.				
Part C Prior to Commencement of Works									
Z46	SSD	C1	Notification of Commencement	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	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 Commencement (continued)	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z48	SSD	C3	Certified Drawings	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Principal Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	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.	Covered under previous Audit and assessed as compliant: a. - RCC confirmed Telstra have attended site in May 2020 and confirmed the process to adjust their services affected by Construction works, including some Optus services also within the area. Scope of services due to be provided from Telstra in June - July 2020. - 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. - Notice of Requirements & 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. b&c. SCP (30/10/2019) Pre-Construction Dilapidation & 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.				
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.	27/05/2021 Record sighted: - RCC email dated 26/05/2021 stating that there have been no unexpected contamination incidents since the previous Audit. Covered under Initial Audit: - Douglas Partners (March 2019) Unexpected Finds Protocol Cranbrook School Victoria Road, Bellevue Hill was prepared.				
Z51	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; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.				
Z56	SSD	C11	Environmental Management Plan Requirements	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: a. detailed baseline data; b. details of: i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c. a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d. a program to monitor and report on the: i. impacts and environmental performance of the development; ii. effectiveness of the management measures set out pursuant to paragraph (c) above; e. a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; f. a program to investigate and implement ways to improve the environmental performance of the development over time; g. a protocol for managing and reporting any: i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. (complaint; iii. failure to comply with statutory requirements; and h. a protocol for periodic review of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	All covered under Initial Audit and assessed as compliant: - CEMP was reviewed and generally contains the details required by this condition.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z57	SSD	C12	Construction Environmental Management Plan	<p>Prior to commencement of construction works, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of the Principal Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>a. Details of:</p> <p>i. hours of work;</p> <p>ii. 24-hour contact details of site manager;</p> <p>iii. (management of dust and odour to protect the amenity of the neighbourhood;</p> <p>iv. stormwater control and discharge;</p> <p>v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>vi. groundwater management plan including measures to prevent groundwater contamination;</p> <p>vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>viii. community consultation and complaints handling;</p> <p>b. Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);</p> <p>c. Construction Noise and Vibration Management Sub-Plan (see condition C14);</p> <p>d. Construction Waste Management Sub-Plan (see condition C15);</p> <p>e. Construction Soil and Water Management Sub-Plan (see condition C16);</p> <p>f. Flood Emergency Response Sub-Plan (see condition C17);</p> <p>g. an unexpected finds protocol for contamination and associated communications procedure;</p> <p>h. an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>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.</p>	<p>All covered under Initial Audit and assessed as compliant:</p> <p>- CEMP was reviewed and contains the details required by this condition.</p> <p>Evidence of submission to DPIE (in email dated 11 December 2019) has been sighted. Construction certificate issued.</p>				
Z58	SSD	C13	Construction Environmental Management Plan (continued)	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>a. be prepared by a suitably qualified and experienced person(s);</p> <p>b. be prepared in consultation with Council, TfNSW (RMS) and TfNSW;</p> <p>c. detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>d. detail heavy vehicle routes, access and parking arrangements;</p> <p>e. include a Driver Code of Conduct to:</p> <p>i. minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>ii. minimise conflicts with other road users;</p> <p>iii. minimise road traffic noise; and</p> <p>iv. ensure truck drivers use specified routes;</p> <p>f. include a program to monitor the effectiveness of these measures; and</p> <p>g. if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<p>All covered under Initial Audit and assessed as compliant:</p> <p>- CTMP is provided as Appendix C of the CEMP and contains items required by this condition.</p> <p>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.</p>				
Z59	SSD	C14	Construction Environmental Management Plan (continued)	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>a. be prepared by a suitably qualified and experienced noise expert;</p> <p>b. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>c. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>d. include strategies that have been developed with the community for managing high noise generating works;</p> <p>e. describe the community consultation undertaken to develop the strategies in condition C6(d) and</p> <p>f. include a complaints management system that would be implemented for the duration of the construction.</p>	<p>Covered under Initial Audit and assessed as compliant:</p> <p>- Construction Noise and Vibration Management Sub-Plan is provided as Appendix D of the CEMP and contains items required by this condition.</p>				
Z60	SSD	C15	Construction Environmental Management Plan (continued)	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>a. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>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.</p>	<p>Covered under Initial Audit and assessed as compliant:</p> <p>- The CWMSWP (Appendix E of CEMP) was reviewed and was observed to contain the information required by this condition.</p>				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z61	SSD	C16	Construction Environmental Management Plan (continued)	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: a. be prepared by a suitably qualified expert, in consultation with Council; b. describe all erosion and sediment controls to be implemented during construction; c. provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); d. include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas; e. detail all off-Site flows from the Site; and f. describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Covered under Initial Audit and assessed as compliant: a-f - The CSWMSP (Appendix F of CEMP) was reviewed and was observed to contain the information required by this condition, with the exception of acid sulfate soil management plan. Douglas Partners (28 February 2018) states that acid sulfate soil management plan is not required,. Based on this, the Auditor agrees that this condition has been met. a - Woollahra Municipal Council letter dated 2 December 2019 stating that the Construction Soil and Water Management Plan satisfies Condition C16 of this SSD.				
Z62	SSD	C17	Construction Environmental Management Plan (continued)	The Applicant must prepare a Flood Emergency Response Sub-Plan (FERSP) and the plan must address, but not be limited to, the following: a. be prepared by a suitably qualified and experienced person(s); b. address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); c. include details of: i. the flood emergency responses for both construction and operation phases of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and students.	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.	2/6/2021: Observation: Parking facility is available within the work area. No construction vehicles were observed outside the site.				
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.	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)				
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.	Covered under Initial Audit and assessed as compliant: - Construction Worker Transportation Strategy has been submitted to PCA. CC has been issued.				
Z67	SSD	C22	Operational Waste Storage and Processing	Prior to commencement of works, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Covered under Initial Audit: - 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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	<p>22/6/2021 Record sighted:</p> <p>- Aboriginal Site Recording Form AHIMS ID 45-6-3825 dated 26 August 2020.</p> <p>2/06/2021 Record sighted:</p> <p>- Unearthed Archaeology and Heritage (September 2020) Cranbrook School, 5 Victoria Street Bellevue Hill Aboriginal Excavation Report states that no further archaeological investigation required.</p> <p>27/05/2021 Record sighted:</p> <p>- 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.</p> <p>Covered under previous Audit:</p> <p>26/06/2020 Record sighted:</p> <p>- 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.</p> <p>30/06/2020 Record sighted:</p> <p>- RCC email correspondence stating that there will still be some archaeological investigation required as excavation is incomplete.</p> <p>- 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.</p>				
Z69	SSD	C24	Bicycle Parking and End-of-Trip Facilities	Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: a. the provision of a minimum 121 staff/visitor/student bicycle parking spaces; b. the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c. the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d. appropriate pedestrian and cyclist advisory signs are to be provided; and e. all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	<p>Covered under previous Audit and assessed as compliant:</p> <p>Records sighted:</p> <p>a. Senior Campus Map Bicycle parking locations with provision for 121 bicycles. Included also on Drawing AF-DA-1002.</p> <p>b. Design drawing "T-Sheet (Architectural Finishes and Components Schedule - Cranbrook School) stating Bicycle Rack designs are in accordance with AS2890.3.</p> <p>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.</p> <p>- Submission via Aconex to PCA on 15 November 2019 (RCC-GCOR-000002)</p>				
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.	<p>Covered under previous Audit and assessed as compliant:</p> <p>21/9/2020: Records sighted:</p> <p>- EPM (19 November 2019) Cranbrook School Redevelopment Project Pre-Construction Compliance Report (which includes Compliance Reporting program)</p> <p>- Submission of the above report to DPIE on 19 November 2019.</p>				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z71	SSD	C26	Compliance Reporting(continued)	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018), unless otherwise agreed by the Planning Secretary.	28/05/2021 Record sighted: - EPM (19 November 2019) Cranbrook School Redevelopment Project Pre-Construction Compliance Report (which includes Compliance Reporting program) - EPM (17 December 2020) Cranbrook School Redevelopment Project Pre-Construction Compliance Report - EPM (18 June 2021 Cranbrook School Redevelopment Project Pre-Construction Compliance Report The reports have been prepared in general accordance with the compliance Reporting Post Approval Requirements (Department 2018).				
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.	28/05/2021 Record sighted: Compliance reports available through the Cranbrook School website < https://www.cranbrook.nsw.edu.au/about/future-cranbrook.aspx >. 22/6/2021 Record sighted: - EPM states that EPM Second Compliance Report was notified to DPIE and PCA on 17 December 2020 and made publicly available on 5 February 2021. - EPM Third Compliance Report (18 June 2021) has not yet been uploaded to the project website at the time of the Audit.	Recommendation: The Third Compliance Report be made publicly availably 60 days after submitting 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 manoeuvrability through the Site, must be in accordance with AUSTROADS; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	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	Prior to the commencement of construction, the Applicant must submit amended plans to the satisfaction of the Principal Certifying Authority detailing: a. the provision of at least an additional seven locally indigenous mature shade providing canopy trees on the site; b. the provision of street trees along the New South Head Road. Species and spacing must be in consultation with Council.	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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z76	SSD	C31	Road and Public Domain Works	<p>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:</p> <p>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;</p> <p>b. The removal of existing kerb and gutter and the construction of a new 3m wide vehicular crossing for vehicular access into the proposed maintenance building in accordance with Council's standard driveway drawing RF2_D. 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;</p> <p>c. The removal of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's specification;</p> <p>d. The reconstruction of the existing kerb and gutter, between the new vehicular crossing for access into the maintenance building and the new kerb ramp removal of existing kerb and gutter in plain concrete in accordance with Council's standard driveway drawing RF2_D;</p> <p>e. The reconstruction of the existing footpath across the frontage of the proposed works in New South Head Road in accordance with Council's standard driveway drawing RF2_D. The footpath must be constructed to the following specification:</p> <ul style="list-style-type: none">- The width of the footpath must be 2.5m- The footpath must be constructed in concrete- A maximum crossfall of 3% must be provided <p>f. The reconstruction of the kerb and footpath along Rose Bay Avenue in accordance with the approved plans listed in Condition A2(d);</p> <p>g. Detailed long section and cross section at every 5m interval must be prepared by a suitably qualified and experienced civil engineer;</p> <p>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</p> <p>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.</p>	<p>22/6/2021:</p> <ul style="list-style-type: none">- Woollahra Council Section 138 Consent under Roads Act 199 dated 16 February 2021 (Roads Act Consent No. 352/2020/1). <p>2/06/2021 Record sighted:</p> <ul style="list-style-type: none">- Woollahra Council approval of RCC public domain works plan (dated 16 February 2021) sighted. <p>27/05/2021 Record sighted:</p> <ul style="list-style-type: none">- RCC email dated 26/05/2021 stating that RCC has yet to commence Public Domain works and statement that approval has been received of the Public Domain Design as part of CC5.- Design drawings for the public domain works.				
Z77	SSD	C32	Road and Public Domain Works (continued)	<p>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</p>	<p>Covered under previous Audit and assessed as compliant:</p> <p>Record sighted:</p> <ul style="list-style-type: none">- Proof of payment of bond to Council on 21 November 2019.				
Z78	SSD	C33	Road and Public Domain Works (continued)	<p>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.</p>	<p>Not applicable for current construction audit</p>				
Z79	SSD	C34	Provision for Energy Supplies	<p>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.</p>	<p>Covered under previous Audit and assessed as compliant:</p> <p>Record sighted:</p> <ul style="list-style-type: none">- Architectus drawing AF-DA-1001, rev. 5 included substation.				
Part D During Construction									

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z80	SSD	D1	Site Notice	<p>A site notice(s):</p> <p>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:</p> <p>i. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>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</p> <p>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.</p>	<p>2/6/2021: Observation:</p> <p>- 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.</p>				
Z81	SSD	D2	Operation of Plant and Equipment	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a. maintained in a proper and efficient condition; and</p> <p>b. operated in a proper and efficient manner.</p>	<p>2/06/2021 Record sighted:</p> <p>- Maintenance management documentation including logs and inspection checklists that are continually updated.</p>				
Z82	SSD	D3	Demolition	Demolition work must comply with Australian Standard AS 2601-2001. The demolition of structures (Standards Australia, 2001).	<p>Covered under previous Audit and assessed as compliant:</p> <p>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.</p>				
Z83	SSD	D4	Landscaping	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a. between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b. between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>28/05/2021 Record sighted:</p> <p>- Sign in/sign out registers for 20 & 24 March, 3 April, and 7, 22 & 25 May 2021.</p> <p>- RCC staff in admin offices until after 6pm - not construction</p> <p>- Construction staff debrief in sheds after 6pm on some days - no construction.</p> <p>- No complaints received regarding out of hours works.</p> <p>- One check out after hours by the plumber on 25 May 2021 due to urgent sewer repairs. School sewer line - not part of the construction works. Required to get onto the site to do the works.</p> <p>22/6/2021:</p> <p>- The Ministerial Order (https://www.planning.nsw.gov.au/COVID19), dated the 10 June 2021, states that any building work, or the demolition of building work, is permitted on a Saturday (7am to 5pm) and specified works are allowed on Sunday (9am to 5pm). Definition of permissible works is provided in the Order.</p>				
Z84	SSD	D5	Construction Hours (continued)	Notwithstanding D4 above, when demolition, excavation and constructions works are to be undertaken on school days, all vehicular movements associated with this work shall only be undertaken between the hours of 7am and 8am, 9:00am and 2:30pm and 4:00pm and 5:00pm in order to minimise disruption to the traffic network during school pick-up and drop-off periods.	<p>27/05/2021 Record sighted:</p> <p>- Daily delivery log for 26/05/2021, showing no deliveries outside approved hours.</p>				
Z85	SSD	D6	Construction Hours (continued)	<p>Construction activities may be undertaken outside of the hours in condition D4 if required:</p> <p>a. by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>c. where the works are inaudible at the nearest sensitive receivers; or</p> <p>d. where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	<p>28/05/2021 Record sighted:</p> <p>- RCC email dated 27/05/2021 stating that there were no out of hours works with the exception of prolonged hours in accordance with the Environmental Planning and Assessment (COVID-19 Development - Construction Work Days) Order 2020 which has been extended to 31 March 2022.</p>				
Z86	SSD	D7	Construction Hours (continued)	Notification of such construction activities as referenced in Condition D6, must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<p>11/06/2021 Record sighted:</p> <p>- Newsletter from Cranbrook School indicating the extension of prolonged hours in accordance with the Environmental Planning and Assessment (COVID-19 Development - Construction Work Days) Order 2020 which has been extended to 31 March 2022.</p>				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z87	SSD	D8	Construction Hours (continued)	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a. 9am to 12pm, Monday to Friday; b. 2pm to 5pm Monday to Friday; and c. 9am to 12pm, Saturday.	2/6/2021: Observation: - No rock breaking, hammering, sheet piling, pile driving were not observed at the time of the Audit.				
Z88	SSD	D9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	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.	2/6/2021: Observation: No construction vehicles were observed outside the site.				
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.	2/6/2021: 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.	2/6/2021: Observation: A forklift was observed exiting the site in a forward direction.				
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.	2/6/2021: Observation: - Site hoarding around the perimeter of the construction site was observed free of third-party advertising and graffiti.				
Z93	SSD	D14	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances without relevant authority approval. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	2/6/2021: Observation: - The public roadway was observed to be clear of materials, vehicles, refuse, skips and the like. Record sighted: - Woollahra Municipal Council approval Permit to Stand Plant 422 sighted for Hiab truck parking on Rose Bay Avenue and Victoria Road.				
Z94	SSD	D15	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Covered under audits for CEMP implementation which have been assessed as compliant based on site records and observations.				
Z95	SSD	D16	Construction Noise Limits (continued)	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition D4.	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.	2/6/2021: Observation: - During the Audit inspection there was no obvious audible movement alarms noted.				
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).	2/06/2021 Record sighted: - Vibration monitoring data - a selection of data sheets were reviewed. No records reported vibration greater than 5 mm/s. The Construction Noise and Vibration Management Plan (Appendix D of CEMP) provides criteria for vibration as per condition D18. Covered by audit of CEMP and assessed as compliant. Covered under previous Audit: 30/06/2020 Record sighted: - Observed bored piling rigs. - Daily (28/06/2020 - 29/06/2020) vibration monitoring data provided via email to site managers. If limit is exceeded then an alarm is issued to site managers via SMS. Limit is 5mm/s. - Letter drop communications are regularly provided to neighbours. One Vibratory Works update flyer was provided date 9 June 2020.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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	2/06/2021 Record sighted: - Vibration monitoring data - a selection of data sheets were reviewed. 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.	2/6/2021: Observation: - No evidence of excess dust generation was observed, noting a large portion of the site has been paved - Dust mitigation comprises sprinklers around the perimeter of the compound.				
Z101	SSD	D22	Air Quality (continued)	During construction, the Applicant must ensure that: a. exposed surfaces and stockpiles are suppressed by regular watering; b. all trucks entering or leaving the site with loads have their loads covered; c. trucks associated with the development do not track dirt onto the public road network; d. public roads used by these trucks are kept clean; and e. land stabilisation works are carried out progressively on site to minimise exposed surfaces.	2/6/2021: Observation: a. A large sand stockpile was partially covered. RCC states that the entire stockpile is covered at night. b. No truck was observed leaving the site. c & d. No dirt was observed on site entrances, noting that a wheel wash is present at the site. e. The majority of the site is already paved.				
Z102	SSD	D23	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	2/6/2021: Observation: - Sediment control was observed along the perimeter and around the stormwater drains. - No evidence of sediment leaving the site was observed. RCC states that Council states that only 1 stormwater drain is function on Rose Bay Ave.				
Z103	SSD	D24	Imported Soil	The Applicant must: a. ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b. keep accurate records of the volume and type of fill to be used; and c. make these records available to the Principal Certifying Authority upon request.	2 June 2021 Record sighted: - RCC email dated 2 June 2021 stating that there has been no soil brought to site since the previous audit.				
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.	2/06/2021 Record sighted: - RCC email dated 1 June 2021 stating that stormwater routes have been installed on site since last audit, however, they are yet to discharge stormwater for the project into the Council system. This connection is likely to happen in the coming weeks in which RCC will notify council and give them the opportunity for inspection.				
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.	2 June 2021 Record sighted: - RCC email dated 1 June 2021 stating that there have been no Aboriginal Heritage items discovered 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.	2 June 2021 Record sighted: - RCC email dated 1 June 2021 stating that there have been no Aboriginal Heritage items discovered since the last audit.				
Z107	SSD	D28	Waste Storage and Processing	All waste generated by construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	2/6/2021: Observation: - No waste was observed outside the site. Waste compartments or stockpile areas were observed around the site.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z108	SSD	D29	Waste Storage and Processing (continued)	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021. 11/06/2021 Record sighted: - Douglas Partners (30 October 2019) In-situ Waste Classification & ENM Assessment, Hordern Oval, Cranbrook School, Bellevue Hill. - ECS (6 December 2019) 'Waste Classification - Sand, Cranbrook School Bellevue Hill'. - 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.				
Z109	SSD	D30	Waste Storage and Processing (continued)	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021. 2/6/2021: Observation: - No concrete waste was observed.				
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.	Covered under Initial Audit. DPIE has provided a letter of approval for the IEA Auditor.				
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	Independent Environmental Audit (continued)	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: a. An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b. A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	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.				
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 Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).				
Z114	SSD	D35	Independent Environmental Audit (continued)	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a. review and respond to each Independent Audit Report prepared under condition D34 of this consent; b. submit the response to the Department and the Principal Certifying Authority; and c. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	2/6/2021 Record sighted: a. RCC response for second IEA report and revised second IEA report provided. b. RCC response on the second IEA report was submitted to the DPIE on 5 August 2020 and the revised second IEA report to DPIE on 23 September 2020. RCC response on the second IEA report was submitted to PCA on 5 August 2020 and RCC response on the revised second IEA report was submitted to PCA on 17 November 2020 through InfoPoint. c. Covered under SSD Condition A21. Assessed as compliant.				
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				
Appendix 1 – Written Incident Notification and Reporting Requirements									
Z116	SSD			1 A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	2/06/2021 Record sighted: - RCC email stating that there have been no notifiable incidents since last audit.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z117	SSD			2 Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	2/06/2021 Record sighted: - RCC email stating that there have been no notifiable incidents since last audit.				
Z118	SSD			3 Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	2/06/2021 Record sighted: - RCC email stating that there have been no notifiable incidents since last audit.				
Z119	SSD			4 The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	2/06/2021 Record sighted: - RCC email stating that there have been no notifiable incidents since last audit.				
REVIEW OF COMPLIANCE WITH MANAGEMENT PLANS									
EIS Mitigation Measures									
Visual Impact									
Z120	EIS	9	Impact on key views of the site from key public places	- Buildings designed to sit low in the topography and into the hillside slope. - Provision of landscape screening as per Landscape Drawings at Appendix E.	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	- Buildings designed to sit low in the topography and into the hillside slope. - Building to be constructed in non-visually dominant colours to minimise perceived bulk, as per Architectural Drawings at Appendix C.	Covered under previous Audit and assessed as compliant: Approval of building design as per SSD consent				
Traffic and Parking									
Z122	EIS	9	Impacts on road network from construction phase	- Implement Concept Construction Traffic Management Plan Construction as per Appendix M. - Implement Preliminary Construction Management Plan, as per Appendix BB	This requirement has been superseded by Construction Traffic Management Plan in the CEMP which is compliant.				
Z123	EIS	9	Impact on key intersections as a result of operational traffic generation on the site	- Modelled intersections will continue to operate satisfactory. - The proposed development is consistent with the intended uses for the site.	2/6/2021: Observation: No impact on intersection as a result of construction vehicles was observed.				
Z124	EIS	9	Reduced demand for on street car parking spaces.	- No mitigation is required as this is a positive impact.	Compliant - no mitigation required				
Z125	EIS	9	Operation of access and egress points to the site.	- Alterations to on street parking provisions to allow for restricted parking around site egress points to ensure sufficient line of sight and turning movements as recommended in the Traffic and Parking Assessment at Appendix L.	2/6/2021 Observation: - Location of the new 'kiss and drop' signage observed during the Audit inspection. Covered under previous Audit. 30/06/2020 Record sighted: - RCC email correspondence stated that Woollahra Council has relocated the 'kiss and drop' signage in the street adjacent the project in March 2020.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z126	EIS	9	Construction vehicles, plant and equipment on public roads (arriving / leaving the site)	<ul style="list-style-type: none">- Traffic controllers to manage construction vehicle movements to/from the site as required.- Safe public access routes to be pre-agreed and maintained.- Allocation of works zones in Rose Bay Avenue during demolition of the War Memorial Hall and Mansfield Buildings.- Provision of site plan and access diagrams to delivery drivers before reaching site, in order to minimise time on the road or in wayfinding when at site.- Delineation of three 'passing bays' along Rose Bay Avenue to facilitate traffic movement along this carriageway during construction.- Installation of a pedestrian diversion from the eastern to western side of Rose Bay Avenue (between Rose Bay Avenue Gates and New South Head Road) during construction works to improve pedestrian safety during this phase.- Provision of staff parking spaces on the western side of Hordern Oval to mitigate against the 29 lost from on-site provision when replaced with drop- off/pick-up, and spaces lost along Rose Bay Avenue during construction works.- Encourage construction staff to use of public transport or car-pooling to access the site. Discourage transport by private vehicle. Provide information of public transport schedules and routes.- Management of truck access to/egress from the site at each Site Gate via a traffic controller.	<p>2/6/2021: Observation:</p> <ul style="list-style-type: none">- Traffic controllers were observed.- RCC states that site access is communicated to workers during prestart meeting every morning.- No impact on traffic was observed due to the construction.- Kiss and drop observed to have moved from previous location and signage posted.- Temporary staff parking on western side of Hordern Oval observed.- Pedestrian walkway has been moved from the eastern to western side of Rose Bay Avenue (between Rose Bay Avenue Gates and New South Head Road). <p>Covered under previous Audit:</p> <p>2/06/2021 Record sighted:</p> <ul style="list-style-type: none">- Site inductee register maintained by blueglue (the turnstile and inductee register) online app with excel spreadsheets available for download- RCC stated that the TMP is provided to delivery drivers for big deliveries and a site plan to any other deliveries. <p>Covered under previous audit:</p> <p>Record sighted 26/06/2020:</p> <ul style="list-style-type: none">- Pedestrian Management Plan prepared by Sydney Traffic Control dated 09/03/2020 showing location of traffic controllers, signage, buffer zones, access to site, and pedestrian movements.- Traffic controller and implement traffic control plans ID certification.- Site induction PowerPoint provided includes encouragement to take public transport / carpool.				
Pedestrian Safety									
Z127	EIS	9	Reduction of pedestrian safety along Rose Bay Avenue footpath during construction.	<ul style="list-style-type: none">- Given the construction activity in this area, it is proposed to close the footway along the site frontage from the Rose Bay Avenue Gate to the intersection of Rose Bay Avenue and New South Head Road. Pedestrians will be diverted along the eastern footway on Rose Bay Avenue during construction work times.	<p>2/6/2021: Observation:</p> <p>Pedestrian walkway has been moved from the eastern to western side of Rose Bay Avenue (between Rose Bay Avenue Gates and New South Head Road).</p>				
Noise and Vibration									
Z128	EIS	9	Impact from construction noise and vibration	<ul style="list-style-type: none">- Adopt a Construction Noise Management Plan addressing the requirements contained in the Acoustic Report prepared by Acoustic Logic at Appendix V.- Restrict construction activities to only during designated times. Implement Preliminary Construction Management Plan, as per Appendix BB.- Construction equipment may be fitted with noise mitigation equipment wherever possible or reasonable.- Noisy work will be identified and communicated to relevant stakeholders and neighbours, giving them sufficient notice.- Opportunity for noisy works to be limited to approved windows of time if agreed between all parties.- Noisy equipment to be located further away from residential neighbours wherever possible.	<p>Covered under SSD Conditions C13, D14, D16, D17 which were all assessed as compliant.</p>				
Z129	EIS	9	Vibration during excavation, piling and structural works	<ul style="list-style-type: none">- Use bored piles rather than driven piles.- Applicable works will be identified and communicated to relevant stakeholders and neighbours giving them sufficient notice.- Vibration monitors may be provided in close proximity to heritage buildings as an early warning alarm during adjacent piling & structural works.	<p>2/06/2021 Record sighted:</p> <ul style="list-style-type: none">- Letter drop communication for a selection of dates including 22 Oct 2020, 1 October 2020, 13 August 2020.- Vibration monitoring data showed no exceedances of 5 mm/s. <p>Covered under previous Audit:</p> <p>30/06/2020 Record sighted:</p> <ul style="list-style-type: none">- Observed bored piling rigs.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z130	EIS	9	Increase in mechanical plant noise levels at sensitive receivers	<ul style="list-style-type: none"> - Acoustic treatment of new mechanical plant shall be undertaken control noise emissions at or below the intrusiveness criteria Background + 5dB(A) Leq(15minutes) of Day – 49, Evening – 44 and Night – 39 as set out in section 6.3.1 (Table 9) of the NIA. Plant can be satisfactorily attenuate to levels complying with these noise emission criteria through appropriate location and (if necessary) standard acoustic treatments such as noise screens, enclosures, in-duct treatments (silencers/lined ducting) or similar. - Acoustic rectification treatment shall be designed for existing plant if an acoustic review determines this necessary. 	2/06/2021 Record sighted: - Noise monitoring data for a selection of dates during the audit period. Some monitoring data indicates exceedance of the criteria of 49 dB (approximately 79 dB). - No complaints were received in relation to noise during the Audit Period. As previously discussed during the first and second Audits, the exceedances were considered to be due to traffic noise, rather than construction noise. 2/6/2021 Observation: - No excessive noise was observed as a result of construction activities.				
Z131	EIS	9	Increase in operational noise levels at sensitive receivers	<ul style="list-style-type: none"> - 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. - 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. - Management to ensure patrons leaving development after function/event, do so in a prompt and orderly manner. 	Not applicable for the current phase of works				
Z132	EIS	9	Regular School activities impacted by construction noise	<ul style="list-style-type: none"> - 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.				
Heritage									
Z133	EIS	9	Impacts to heritage items during demolition and development	<ul style="list-style-type: none"> - It is recommended that a Photographic Archival Recording (PAR) is undertaken where works are proposed, prior to any works being undertaken at the site. - An assessment and inventory of all items of moveable heritage located in or connected with the War Memorial Hal, these elements should be incorporated in the New Centenary Building development. - An Interpretation Plan should be developed to convey the development and significance of the site to students and visitors to the site. - During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged. - A suitably qualified heritage architect/consultant should be engaged to oversee all works to buildings of identified high significance, including the Perkins Building. - A suitable protection methodology prior to works commencing on site to protect the significant Kauri Pine and rock face located in Camelia Court. 	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 style="list-style-type: none"> - During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged. 	Covered under SSD condition D26 & D27, assessed as compliant.				
Z135	EIS	9	Disturbance of previously unidentified items of aboriginal heritage	<ul style="list-style-type: none"> - 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. 	27/05/2021 Record sighted: - RCC email dated 26/05/2021 stating that there have been no unexpected heritage finds of archaeological significance since the last Audit.				
Sediment, Erosion and Dust Controls									
Z136	EIS	9	Risk for generation and off-site transmission dust and fine particles	<ul style="list-style-type: none"> - Appropriate hoardings to be provided around the site. - Ensure construction vehicles have been appropriately cleaned before exiting the site. - Ensure sufficient wetting-down is completed during demolition and excavation activities. - Ensure stockpiles are sufficiently protected. 	2/6/2021: Observation: - Appropriate hoarding was observed around the site perimeter. - Wheel wash was installed and used prior to vehicle leaving the site. - Water sprinkler is present along the perimeter of compound. - A large sand stockpile was partially covered. RCC states that the entire stockpile is covered at night.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z137	EIS	9	Sediment run-off entering the storm water system or surrounding streets	<ul style="list-style-type: none"> - Follow prescribed sedimentation and erosion control measures as provided by the Civil Engineer. - Conduct regular visual inspections of silt socks and all other sedimentation controls to ensure integrity of the systems is maintained at all times. - Provide dedicated wash-out facilities for use by relevant Subcontractors. 	<p>27/05/2021 Record sighted:</p> <ul style="list-style-type: none"> - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. <p>2/6/2021: Observation:</p> <ul style="list-style-type: none"> - Sediment control was observed along the perimeter and around the stormwater drains. - No evidence of sediment leaving the site was observed. RCC states that Council states that only 1 stormwater drain is function on Rose Bay Ave. 				
Construction Waste Management									
Z138	EIS	9	Disposal of waste generated during demolition and construction	<ul style="list-style-type: none"> - 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. - 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, aluminium, timber, etc. and exported to facilities which are appropriately licenced to accept them. - 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. - 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. 	<p>Covered under previous Audit and assessed as compliant:</p> <p>Waste Management Plan prepared in Appendix E of CEMP.</p> <p>Agreement made with Boral for waste recycling.</p> <p>PB (3 June 2013) Cranbrook School - Hazardous Materials Survey and Management Plan was sighted.</p> <p>See Item Z108 for waste classification.</p>				
Spoil Disposal									
Z139	EIS	9	Dumping of excavated spoil and potential contamination	<ul style="list-style-type: none"> - Validation of waste classification will be required before spoil material is removed from the site. - All spoil must be transported to a site that is licenced to receive that category of spoil/waste as appropriate. 	See Item Z108 for waste classification and disposal , which was assessed as compliant.				
Hazardous materials									
Z140	EIS	9	Hazardous materials being encountered during demolition, excavation or construction phases	<ul style="list-style-type: none"> - Hazardous materials survey conducted prior to works commencing on site. - Appropriately licenced contractors engaged to remove any hazardous materials found. - Appropriate signage and exclusion zones maintained during applicable works. 	<p>11/06/2021 Record sighted:</p> <ul style="list-style-type: none"> - 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. <p>Covered under previous audit:</p> <p>30/06/2020 Record sighted:</p> <ul style="list-style-type: none"> - 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. 				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Trees									
Z141	EIS		9 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 on site. The Site Arborist shall clearly mark out 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; - Any modification of the Tree Protection Zone by the Site Arborist; - Works within the Tree Protection Zone by the Site Arborist; and - Completion of Construction Works by the Site Arborist and Site Supervisor. - Education: Contractors and site workers shall receive a copy of these specifications prior to the commencement of work. Contractors and site workers undertaking any works within a TPZ shall sign the site log to confirm that they have read and understand these specifications prior to their undertaking. - Tree Protection Zones: Where applicable, all trees to be retained through the construction process shall be protected from mechanical damage and the indirect impacts of the construction process with the installation of Tree Protection Zones. - Tree Protection Fencing: Tree Protection Fencing shall be installed at the perimeter of the TPZ. As a minimum the Tree Protection Fencing shall be 1.8 meters high temporary chain supported by steel stakes. This 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. This Tree Protection Fencing shall be erected prior to the commencement of works on site and shall be maintained for the duration of the construction process. - Signage: Tree Protection Signage shall be attached to the TPZ and displayed in a prominent location. These signs shall be repeated in - 10m intervals or closer where the fence changes direction. These shall be a minimum of a 72 font size and each sign at least 600 x500mm. - Mulching: The area within the TPZ shall be mulched and maintained with 80mm of leaf litter mulch for the duration of the construction process. This mulch shall be spread by hand to limit the impact on underlying roots and shall be installed prior to the commencement of works on site. The Site Arborist shall inspect and approve the TPZ including mulching, signage, Tree Protection Fencing, Silt fencing and Signage prior to the commencement of works on site. - Site Management: Materials and waste storage, site sheds and temporary services shall not be located within the TPZ unless specified. Storage points shall be covered when not in use and be no greater than 2m in height. - Works within the TPZ: The TPZ may need to be modified during the works to allow access between the protected tree and the proposed construction. The TPZ shall remain as specified and only those works detailed in the proposed construction undertaken. - Completion of Works within specified TPZ: Upon the completion of works within a TPZ the protective fencing shall be reinstated as specified. Where the construction of new structures does not allow for the reinstallation of fencing the TPZ shall be modified by the Site Arborist.	2/6/2021: Observation: TPZ signage visible, noting that barricades were present to limit entry to TPZ. 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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							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.)	- Appropriate hoardings will be provided which separate all construction activities from the public and/or the School. - Provide project updates and tours for the staff & students of Cranbrook in order to minimise curiosity. - Erect site signage clearly delineating entrance points to construction zone and limited access to authorised personnel only.	2/06/2021 Record sighted: - School newsletters for construction works sighted. 2/6/2021: Observation: - Appropriate site hoarding observed around the construction site boundary. - Site signage clearly visible for access and entrance points to the construction site.				
Biodiversity									
Z144	EIS	9	Adverse ecological impacts as a result of the development	- Replacement of landscaping should keep in context with the existing character of the property. - Construction sediment and erosion control measures are to be installed and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to minimise impact of possible construction sedimentation to local drainage and Sydney Harbour. - Control and eradication of noxious and other invasive ecological weeds should be undertaken to prevent further invasion by these species. Invasive ecological weed species such as Camphor Laurel, Common Olive, Chilean Cestrum, Small-leaved Privet, Mickey Mouse Plant, Senna, Asparagus Fern, Fish-bone Fern, and Madiera Vine were observed within the subject site. - A weed control plan be produced and enacted by the groundskeepers to control or eradicate noxious and environmental weeds as listed in Item 3 which are required to be controlled in accordance with the NSW Biosecurity Act (2015). - As field activities may be ongoing until approximately 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. - 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.	2/6/2021: Observation: - The vegetated area along Rose Bay Ave has been stripped off and included within the hoarding as it will be in part of construction of the setbacks. - No excessive weed growth was observed on-site, it is understood that once a month a contractor is engaged to maintain landscaped areas which includes the removal of weeds.				
Wind impacts									
Z145	EIS	9	Some of the seating areas would experience elevated wind speeds for extended periods under west and north-east winds.	- It is recommended that vertical screens are placed perpendicular to the balustrade on levels 3 to reduce the air flow running parallel to the balustrade under northeast or west winds. - It is recommended that the internal flow paths be controlled through building management by closing the south doors of the informal learning/house area and the east doors of the war memorial chapel when high wind speeds are predicted. - It is recommended that a draft assessment be conducted on the natural ventilation flow path to ensure air speeds are acceptable. - Should the wind speeds in the outdoor areas require quantification, computation fluid dynamics can be used determine the percentage of time this area is not suitable for sitting.	Not applicable for current phase of works				
Social Impacts									
Z146	EIS		Site personnel behaviour both inside and external of the site (eg language, rubbish left on treets,interaction with neighbours)	- Site inductions will include site requirements. That is no inappropriate language, no throwing rubbish on streets, parking of vehicles legally and wearing appropriate clothing etc. - Weekly tool box talks will reinforce requirements. - Regular check of surrounding streets.	2/06/2021 Record sighted: - A selection of Tool Box Talk records were sighted for the Audit Period. - A selection of completed Perimeter Inspection Checklists were sighted from the Audit Period. - Site induction records maintained on Blueglue which was observed to be maintained. 2/6/2021: Observation: Verbal induction was conducted and Zoic personnel had to sign the sign-in sheet. Induction was not required as Zoic personnel was escorted during the site walkover. Covered under previous Audit: 30/06/2020 Record sighted: - Site Induction PowerPoint was observed with site requirements listed.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Response to Submission - Agency Conditions of Consent									
Z147	RTS	Sydney Water	-	The approved plans must be submitted to Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water Sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	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	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: • kerbside vehicle pick-up/drop-off management, staff parking management and orderly vehicle queuing; • maintaining bus accessibility and student waiting areas; • safe parent and student behaviour during pick-up/drop-off; and • safe pedestrian movements to the School entrances, minimising vehicle-pedestrian conflicts. The plan shall also detail the responsibilities of various personnel executing the plan and include measures to monitor, review the performance and make improvements to the plan. This plan should be implemented as part of the ongoing operation of the redeveloped School.	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) shall be conducted on all relevant sections of road utilised for bus and private vehicle pick-up and drop-off. This should be undertaken as part of the detailed design stage and upon completion of all relevant road works. Appropriate road safety measures and/or traffic management measures shall be implemented based on the outcomes of the RSE.	Covered under Initial Audit and assessed as compliant: - Road safety audit provided in Appendix CC of RTS.				
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	OEHS	Emergency response	OEHS 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.	Covered under Initial Audit and assessed as compliant: Record sighted: - Appendix F of CEMP provides Flood Emergency Response Plan. - Section 15 CEMP provides Environmental emergency. - Each subplan of the CEMP provides emergency response plan.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z155	RTS	OEH		<p>Replacement landscaping should keep in context with the existing character of the property.</p> <p>Construction sediment and erosion control measures are to be install and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to minimise impact of possible construction sedimentation to local drainage and Sydney Harbour.</p> <p>Control and eradication of noxious and other invasive ecological weeds should be undertaken to prevent further invasion by these species. Invasive ecological weed species such as Camphor Laurel, Common Olive, Chilean Cestrum, Small-leaved Privet, Mickey Mouse Plant, Senna, Asparagus Fern, Fish-bone Fern, and Madiera Vine were observed with the subject site.</p> <p>A weed control plan be produced and enacted by the groundskeepers to control or eradicate noxious and environmental weeds which are required to be controlled in accordance with NSW Biosecurity Act (2015).</p> <p>As field actives may be ongoing until approximately 8pm, lighting on the field is required. Lighting should be turned off at other times to limit disturbances to on-site boarders, neighbours and fauna that may utilise the existing vegetation.</p> <p>Two (2) nest boxes currently located within the new building footprint are to be moved to nearby retained trees, or new nest boxes install as replacements nearby.</p>	<p>Covered under Z144 and assessed as compliant.</p> <p>Covered in previous Audit and assessed as compliant:</p> <ul style="list-style-type: none"> - 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 Plan									
Z156	RTS	Section 2 of Appendix E of RTS	Steps to develop a school green travel plan	<ul style="list-style-type: none"> - Step 1 - Set up an Advisory Committee - Step 2 - Data collection & review existing situation - Step 3 - Prepare school travel plan - Step 4 - Deliver & implement - Step 5 - Recognise process 	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.				
Construction Environmental Management Plan Mitigation Measures									
General									
Z158	CEMP	1.3	Hours of Work	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	Covered under SSD condition D4 - Noted as compliant				
Z159	CEMP	1.3	Hours of Work	<ul style="list-style-type: none"> - 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. - Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	Covered under SSD conditions D5 & D8 - Noted as compliant				
Z160	CEMP	3.1 & 3.2	Site inductions and training	<p>All personnel, including the Principal Contractor's staff and subcontractors, who will be working on the project or will require regular access to the sites will be required to undertake training and site inductions including environmental requirements as required by the Principal Contractor.</p> <p>The CEMP awareness induction will cover:</p> <ol style="list-style-type: none"> 1. Outlining the objective and purpose of the works; and 2. Contents of the CEMP and their (the workers) responsibility. <p>All site workers will sign the CEMP induction register acknowledging receipt and understanding of this CEMP. All induction sessions will be recorded in the induction register.</p>	<p>2/06/2021 Record sighted:</p> <ul style="list-style-type: none"> - Induction records maintained on Blueglue, an online system. The records were sighted and were up to date. 				
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.	<p>2/06/2021 Record sighted:</p> <ul style="list-style-type: none"> - Toolbox talks over several months during the Audit Period were sighted. <p>The toolbox talks are categorised into individual subcontractor files.</p>				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z162	CEMP	3.4	Personal Protective Equipment	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: • High visibility clothing; • Protective clothing and footwear; • Eye protection; • Respirable (half-face) masks as required; • Hard hat as required (i.e. in the vicinity of the working excavator or other overhead plant); and • Sun protection as required (long sleeves, sunscreen, hat or hard hat fitted with wide brimmed sun protection). Personnel will be trained in the requirements and use of PPE to an appropriate level according to responsibilities. PPE requirements should be detailed in the Safe Work Method Statements (or similar) which will be provided to the Principal Contractor for review and endorsement. Additional PPE will be required to carry out some aspects of the construction process and the PPE outline above should only be considered as the basic requirements. Additional PPE will be required if works are to be conducted in asbestos work environs.	2/6/2021: Observation: - During the Audit site inspection, site personnel were observed onsite wearing appropriate PPE for the conditions and as a minimum, high visibility clothing, protective clothing and footwear, eye protection, and hard hat. 2/06/2021 Record sighted: - SWMS are required for each trade. A selection of SWMS were viewed including JK Environments, Crystal Pools, and Ready Fence.				
Z163	CEMP	3.5	Responsibility and reporting	The Principal Contractor is responsible for ensuring that all personnel under their jurisdiction have been provided with adequate training in the areas outlined in this document. The principal contractor will complete weekly safety and environmental walks, with the critical information included in the monthly report. The Principal Contractor will maintain records of all personnel who have undergone training in relation to the CEMP and general environmental responsibilities. Records of trained personnel will be maintained in a log to be kept on site. A record of issues covered in toolbox meetings will be maintained.	2/06/2021 Record sighted: - Completed daily perimeter inspection checklists sighted for a selection of dates over the audit period. - The site induction register is managed through Blueglue, an online system. The induction register was up to date. - The twice monthly environmental inspection reports are now conducted weekly. Several were selected and reviewed from the audit period. - Licences for site traffic controllers viewed. These are filed within Blueglue which tracks competencies, inductions, toolbox talks, and emergency evacuation (knowing that everyone is accounted).				
Z164	CEMP	5	Occupational health and safety	Contractors will be required to prepare their own Safe Work Method Statements for their work activities.	2/06/2021 Record sighted: - SWMS are required for each trade. A selection of SWMS were viewed including JK Environments, Crystal Pools, and Ready Fence.				
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.	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. 2/06/2021 Record sighted: - RCC email dated 1 June 2021 stating that stormwater routes have been installed on site since last audit, however, they are yet to discharge stormwater for the project into the Council system. This connection is likely to happen in the coming weeks in which RCC will notify council and give them the opportunity for inspection. 2/6/2021: Observation: - Waste was observed segregated in designated waste storage areas. - A large sand stockpile was partially covered. RCC states that the entire stockpile is covered at night. - No notable odours were observed during the Audit inspection. - Heavy equipment and vehicles appeared to be in appropriate condition. - No trucks were observed leaving the site.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	2/6/2021 Record sighted: - During the Audit Period there were four complaints received from the community. No complaints received were in relation to dust or air quality. 2/6/2021: Observation: - No excess dust generation was observed during the Audit inspection. - No exhaust smoke observed originating from idle equipment. - Public roadways around the site appeared free of dirt tracking.				
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.	RCC stated that there were no unexpected finds during the Audit Period.				
Z168	CEMP	7.1	Reporting	Maintenance of records on site of visual, PID and Asbestos monitoring undertaken if required.	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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.				
Community Consultation and Complaints Handling									
Z169	CEMP	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.	2/6/2021 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	2/06/2021 Record sighted: - The Complaints Register is maintained monthly and is kept up to date on the project website.				
Stormwater Control & Discharge: Surface Water									

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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 conditions unsuitable for construction works. Cease works if excessive surface water makes creates safety concerns.	2/6/2021 Observation: <ul style="list-style-type: none">- Onsite drainage controls- Sediment control on public roadway drains and along the perimeter appeared to be in good condition.- Spill kit located within chemical storage area near plant and equipment around the site.- Chemical storage was placed on bunding.- Amenity wastewater is either collected and disposed of to sewer or collected in a tank for offsite disposal.				
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	27/05/2021 Record sighted: <ul style="list-style-type: none">- School Perimeter Inspection for 18/05/2021.- Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.- 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. 2/06/2021 Record sighted: <ul style="list-style-type: none">- RCC email dated 1 June 2021 stating that stormwater routes have been installed on site since last audit, however, they are yet to discharge stormwater for the project into the Council system. This connection is likely to happen in the coming weeks in which RCC will notify council and give them the opportunity for inspection. 2/6/2021: Observation: <ul style="list-style-type: none">- No evidence of sediments within kerbside drains was observed.- No evidence of discharge beyond site boundaries as observed.				
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.	27/05/2021 Record sighted: <ul style="list-style-type: none">- School Perimeter Inspection for 18/05/2021.- Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021.- 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.				
Z175	CEMP	9.2	Reporting	Records of all corrective actions and known sediment releases will be kept. Records of Near Miss and Injuries will be kept. The Project Manager will immediately report to the Contract Administrator any incidents of water discharging off-site.	RCC state that they are unaware of any of these events occurring during the Audit Period.				
Sediment Control									

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. See Z172 regarding sediment control.				
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 nil 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.	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. - No complaints received relating to sediment runoff/sediment issues. Observation: See Z172 regarding sediment control.				
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				
Z179	CEMP	13.2	Reporting	Maintenance of records on site of visual monitoring undertaken	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. - No complaints received relating to sediment.				
Waste Management									
Z180	CEMP	11.2	Management actions	Provision of a Spill cleanup kit on all sites where bulk fuel is stored or is being transferred. Maintain a hardstand or lined and bunded area for the refueling and storage of equipment. Visual assessment of excavated material by the Environmental Specialist. The Environmental Specialist shall direct the Excavator Operator if the soil has to re-assessed onsite or disposed off-based on the in-situ waste classification. Trucks to be used for transport of soil are to be fitted with cover tarpaulins to contain the load. Each truck prior to exiting site, shall be inspected prior to dispatch and either logged out as clean (wheels and chassis), or hosed down within a wheel wash down bay. Provide waste receptacles for all waste types and ensure that personnel use these correctly. All trucks leaving the site should be accompanied with a waste transportation form (Appendix B). Cease site works until the Project Manager has been notified of any unexpected finds and appropriate instructions have been provided to field personnel to address the issue.	See Z172 on refuelling and spill kit. 2/6/2021: Observation: - No trucks were observed leaving the site. - A wheel wash was present at the site. - Segregated waste receptacles were observed and appeared to be used correctly.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. - No complaints received relating to sediment runoff/sediment issues.				
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.	2/06/2020 Record sighted: - Equipment and plant maintenance record covered under Item Z81 (SSD Condition D2). - Waste tracking record covered under Item Z108 (SSD Condition D8) - considered compliant.				
Z183	CEMP	Section 2 of Appendix E	Demolition plan	- Demolition disposal for concrete, bricks, plasterboard, timber, tiles, PVC, metal, paper & cardboard, glass, appliance, carpet, vegetation, soil – to Recycled Facility - Asbestos ACM to be removed by a licenced contractor (up to 30 June 2007 >200m2, 1 July 2007 > 50m3, from 1 Jan 2008 > 10m2 of bonded asbestos) & managed in accordance with WHS Act & Regulation 2012 and EPA requirements. - Lead paints & dusts will be removed using we sanding and vacuum techniques (cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health). Waste will be contained within sealed plastic bags for disposal. Clean up with a wet mop.	Covered under Item Z108 - Noted as compliant				
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	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021.				
Z185	CEMP	Section 2 of Appendix E	Product stewardship	Investigate returning waste to the supplier? (e.g. plasterboard, packaging)	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021. - Waste is recycled by the appointed contractor. No need to return waste to the supplier.				
Z186	CEMP	Section 2 of Appendix E	Putrescible waste	Putrescible waste is to be contained in bins and collected by licenced contractor for disposal	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021.				
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/envguidlms/index.htm .	Covered under SSD Condition D29 - Noted as compliant.				
Z188	CEMP	Section 2 of Appendix E	Virgin excavated natural material (VENM)	VENM excavated from site with suitable compaction qualities will be beneficially re-used on other construction sites whenever possible. Disposal to landfill will be the last option. No fill will be received on site that does not comply with EPA guidelines i.e. Contamination limits appropriate to the development.	Covered under SSD Condition D24 - Noted as compliant.				
Z189	CEMP	Section 2 of Appendix E	Acid sulphate soils	Potential for acid sulphate soils ASS will be assessed based on the sites proximity to low-lying coastal areas e.g. coastal plains, wetlands and mangroves where the surface elevation is less than five metres above mean sea level. If suspected, consultant to prepare Acid Sulphate Soil Management Plan (ASSMP). Excavation and neutralisation to be supervised by consultants as per ASSMP.	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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. 2/6/2021 Observation: - In general, the site appeared to be litter free. - Heavy lids for putrescible wastes were observed.				
Z191	CEMP	Section 2 of Appendix E	Reporting	Waste reports/management plans indicate estimated waste min (80%) of accumulated totals for the project.	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021.				
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.	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021. 27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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. 2/6/2021 Observation: - Waste storage bins were contained and no evidence of water or air pollution was noted from the mode of storage.				
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		- Consideration should be given to the removal of ACM during any renovations, refurbishments or maintenance work in preference to other control measures such as encapsulation, enclosure and sealing. - The WHS Regulation requires all ACM within the construction area to be labelled. (Refer 6.3 Labelling) - Where ACM is identified or presumed, the locations and type of ACM are to be recorded in the ACM Register located within the Asbestos management plan folder. - A risk assessment must be performed on all identified or presumed ACM. - Control measures must be established to prevent exposure to airborne asbestos fibres and should take into account the results of risk assessments conducted for the identified or presumed ACM. - All workers and contractors on site etc. must be advised of the ACM Register at time of induction, and as requested, permitted access to the register for their review - Only competent persons should undertake the identification of ACM. - All workers and contractors on site where ACM are present or presumed to be present, and all other persons who may be exposed to ACM as a result of being on the premises, must be provided with full information on the occupational health and safety consequences of exposure to asbestos and appropriate control measures. The provision of this information should be recorded. - Reasonable steps must be taken to identify all possible locations of ACM within the site. - Once a risk assessment has been completed and controls established, a SWMS is to be developed and submitted to RCC'S site management team for approval	RCC state that there has been no asbestos encountered since the previous Audit. Covered under previous Audit: 26/06/2020 Record sighted: - RCC Email statement that there has been no asbestos found to date since the last audit. - Environmental Consulting Services (ECS) letter dated 23 June 2020 for the retaining Wall Material - no asbestos detected in proximate soils. Item considered compliant as asbestos inspection has been conducted by ECS. 11/06/2021 Record sighted: - 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.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z196	CEMP	Section 5.2 of Appendix E	Control of Asbestos Hazards	<p>- If the ACM is friable, and there is a risk to health from exposure, it should be removed.</p> <p>- If the ACM is bonded and in a stable condition, encapsulation may be appropriate if the ACM is unsealed. Encapsulation is not necessarily required if the ACM is unsealed but it does provide another “barrier” to the potential release of asbestos fibre as well as prolonging the lifespan of the material by providing protection against UV and environmental elements etc.</p> <p>- 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.</p> <p>- 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)].</p>	<p>Covered under previous Audit:</p> <p>30/06/2020 Record sighted:</p> <p>- 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 identify any hazardous materials.</p> <p>11/06/2021 Record sighted:</p> <p>- 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.</p> <p><u>Item considered non-triggered.</u></p>				
Z197	CEMP	Section 5.3.1 of Appendix E	Licensed contractors	<p>If the ACM is classified as friable (e.g. sprayed limpet, pipe lagging, millboard insulation, vinyl sheet floor coverings with asbestos backing material, etc.) it is necessary to engage a contractor who holds a current AS-A class license for friable asbestos removal. The holder of an AS-A licence is also permitted to removed Bonded ACM</p> <p>If the ACM is classified as bonded ACM (e.g. asbestos cement wall linings, Super Six roof sheeting, vinyl floor tiles, Zelemite electrical boards, etc.) the ACM may be removed by the contractor who holds a current AS-B licence for bonded asbestos removal. The holder of an AS-B licence is not permitted to remove friable ACM.</p>	<p>Covered under previous Audit:</p> <p>26/06/2020 Record sighted:</p> <p>- RCC Email statement that there has been no asbestos found to date since the last audit.</p> <p>- Environmental Consulting Services (ECS) letter dated 23 June 2020 for the retaining Wall Material - no asbestos detected in proximate soils.</p> <p>11/06/2021 Record sighted:</p> <p>- 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.</p> <p>Item considered non-triggered.</p>				
Z198	CEMP	Section 5.3.2 of Appendix E	WorkCover - Notification	<p>For Bonded ACM, in quantities greater than 10m², requiring a licensed contractor (AS-B) to complete the removal works, a WorkCover Notification is required to be lodged by the Licensed Contractor.</p> <p>The Notification is required to be lodged a minimum of seven (7) working days prior to starting the removal works.</p> <p>RCC will require a copy of the WorkCover stamped 'Notification' prior to issuing an RCC Asbestos removal permit.</p>	<p>11/06/2021 Record sighted:</p> <p>- 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.</p> <p>11/06/2021 Record sighted:</p> <p>- 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.</p>				
Z199	CEMP	Section 5.3.3 of Appendix E	WorkCover - Permit	<p>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.</p> <p>The Permit application is required to be lodged a minimum of seven (7) working days prior to starting the removal works.</p> <p>RCC will require a copy of the WorkCover 'Permit' and the application form prior to issuing an RCC Asbestos removal permit.</p>	<p>11/06/2021 Record sighted:</p> <p>- 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.</p> <p>Item considered non-triggered.</p>				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not 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 part of the clearance certificate (where required) or as requested by RCC, client or Hygienist. Air monitoring is conducted during the removal works to check the effectiveness of control measures implemented by the contractor (e.g. isolating the removal work area with a sealed, airtight enclosure fitted with negative air generating units, etc.). Air monitoring is also conducted after the ACM has been completely removed and the work area has passed a satisfactory visual inspection to determine whether the area is safe to reoccupy by unprotected persons.	11/06/2021 Record sighted: - 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. 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.	11/06/2021 Record sighted: - 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. 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.	11/06/2021 Record sighted: - 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. Item considered non-triggered.				
Z203	CEMP	Section 5.4 of Appendix E	Record keeping	RCC shall maintain detailed records of all activities relating to asbestos works which have been undertaken on site. The records kept should include: - Copies of all asbestos survey/audit reports, including updates and amendments. (RCC ACM Registers) - Copies of all WorkCover notifications and permits - Risk Assessments and SWMS documents. - RCC Asbestos removal permits - RCC Air Monitoring and Clearance certificate records - 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. - Clearance certificates indicating areas are safe to reoccupy after asbestos abatement works; and - Airborne fibre monitoring results - Previous versions of the asbestos register	11/06/2021 Record sighted: - 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. The clearance certificate provided is considered to meet this requirement.				
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.	11/06/2021 Record sighted: - 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. Item considered non-triggered.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	11/06/2021 Record sighted: - 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. 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.	11/06/2021 Record sighted: - 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. Item considered non-triggered.				
Z207	CEMP	Section 5.7.3 of Appendix E	RCC asbestos removal permit	- 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. - 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	11/06/2021 Record sighted: - 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. Item considered non-triggered.				
Monitoring Requirements									
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.	2/6/2021 Record sighted: - EPM (17 December 2020) Cranbrook School Redevelopment Project Construction Compliance Report. The report indicated no non-compliances.				
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.	2/06/2021 Record sighted: - Complaint records - No incidents / non conformances since the last audit. - Communication with stakeholders via newsletter. - Monthly DumpIt waste summary reports for the Audit Period. 11/06/2021 Record sighted: - RCC 5.5b Audit Report Quality, Environmental dated 29 October 2020.				
Security and Public Safety									

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z210	CEMP	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.	2/6/2021: Observation: - Barricades were observed around work zones.				
Z211	CEMP	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.	2/6/2021: 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.				
Noise and Vibration									
Z212	CEMP	Section 8.1 of Appendix D	Site specific recommendations	All demolition/excavation/construction activities are to occur during the authorised hours of construction. • Excavation: - Use of rippers (as opposed to pneumatic hammers) is recommended whenever possible to minimise noise and vibration generation. • All plant/equipment shall be maintained as per noise control methods and procedures outlined in section 9.3 below. • Vehicle Noise: - Truck movements should not commence prior to 7:00am, and should not idle outside the site prior to 7am. - All vehicles (excavators, bobcats, trucks, concrete trucks etc.) must turn off their engines during idling, to reduce impacts on surrounding receivers (unless truck ignition needs to remain on during concrete pumping). • Crane: - If practicable, an electric crane should be used (as opposed to a diesel crane).	28/05/2021 Record sighted: - Sign in/sign out registers for 20 & 24 March, 3 April, and 7, 22 & 25 May 2021. - RCC staff in admin offices until after 6pm - not construction - Construction staff debrief in sheds after 6pm on some days - no construction. - No complaints received regarding out of hours works. - One check out after hours by the plumber on 25 May 2021 due to urgent sewer repairs. School sewer line - not part of the construction works. Required to get onto the site to do the works. 2/6/2021: Observation: - No excessive noise was observed as a result of construction activities.				
Z213	CEMP	Sections 8.2, 9.2 & 10 of Appendix D	Management of noise emissions and complaints handling	- Should ongoing complaints of excessive noise occur, immediate measures shall be undertaken to investigate the complaint, the cause of noise exceedances and identify the required changes to work practices. - All complaints or offensive noise received should be fully investigated and reported to management. - The complainant should also be notified of the results and actions arising from the investigation. - Where an item of plant is found to be emitting excessive noise, the cause is to be rectified as soon as possible. - Where work practices within established guidelines are found to result in excessive noise being generated then the guidelines should be modified so as to reduce noise emissions to acceptable levels. - Where guidelines are not being followed, the additional training and counselling of employees should be carried out. - Measurement or other methods shall validate the results of any corrective actions arising from a complaint where applicable. - Complaints associated with noise and vibration generated by site activities shall be recorded on a Noise Complaint Form. The person(s) responsible for complaint handling and contact details for receiving of complaints shall be established on site prior to construction works commencing. A sign shall be displayed at the site indicating the Site Manager to the general public and their contact telephone number.	2/06/2021 Record sighted: - No ongoing complaints of excessive noise received.				
Z214	CEMP	Section 8.3 of Appendix D	General recommendations	- Selection of alternate appliance or process - Acoustic barrier - Silencing devices - Material handling - Treatment of specific equipment - Establishment of site practices - Strategic positioning of processes onsite - Regular noise checks of equipment	2/06/2021 Record sighted: - No ongoing complaints of excessive noise received. 2/6/2021: Observation: - Hoarding around the perimeter of the construction site provides some acoustic buffer. - When not in use equipment and vehicles were switched off. - Noise exceeding reasonable construction levels was not observed during the Audit inspection.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z215	CEMP	Section 9.1 of Appendix D	Establishment of direct communication with affected parties	<ul style="list-style-type: none"> - To ensure that this process is effective, regular scheduled meetings will be required for a finite period, until all issues have been addressed and the evidence of successful implementation is embraced by All parties. - An additional step in this process is to produce a newsletter informing nearby residents of upcoming activities that are likely to generate higher noise/vibration levels. 	2/06/2021 Record sighted: - A selection of Cranbrook School Newsletters for the Audit Period notifying of works.				
Z216	CEMP	Section 10 of Appendix D	Contingency plans	Where non-compliances or noise complaints are raised the following methodology will be implemented. 1. Determine the offending plant/equipment/process. 2. Locate the plant/equipment/process further away from the affected receiver(s) if possible. 3. Implement additional acoustic treatment in the form of localised barriers, silencers etc. where practical. 4. Selecting alternative equipment/processes where practical 5. Setup noise monitoring devices at locations represent nearest noise receivers and provide noise data for each complain time period. Analysis is required and determine suitable noise mitigation measures.	2/06/2021 Record sighted: - No ongoing noise complaints recorded for the Audit Period.				
Construction Traffic Management Plan									
Z217	CEMP	Section 5.2 of Appendix C	Hours of work	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: - Monday to Friday 7:00am to 6.00pm; - Saturdays 8.00am to 1.00pm; - Sunday or public holidays No works to be undertaken without prior approval 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). 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.	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	A management system will be put in place to: • Stagger all contractors' deliveries to ensure that back logs do not occur with multiple deliveries arriving at the same time. • The provision of standing areas within the site, for vehicles up to Truck and Dog to wait to be loaded/unloaded. • Traffic control measures to be in place at all entry and exit points to the site outlined in Section 5.7.	27/05/2021 Record sighted: - Daily delivery log for 26/05/2021 showing no deliveries outside approved hours. 2/6/2021: Observation: - Traffic control measures observed in place at entry and exit points. - Available areas onsite for vehicles. - No back log of multiple deliveries observed.				
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)	2/6/2021: Observation: - Traffic controllers were observed				

Zaic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Z221	CEMP	Section 5.8 of Appendix C	Work zones	A 40m work zone is proposed adjacent to Gate 2 and a 25m work zone is proposed adjacent to Gate 3. The work zone operational hours are proposed as shown below: • Monday to Friday 7.00am to 6.00pm; • Saturdays 8.00am to 1.00pm; • Sunday or public holidays No works to be undertaken without prior approval Outside these hours, the kerbside lane within the Works Zone shall be clear of all vehicles, equipment and debris. 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.	2/6/2021: 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.				
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.	2/6/2021: 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.	2/06/2021 Record sighted: - National Heavy Vehicle Regulator permits for oversize and or overmass mass or dimension exemptions sighted. Two of eight permits were sighted.				
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.	2/6/2021: 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.	Covered under Initial Audit and assessed as compliant: 26/06/2020 Record sighted: - RCC provided email statement that there have been no recent liaison as the project on Victoria Avenue has ceased work since March.				
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.	2/06/2021 Record sighted: - Induction register is maintained on Blueglue, an online application that records inductions, competencies, and other administrative items for each member of staff. 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.	2/06/2021 Record sighted: - Licences for site traffic controllers viewed. These are filed within Blueglue which tracks competencies, inductions, toolbox talks, and emergency evacuation (knowing that everyone is accounted).				
Z228	CEMP	Section 5.18 of Appendix C	Method for communicating traffic changes	Traffic control plans in accordance with Australian Standards (AS 1742.3 – Traffic Control Devices for Works on Roads) and RMS Traffic Control at Worksites manual will advise 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.	2/6/2021: Observation: - Traffic controllers were observed at site entrance. - RCC states that traffic route is communicated to truck drivers and during daily planning meetings.				
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.	2/6/2021: Observation: - No major damage was observed associated with the site construction.				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Soil and Water Management Plan									
Z230	CEMP	Section 2.1 of Appendix F	Soil and water management implementation	<p>a. Input drainage and storm management systems to transport stormwater and run-off through or around site safely and without contamination of waterways.</p> <p>b. Any temporary sediment basins must be constructed and in service prior to the start of bulk excavation and earthworks, where disturbed earthworks area exceeds 2,500 m2 at any one time. The basement excavation will form a suitable temporary sediment basin for the anticipated disturbed area. This basin is to remain until the disturbed area has had slab construction commence or stabilised.</p> <p>c. Install sediment fencing and cut drains to meet the requirements of the erosion sediment management drawings prepared by SCP.</p> <p>d. Waste collection bins shall be installed adjacent to site office – yet not in a position which, in the case of overflowing or a spill, compromises the safety of waterways – for collection of all construction refuse. All waste materials must be disposed of off-site in a safe and legal manner, or stored safely, well clear of streambanks and flood-prone areas.</p> <p>e. Staff facilities to be located such that all effluent and waste water is easily contained and managed within the site management area.</p> <p>f. Construct stabilised site access in the location nominated on the erosion sediment management drawings prepared by SCP.</p> <p>g. Install sediment control protection measures such as geotextile filters or sandbags, at all natural and man-made drainage structures. Maintain until all the disturbed areas are stabilised.</p> <p>h. Clear and strip the work areas. Minimise the damage to the grass and low ground cover of nondisturbed areas. At all times, minimise the area of the site being disturbed and stockpile all topsoil for reuse in rehabilitation works.</p> <p>i. Ensure that land disturbance is no further than 5 metres from the edge of construction activities, where possible.</p> <p>j. Vehicle and equipment maintenance to occur offsite, or, where appropriate, in a designated area onsite that is impervious and bunded or similarly confined to prevent contamination of waterways.</p> <p>k. Do not use invasive species in rehabilitation.</p> <p>l. Do not use herbicides or other chemicals where they might pollute waterways.</p> <p>m. Works should not cause new seepage areas.</p> <p>n. Protect all stockpiles of materials from scour and erosion.</p> <p>o. Apply permanent stabilisation to site (landscaping) within 20 days of completion.</p> <p>p. Sediment fencing is to remain until construction is complete, and the site is fully stabilised.</p>	<p>2/6/2021: Observation:</p> <p>- Stormwater at the site seeps through the ground, noting that permeable membrane was installed across the site.</p> <p>- Sediment control was observed on kerbside drains on surrounding public roadways. kerbside drains were observed to be free of sediment loads.</p> <p>- Segregated waste and designated waste storage areas were noted.</p> <p>- Amenities wastewater is directed into sewer or into a tank for offsite disposal.</p> <p>- A stabilised site access was observed at the delivery entrance.</p> <p>- No refuelling occurs onsite. Minor fuels are kept for equipment and forklifts, noting that the majority of the site is paved.</p>				
Z231	CEMP	Section 2.2 of Appendix F	Erosion and sediment control	<p>a. Clearly visible barrier fencing shall be installed on the site to assist in controlling the movement of traffic within the site and prohibit unnecessary site disturbance.</p> <p>b. Vehicular access to the site shall be stabilised and limited to only that essential for construction work and shall enter the site only through the designated stabilised access points.</p> <p>c. Proprietary silt fencing shall be installed in accordance with the erosion and sediment management drawings prepared by SCP and elsewhere at the discretion of the site superintendent to contain coarser sediment fractions as near as possible to their source.</p> <p>d. Stockpiles shall be located in accordance with the erosion and sediment management drawings prepared by SCP. Where stockpiles are to be in place longer than 10 days they shall be stabilised by covering with mattering or tarps. Use sediment fences and earth banks with stockpiles as required to manage erosion.</p> <p>e. Stockpile material may be removed from site to reduce the risk of further pollution of site runoff.</p> <p>f. Soil materials shall be replaced in the same layers they are removed from the ground i.e. all subsoils are to be buried and topsoil is to be respread on the surface at the completion of works.</p> <p>g. All disturbed areas are to be stabilised within 20 working days of the completion of site works. All disturbed areas are to be protected so that the land is permanently stabilised within three months. Topsoil shall be respread over the site as required to achieve a minimum depth of 75mm of hydromulchable soil (exact required depth to be confirmed by supplier). The site shall be stabilised and revegetated using a hydromulch mix (or equivalent) to be specified by the supplier, as appropriate for the site. Soil testing may be required to tailor the mix for the site.</p> <p>If hydromulching is not suitable for site stabilisation, the below seed mix can be used for temporary stabilisation, assuming topsoil depths are sufficient.</p> <p>Any areas that remain exposed after disturbance, where no further works are to take place for a period of 12 weeks must be stabilised by the methods mentioned in this point (g) or an equivalent.</p> <p>h. All vehicles shall leave the site via the stabilised site access onto Belmont Street. Vehicles shall have sediment removed from tyres and wheel guards prior to leaving the site.</p>	<p>2/6/2021: Observation:</p> <p>- See relevant items above for sediment controls in Z230 above.</p> <p>- Clearly visible barrier fencing was observed to control the movement of traffic on the site.</p> <p>- A large sand stockpile was partially covered. RCC states that the entire stockpile is covered at night.</p> <p>- The majority of the construction site has been paved.</p>				

Zoic No.	Document	SSD Condition / CEMP Section	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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.	27/05/2021 Record sighted: - School Perimeter Inspection for 18/05/2021. - Cranbrook School Perimeter Inspection for a selection of dates May, March, January 2021. - 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.				
Z234	CEMP	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.	RCC stated that there have been no unidentified finds during the Audit Period.				
Flood Emergency Response Plan									
Z235	CEMP	Section 3 of Appendix F	Flood warning	- 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. - 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.	RCC stated that there has been no flooding during the Audit Period. Any rainfall that lands on the site infiltrates through permeable membrane across the site and to the underlying the site sand.				
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 focussed on the risks associated with working in flood prone areas - including the rapid rising flood waters and entering flood waters should be completed on a 3 monthly basis to ensure all workers remain clear on the associated flood risk present at the site.	Covered under Initial Audit assessed as compliant: - 5/2/2020: Flood awareness is provided in Richard Crookes induction.				
Waste Classification and Validation									
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.	2/06/2021 Record sighted: - DumpIT Bins monthly waste summary report for June 2020 - April 2021. 11/06/2021 Record sighted: - Douglas Partners (30 October 2019) In-situ Waste Classification & ENM Assessment, Hordern Oval, Cranbrook School, Bellevue Hill. - ECS (6 December 2019) 'Waste Classification - Sand, Cranbrook School Bellevue Hill'. - 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.				

