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Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW

Cranbrook School c/o EPM Projects Pty Ltd 16 May 2023



Quality Management

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

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



Executive Summary

Geosyntec Consultants Pty Ltd was engaged by the Cranbrook School (Client) to conduct an Operation Independent Environmental Audit (IEA) of the development site, located on part of 5 Victoria Road, Bellevue Hill NSW 2023 ('the site'). EPM Projects Pty Ltd, engaged by Cranbrook School, is the Project Manager.

The boundary of the site covered by this IEA is provided in Appendix A, and it occupies an area of approximately 15,000m².

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

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 (DPE) State Significant Development Approval (SSD 8812) ('SSD Approval') issued on 13 September 2019 and its modifications (16 August 2022 for Mod-4).

This Audit is the first Audit completed during the operational phase within one year of the operation. This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (June 2018) Independent Audit Post Approval Requirements (IAPAR). This is consistent with the SSD consent conditions.

A total of 191 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 77 items
- Number of non-compliances = 1 items
- Number of non-triggered = 113 items

A total of 53 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 = 21 items
- Number of non-compliances = 1 items
- Number of non-triggered = 31 items

The findings of this IEA are presented in this document. Two non-compliances identified were associated with administrative non-compliance and absent of the six-monthly commissioning of the Gross Pollutant Trap. Based on the above, it is concluded that environmental performance and management, during the operation phase audited, is acceptable at the Site.

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Glossary

Term	Description		
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements		
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.		
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.		
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.		
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.		
Auditee	Organisation being audited.		
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.		
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training		
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.		
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.		
Competence	Ability to apply knowledge and skills to achieve intended results.		
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.		
CSSI	Critical State Significant Infrastructure		
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE		
DPE	NSW Department of Planning and Environment (previously DPIE)		
DPIE	NSW Department of Planning, Industry and Environment		
EIS	Environmental Impact Statement		
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.		
EP&A Act	NSW Environmental Planning and Assessment Act 1979		
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999		
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997		
Federal CoA	Federal DoEE Condition of Approval		
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.		
Minister	Minister of DPE or delegate.		
NSW CoA	NSW DPE Condition of Approval		
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.		
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.		
Planning Secretary	The Planning secretary under the EP&A Act or nominee.		
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Term	Description		
PoEO Act	NSW Protection of the Environment Operations Act 1997		
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.		
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).		
Project	As per definition in Section 1		
Proponent	The person or entity that is referred to as the proponent in an approval or the 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: • State significant development projects		
	 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

Geosyntec Consultants Pty Ltd was engaged by the Cranbrook School (Client) to conduct an Operation Independent Environmental Audit (IEA) of the development site, located on part of 5 Victoria Road, Bellevue Hill NSW 2023 ('the site'). EPM Projects Pty Ltd, engaged by Cranbrook School, is the Project Manager.

The boundary of the site covered by this IEA is provided in Appendix A, and it 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 development includes:

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

1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

Table 1.1. Audit Team

Name	Role		
Dr Cheryl Halim	Lead Environmental Auditor		
	 NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201) 		
	 Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) 		
	BE (Chemical)		
	PhD (Chemical Engineering)		
Dr Cissillia Young	Support Auditor		
	BE (Chemical)		
	PhD (Chemical Engineering)		

The Audit Team Declaration is provided in Appendix B.



1.3 Purpose and Objective of Audit

The purpose of the Independent Environment Audit is to provide an independent and objective assessment of the environmental performance and compliance of the operational phase of the approved development at Cranbrook School. This Audit is the first Audit completed during the operational phase within one year of the operation. This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (June 2018) Independent Audit Post Approval Requirements (IAPAR). This is consistent with the SSD consent conditions.

The Construction of the project commenced in late December 2019, and the operational phase commenced in stages, with the first stage commencing on 28 March 2022.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D31 to D36 of the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 8812) ('SSD Approval') issued on 13 September 2019 and its modifications (16 August 2022 for Mod-4), which state:

D31	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
D32	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.
D33	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:
	 a. 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.
	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.
D34	Independent Audits of the development must be carried out in accordance with:
	 a. the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D32 of this consent; and
	 the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
D35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:
	 a. review and respond to each Independent Audit Report prepared under condition D34 of this consent:
	 c. submit the response to the Department and the Principal Certifying Authority; and d. make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.
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.



1.4 Audit Scope

1.4.1 Audit Scope (Physical and Temporal Boundaries)

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

- Physical boundary: The development site (in accordance with the Audit Program) is approximately 15,000m² and located within Lot 1 DP663630; Lots 9 – 18 DP9005; and Lots A – C DP186768. 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 during the operational period since the commencement of the operation (28 March 2022).

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 operational phase of the development, 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 DPE, 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 operational environmental management plan (OEMP) and sub-plans their implementation.

1.5 Audit Period

This Audit comprises the first IEA for the operational phase of the development and covers a review period of 28 March 2022 up to the time of the Site Audit (21 March 2023).

1.6 Environmental Representative

Craig Nichols (Cranbrook School Director of Facilities) was the appointed Environmental Representatives, who assisted Geosyntec during this Audit process.

Ms Kathryn Cuno (Project Manager) from EPM Projects and Stephen Driscoll (Cranbrook School) also assisted Geosyntec during the Audit process.



2 Audit Methodology

2.1 Auditor Notification to DPE

The Environmental Audit team was notified to DPE and approved by DPE in a letter dated 28 February 2023, attached in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Geosyntec (6 March 2023) Independent Environmental Audit Program Cranbrook School, 5 Victoria Road, Bellevue Hill NSW (Ref: AU213005R1) ('Audit Program') was prepared in accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems and the NSW Government (June 2018) guidelines. The Audit program provides the Audit scope, as listed in Section 1.4. It is noted that the Audit Table was updated for this operational phase Audit. Items from the construction environmental management plan and sub-plans have not been included in this operational Audit.

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 any additional information
- 7. Finalisation of Independent Environment Audit report

2.3.1 Opening Meeting

The opening meeting was conducted on 21 March 2023. The agenda for the meeting and the record of attendees is provided in Appendix D.

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 on 4 April 2023. It was agreed that the closing meeting could be conducted via email correspondence. The closing email provided an overview of key findings and confirmed the timing for the Audit Report.



2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 16 May 2023.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 16 May 2023 with no alteration from the draft report.

2.4 Interviews

Interview with Craig Nichols (Cranbrook School - Director of Facilities) was conducted on 30 March 2023. A few email correspondences were also conducted with Ms Kathryn Cuno (EPM - Project Manager) between March to April 2023.

2.5 Site Inspection

The site inspection was conducted by Cheryl Halim and Cissillia Young on 30 March 2023, accompanied by Craig Nichols (Cranbrook School Director of Facilities). The site inspection comprised a walkover of the development.

2.6 Consultation

Geosyntec conducted consultation with DPE, Heritage NSW, Transport of NSW, Telstra, and Woollahra Council (Council) via submission into the Project Portal or email. Evidence of consultation is provided in Appendix C.

The outcomes of the consultation are provided in Section 3.8.

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 been 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	Urbis (May 2018) Environmental Impact Statement SSD8812 Cranbrook School and relevant subplans.
to Submission	Urbis (14 February 2019) Cranbrook School – Final Response to Submissions – SSD17_18812 and relevant subplans.
SSD 8812 Development Consent	SSD 8812 dated 13 September 2019 and modified in 16 August 2022 (Mod4)
E12	ptc (13 March 2023), Green Travel Plan, Cranbrook School.
E13	URBIS (11 February 2022) Heritage Interpretation Plan.
E25	Planet Plumbing NSW (undated), Stormwater Quality Management Plan, Cranbrook Senior School.
E32	Wasteaudit (October 2021), Cranbrook Senior School Redevelopment Operational Waste Management Plan.
E33-E34	Green Options (9 February 2022), Landscape Management Plan.
F2	Cranbrook School (November 2019) Community Communication Strategy

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

3.2 Summary of Assessment of Compliance

A total of 191 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 77 items
- Number of non-compliances = 1 items
- Number of non-triggered = 113 items

A total of 53 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 = 21 items
- Number of non-compliances = 1 items
- Number of non-triggered = 31 items

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

Based on the information provided by EPM, 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-compliance to the SSD consent conditions is provided in Table 3.2.

Table 3.2. Non-Compliance to SSD Consent Conditions

Geosyntec ID	Document	Condition No.	Details of Non- Compliance	Recommendations
Z30	SSD consent	A30	This item is considered as non- compliant because the review of plans and strategies was not conducted within 3 months following the submission of the Pre-Operation Compliance Report.	Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A30 of the consent conditions.
			Non-compliance had been addressed by EPM by notifying DPE and conducting a review of plans, programs and strategies retrospectively within 7 days of becoming aware of the non-compliance.	
			Response to the above non- compliance notification from DPE states that the breach was recorded with no further enforcement action.	

Details of the non-compliance to the management plans is provided in Table 3.3.

Table 3.3. Non-Compliances to SSD Consent Conditions and Management Plans

Geosyntec ID	Document	Condition No.	Details of Non- Compliance	Recommendations
Z244	Stormwater Quality Management Plan	3. Maintenance Schedule	This item is considered as non- compliant because the Gross Pollutant Trap was not commissioned every 6 months.	The Gross Pollutant Trap should be commissioned every 6 months.
			Following the Audit, the Gross Pollutant Trap was commissioned on 6 May 2023. A copy of the record and photos were made available to Geosyntec.	

3.5 Assessment from Previous Audit

This operational Audit is the first operational Audit. The last construction Audit identified two administrative non-compliances which are provided in Table 3.4 below.

Table 3.4. Non-Compliances to SSD Consent Conditions (Fourth Construction Audit)

Geosyntec ID	Document		Details of Non- Compliance	Recommendations	Auditor's Assessment
Z65	SSD consent	C20	The condition was considered non-compliant as the Construction Traffic Management Plan (CTMP) was not resubmitted to	If there is any other waste requiring offsite disposal following completion of the Audit, the most recent CTMP	No further assessment required and construction has been completed.



	No.	Compliance		Assessment
		TfNSW. While removal of soil waste had not been completed, waste disposal records from DumpIT indicated waste was still being removed at this time.	should be submitted to TfNSW.	
SSD consent	C27	This condition was considered non-compliant as Pre-Operational Compliance Report was not made publicly available within 60 day period.	Future Compliance Reports were to be made publicly available within 60 days after submission to the Department.	The Second Pre- Operation Compliance Report was made publicly available within 60 days of the reporting date. DPE was notified at before the report was made public. The item was considered
			completed, waste disposal records from DumpIT indicated waste was still being removed at this time. SD C27 This condition was considered non-compliant as Pre-Operational Compliance Report was not made publicly available	completed, waste disposal records from DumpIT indicated waste was still being removed at this time. SD C27 This condition was considered non-compliant as Pre-Operational Compliance Report was not made publicly available within 60 days after submission to the

3.6 OEMP, Sub-plans and Post Approval Documents

The Auditor considers that the OEMP and sub-plans are appropriate to minimise environmental impact during the operation of the site.

3.7 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.

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Consultation letter and/or email were sent to DPIE, Council, Heritage, Transport NSW, and Telstra.

Telstra responded and states that they had no environmental issue needing addressing on this project. Heritage responded and states that they had no issue that should be considered as part of the independent audit. No response was provided by the other stakeholders contacted. A copy of the correspondences is provided in Appendix C.

3.9 Complaints and Management of Complaints

Cranbrook School advised that there had been no complaint received by the school since the commencement of the operational phase. School complaint register, which is also available online at the Project website (https://www.cranbrook.nsw.edu.au/community/feedback/facilities-development/) also confirmed this.



3.10 Incidents and Management of Incidents

Based on the information provided by the school and EPM, there had been no incidents since the commencement of operational phase.

3.11 Performance of Environmental Management Plans

The assessment of suggested mitigation measures from the EIS and RTS versus actual impact during operation is assessed in the Audit Table in Appendix F and is summarised in Table 3.5.

Table 3.5. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Impact on visual views	Buildings designed to sit low in the topography and into the hillside slope. Provision of landscape screening as per Landscape Drawings at Appendix E. Building to be constructed in nonvisually dominant colours to minimise perceived bulk, as per Architectural Drawings at Appendix C.	 Building was observed to sit low in the topography and into the hillside slope Landscape screening was observed. Buildings was constructed in non-visually dominant colour. Site has obtained design certificates from ARUP and 6 Occupation Certificates (OC) from McKenzie Group (J/74238/14, J/74238/13, J/74238/12, J/74238/11, J/74238/10, J.74238/08). It is noted that this item is not considered to form environmental component of the Audit.
Traffic	No further requirement as this development was considered a positive impact as it provides more parking spaces.	The new carpark was sighted and operational during the Audit.
Noise	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.	 Site has obtained design certificates from ARUP and all 6 Occupation Certificates (OC) from McKenzie Group (J/74238/14, J/74238/13, J/74238/12, J/74238/11, J/74238/10, J.74238/08). The School confirmed that there has been no after-hours event use yet. Out of Hours Event Management Plan is currently in preparation, and it will be fully developed prior any future out-of-hours event. No complaint was received during this Audit period regarding out of hours event.
Security	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.	 During the site visit, the main access point was noted to be the gates on 5 Victoria Rd. CCTV and fencing were observed during the Audit. Visitors are required to sign in at the School Reception. School Operational Management Plan provides requirements for ongoing site security, including employee and contractors' induction, security measures and use of CCTV, security for out of hours activities, use of alarms and access control and signage.



Environmental Aspect	Requirement	Auditor's Review
Biodiversity	Replacement of landscaping should keep in context with the existing character of the property. Control and eradication of noxious and other invasive ecological weeds. Lighting on the field should be turned off when not in use 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.	 During the site visit, landscaping was observed to be in context with the existing character of the property. No notable weeds were observed during site visit. Cranbrook school stated that lights on site are switched off by 9-10pm daily, following any late use of facilities. If there is no late use, lights are switched off earlier. Two (2) nest boxes had been moved to nearby retained trees.
Wind impact	EIS recommended several mitigation measures for wind impact mitigation. The building contractor (Richard Crookes) previously stated that EIS recommendations were not conducted as wind impacts were not experienced.	No wind unacceptable impacts were experienced at the time of Audit.
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/reviewed annually.	ptc (7 February 2022, Rev 1 on 16 February 2022), Green Travel Plan, Cranbrook School addressed the requirements.
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	 ptc (13 March 2023), Green Travel Plan, Cranbrook School has been prepared. However, the Auditor considers that this has not adequately included the following items: 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. It is recommended that the Green Travel Plan should be updated or another Traffic and Parking Management Plan should be prepared to include the above items.



Environmental Aspect	Requirement	Auditor's Review
	review the performance and make improvements to the plan. This plan should be implemented as part of the ongoing operation of the redeveloped School.	

3.12 Evidence Collected through Site Inspection

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

- Observation of heritage items and memorials, the new buildings, signage, site access, and security features.
- Observation of waste storage, segregation and disposal.
- · Observation of access, carpark and bicycle parking.
- · Observation of landscaping areas.

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Various environmental inspection records, reports, and management plans
- Construction Compliance Reports
- · Certificates, permits and licenses
- Correspondences between the School, EPM, Certifier, DPE, Council and other stakeholders.
- Other documents required by the conditions of consent

3.14 Actions from Previous Annual Reviews and Compliance Reports

Two compliance reports were provided for this Audit period:

- EPM (21 March 2022) Pre-Operational Compliance Report Cranbrook SSD-8812, Cranbrook School.
- EPM (14 July 2022) Pre-Operational Compliance Report No. 2 Cranbrook School SSD-8812.

EPM (21 March 2022) indicated no non-compliances during the reporting period.

EPM (14 July 2022) indicated two non-compliances:

- SSD Condition C20: A non-compliance was identified as the Construction Traffic Management Plan (CTMP) with truck route, for truck transporting waste material from the site, was not submitted to TfNSW, while removal of soil waste had not been completed.
- SSD Condition C27: The first Pre-Operational Compliance Report dated 21 March 2022 was not made publicly available within 60 days.

These were also identified as non-compliances in the last construction IEA (4th IEA) and discussed in Section 3.5 above.



3.15 Environmental Management Improvement Opportunities

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

3.16 Key Strengths of the Project Environmental Management and Performance

During the Audit process, the school and EPM demonstrated a high level of understanding of the requirements for environmental management with exceptional record keeping.

The key strengths demonstrated in the project include:

- An organised system and robust record keeping.
- · A positive approach to environmental management.
- During the Audit process, a high level of understanding of the requirements for environmental management was observed by both EPM and Cranbrook School.
- EPM has adequately implemented the recommendations made in the last (fourth) Construction IEA.



4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations:

- All the plans required by the consent conditions are to be finalised and communicated with all stakeholders. The following recommendations are made on the management plans:
 - The Waste Management Plan and Stormwater Quality Management Plan must be reviewed by School and communicated to relevant stakeholders.
 - Out of Hours Event Management Plan should include restrictions on amplified music or speech after 8pm and patron management that ensures patrons leave in an orderly manner.
 - The Green Travel Plan should be updated, or another Traffic and Parking Management Plan should be prepared to include the following items:
 - 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 requirement of inspection of stormwater tank should be removed from the Stormwater Quality Management Plan as there is no inspection access to the underground tank.
 - Strategies, plans and programs under the development consent must be reviewed within 3
 months of submission of this IEA Report or any other items listed in Section A30 of the
 consent conditions.
- The following recommendations are made on waste recycling:
 - The School should assess the current and proposed practice of recycling of organics. It is noted at present there is a separate bin for food waste and general waste. If organics recycling is no longer proposed, this requirement should be removed from the Waste Management Plan.
 - Communication is to be conducted to students on waste collection practice. This should include recycling of food waste (if proposed) and separation of other recyclable waste.
 - Currently, the paper recycling bins sighted during the Audit were lined with white liner. It is recommended that the paper bin be lined with blue liner as per waste contractor email.
 Other bins should be lined with liners with appropriate liners as per recommendation of waste contractor.
 - If not already available, it is recommended that the school have a clear contract or other written agreement with the waste contractor recording the above. The agreement should include:
 - The liners for recycling materials are only to be used for transportation from the bin to the bin room only. No liners should be placed in the master recycling bin that is located in the storeroom.



- The waste contractor staff should be trained to identify if the recyclable waste has been contaminated, ensuring that recyclable waste is correctly dealt with at the Waste area.
- Annual Fire Safety Statement should be submitted to the Council every 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.
- The Gross Pollutant Trap should be commissioned every 6 months.
- A copy of this operational IEA and the School response to the IEA should be uploaded following completion of this IEA.
- Any future Compliance Reports and IEA reports are to be made publicly available within 60 days after submission to the Department.
- All other recommendations made in the Audit Table (Appendix F) are implemented.



5 Limitations

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

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

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

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

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

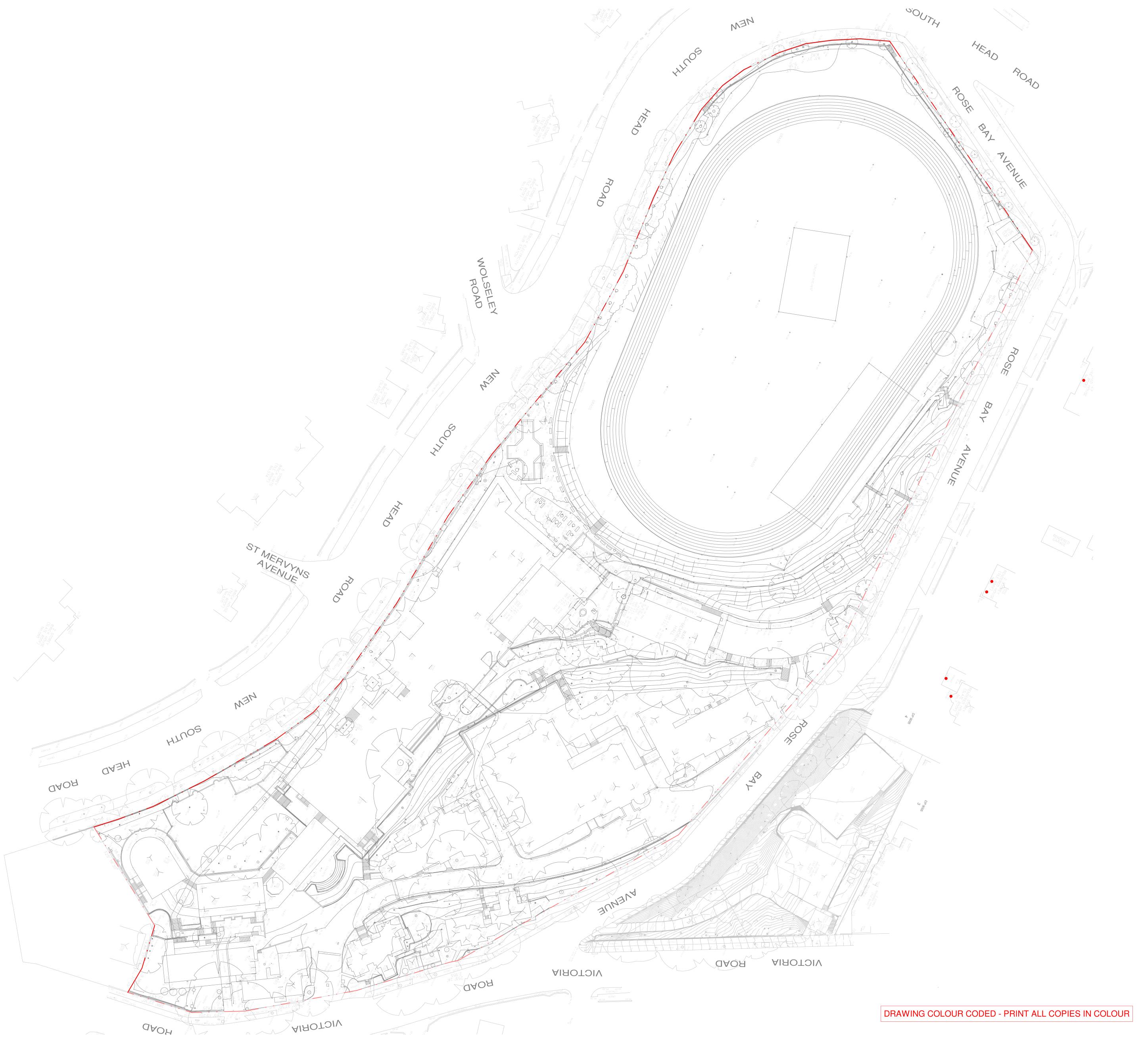
The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

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

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



Appendix A Figures



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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

Nominated Architect Ray Brown, NSWARB 6359

written consent of that company.

Do not scale drawings. Verify all dimensions on site

issue	amendment	dat
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.L -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.

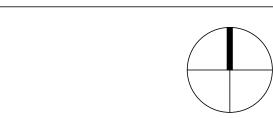
NOTIFY THE PROJECT ADMINISTRATOR IN WRITING OF COMPLIANCE TO THE DRAWINGS AND / OR ANY DISCREPANCIES.

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

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

COMMENCEMENT OF WORKS.





Architect

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F (61 2) 8252 8600
sydney@architectus.com.au
ABN 90 131 245 684

CRANBROOK SCHOOL STAGE 2 REDEVELOPMENT

ER

TEND

SITE SURVEY PLAN

scale CR-A00-011 checked CV/LDC project no 170013

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	16 May 2023

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	Greyladin-
Qualifications	NSW EPA Accredited Site Auditor (No. 2201)
	 Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
	BE (Chemical)
	PhD (Chemical Engineering)
Name of Support Auditor	Cissillia Young
Signature	Co
Qualifications	BE (Chemical)
	PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd



Appendix C Correspondence



engineers | scientists | innovators

Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 3.04, 1 York St Sydney NSW 2000 www.geosyntec.com.au

AU123005 17Feb23 Notification to DPE - Cranbrook School

17 February 2023

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

Re: Notification and Consultation for Independent Environmental Audit, for Operations of Cranbrook School, 5 Victoria Road, Bellevue Hill, NSW

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

The Independent Environmental Audit is conducted to meet Conditions D31 to D36 of SSD 8812, which state:

Independent Environmental Audit

- D31. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
- D32. Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.
- D33. Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:
 - (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and
 - (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.

In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.

- D34. Independent Audits of the development must be carried out in accordance with:
 - the Independent Audit Program submitted to the Department and the Principal Certifying Authority under condition D32 of this consent; and
 - (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
- D35. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:
 - 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 May (June 2018) (IAPAR 2018).

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Fiona Wong and Cissillia Young as Support Auditors. Cheryl Halim was the Auditor for the construction phase of this project. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with IAPAR 2018 is provided in Attachment B. **Can DP&E please provide approval of the proposed team?**

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

Additionally, as required by the IAPAR (2018), we need to conduct consultation with DPE and other agencies. Can DP&E please provide any items that need to be included as part of our Audit?

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

Yours sincerely,

Name

Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)

Geosyntec Consultants Pty Ltd

Attachments: Attachment A – CVs

Attachment B – Declaration

Attachment A - CVs



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Cheryl Halim

B.E., PhD.
Principal
Independent Environmental Auditor
NSW EPA Accredited Site Auditor



PROFESSIONAL SUMMARY

Cheryl has over seventeen 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. Cheryl is a NSW EPA accredited site auditor and an Exemplar Global Auditor and 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.

QUALIFICATIONS

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

PhD, Chemical Engineering, University of New South Wales

Accredited Contaminated Site Auditor, NSW EPA (No. 2201)

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

SPECIALTIES

Site Investigations, Remediation and Validation

Project Management

Risk Assessment

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

MEMBERSHIPS AND TRAINING

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

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Rumba Lara development, Gosford, NSW – Lead Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321).

Roseville College, Roseville – Lead Auditor for the construction phase of the Roseville College (required as part of SSD 9912).

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

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

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

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



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

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

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

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

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

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

Audit

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Risk Assessment

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

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

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

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

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

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

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

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

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

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

Site Assessment and Remediation

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

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

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

PwC's Auditor Training

Certificate of Attainment

awarded to

Cheryl Halim

Becoming a Skilled Lead Auditor

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



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021

Tom Barham

Training Manager





engineers | scientists | innovators

Cissillia Young

Ph.D., Chemical Engineering, B.Eng., Audit Assistant



QUALIFICATIONS

Ph.D., Chemical Engineering, University of New South Wales, 2005

B.Eng., Chemical Engineering (Hons), University of New South, 2001

SPECIALTIES

Environmental liability valuation

Site investigation and characterisation

Compliance and Audit Support

PROFESSIONAL SUMMARY

Cissillia has 7 years of experience working as an environmental consultant in Singapore and Australia. She has a Doctorate in Chemical Engineering. During her career as an environmental consultant, she managed budgets, data, contractors, and clients and has had experience in the petroleum sector, as well as site audits. Cissillia has been enriching her business and interpersonal skills by in data acquisition, validation, auditing and reporting. She is currently a member the Geosyntec Audit Team and is involved in site audits to meet Contaminated Land Management Act 1997 and Independent Environmental Audits to meet State Significant Development consent conditions.

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Rumba Lara development, Gosford, NSW – Support Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321).

Holt Kurnell, **NSW** – Support Auditor for the operation of a landfill facility at Kurnell.

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

Roseville College – Auditor in training for the construction of Roseville College (required as part of SSD 9912).

The Brewery, Chippendale, NSW – Auditor in training for the refurbishment of a heritage building (required as part of SSD 9374).

Audits

Molonglo 132kV Relocation Project, Molonglo, ACT – Audit assistance on review of Contaminant Management Plans (CMPs) for transmission line upgrade works by Zinfra and Woden Contractors Pty Ltd (Wodens).

The Concord Hospital, Concord, NSW – Audit assistance on the redevelopment of the Concord Hospital.

City of Parramatta Square, Parramatta, NSW – Audit assistance on the redevelopment of Parramatta Square Town Hall.

Gamuda Australia, M12, NSW – Audit assistance on the construction of the Westmead Metro Station.

Environmental Assessments

CALTEX – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

SHELL – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

BOC Gases – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.



Abacus - Phase 1 Environmental Assessment, Croydon.

Abacus - Phase 1 Environmental Assessment, Leumeah.

Abacus - Phase 1 Environmental Assessment, Kirrawee.

CONFERENCES AND EXHIBITIONS

Hydrogen and Fuel Cell Fair (Hannover Fair), Germany

- Formulated and implemented strategies for good public relations.
- Support tradeshow ambassadors and VIP visitors during the fair.

1st World Hydrogen Technology Convention, Singapore

- Business to business marketing campaign and increased the net profit by 20%.
- Designed and planned exhibition floor (operational management).

PhD

- Design and conduct scientific experiments to understand the degradation of environmental pollutants from drycleaners using advanced oxidation technology (AOT).
- 3 Conferences and 2 scientific journal publications.



Fiona Wong

B.E., M.E.M.

Senior Environmental Engineer

engineers | scientists | innovators



QUALIFICATIONS

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

Master of Environmental Management, University of New South Wales

SPECIALTIES

Project Management
Site Investigation

Remediation and Validation

Contaminated Land Auditing

Landfill Investigations and Remediation

Hazardous Gas Investigation, Risk Assessment and Remediation

Sediment Assessment

PROFESSIONAL SUMMARY

Fiona is an experienced Senior Environmental Engineer. In her 15-year career in the industry she has worked on a broad range of site assessment and remediation projects in Australia and the United Kingdom. Always keen to explore new solutions for clients, she has a flexible and proactive approach to problem solving. Fiona thrives on the challenge and diversity of her role.

Fiona has extensive experience in managing combined geotechnical and contaminated land projects, infrastructure and urban development projects, landfill investigations, remediation assessments and contaminated site audits.

MEMBERSHIPS AND TRAINING

- Member of Institute of Engineers Australia
- Member of Australian Land and Groundwater Association (Committee Member 2014-2015)
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- · Senior First Aid
- ACLCA NSW Short Course on Landfill Gas Investigation (November 2012)
- ALGA A-Z Ground Gas Workshop (March 2017)

KEY PROJECT EXPERIENCE

Audits

New Breeze Stages 2 and 3 Development, Bardia: Statutory site audit of assessment, remediation and validation works undertaken at the former Ingleburn Defence Site where infantry training camps for World War II were constructed. Other defence related activities including artillery, engineers, transport, signals, medical and ordnance corps also used the IDS during this period. The majority of the activities within the IDS ceased before 2000. Due to the historical military use at the site, the assessments completed required a combination of contamination (including PFAS assessment) as well as unexploded ordnance expertise. The end use for the site following remediation is low density residential development and recreational open space. The scope of audit involved assessment of the adequacy of the Remediation Action Plans (RAP), Unexploded Ordnance Clearance (UXO), Imported Fill Protocol (IFP), Unexpected Finds Clearance Report and Validation reports for each completed earthworks zone. Various stakeholder engagement was required during this Audit, including project manager, environmental consultants, UXO consultants and civil contractors.

Industrial Waste Recycling and Treatment Facility, Western Sydney: Statutory site audit of investigation works at a waste recycling and treatment facility in western Sydney, of which the site has been declared to be a significantly contaminated land under the CLM Act. The site has been operating as a waste treatment facility and solvent recycling operation under an Environment Protection Licence issued by NSW EPA for at least 30 years. Whilst solvent treatment is the main operation at the site, PFAS is also being identified as a contaminant of concern in the underlying groundwater system in parts of the site. The scope of audit involved assessment of adequacy of sampling and analysis plan, investigation and delineation assessment, remedial option assessment and remedial action plan. The audit was required to

fulfil the requirement of a voluntary management proposal.



Former Sydney Water Waterloo Depot, Waterloo: Providing audit assistance on a statutory audit of data gap investigation and remediation action plan evaluation for the former Sydney Water Waterloo Depot which is affected by the groundwater contamination originated from the adjacent Lawrence Dry Cleaning facility. The dry cleaning facility, together with the site and other adjoining properties, were declared as a remediation site by the NSW EPA which is managed under a Management Order. The main scope of the audit is to assess the implication of the groundwater contamination for the proposed high density residential development.

North Shore Health Hub, St Leonards: Statutory audit of contamination assessment and remediation works conducted at a former warehouse facility located within the St Leonards industrial area as required under a State Significant Development consent. Preferred remediation approach included a combination of asbestos fill capping and offsite disposal, with the capped area be managed with a long term environmental management plan. The health hub will form part of the North Shore Private Hospital precinct.

Woolworths Tuggeranong Service Station, Canberra: Statutory audit of contamination assessment and remediation works conducted at an operational service station located in Tuggeranong, Canberra ACT. The site has been listed on the ACT Register of Contaminated Sites as a result of the groundwater contamination being identified at the site. The scope of the audit involved assessment of adequacy of data gap investigation, soil validation report for the retanking program, delineation assessment, remediation action plan and groundwater modelling.

Penrith Central Park development, Penrith: Non-statutory audit of contamination assessment and remediation action plan conducted at the proposed Penrith Central Park development. A former dry cleaner was operated within the site where chlorinated hydrocarbon groundwater contamination has been identified.

Proposed primary school developments, Sydney metropolitan area: Non-statutory and statutory audits of contamination assessment conducted at three new or existing school sites in Schofields, Jordan Springs and Waitara. The scope of the audits involved review of contamination reports and waste documentation as required under planning approvals.

Former Ettamogah Army Depot, Ettamogah: Non-statutory audit of contamination assessment and remediation works conducted at the former army depot located at Ettamogah, north of Albury that is proposed for redevelopment. The site covers an area of about 110Ha and has been ammunitions depot from 1940s to 1980s. There is evidence of widespread disposal of explosive ordnance wastes by burial, potentially including UXO. This scope of the audit included the assessment of implications of contamination (both chemical and UXO) for all potential future beneficial uses; including where appropriate outlining the implications of particular contamination issues on site suitability for the range of land uses under consideration.

Eastern Industrial Estate, Fyshwick: Statutory site audit of the former Canberra Abattoir site. The site was broken into sectors for staged development and audit. The audits were required as part of planning approvals for proposed commercial/industrial redevelopment of the site.

Former Mobil Toronto North Service Station: Statutory site audit of investigation and remediation works at former service station site proposed to be redeveloped for sensitive land uses. Contamination included petroleum hydrocarbons in soils and groundwater and significant volume of fill contaminated with asbestos fragments.

Landfill Investigation and Remediation

Marrickville Council, Former Tempe Landfill: Managed hydrogeological assessments at the former Tempe Landfill as requested by NSW EPA. Also responsible for managing the ongoing gas and groundwater monitoring as part of the post-remediation monitoring program.

Lane Cove Council, Gas Mitigation Design at the Blackman Park Scout Hall and Amenities Building: Prepared a Stage 1 Contamination Assessment, designed gas mitigation measures, conducted validation inspections, prepared construction verification report and obtained auditors sign-off for the scout hall and amenities building.

Burwood Council, Former Cheltenham Road Landfill Gas Pumping Trial, Ground Gas Risk Assessment, Remedial Option and Cost Estimate, Remedial Design and Implementation: Designed and managed a gas pumping trial at the former Cheltenham Road Landfill in assessing the efficacy of the existing landfill gas control measures on-site. A remedial option assessment was subsequently prepared, including preliminary concept design and cost estimates. Following the remedial options assessment, a ground gas risk assessment report was prepared to assess the potential for off-site migration of ground gas, which formed part of the supporting document for the variation to the landfill closure surrender licence. Designed and implemented the Stage 1 mitigation measures which



included the gas venting boreholes and collection system. Other duties included provision of technical assistance to Council on leachate management and trade waste application.

Canterbury-Bankstown Council, Salt Pan Creek Landfill Closure, Contamination Investigation: Coordinated contamination investigation to facilitate data collection for landfill capping design. Duties included overseeing contamination and geotechnical investigation and preparation of contamination investigation and leachate collection system review reports.

John Holland, Gas Mitigation Design at the Perth Stadium, Burswood, Perth: Provided technical assistance on the proposed mitigation measures to the tender team for the proposed Perth Stadium development, situated on a former landfill and swampland. Duties included review of architectural drawings, review of gas mitigation options, preparation of designs for various structures and cost estimates.

Confidential client, former landfill site, Sydney: Designed and managed a baseline contamination assessment for a former landfill site. The assessment was carried out for regulatory and due diligence purposes. A hydrogeological study and a Groundwater Monitoring Plan were subsequently prepared to meet regulatory requirements.

Olympic Park Authority, Kronos Landfill: Prepared a hydrogeological assessment report for one of the former landfills at the Sydney Olympic Park.

Infrastructure and Urban Development

Moorebank Intermodal Rail Link, Moorebank: Managed contamination and remediation assessment for the proposed rail link connecting from the Southern Sydney Freight Line to the proposed Intermodal Centre via an operational landfill. Duties included preparation of sampling and analysis plan, contamination assessment, remediation action plan, contamination management plan and asbestos management plan and provision of construction advice and impact assessment to the active landfill operation.

Pacific Services Group, Garden Island Redevelopment, Sydney: Managed a sediment assessment prepared for the proposed dredging works at the Cruiser Wharf and East Dock Wharf located within the Garden Island Defence Precinct. Assessment of sediments was required to determine the suitability of the dredged material for sea disposal. Duties included implementation of sampling and analysis plan, management of vibrocoring program and preparation of report.

KMH Environmental, Sydney CBD and South East Light Rail, Sydney: Managed contamination and remediation assessment for the proposed Light Rail project. Duties included liaison with stakeholders (including EPA) and site auditor, preparation of management plans and sampling and analysis plan.

Acciona Australia Pty Ltd, Sydney CBD and South East Light Rail, Sydney: Provided ongoing contamination advice and support as part of construction support.

Hansen Yuncken, Sydney Harbour Ferry Wharves Upgrade, Sydney: Managed contamination assessments for the proposed upgrade works to be undertaken at 27 ferry wharves located across Sydney Harbour. The assessment was undertaken based on a combination of desktop information and laboratory results obtained from drilling works. Duties included preparation of desk studies, sampling and analysis plan and Stage 2 Contamination Assessment reports.

Leighton Contractors, Green Square Stormwater Project, Waterloo: Provided contamination advice to Leighton Contractors during tender preparation process. Duties included preparation of contamination investigation, review environment approval requirement and existing environmental investigation reports or plans, assisted Leighton in establishing relevant construction and waste management plans and prepared tender submission.

Sydney Ports Corporation, Intermodal Logistics Centre, Enfield: Managed a baseline contamination assessment for a parcel of land at the ILC. The assessment was undertaken for due diligence purposes. Also managed the remediation and validation activities at the ILC Slip Lane site. Assessment and validation reports were approved by site auditor.

UGL UniPart Rail Service Pty Ltd, Auburn Maintenance Depot, Auburn: Managed a supplementary contamination assessment for the site as part of due diligence study for property transaction.

Transport for NSW, Sydney CBD & South East Light Rail: Prepared Contamination Assessment Reports for various route options.



Confidential client, Wider Contamination Study, UK: Managed a multi-disciplinary team for the preparation of a wider contamination study as part of a £65 million tunnelling project. The contamination was identified during the initial site investigation in the vicinity of the entry shaft location. Apart from acting as the project manager, her other duties included comprehensive site history review, intrusive investigation design and strategy, management of groundwater monitoring program, risk assessment, data analysis, reporting, client, principal contractors, regulatory and environmental litigation liaison and provision of health and safety advice to tunnelling workers.

Due Diligence Assessment

Former Industrial Property, Newcastle Area: Managed a soil and groundwater assessment for a property currently regulated by the NSW EPA under a Voluntary Investigation Proposal. Currently coordinating a data gap investigation to facilitate the formulation of remedial action plan following the completion of property transaction. Duties included preparation of sampling and analysis plan and contamination assessment.

Multiple Sites, Western Sydney Parklands Trust, Western Sydney: Conducted Preliminary Site Investigations on multiple sites across the Western Sydney area as part of divestment program.

Multiple Sites, TAFE NSW: Conducted Preliminary Site Investigations on multiple sites across NSW as part of preacquisition or divestment programs.

Multiple Sites, Roads and Maritime Services, Sydney: Conducted preliminary site investigations for various commercial and industrial properties within the Sydney Metropolitan Areas for due diligence purposes.

Former Pump Manufacturing Facility, Northern Beach Area: Managed a due diligence contamination assessment for a pump manufacturing facility as part of property transaction process.

Various Multinational Petroleum Companies, Multiple Sites, NSW: Undertook environmental site assessments and validation assessments for over 80 petroleum service stations, depots and fuel terminals across NSW as part of site divestment programs.

Attachment B – Declaration

Independent Audit Declaration Form

Project Name	Cranbrook School IEA
Consent Number	SSD 8812
Description of Project	Operation IEA of Cranbrook School
Project Address	5 Victoria Road, Bellevue Hill, NSW
Proponent	Cranbrook School
Title of Audit	Independent Environmental Audit of the Operation of Cranbrook School
Date	17 February 2023

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 2020)*;
- · 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	Rebeka Hall
Name of Auditor/Technical Specialist	Cheryl Halim
Signature	Buylanin-
Qualifications	Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
	BE (Chemical)
	PhD (Chemical Engineering)
Name of Support Auditor	Cissillia Young
Signature	April 10 miles of the control of the
Qualifications	BE (Chemical)
	PhD (Chemical Engineering)
Name of Support Auditor	Fiona Wong

Signature		
Qualifications	B.E. (Hons), Environmental, University of New South Wales Master of Environmental Management, University of New South Wales)	
Company	Geosyntec Consultants Pty Ltd	
Company Address	1 York St Sydney NSW 2000	

Department of Planning and Environment



Ms Kathryn Cuno EPM Projects Pty Ltd Level 7 67 Albert Avenue Chatswood NSW 2067

28 February 2023

BY EMAIL ONLY: kcuno@epmprojects.com.au

Dear Ms Cuno

Cranbrook School Redevelopment (SSD 8812) Auditor Approval 2023

I refer to your request (SSD-8812-PA-55) for the Secretary's approval of suitably qualified persons to prepare the 2023 Independent Environmental Audit (**IEA**) for the Cranbrook School Redevelopment (SSD 8812).

The Department of Planning and Environment (the **department**) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced.

In accordance with Part D, Condition D31 of SSD-8812 (**consent**) and the 2018 Independent Audit Post Approval Requirements, as nominee of the Planning Secretary, I agree to the appointment of the following audit team from Geosyntec Consultants Pty Ltd:

- Ms Cheryl Halim as lead auditor;
- Ms Fiona Wong as part of the audit team; and
- Ms Cissilia Young as part of the audit team.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the 2018 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



Department of Planning and Environment

depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Laura Papoulias on 02 8289 6879 or email compliance@planning.nsw.gov.au.

Yours sincerely,

Julia Pope

Team Leader Compliance Metro

As nominee of the Planning Secretary

From: <u>Cissillia Young</u>

To: heritagemailbox@environment.nsw.gov.au

Cc: Cheryl Halim

Subject: Heritage Consultation - Cranbrook School 5 Victoria Road, Bellevue Hill, NSW - AU123005

Date: Thursday, 2 March 2023 2:23:00 PM

To whom it may concern,

Following the Construction Independent Environmental Audit of the site, Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Cranbrook School to conduct the Independent Environmental Audit for the school located at School, 5 Victoria Road, Bellevue Hill. The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DPE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018). This is the first audit for the operational phase.

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

Please advise if Heritage has any comments/concerns regarding environmental issues relating to the Project that you would like us to consider as part of the independent audit. The audit has been scheduled to take place on 21 March 2023.

Please do not hesitate to contact us if you have any questions. We look forward to hearing back from you. Thank you.

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070 M: +61 405 578 350

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Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 3.04, 1 York St Sydney NSW 2000 www.geosyntec.com.au

AU123005 L4 Mar23 Consultation with Heritage - Cranbrook School

13 March 2023
Heritage Council of NSW
Via Project Portal

Dear Sir/Madam,

Re: Independent Environmental Audit, Cranbrook School

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Cranbrook School to conduct an Independent Environmental Audit project for 5 Victoria Road, Bellevue Hill ('the site').

The site is legally identified as Lot 1 DP663630, Lot 9 to 18 DP9005, and Lot A to C DP186768, is currently used as a school.

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

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

As required by the IAPAR (2018), we need to conduct consultation with agencies and key stakeholders to obtain their input into the scope of the Audit. Please kindly advise if Heritage has any comments/concerns regarding environmental issues relating to the Project that you would like us to consider as part of the independent audit. The audit has been scheduled to take place on 21 March 2023.

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

Yours sincerely,

Cheryl Halim

Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018)

(No. 11280933-7383767)

freylhale

Geosyntec Consultants Pty Ltd

Cissillia Young

From: Kathryn Cuno <kcuno@epmprojects.com.au>

Sent: Sunday, 2 April 2023 2:44 PM

To: Cheryl Halim

Cc: Cissillia Young; EC1810 Cranbrook Stage 2 Redevelopment Project

Subject: FW: Heritage NSW Reply - Cranbrook School redevelopment SSD-8812

Attachments: Letter from Geosyntec Consultants - SSD- 8812 - IEA consultation.pdf

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Response from Heritage NSW.

Kind regards,



proport mesogement development mesogement been planning building achbory facilities mesogement Kathryn Cuno Project Manager M +61 412 042 194

planning today, shaping romorrow

<u>epmprojects.com.au</u> Follow on LinkedIn Sydney Level 13, 67 Albert Avenue Chatswood NSW 2067 T+61 2 9452 8300

Level 3, 240 Queen Street Brisbane QLD 4000 **T** +61 7 3532 4031

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Brisbane

From: Nicole Davis < Nicole. Davis@environment.nsw.gov.au>

Sent: Sunday, April 2, 2023 1:32 PM

To: Kathryn Cuno <kcuno@epmprojects.com.au> **Cc:** Julia Pope <Julia.Pope@planning.nsw.gov.au>

Subject: Heritage NSW Reply - Cranbrook School redevelopment SSD-8812

Hi Kathryn,

Thank you for your referral in relation to the to environmental audit re the Cranbrook School redevelopment site - SSD-8812. Heritage NSW has no additional issues that should be considered as part of the independent audit.

Kind Regards Nicole Davis

Nicole Davis

Manager Assessments Heritage NSW

Department of Planning and Environment

T 02 4927 3156 M 0409 394 343 E <u>nicole.davis@environment.nsw.gov.au</u> Locked Bag 5020 Parramatta 2124



From: Susan Harrison < Susan. Harrison@environment.nsw.gov.au >

Sent: Thursday, 23 March 2023 11:56 AM

To: OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>

Cc: kcuno@epmprojects.com.au

Subject: FW: Cranbrook School redevelopment SSD-8812

Hello,

This letter is addressed to the Heritage Council

Regards Susan

Susan Harrison

Senior Team Leader Planning Greater Sydney

Biodiversity and Conservation | Department of Planning and Environment T 02 9995 6864 | E susan.harrison@environment.nsw.gov.au Level 6, 4 Parramatta Square, Parramatta www.dpie.nsw.gov.au



From: Julia Pope <Julia.Pope@planning.nsw.gov.au>

Sent: Thursday, 23 March 2023 11:19 AM

To: Susan Harrison < Susan. Harrison@environment.nsw.gov.au >

Cc: kcuno@epmprojects.com.au

Subject: Cranbrook School redevelopment SSD-8812

Dear Susan

I'm not sure if you're the correct officer. The Department has received the attached correspondence form Geosyntec Consultants enquiring if Heritage has any comments/concerns in relation to environmental issues at the Cranbrook School redevelopment site - SSD-8812 that should be considered as part of the independent audit.

The name of the primary contact person provided to the Department is Kathryn Cuno Mob: 0412042194 kcuno@epmprojects.com.au If you could please correspond directly with her.

Julia Pope Team Leader Compliance - Metro

NSW Planning | Department of Planning and Environment

T 02 8217 2068 M 0448 229 658 | E julia.pope@planning.nsw.gov.au

Locked Bag 5022, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124

www.dpie.nsw.gov.au



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

All post approval and compliance documents are to be submitted online, via the Major Projects Website. To do this, please refer to the instructions available here.

.....

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Cassilla Young
Chen Halm: ECIBIO Cranbrook Stace 2 Redevelopment Project
FW: Cranbrook School Redevelopment - Letter seeking consultation with NSW Heritage
Thursday, 23 March 2023 1156:29 PW
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FYI ---

Kind regards,



Kathryn Cuno Project Manager M +61 412 042 194

planning today, shaping tomorrow

epmprojects.com.au Follow on LinkedIn

SydneyLevel 13, 67 Albert Avenue
Chatswood NSW 2067
T +61 2 9452 8300

BrisbaneLevel 3, 240 Queen Street
Brisbane QLD 4000 **T** +61 7 3532 4031

From: no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>

Sent: Thursday, March 23, 2023 1:52 PM

To: Kathryn Cuno <kcuno@epmprojects.com.au>
Cc: Julia.Pope@planning.nsw.gov.au; Kathryn Cuno <kcuno@epmprojects.com.au>

Subject: Cranbrook School Redevelopment - Letter seeking consultation with NSW Heritage

This email is to acknowledge receipt of the Letter seeking consultation with NSW Heritage for the Cranbrook School Redevelopment

The Department has no comments on the document at this time

If you have any enquiries, please contact Julia Pope on 0448229658 at Julia Pope@planning.nsw.gov.au.

To sign in to your account click here or visit the Major Projects Website.

Please do not reply to this email.

Kind regards

The Department of Planning and Environment



This email is intended for the addressee(s) named and may contain confidential and/or privileged information

If you are not the intended recipient, please notify the sender and then delete it immediately.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: <u>Cissillia Young</u>

To: "development.ctmp.cjp@transport.nsw.gov.au"

Cc: Cheryl Halim

Subject: Transport NSW Consultation - Cranbrook School 5 Victoria Road, Bellevue Hill, NSW - AU123005

Date: Thursday, 2 March 2023 2:22:00 PM

To whom it may concern,

Following the Construction Independent Environmental Audit of the site, Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Cranbrook School to conduct the Independent Environmental Audit for the school located at School, 5 Victoria Road, Bellevue Hill. The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DPE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018). This is the first audit for the operational phase.

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

Please advise if Transport has any comments/concerns regarding environmental issues relating to the Project that you would like us to consider as part of the independent audit. The audit has been scheduled to take place on 21 March 2023.

Please do not hesitate to contact us if you have any questions. We look forward to hearing back from you. Thank you.

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070 M: +61 405 578 350

geosyntec | SiREM | savron

From: <u>Cissillia Young</u>

To: sam.angeloni@team.telstra.com; Nicholas.Lathourakis@visionstream.com.au

Cc: Cheryl Halim

Subject: Telstra Consultation - Cranbrook School 5 Victoria Road, Bellevue Hill, NSW - AU123005

Date: Thursday, 2 March 2023 2:22:00 PM

Dear Sam, Nicholas or to whom it may concern,

Following the Construction Independent Environmental Audit of the site, Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Cranbrook School to conduct the Operation Independent Environmental Audit for the school located at School, 5 Victoria Road, Bellevue Hill. The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DPE) 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 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 independent audit. The audit has been scheduled to take place on 21 March 2023.

Please do not hesitate to contact us if you have any questions. We look forward to hearing back from you. Thank you.

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000 P: +61 (2) 9251 8070

M: +61 405 578 350

geosyntec | SiREM | savron

From: Angeloni, Sam

To: <u>Cissillia Young</u>; <u>Nicholas.Lathourakis@visionstream.com.au</u>

Cc: Cheryl Halim

Subject: RE: Telstra Consultation - Cranbrook School 5 Victoria Road, Bellevue Hill, NSW - AU123005

Date: Friday, 3 March 2023 11:16:27 AM

Attachments: image001.png

image002.png

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Cissillia,

Telstra has no environmental issue needing addressing on this project.

Sam Angeloni

Network Integrity Field Operative Network Construction and Services NSW

M: 0417290932

E: Sam.angeloni@team.telstra.com

W: www.telstra.com

- NI Front of House contact 1800 810 443
- Network Integrity online request form -https://say.telstra.com.au/customer/general/forms/request-asset-relocation-or-commercial-works
- Report damaged to Telstra network https://say.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment

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Dial 1100 Before You Dig Network Integrity: Working with the civil construction industry to prevent damage to Telstra's underground assets

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From: Cissillia Young <Cissillia.Young@Geosyntec.com>

Sent: Thursday, 2 March 2023 2:23 PM

To: Angeloni, Sam <sam.angeloni@team.telstra.com>;

Nicholas.Lathourakis@visionstream.com.au

Cc: Cheryl Halim < Cheryl. Halim@Geosyntec.com>

Subject: Telstra Consultation - Cranbrook School 5 Victoria Road, Bellevue Hill, NSW - AU123005

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[External Email] This email was sent from outside the organisation – be cautious, particularly with links and attachments.

Dear Sam, Nicholas or to whom it may concern,

Following the Construction Independent Environmental Audit of the site, Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Cranbrook School to conduct the Operation Independent Environmental Audit for the school located at School, 5 Victoria Road, Bellevue Hill. The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DPE) 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 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 independent audit. The audit has been scheduled to take place on 21 March 2023.

Please do not hesitate to contact us if you have any questions. We look forward to hearing back from you. Thank you.

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 405 578 350

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General

From: <u>Cissillia Young</u>

To: records@woollahra.nsw.gov.au; yasas.desilva@woollahra.nsw.gov.au; emilio.andari@woollahra.nsw.gov.au;

aurelio.lindaya@woollahra.nsw.gov.au; tom.ohanlon@woollahra.nsw.gov.au

Cc: <u>Cheryl Halim</u>

Subject: Council Consultation - Cranbrook School 5 Victoria Road, Bellevue Hill, NSW - AU123005

Date: Thursday, 2 March 2023 2:22:00 PM

To whom it may concern,

Following the Construction Independent Environmental Audit of the site, Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Cranbrook School to conduct the Independent Environmental Audit for the school located at School, 5 Victoria Road, Bellevue Hill. The State Significant Development (SSD) consent for the site (SSD 8812) issued by the Department of Planning and Environment (DPE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018). This is the first audit for the operational phase.

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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 independent audit. The audit has been scheduled to take place on 21 March 2023.

Please do not hesitate to contact us if you have any questions. We look forward to hearing back from you. Thank you.

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

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AU123005 L2 Mar23 Consultation with DPE - Cranbrook School

2 March 2023

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

Re: Independent Environmental Audit, Cranbrook School

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Cranbrook School to conduct an Independent Environmental Audit project for 5 Victoria Road, Bellevue Hill ('the site').

The site is legally identified as Lot 1 DP663630, Lot 9 to 18 DP9005, and Lot A to C DP186768, is currently used as a school.

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

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

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Cissillia Young as support Auditor. The Audit Team has been approved by DPE in a letter dated 28 February 2023 (attached in Attachment A).

As required by the IAPAR (2018), we need to conduct consultation with DPE and other agencies. Are there any items that DP&E would like to include in the audit, in addition to the SSD consent? The Audit is scheduled to take place on 21 March 2023.

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

Yours sincerely,

Cheryl Halim

Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018)

(No. 11280933-7383767)

Geosyntec Consultants Pty Ltd

Attachments: Attachment A – Approval of Audit Team



Appendix D Record of Meeting and Agenda



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Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 3.04, 1 York St Sydney NSW 2000 www.geosyntec.com.au

AU123005 L5 21Mar23 Opening meeting

Independent Environmental Audit - Opening Meeting Agenda

Site: Cranbrook School

SSD: 8812

Date & Time: 21 March 2023 9am

Invitees:

Cheryl Halim (Geosyntec)	Kathryn Cuno (EPM)	Craig Nichols (Cranbrook School)
Cissillia Young (Geosyntec)	Stephen Driscolls (Cranbrook School)	

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, OEMP commitments)
- 2. Audit Methodology
 - a. Timing site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitation, cultural, religious or social sensitivities
 - e. Additional Audit requirements from Agency Consultation
 - f. Notification from DPIE or other agencies
 - g. Complaints
 - h. Incidents
- 3. Reporting
 - a. Method (at time of observation, closing meeting (recap, formal report)
 - b. Grading Compliant, Non-Compliant, Not Triggered, Recommendations
 - c. Post Audit opportunity to respond prior to Final Report
- 4. Close out meeting timing via Teams or email (TBC)

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature	
Stephen Driscolls	Cranbrook School	Online via TEAM	
Craig Nichols	Cranbrook School – Facility Director	Online via TEAM	
Cheryl Halim	Geosyntec – Lead Auditor	Online via TEAM	
Kathryn Cuno	EPM - Project Manager	Online via TEAM	
_ -			

From: Cheryl Halim
To: Cissillia Young

Subject: Closing meeting for Cranbrook AU123005 Operational Audit

Date: Tuesday, 4 April 2023 12:05:38 PM
Attachments: Cranbrook Schl Appendix F. Audit Table.xlsx

Dear All.

Thank you to EPM and Cranbrook School for attending our Opening Meeting and assisting in site visit for the operational IEA for the Cranbrook School on 21 and 30 March 2023. This email provides a summary of the audit to date and please consider this as a Closing Meeting for the audit.

1. Background and Objective of Email

Throughout our audit, we observed environmental management and conducted interviews with key EPM and Cranbrook School representatives regarding site practices. We also completed a review of the information provided by EPM and Cranbrook School against the IEA Audit Table.

As discussed onsite, the compliance status is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and a request for additional information to address outstanding items.

2. Status of Review and Timing.

The status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available) from EPM and/or Cranbrook School. The Draft Report will be sent by approximately 17 April 2023, subject to receipt of the outstanding information.

EPM and/or Cranbrook School will have an opportunity to provide additional information and rectify any potential non-compliances within a week, after which we will issue our final report.

3. Identified Strengths

EPM has a very good understanding of the SSD Conditions and is proactively meeting the requirements.

EPM and Cranbrook School also have a very organised system and robust record keeping, which greatly assisted our audit. It was demonstrated throughout the audit that both EPM and Cranbrook School have proactive approach to environmental management and is amenable to suggestions on improvement.

4. Potential non-compliances and opportunities for improvement

We have identified 1 non-compliance for item Z30. This item was considered a non-compliance as review of plans and strategies was not conducted within 3 months following the submission of the Pre-Operation Compliance Report. Non-compliance had been addressed by EPM by notifying DP&E and performed a review of plans, programs and strategies retrospectively within 7 days of becoming aware of the non-compliance. Response to the above non-compliance notification from DP&E states that the breach is recorded with no further enforcement action.

We identified the following outstanding items:

Z136 - Please provide evidence that the Fire Safety Certificate is prominently

displayed in the building.

- Z164 Please provide maintenance records for plant and equipment in the operational stage for areas under the SSD
- Z216 & Z227 Please provide photographs of the 2 relocated nest boxes
- Z238 Please advise how cleaning contract will include the management of waste and recycling to ensure that segregated materials are placed in the correct systems. There are also other items in this Condition that need to be addressed.
- Z244 Please provide evidence that Gross Pollutant Trap is commissioned every 6
 months, or justify why if it is not. The information provided earlier was for grease trap
 instead.

All the above are highlighted in yellow in the attached table. Please provide before 10 April 2023 (preferably earlier).

We also identified the following opportunities for improvement, which will be provided as a recommendation in the Audit report:

- The Waste Management Plan and Stormwater Quality Management Plan must be reviewed by School and communicated to relevant stakeholders.
- The Green Travel Plan should be updated or another Traffic and Parking Management Plan should be prepared to include the following items:
 - 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.
- Cranbrook School should assess the current and proposed practice of recycling of organics. It is noted at present there is a separate bin for food waste and general waste. If organics recycling is no longer proposed, this requirement should be removed from the Waste Management Plan.
- Communication is to be conducted to students on waste collection practice. This should include recycling of food waste (if proposed).

Thank you for your time.

Please don't hesitate to contact Cissillia or myself if you have any questions.

Kind Regards,

Dr Cheryl Halim Principal Environmental Engineer

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Appendix E Photographs



Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z130, Z131 30 March

2023

Description:

Heritage memorial had been installed in the exterior of the Centenary Building.







Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z131, Z171, Z216, Z230, Z231 30 March 2023

Description:

Site appeared to be maintained.

Vegetation and landscaping were found to be in orderly manner.

The Kauri Pine observed to be in good condition.

No noticeable weeds or dead vegetation were observed.

Landscape screening was notable.

Turf areas appeared to be well maintained.







Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z136 30 March

2023

Description:

Displayed Fire Safety Certificate.







Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z216, Z227 30 March

2023

Description:

Relocated 2 nest boxes







Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

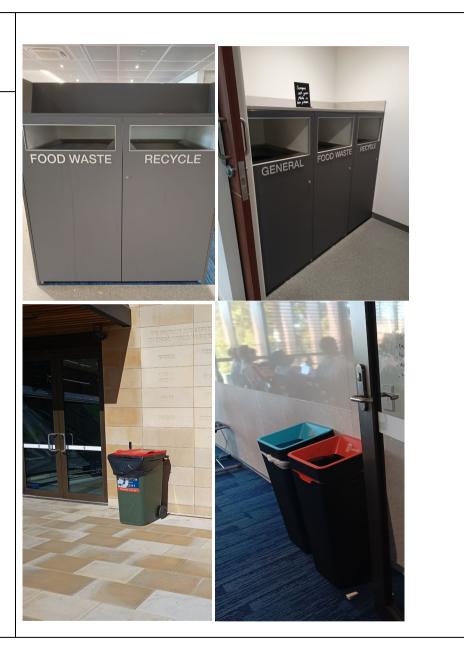
Z230, Z234, 30 March Z237 2023

Description:

Organics, recycling, and general waste bins were sighted in the kitchen and dining room areas.

Paper recycling and waste bins were sighted in classrooms.

Appropriate signage was observed on waste bins.





Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z230, Z234, 30 March Z235 2023

Description:

Organic green bins, recycling, and general waste bins were observed on site.

Two main bin storage areas were observed and they appeared to be well-maintained and generally clean.



Photo Number: Date:

Z131, Z171 30 March 2023

Description:

Observation of rock face on Camelia Court.





Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z138, Z166 30 March

2023

Description:

The expansion of the carpark was completed. The carpark was observed to have been used.

No obstructions were sighted on driveways, footways, and parking areas.





Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z145, Z145, Z166

30 March 2023

Description:

Bicycle way-finding signage and bicycle racks were observed.

No obstructions were sighted on driveways, footways, and parking areas.







Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

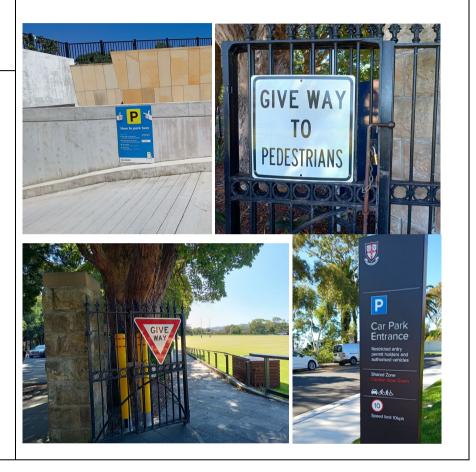
Photo Number: Date:

Z144, Z145, 30 March Z166, Z214 2023

Description:

No obstructions were sighted on driveways, footways, and parking areas.

Fencing was observed during the site visit.





Client Name: Site Location: Project Number:

Cranbrook School 5 Victoria Rd., Bellevue Hill AU123005

Photo Number: Date:

Z133, Z192 30 March

2023

Description:

No apparent damage was observed at Sports Pavilion (Rotunda designed by John Horbury Hunt).

The grandstand was sighted.

Landscape screening was notable.





Appendix F Audit Table

Geosyntec ID	Document	SSD Condition / CEMP	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations		Compliance Sta	tus
		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
REVIEW OF SS	D COMPLIANC	E							
Part A Administ	rative Conditio	ons							
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.	All reasonable and feasible measures appear to be implemented to prevent material harm to the environment that may result from the operation of the development.				
72	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 SSD-8812-MOD-2, SSD-8812-MOD-3 and SSD-8812-MOD-4; d. in accordance with the approved plans in the table below: Architectural plans prepared by Architectus Group Pty Ltd	a. Conditions in this consent were met, as assessed during this audit. Non-compliances identified were indicated as non-compliance for specific items listed below. b. EPM (KC) states no direction has been obtained from Planning Secretary. c. The EIS and RTS are included in the audit table below and assessed individually. d. 21/03/2023. Record sighted: - McKenzie Group (22 February 2022) Occupation Certificate J.74238/08 - Aquatic & Fitness Centre and Oval - McKenzie Group (13 May 2022) J.74238/09 Occupation Certificate - Maintenance Shed - McKenzie Group (17 June 2022) Occupation Certificate No. J/74238/10 - Kiss and drop external works only - McKenzie Group (18 July 2022) Occupation Certificate No. J/74238/10 - 50 Car spaces in AFC Basement01 - McKenzie Group (24 August 2022) Occupation Certificate No. J/74238/13 - Sun Shade and North Elevation Blade - McKenzie Group (2 September 2022) Occupation Certificate No. J/74238/14 - Sun Shade and North Elevation Blade - McKenzie Group (6 Peruary 2023) Occupation Certificate No. J/74238/14 (final occupation certificate for the whole works under the SSD) - Cranbrook School (July 2022) Community Use Management Plan for the Proposed New Facilities. 30/03/2023: Observation: - Access points, operating and opening hours are as Community Use Management Plan. - The underground carpark has two controlled access points to areas of the School campus. - The underground carpark has two controlled access points to areas of the School campus. - The underground carpark has two controlled access points to areas of the School campus. - The alternative access for patrons using on street parking or pedestrian access is via the main doors located on Rose Bay Avenue which leads directly to the reception area. Interview: - Cranbrook School (CN) states that the lights will be switched off at the end of use of facilities. Here is after hours event, the lights will be switched off around 9-10pm latest.				

Geosyntec ID	Document	SSD Condition / CEMP	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	(Compliance Sta	itus
		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
Z3	SSD	АЗ	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.	21/03/2023: Interview: - Cranbrook (CN) and EPM (KC) stated that no written direction has been provided for this project during the audit period.				
Z4	SSD	A4	Terms of Consent (continued)	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	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.	21/03/2023: Record sighted: - McKenzie Group (22 February 2022) Occupation Certificate J.74238/08 - Aquatic & Fitness Centre and Oval - McKenzie Group (13 May 2022) J.74238/09 Occupation Certificate - Maintenance Shed - McKenzie Group (17 June 2022) Occupation Certificate No. J/74238/10 - Kiss and drop external works only - McKenzie Group (18 July 2022) Occupation Certificate No. J/74238/11 - Centenary Building - McKenzie Group (24 August 2022) Occupation Certificate No. J/74238/12 - 50 Car spaces in AFC Basement01 - McKenzie Group (2 September 2022) Occupation Certificate No. J/74238/13 - Sun Shade and North Elevation Blade - McKenzie Group (6 February 2023) Occupation Certificate No. J/74238/14 (final occupation certificate for the whole works under the SSD) 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.	Noted				
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 E2, E4, E12, F7, AN7. The following documents were prepared in consultation with the relevant agencies: - E2 &E4 - Out of Hours Event Management Plan (School Use) document and the proof of consultation with Council - E12: ptc (13 March 2023), Green Travel Plan, Cranbrook School. Consultation with council and TfNSW were recorded for the Green Travel Plan. Detail of the outcome is available (Section 1.2) - EPM (KC) stated that item F7 is non-triggered as there have been no affected landowners - AN7 is not triggered in Operational phase as there is no asbestos found during the Operation. 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.				

Geosyntec ID	Document	SSD Condition / CEMP	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	(Compliance Sta	tus
		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
Z 9	SSD	A9		The SSD may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Planning Secretary for information. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation.	Assessed in the previous audit as follows and considered as non-triggered. 30/05/2022: Interview: - RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site. 03/06/2022: Record sighted: - email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging				
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.	03/06/2022: Record sighted:				
Z11	SSD	A11	Staging (continued)	The SSD must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	Assessed in the previous audit as follows and considered as non-triggered. 30/05/2022: Interview: - RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site. 03/06/2022: Record sighted:				
					- email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging				
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	Assessed in the previous audit as follows and considered as non-triggered. 30/05/2022: Interview: - RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site. 03/06/2022: Record sighted: - email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging				
					Certificates does not trigger 33D condition on staying				
Z13	SSD	A13	Updating Strategies, Plans or	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	Assessed in the previous audit as follows and considered as non-triggered. 30/05/2022: Interview: - RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site. 03/06/2022: Record sighted: - email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging				
				incorporate additional measures or amendments to improve the environmental performance of the development).					
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.	Assessed in the previous audit as follows and considered as non-triggered. 30/05/2022: Interview: - RCC stated that they have discussed with PCA, who have agreed that there is no project staging at the site. 03/06/2022: Record sighted: - email confirmation from Alex Ciecko (Building Surveyor, McKenzie Group) dated 26/11/2021, stating that the issue of staged Occupation Certificates does not trigger SSD condition on staging				

Geosyntec ID	Document	SSD Condition /	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	C	ompliance Stat	us
		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
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.	The plans relevant to this Operational Audit are current, noting this is the first Operational Audit.				
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.	21/03/2023: Record sighted: - McKenzie Group (22 February 2022) Occupation Certificate J.74238/08 - Aquatic & Fitness Centre and Oval - McKenzie Group (13 May 2022) J.74238/09 Occupation Certificate - Maintenance Shed - McKenzie Group (17 June 2022) Occupation Certificate No. J/74238/10 - Kiss and drop external works only - McKenzie Group (18 July 2022) Occupation Certificate No. J/74238/11 - Centenary Building - McKenzie Group (24 August 2022) Occupation Certificate No. J/74238/12 - 50 Car spaces in AFC Basement01 - McKenzie Group (2 September 2022) Occupation Certificate No. J/74238/13 - Sun Shade and North Elevation Blade - McKenzie Group (6 February 2023) Occupation Certificate No. J/74238/14 (final occupation certificate for the whole works under the SSD) 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.				
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.	21/03/2023: Record sighted: - McKenzie Group (22 February 2022) Occupation Certificate J.74238/08 - Aquatic & Fitness Centre and Oval - McKenzie Group (13 May 2022) J.74238/09 Occupation Certificate - Maintenance Shed - McKenzie Group (17 June 2022) Occupation Certificate No. J/74238/10 - Kiss and drop external works only - McKenzie Group (18 July 2022) Occupation Certificate No. J/74238/11 - Centenary Building - McKenzie Group (24 August 2022) Occupation Certificate No. J/74238/12 - 50 Car spaces in AFC Basement01 - McKenzie Group (2 September 2022) Occupation Certificate No. J/74238/13 - Sun Shade and North Elevation Blade - McKenzie Group (6 February 2023) Occupation Certificate No. J/74238/14 (final occupation certificate for the whole works under the SSD) Covered under previous Audit: - 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.				
Z18	SSD	A18	Guidelines	or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted				
Z19	SSD	A19		Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	21/03/2023: Interview: - EPM (KC) stated that there is no direction from Planning Secretary is known to EPM				

Geosyntec ID	Document	SSD Condition / CEMP	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations		compliance State	
		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
Z20	SSD	A20	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Noted, reviewed in relevant items in this table				
Z21	SSD	A21	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a. make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; viii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b. Keep such information up to date, to the satisfaction of the Planning Secretary.	This item is not relevant to the Operational Audit.				
722	SSD	A22	Compliance	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.	21/03/2023: Interview: - Cranbrook School (CN) stated: - When there is event, the group/personnel relevant to the event, has to liaise with facilities (CN) and all Conditions relevant to the event will be made aware to the person/group. Out of Hours Management Plan is still being finalised after review by school Green Travel Plan is still being finalised by the school and the consultant (ptc) Maintenance of buildings and trees are managed by the Facilities Manager, who will inform subcontractors. Record sighted: - Green Travel Plan Steering Committee Meeting Minutes (23 March 2023) indicates that GTP is regularly discussed in the school assembly, staff briefings and new starter (parents and students).	Recommendation: 1. All the plans required by this consent are to be finalised and communicated with all stakeholders. 2. The Waste Management Plan and Stormwater Quality Management Plan must be reviewed by School and communicated to relevant stakeholders.			
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.	21/03/2023: Interview: - Cranbrook School (CN) stated that they are only operating based on the current DA cap which is 1339 students. There has been no increase in the number under the DA.				
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.	21/03/2022: Observation: - All buildings and structures were observed to be within the property boundary. Record sighted: - Geosurv letter (1 July 2022) Final Identification report (Ref: 1912110-10_ID-V2) certified that condition A24 is met. - McKenzie group (the Certifier) checklist also closed this Condition based on Geosurv letter (1 July 2022)				
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.	21/03/2023: Interview: - EPM (KC) and Cranbrook (CN) stated that there was no incident during the audit period. This condition is considered non-triggered.				

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		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
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.	21/03/2023: Interview: - EPM (KC) and Cranbrook (CN) stated that there was no incident during the audit period. This condition is considered non-triggered.				
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.	21/03/2023: Record sighted: - EPM (2 February 2023), Notice to DPI&E & Principal Certifying Authority of a technical non-compliance with Condition A30(a) — Revision of Strategies, Plans and Programs. The document states that a review of plans and strategies was not conducted within 3 months following the submission of Pre-Operation Compliance Report Response to the above non-compliance notification from DPE (9 February 2023) states that the breach is recorded with no further enforcement action.				
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	21/03/2023: Record sighted: - EPM (2 February 2023), Notice to DPI&E & Principal Certifying Authority of a technical non-compliance with Condition A30(a) — Revision of Strategies, Plans and Programs. The document states that a review of plans and strategies was not conducted within 3 months following the submission of Pre-Operation Compliance Report Response to the above non-compliance notification from DPE (9 February 2023) states that the breach is recorded with no further enforcement action.				
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.	Authority of a technical non-compliance with Condition A30(a) — Revision of Strategies, Plans and Programs. The document states that a review of plans and strategies was not conducted within 3 months following the submission of Pre-Operation Compliance Report. Review was conducted within 7 days of becoming aware of the non-compliance. - EPM (9 February 2023) Review of Strategies, Plans and Programs to comply with SSD Condition A30. - Response to the above non-compliance notification from DPE (9 February 2023) states that the breach is recorded with no further enforcement action.	This item is considered as non-compliant because the review of plans and strategies was not conducted within 3 months following the submission of the Pre-Operation Compliance Report. Non-compliance had been addressed by EPM by notifying DPE and conducting a review of plans, programs and strategies retrospectively within 7 days of becoming aware of the non-compliance. Response to the above non-compliance notification from DPE states that the breach was recorded with no further enforcement action. Recommendation: Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A30 of the consent conditions.			
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.	21/03/2023: Record sighted: No revision of plans (that is related to environmental performance improvement) was made known to the Auditor. This Condition is considered non-triggered.				

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Z32	SSD		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.	21/03/2023: Condition noted and a few example of record sighted includes: - Woollahra Council Notification of Installation of Regulated System (Cooling water system) Boarding kitchen and truck shop is registered with Woollahra Council as per Council respond dated 28 June 2022 NSW Government Certificate of Registration (17 February 2022), Swimming Pool Register for swimming Pool No 54f3d6ec (in-ground 50m pool) NSW Government Certificate of Registration (17 February 2022), Swimming Pool Register for swimming Pool No bf9fdab7 (in-ground learn to swim swimming pool) NSW Government Certificate of Registration of plant 30 June 2022 pertaining Centenary Building Lift AECOM (31 May 2022 and 6 July 2022) Civil works certificates for driveway and concrete works WMC and EPM (KC) confirmed that the existing registration numbers 22.2003.23 and 22.2019.19 were transferred to Vicars Hive and Main Kitchen. However, inspection is to follow. Council and the School are scheduling the inspection.				
		truction Certificate			Title 4 B 11 4 B 12 4 B 12 5 B				
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.					
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.	This is not applicable to the current Operational IEA.				
Z35	SSD	В3	Development Contribution	Prior to the issue of any construction certificate, a Section 94A levy totaling \$1,106,490, is to be paid to Council in accordance with Section 7.12 of the EP&A Act and Schedule 1 of Woollahra Section 94A Development Contributions Plan 2011. Prior to payment Council can provide the value of the indexed levy.					
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 aluminum composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Principal Certifying Authority to the Planning Secretary within seven days after the Principal Certifying Authority accepts it.	This is not applicable to the current Operational IEA.				
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;	This is not applicable to the current Operational IEA.				

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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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Z40	SSD	B8	Stormwater Management Plans (continued)	Compliance with the objectives and performance requirements in the Building Code of Australia.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Part C Prior to Co		t of Works							
Z46	SSD	C1	Notification of Commencemen t	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	This is not applicable to the current Operational IEA.				
Z47	SSD	C2	Notification of Commencemen t (continued)	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	This is not applicable to the current Operational IEA.				

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		/Management Plan Section					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 practicing Structural Engineer that demonstrates compliance with this development consent.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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; iii. through which the Applicant will respond to enquiries or feedback from the community; and iiii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or					
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Z54	SSD		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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				

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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	This is not applicable to the current Operational IEA.				
Z57	SSD	C12	Construction Environmental Management Plan	Prior to commencement of construction works, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of the Principal Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: a. Details of: ii. hours of work; iii. 24-hour contact details of site manager; iiii. (management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. groundwater management plan including measures to prevent groundwater contamination; vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; viii. community consultation and complaints handling; b. Construction Traffic and Pedestrian Management Sub-Plan (see condition C13); c. Construction Noise and Vibration Management Sub-Plan (see condition C14); d. Construction Waste Management Sub-Plan (see condition C16); f. Flood Emergency Response Sub-Plan (see condition C17); g. an unexpected finds protocol for contamination and associated communications procedure; h. an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and i. waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	This is not applicable to the current Operational IEA.				

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Z58	SSD	C13	Construction Environmental Management Plan (continued)	but not be limited to, the following: a. be prepared by a suitably qualified and experienced person(s); b. be prepared in consultation with Council, TfNSW (RMS) and TfNSW; c. detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; d. detail heavy vehicle routes, access and parking arrangements; e. include a Driver Code of Conduct to: i. minimise the impacts of earthworks and construction on the local and regional road network; ii. minimise conflicts with other road users; iii. minimise road traffic noise; and iv. ensure truck drivers use specified routes; f. include a program to monitor the effectiveness of these measures; and g. if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	This is not applicable to the current Operational IEA.				
Z59	SSD	C14	Construction Environmental Management Plan (continued)	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: a. be prepared by a suitably qualified and experienced noise expert; b. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d. include strategies that have been developed with the community for managing high noise generating works; e. describe the community consultation undertaken to develop the strategies in condition C6(d) and f. include a complaints management system that would be implemented for the duration of the construction.	This is not applicable to the current Operational IEA.				
Z60	SSD	C15	Construction Environmental Management Plan (continued)	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: a. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; b. removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	This is not applicable to the current Operational IEA.				
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).					
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				

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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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Z67	SSD	C22	Operational Waste Storage and Processing		This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	21/03/2023: - EPM Project (14 July 2022) Pre-Operational Compliance Report No. 2 Cranbrook School SSD-8812				
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.	21/03/2023: Record sighted: - https://www.cranbrook.nsw.edu.au/wp- content/uploads/2023/02/Compliance-Report-Pre-Operational_v1A_v2A- 11.pdf - DPE email (18/08/2022) acknowledging that the Pre-Operational Compliance Report is publicly available. Post Approval Form is attached to the email. Applicable condition C27				
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.	This is the first Operational Audit and this item is not yet triggered.				

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Z74	SSD	C29		Prior to the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: a. all construction vehicles must enter and leave the Site in a forward direction; b. a minimum of 124 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; c. the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with AUSTROADS; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	This is not applicable to the current Operational IEA.				
Z75	SSD	C30	Landscaping		This is not applicable to the current Operational IEA.				
Z76	SSD	C31		A separate application under Section 138 of the Roads Act 1993 must be made to, and be approved by Council as the road authority, for the following infrastructure works prior to the commencement of construction of the road and public domain works: a. The removal of existing kerb and gutter and the construction of a new 5.5m wide vehicular crossing for vehicular access into the proposed basement parking in accordance with Council's standard driveway drawing RF2_D and Council's Specification for Roadworks, Drainage and Miscellaneous Works. The new crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment; b. The removal of existing kerb and gutter and the construction of a new 3m wide vehicular crossing for vehicular access into the proposed maintenance building in accordance with Council's standard driveway drawing RF2_D and Council's Specification for Roadworks, Drainage and Miscellaneous Works. The new crossing must be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment; c. The removal of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's specification for Roadworks, Drainage and Miscellaneous Works; d. The remostruction of the existing kerb and gutter, including any associated road pavement restoration required immediately adjacent to the gutter works, between the new vehicular crossing for access into the maintenance building and the new kerb ramp at New South Head Road (including new kerb and gutter alignment for the proposed loading bay at the Rose Bay Avenue frontage) removal of existing kerb and gutter-in plain concrete in accordance with Council's standard driveway drawing RF2_D and Council's Specification for Roadworks, Drainage and Miscellaneous Works in New South Head Road in accordance with Council's standard driveway drawing RF					

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Z 77	SSD	C32	Public Domain	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	This is not applicable to the current Operational IEA.				
Z78	SSD	C33	Road and Public Domain Works (continued)	The Bond will not be released until Council has inspected the site and is satisfied that the works have been completed in accordance with Council approved drawings and to Council requirements.	This is not applicable to the current Operational IEA.				
Z79	SSD	C34	Supplies	Any required substation must be located within the boundaries of the site. Where an electricity substation is required within the site but no provision has been made to place it within the building and such substation has not been detailed in approved plans, Section 4.55 application is to be submitted to assess the proposed location of the required substation.	Covered under previous Audit and assessed as compliant: 30/05/2022 Record sighted: - Architectus drawing AF-DA-1001, rev. 5 included substation.				

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Part D During Co	nstruction								
Z80	SSD	D1	Site Notice	A site notice(s): a. must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Principal Certifying Authority and Structural Engineer and is to satisfy all but not be limited to, the following requirements: i. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.					
Z81	SSD	D2	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: a. maintained in a proper and efficient condition; and b. operated in a proper and efficient manner.	This is not applicable to the current Operational IEA.				
Z82	SSD	D3	Demolition	Demolition work must comply with Australian Standard AS 2601-2001. The demolition of structures (Standards Australia, 2001).	This is not applicable to the current Operational IEA.				
Z83	SSD	D4	Landscaping	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a. between 7am and 6pm, Mondays to Fridays inclusive; and b. between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	This is not applicable to the current Operational IEA.				
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 dropoff periods.	This is not applicable to the current Operational IEA.				
Z85	SSD	D6	Construction Hours (continued)	Construction activities may be undertaken outside of the hours in condition D4 if required: a. by the Police or a public authority for the delivery of vehicles, plant or materials; or b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c. where the works are inaudible at the nearest sensitive receivers; or d. where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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).	This is not applicable to the current Operational IEA.				

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		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Z91	SSD	D12	Construction Traffic (continued)	All vehicles are to enter and exit the site in a forward direction.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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).	This is not applicable to the current Operational IEA.				
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	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Z100	SSD	D21	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	This is not applicable to the current Operational IEA.				

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		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Z106	SSD	D27	Finds Protocol - Historic	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.	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
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).	This is not applicable to the current Operational IEA.				
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.	This is not applicable to the current Operational IEA.				
Z110	SSD	D31	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	DPIE has provided a letter of approval for the IEA Auditor (dated 28 February 2023).				
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.				

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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. d. Fourth Audit was conducted within 12 months of Third Audit. e. Operational Audit (current audit) was conducted within 12 months of commencement of operation.				
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.	21/03/2023: Record sighted: a. RCC response for the fourth construction IEA report. b. Date of submission of RCC response is unknown, however noting that the Department provided receipt. c. EPM Notice to DPE & Principal Certifying Authority (Reference # TR-EPM-4955) of publicly available Independent Environmental Audit (IEA) Report 04				
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.	This is the first Operational IEA is being conducted				
PART E PRIOR	TO ISSUE OF A	AN OCCUPATION C	ERTIFICATE						
Z116	SSD	E1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the occupation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Record sighted in previous audit 30/05/2022: - Richard Crookes letter (22 December 2021) to Planning Secretary informing the targeted date of occupation being 28th January 2021.				
Z117	SSD	E2	Out of Hours Event Management Plan	Prior to the commencement of the first out of hours events (school use) run by the school that involves 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the New Centenary Building and Aquatic and Fitness Centre, where applicable, restricting use before 6 am and after 10 pm, for events outside the normal function of school operations; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	·				
Z118	SSD	E3	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	21/03/2023: Interview: - EPM (KC) stated that this is non-triggered as there has not yet been arout of hours event onsite.				

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Z119	SSD	E4	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the New Centenary Building and Aquatic and Fitness Centre, where applicable, restricting use before 6 am and after 10 pm, for events outside the normal function of school operations; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	out of hours event onsite. Based on information by EPM (KC), this will be prepared when there is an Out of Hours Event. This has not yet occurred. School (CN) stated that Out of Hours Event Management Plan is under				
Z120	SSD	E5	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	21/03/2023: Interview: - EPM (KC) stated that this is non-triggered as there has not yet been an out of hours event onsite.				
Z121	SSD	E6	External Walls and Cladding	Prior to issue of an occupation certificate, the Applicant must provide the Principal Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	21/03/2023: Record sighted: - McKenzie group Memo (8 July 2023) for Occupation Certificate check list noted that the following certificates are completed and provided Certificate from RCC dated 08.06.22 Certificate from Kusch Consulting dated 21.04.22 Certificate from Arcadia dated 05.04.22 Certificate from Stone Alliance dated 14.02.22 Certificate from InhabitGroup dated 11.02.22 (Sandstone Structural) Certificate from Combined Roofing dated 01.05.22 Certificate from Stone Alliance dated 12.04.22 - McKenzie group Occupation Certificates listed in Condition A6 above				
Z122	SSD	E7	External Walls and Cladding	The Applicant must provide a copy of the documentation given to the Principal Certifying Authority to the Planning Secretary within seven days after the Principal Certifying Authority accepts it.	21/03/2023: Interview: - EPM (KC) stated that all information for Occupation Certificate was uploaded to Planning Portal. Record sighted: - Snapshot of documents that are uploaded to Planning Portal. A few comprised cladding information and glazing certificates.				
Z123	SSD	E8	Post- construction Dilapidation Report		Interview: - EPM (KC) stated that all documents were submitted to Council and the bond had also been refunded. Record sighted: - SCP (14 February 2022) Post-Construction Dilapidation & Photographic Survey of Justin McDonald Stand, Score Board and Embankments - SCP (14 February 2022) Post-Construction Dilapidation & Photographic Survey of RMS Infrastructure Rose Bay Avenue and New South Head Road - SCP (30 October 2019) Pre-Construction Dilapidation & Photographic Survey of RMS Infrastructure Rose Bay Avenue and New South Head Road - SCP (7 May 2022) Post-Construction Dilapidation & Photographic Survey of Infrastructure of the School Perkins & Bishop Buildings, Cranebrook House, John Saunders Pavilion, External of Carter Building and Landscaping, Pedestrian Bridge & External Steps between Bishop Building & Cranebrook House - SCP (3 December 2019) Pre-Construction Dilapidation & Photographic Survey of Infrastructure of the School Perkins & Bishop Buildings, Cranebrook House, John Saunders Pavilion, External of Carter Building and Landscaping, Pedestrian Bridge & External Steps between Bishop Building & Cranebrook House - SCP (3 December 2019) Pre-Construction Dilapidation & Photographic Survey of Infrastructure of the School Perkins & Bishop Buildings, Cranebrook House, John Saunders Pavilion, External of Carter Building and Landscaping, Pedestrian Bridge & External Steps between Bishop Building & Cranebrook House - SCP letter (7 June 2022) Perkins Building Statement - SPC letter (7 June 2022) was received by the certifier and noted as "compete" in the Certifier Checklist (8 July 2022) for Condition E8 (Z123).				

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Z124	SSD	E9	Protection of Public Infrastructure	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by B3 of this consent.	Condition noted				
Z125	SSD	E10	Utilities and Services	Prior to issue of an occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	21/03/2023: Record sighted: - Sydney Water (11 January 2022) SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE (A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)				
Z126	SSD	E11	Works as Executed Plans	Prior to issue of an occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifying Authority.	21/03/2023: Record sighted: - AECOM (6 July 2022, 31 May 2022) Cranbrook Development Civil Works Certificate - Centenary Building Civil Stormwater Works Planet Plumbing certificate (7 July 2022) certifying that "All new plumbing works are in accordance with AS3500, 2018 Geosurv letter (1 July 2022) Final Identification Report (ref: 191210-10_ID-v2) - Geosurv survey details (5 and 17 February 2022) on AECOM drawings that is approved by Council Geosurv survey on AECOM drawings (60549969-SHT-01-CR-C-0111 dated 5 July 2021) and (60549969-SHT-01-CR-C-1101 date 6 April 2021), (60549969-SHT-01-CR-C-1103 dated 17 June 2021), issued for constructions McKenzie group Checklist (8 July 2022) indicate that they have been provided with sufficient documents and closed the items for this Condition.				
Z127	SSD	E12	Green Travel Plan	Prior to issue of an occupation certificate, the Green Travel Plan (GTP) dated 17 December 2018 prepared by ptc issue 5, must be must be submitted to the Principal Certifying Authority and implemented by the school to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Woollahra Council and (Sydney Coordination Office) Transport for NSW; (b) include a survey of staff and parents to determine the demand that exists for staff and students to cycle to school; (c) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (d) include specific tools and actions to help achieve the objectives and mode share targets; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.	Record sighted: - ptc (13 March 2023), Green Travel Plan, Cranbrook School. (a) Document is reviewed by Kasia Balsam from ptc who is a Civil Engineer with experience ranging from traffic impact assessments, traffic management plans to car park designs. Consultation with council and TfNSW were sent via email on 7 February 2022. (b) provided in Section 3.2.1 (c) Section 3.2.2 (d) Section 5.1 (e) Section 5.1 and 5.2 (f) Section 5.3 - McKenzie group Checklist (8 July 2022) indicate that they have been provided with the document.				
Z128	SSD	E13	Heritage	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site.	21/03/2023: Record Sighted: - URBIS (11 February 2022) Heritage Interpretation Plan				
Z129	SSD	E14	Heritage	A photographic archival recording of all buildings and landscape elements to be demolished must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications "How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture". A copy of these archival recordings must be provided to Woollahra Council.	21/03/2023: Record Sighted: - URBIS (23 January 2022) Archival Recording Cranbrook School 5 Victoria Rd., Bellevue Hill URBIS (11 February 2022) sent an email to Records@woollahra.nsw.gov.au which consist of Archival images for Cranbrook School.				

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Z130	SSD	E15	Heritage	The history and development of the site should be interpreted on the site by introduced devices such as (but not limited to) plaques that detail the history of the site and its historica associations as outlined in the Statement of Heritage Impact prepared by Urbis, Issue 03, dated 7 May 2018.	21/03/2023: Record Sighted: - URBIS (11 February 2022) Heritage Interpretation Plan Observation: - Memorial to the Cranbookians has been installed in the exterior of Centenary Building. Interview: - EPM (KC) stated that there are eastern garden memorial signage located at level 5 of the chapel, the Campaign Name on timber replicated and engraved next to the war memorial signage, and possibly the list of previous headmasters				
Z131	SSD	E16	Heritage	The recommendations contained within Section 7 of the Heritage Impact Statement prepared by Urbis, Issue 03, dated 7 May 2018 must be fully complied with.	21/03/2023: Record Sighted: - URBIS (11 February 2022) Heritage Interpretation Plan Section 3, 5.7, 5.11.1) Observation - Memorial from War Memorial has been installed in the exterior of Centenary Building Observation of the Kauri Pine and rock face on Camelia Court. Evidence sighted in previous audit: - Previous audit during construction phase confirmed that there was no Aboriginal object or archaeological relics encountered during the audit 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 Urbis (23 January 2020) Archival Recording, Cranbrook School, 5 Victoria Road, Bellevue Hill, which includes items from War Memorial Hall - Cranbrook School Moveable Heritage Identification.				
Z132	SSD	E17	Heritage	A suitably qualified heritage architect/consultant shall be engaged to oversee all works to buildings identified as being of high significance including, but not limited to, the Perkins building.	21/03/2023: Record Sighted: - URBIS (11 February 2022) Heritage Interpretation Plan was prepared and reviewed by Heritage Consultant Bernice Burke, B Arts, M Museum & Heritage Studies and Sarah Hawkins, B Arts (Hons), M Museum & Heritage Studies				
Z133	SSD	E18	Heritage	Appropriate mitigation measures are to be implemented to ensure that no damage occurs during construction to the significant Sports Pavilion (Rotunda designed by John Horbury Hunt).	30/03/2023: Observation: - No apparent damaged were observed at Sports Pavilion (Rotunda designed by John Horbury Hunt).				
Z134	SSD	E19	Mechanical Ventilation	Prior to the issue of an Occupation Certificate, the Applicant must provide evidence to the satisfaction of the Principal Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by the NSW Fire Brigade.	21/03/2023: Record sighted: - ICR Certificate (10 June 2022) Installation Certificate for Occupancy Mechanical Services for SSD8812				

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		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
Z135	SSD	E20	Road Damage	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Record sighted:				
Z136	SSD	E21	Fire Safety Certification	Prior to issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	21/03/2023: Record sighted: - Arup (8 July 2022) Cranbrook School Fire engineering – Conditional Sign-Off Report pursuant of the requirements of Clause 40 of the EP&A (Development Certification and Fire Safety) Regulations 2021 – Centenary Building Fire Safety Certificate (21 June 2022), which is also provided to Council/Authority - Occupation Certificates obtained indicates that - School photo records of displayed Fire Safety Certificate.				
Z137	SSD	E22	Structural Inspection Certificate	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Principal Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Principal Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	21/03/2023: Record sighted: - Interspan Certificate (2 May 2022) Compliance Certification (For Building Services and/or Components) - SCP Certificate (21 June 2022) Construction Compliance – Centenary Building - CF Group Certificate (February 2022) - Inhabit (12 April 2022) Structural Design Certificate - McKenzie group Checklist (8 July 2022) indicate that they have been provided with the document listed above Interview: - EPM (KC) stated that all documents related to Occupation Certificate were submitted to the Certifier as well as Council.				
Z138	SSD	E23	Car Parking Arrangements	Prior to the commencement of operations of the Aquatic & Fitness Centre or other timeframe agreed in writing by the Planning Secretary, the proposed expansion of the carpark must be be completed.					
Z139	SSD	E24	Compliance with Food Code	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and must provide evidence of receipt of the certificate to the satisfaction of the Principal Certifying Authority	21/03/2023: Record sighted: - CINI Little (4 July 2022) Food Premises Installation Compliance Certificate				

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Z140	SSD	E25	Stormwater Quality Management Plan	Prior to issue of an occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Principal Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	21/03/2023: Record sighted: - Planet Plumbing NSW (undated), Stormwater Quality Management Plan, Cranbrook Senior School. (a) Provided in Section 3 (b) Provided in Section 4 (c) Provided in Section 1 (d) Provided in Section 6 - McKenzie group Checklist (8 July 2022) indicate that they have been provided with the document.				
Z141	SSD	E26	Rainwater Harvesting	Prior to the issue of the relevant occupation certificate, a signed works-as-executed Rainwater Re-use Plan must be provided to the Principal Certifying Authority and the Planning Secretary	21/03/2023: Record sighted: - AECOM drawings (60549969-SHT-01-CR-C-0111 dated 5 July 2021) and (60549969-SHT-01-CR-C-1101 date 6 April 2021), (60549969-SHT-01-CR-C-1103 dated 17 June 2021), issued for constructions McKenzie group Checklist (8 July 2022) indicates that they have been provided with a sufficient document (Works as Executed, as EPM (KC) reiterated) that satisfies this condition E26.				
Z142	SSD	E27	Warm Water Systems and Cooling Systems	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	21/03/2023: Record sighted: - ICR Certificate (10 June 2022) Installation Certificate for Occupancy Mechanical Services for SSD8812				
Z143	SSD	E28	Outdoor Lighting	Prior to the issue of the relevant occupation certificate, the Applicant must submit evidence from a suitable qualified practitioner to the Principal Certifying Authority that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	21/03/2023: Record sighted: - ProElectrical (22 April 2022) Installation Certificate Electrical Services - McKenzie group Checklist (8 July 2022) indicate that they have been provided with the above document that completed this condition.				
Z144	SSD	E29	Signage	Prior to the issue of the relevant occupation certificate, way-finding signage and signage identifying the location of staff car parking must be installed.	21/03/2022: Record sighted: - McKenzie group Checklist (8 July 2022) indicate that they have completed the inspection Observation: - EPM (KC) provided photographs showing way-finding signages which are verified during the site visit.				
Z145	SSD	E30	Signage	Prior to the issue of the relevant occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	21/03/2022: Record sighted: - McKenzie group Checklist (8 July 2022) indicate that they have completed the inspection Observation: - EPM (KC) provided photographs showing bicycle way-finding signages which are verified during the site visit.				
Z146	SSD	E31	Signage	Prior to the issue of the relevant occupation certificate, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.					

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Z147	SSD	E32	Operational Waste Management Plan	Prior to issue of an occupation certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to the Principal Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the Preparation of Waste & Recycling Management Plan prepared by SLR Consulting Australia Pty Ltd dated 18 April 2018.	21/03/2023: Record sighted: - Wasteaudit (October 2021), Cranbrook Senior School Redevelopment Operational Waste Management Plan. (a) Provided in Section 2 (b) & (c) Section 3 (d) Section 3, 4, and 5 - McKenzie group Checklist (8 July 2022) indicate that they have been provided with the document.				
Z148	SSD	E33	Landscape Management Plan	Prior to issue of an occupation certificate, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Principal Certifying Authority.	21/03/2023: Record sighted: - Green Options (9 February 2022), Landscape Management Plan McKenzie group Checklist (8 July 2022) indicate that they have been provided with the document above.				
Z149	SSD	E34	Landscape Management Plan	The plan must describe the monitoring and maintenance measures to manage revegetation and landscaping works; be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS	21/03/2023: Record sighted: - Green Options (9 February 2022), Landscape Management Plan. Maintenance measure is provided in "Dead plant material" section				
Z150	SSD	E35	Road and Public Domain Works	Prior to issue of an occupation certificate, the Applicant must ensure the following: (a) Road and public domain works as required by Condition C31 have been completed to the satisfaction of Council. (b) All road and public domain works specified in the approved plans listed in Condition A2(d) have been completed to the satisfaction of the Principal Certifying Authority.	21/03/2023: Record sighted: - McKenzie group Checklist (8 July 2022) indicate that they have been provided with the document Woollahra Council letter (15 February 2022) states that Council is satisfied with the infrastructure works completed so far within the road reserves at above address as required by conditions E20 and E35 of SSD-8812.				
Z151	SSD	E36	Covenant for Works on Council Property	Prior to the issue of the final Occupation Certificate and to ensure that all private structures on Council public road reserve are in accordance with Council's "Policy for Managing Encroachments on Council Road Reserves" (except to the extent it requires an indemnity), the person with the benefit of this consent, being the owner of Cranbrook School, must enter into a legal agreement with Council for the associated landscaping and placement of private structures on Council's property.	21/03/2023: Record sighted: - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1919. This Covenant is pertaining Obligation of proprietor to the Structure.				
Z152	SSD	E37	Covenant for Works on Council Property	The legal agreement the owner must enter into and other requirements (referred to in Condition E36) must include provisions for the creation of a Public Positive Covenant pursuant to the Conveyancing Act 1919 burdening the subject property and benefitting the Council and providing for the ongoing maintenance of any private structures encroaching on the public road reserve for which consent has been given, such as steps, retaining walls, sitting furniture, access ways, overhang balconies, awnings, signs and the like.	21/03/2023: Record sighted: - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1920				
Z153	SSD	E37A	Covenant for Works on Council Property	The Public Positive Covenant instrument (referred to in condition E37) must be submitted to Council for approval prior to registration.	21/03/2023: Record sighted: - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1921				
Z154	SSD	E37B	Covenant for Works on Council Property	The Public Positive Covenant must be registered under the Real Property Act 1900 in the relevant folios of the Land prior to the issue of the relevant Occupation Certificate. Note: The required wording of the Instrument can be downloaded from Council's website www.woollahra.nsw.gov.au.	21/03/2023: Record sighted: - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1919.				
Z155	SSD	E37C	Covenant for Works on Council Property	The property owner must reimburse Council's reasonable expenses incurred in the drafting, negotiation and registration of the legal agreement and Public Positive Covenant.	21/03/2023: Record sighted: - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1919 - Woollahra Council (26 July 2022) Easement Compensation Payment Woollahra Council (25 August 2022) Cranbrook School Development SSD8812 works Easement and Positive Covenant Recoverable Costs				

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Z156	SSD	E38A	Covenant for Works on Council Property	Prior to the issue of the final Occupation Certificate for the Aquatic and Fitness Centre: (a) the owner must enter into a legal agreement for the procuring of an easement for access in favour of Woollahra Council from Cranbrook School in terms satisfactory to the Council under the Conveyancing Act 1919 permitting the public footpath structures to remain on Cranbrook School Property; and (b) the owner must create an easement for access on the Cranbrook School Certificate of Title for any portion of the proposed public footpath adjacent to New South Head Road and located within the School's property boundary.	21/03/2023: Record sighted: - Registered Plan of Easement DP1286309P - Right of Access Public Footpath (19 September 2022) - Registered Deposited Plan Easement Part of CT Vol 1858 (28 December 2022) - Instrument Setting out terms of Easement or Profits a Prendre intended to be created or released and of Restrictions of the Use of land or Positive Covenants intended to be created pursuant to Sections 88B and 88E of the Conveyancing Act 1919 (18 July 2022) - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1919.				
Z157	SSD	E39A	Covenant for Works on Council Property	The easement for access in favour of Woollahra Council from Cranbrook School (referred to in condition E38) must be submitted to Council for approval prior to registration.	21/03/2023: Record sighted: - Registered Plan of Easement DP1286309P - Right of Access Public Footpath (19 September 2022) - Registered Deposited Plan Easement Part of CT Vol 1858 (28 December 2022) - Instrument Setting out terms of Easement or Profits a Prendre intended to be created or released and of Restrictions of the Use of land or Positive Covenants intended to be created pursuant to Sections 88B and 88E of the Conveyancing Act 1919 (18 July 2022) Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1919.				
Z158	SSD	E39B	Covenant for Works on Council Property	The easement for access must be registered under the Real Property Act 1900 in the relevant folios of the Land prior to the issue of the relevant Occupation Certificate.	21/03/2023: Record sighted: - Registered Plan of Easement DP1286309P - Right of Access Public Footpath (19 September 2022) - Registered Deposited Plan Easement Part of CT Vol 1858 (28 December 2022) - Instrument Setting out terms of Easement or Profits a Prendre intended to be created or released and of Restrictions of the Use of land or Positive Covenants intended to be created pursuant to Sections 88B and 88E of the Conveyancing Act 1919 (18 July 2022) - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1919.				
Z159	SSD	E39C	Covenant for Works on Council Property	Cranbrook School must pay Council's reasonable associated costs with the drafting, negotiation and registration of the legal agreement and easement for access.	21/03/2023: Record sighted: - Registered Plan of Easement DP1286309P - Right of Access Public Footpath (19 September 2022) - Registered Deposited Plan Easement Part of CT Vol 1858 (28 December 2022) - Instrument Setting out terms of Easement or Profits a Prendre intended to be created or released and of Restrictions of the Use of land or Positive Covenants intended to be created pursuant to Sections 88B and 88E of the Conveyancing Act 1919 (18 July 2022) - Positive Covenant Document Identification No. AS424689, signed on 18 July 2022. Executed on behalf of Woollahra Council and Cranbrook School on 26 August 2022. Section 88E(3) Conveyancing Act 1919.				

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Z160	SSD		Covenant for Works on Council Property	On completion of construction work, stormwater drainage works must be certified by a professional engineer with Works-As-Executed drawings submitted to the Principal Certifying Authority detailing: (a) compliance with conditions of development consent relating to stormwater; (b) the structural adequacy of the on-site detention system (OSD); (c) that the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations; (d) pipe invert levels and surface levels to Australian Height Datum; and (e) contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.	21/03/2023: Record sighted: - AECOM (31 May 2022) Cranbrook Development Civil Works Certificate - Stormwater Works - SSDA Condition E40. Letter states that "pursuant to the Contract Conditions and to satisfy condition E40 of SSD8812, has carried out periodic observations (refer to those listed in Table 4) and reviewed the relevant stormwater Work as Executed (WAE) information (listed in Table 2) relative to the design as prepared by AECOM (Table 3) and is generally in accordance with the relevant Standards listed in Table 1." Interview: - EPM (KC): item E40 (b) is not applicable as there is no on-site detention system (OSD). There is also no Covenant for works in Council property.				
Z161	SSD		Covenant for Works on Council Property	Prior to the issue of a final Occupation Certificate, a positive Covenant pursuant to Section 88E of the Conveyancing Act 1919, must be created on the title of the property, providing for the ongoing maintenance of the on-site detention system and/or absorption trenches, including any pumps and sumps incorporated in the development.	21/03/2023: Interview: - EPM (KC): This item is not applicable as there is no on-site detention system (OSD). There is also no Covenant for works in Council property.				
Z162	SSD		Covenant for Works on Council Property	The positive covenant <u>must be submitted to Council for approval prior to registration.</u>	21/03/2023: Interview: - EPM (KC): This item is not applicable as there is no on-site detention system (OSD). There is also no Covenant for works in Council property.				
Z163	SSD	E40C	Covenant for Works on Council Property	Following the approval of Council, as required by condition E40B, the positive covenant must then be registered under the Real Property Act 1900 in the relevant folios of the Land prior to the issue of the Occupation Certificate.	21/03/2023: Interview: - EPM (KC): This item is not applicable as there is no on-site detention system (OSD). There is also no Covenant for works in Council property.				

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PART F POST O	CCUPATION								
Z164	SSD	F1	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	21/03/2023: Record sighted: - ICR air conditioning (30 January 2023) service report for fire test and system performance check ICR air conditioning (May- December 2022) monthly service report for warranty maintenance T&M Air invoice (8 March 223) for air-condition service Simons Boilers (24 May 2022) Boiler service report HydroChem Monthly Air Condition Cooling Tower Colony Count reports (August 2022 to February 2023) - HydroChem Colling tower cleaning report (16 December 2022) - HydroChem corrosion rate determination reports (24 November 2022, HydroChem Water treatment service report (23 September 2022, 16 December 2022, 27 February 2023, 29 March 2023) - Caslec receipt No 5463 (13 March 2023) for cables and conduit investigations BlueBox Chillers commissioning (undated) and maintenance reports (15 July 2022) for 4 individual chillers Cool Climate Control Solutions Pty. Ltd. invoice (16 February 2023) for climate control programming, test and updates Swimming Pools (50M pool and Leisure pool) monthly maintenance record from March 2022 to January 2023. Checks includes pool water check, valves, pumps, filter, UV generator, chemical controller & dosing, flow meter, and balance tank level. Some checks show prompt maintenance and replacement of components, as required Six monthly AFC Warranty Maintenance (plant room) records by ControlWorks (24 May 2022, 8 December 2022) MTD plumbing invoices (September 2022, December 2022, February 2023, and March 2023) for labour, supply, and materials for various plumbing check, maintenance, and rectification works Schindler Lifts (2 & 7 February 2023) Annual Fire Compliance Certificates for Lift No 5 and 6 Schindler Lifts (2 & 7 February 2023) routine maintenance check for Lift No. 5 & 6 - Schindler Lifts maintenance service for Lift No. 3 (12 December 2022 and 15 February 2023)				
Z165	SSD	F2	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	21/03/2023: Record sighted: - Project website is still accessible and the communication channel with the school remains open via project website https://www.cranbrook.nsw.edu.au/community/feedback/facilities-development/				
Z166	SSD	F3	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods materials, refuse, skips or any other equipment and must be used solely for vehicular and/o pedestrian access and for the parking of vehicles associated with the use of the premises.					
Z167	SSD	F4	Green Travel Plan	The Green Travel Plan required by condition E12 of this consent must be updated annually and implemented, unless otherwise agreed to by the Planning Secretary.	21/03/2023 Record sighted: - ptc (13 March 2023) green travel plan Cranbrook School Bellevue Hill. Previous version is dated February 2022. The review of the implementation is assessed as item G232 and G233 below.				
Z168	SSD	F5	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star design and As Built rating. If required to be obtained evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	Record sighted:				

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Z169	SSD	F6	Ecologically Sustainable Development	If an alternative certification process has been agreed to by the Planning Secretary under Condition C9, evidence of compliance must be provided to the Principal Certifying Authority and the Planning Secretary.	21/03/2023 Record sighted: - Green star rating obtained. This condition is considered not triggered				
Z170	SSD	F7	Outdoor Lighting	Notwithstanding Condition E28, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	21/03/2023 Interview: - EPM (KC): This item is not triggered as there is no residual impact known				
Z171	SSD	F8	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E33 for the duration of occupation of the development.	30/03/2023 Observation: - With regard to vegetation and landscaping, the site were found to be in orderly manner during site visit. No noticeable weed or dead vegetation were observed. Kauri Pine was observed to be in good condition. Site was maintained in general accordance with the Site Landscape Management Plan Record Sighted: - Cranbrook school garden weekly maintenance schedule (April 2022 to Feb 2023) which shows the record of mowing, weeding, mulching, and cleaning of gardens in Public domain and AFC areas				
Appendix 1 – Wr	itten Incident I	Notification and Re	porting Require	ements					
Z172	SSD	Appendix 1-1	1	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.	21/03/2023: No reported incident during this audit period. This condition is considered to be non triggered.				
Z173	SSD	Appendix 1-2	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.	21/03/2023: No reported incident during this audit period. This condition is considered to be non triggered.				
Z174	SSD	Appendix 1-3	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.	21/03/2023: No reported incident during this audit period. This condition is considered to be non triggered.				
Z175	SSD	Appendix 1-4	2	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.	21/03/2023: No reported incident during this audit period. This condition is considered to be non triggered.				
Appendix 2 - Adv Z176	SSD	AN1	Long Service	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information	This is not applicable to the current Operational IEA		<u> </u>		
			Levy	please contact the Long Service Payments Corporation Helpline on 131 441.	· ·				
Z177	SSD	AN2	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	Noted, noting all advice was provided to Planning Secretary through Major Project Portal.				
Z178	SSD	AN3	Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	This is not applicable to the current Operational IEA.				
Z179	SSD	AN4	Utilities and	Prior to commencement of works, for any utility works associated with the development, the	This is not applicable to the current Operational IEA.				
Z180	SSD	AN5	Services Utilities and	Applicant must obtain relevant approvals from service providers. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas	This is not applicable to the current Operational IEA.				

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Z181	SSD	AN6	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	This is not applicable to the current Operational IEA.					
Z182	SSD	AN7	Handling of Asbestos	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	This is not applicable to the current Operational IEA.					
Z183	SSD	AN8	Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	21/03/2023: Record sighted: - Fire Safety Certificate (21 June 2022), which is also provided to Council/Authority according to EPM (KC).	Recommendation: Cranbrook School must submit to Council an Annual Fire Safety Statement every 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.				
Z184	SSD	AN9	Submission of documentation, drawings and details to TfNSW (RMS)	The developer is to submit design drawings and documents relating to the excavation of the site and support structures (i.e. the works for the proposed aquatic and fitness centre that are adjacent to and in the vicinity of the New South Head Road road reserve) to TfNSW (RMS) for assessment, in accordance with Technical Direction GTD2012/001 and approval provided.	This is not applicable to the current Operational IEA.					
Z185	SSD	AN10	Submission of documentation, drawings and details to TfNSW (RMS)	The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW (RMS). Please send all documentation to development.sydney@rms.nsw.gov.au.	This is not applicable to the current Operational IEA.					
Z186	SSD	AN11	Submission of documentation, drawings and details to TfNSW (RMS)	If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.	This is not applicable to the current Operational IEA.					
Z187	SSD	AN12	Submission of documentation, drawings and details to TfNSW (RMS)	Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system (e.g. that impact upon New South Head Road) are to be submitted to TfNSW (RMS) for approval, prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.						
Z188	SSD	AN13	Submission of documentation, drawings and details to TfNSW (RMS)	A plan checking fee will be payable and a performance bond may be required before TfNSW (RMS) approval is issued.	This is not applicable to the current Operational IEA.					
Z189	SSD	AN14	Road Occupancy License	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	This is not applicable to the current Operational IEA.					
Z190	SSD	AN15	SafeWork Requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	This is not applicable to the current Operational IEA.					
Z191	SSD	AN16	Sydney Water Compliance	The approved plans must be submitted to the Sydney Water Tap in online service to determ ne whether the development will affect any Sydney Water or water main, stormwater drains and/or easement, and if further requirements need to be met.	This is not applicable to the current Operational IEA.					

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		H MANAGEMENT	PLANS						
EIS Mitigation Me	easures								
Visual Impact	EIS	9	Impact on key views of the site from key public places		21/03/2023: Record sighted: - McKenzie Group (6 February 2023) Occupation Certificate No. J/74238/14 (final occupation certificate) - McKenzie Group (2 September 2022) Occupation Certificate No. J/74238/13 - McKenzie Group (24 August 2022) Occupation Certificate No. J/74238/12 - McKenzie Group (18 July 2022) Occupation Certificate No. J/74238/10 - McKenzie Group (17 June 2022) Occupation Certificate No. J/74238/10 - McKenzie Group (22 February 2022) Occupation Certificate J.74238/08. Also covered under the 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.				
					Observation: - Building is observed to sit low in the topography and into the hillside slope - Landscape screening is notable.				
Traffic and Parkii		9	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.	21/03/2023: Observation: - Building is observed to sit low in the topography and into the hillside slope - Buildings constructed under the SSD is not observed to be in dominant colour during the audit Record sighted: - McKenzie Group (6 February 2023) Occupation Certificate No. J/74238/14 (final occupation certificate) - McKenzie Group (2 September 2022) Occupation Certificate No. J/74238/13 - McKenzie Group (24 August 2022) Occupation Certificate No. J/74238/12 - McKenzie Group (18 July 2022) Occupation Certificate No. J/74238/10 - McKenzie Group (17 June 2022) Occupation Certificate No. J/74238/10 - McKenzie Group (22 February 2022) Occupation Certificate No. J/74238/08. 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.				
Z194	EIS	9	Impacts on road	- Implement Concept Construction Traffic Management Plan Construction as per Appendix	This is not applicable to the current Operational IEA.				
			network from construction phase	M Implement Preliminary Construction Management Plan, as per Appendix BB					
Z195	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.	This is not applicable to the current Operational IEA.				
Z196	EIS	9	Reduced demand for on street car parking spaces.	- No mitigation is required as this is a positive impact.	Compliant - no mitigation required				

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Z197	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.	This is not applicable to the current Operational IEA.				
Z198	EIS	9		 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. 					
Pedestrian Safet	y y								
Z199	EIS	9	Reduction of pedestrian safety along Rose Bay Avenue	 Given the construction activity in this area, it is proposed to close the footway along the site frontage from the Rose Bay Avenue Gate to the intersection of Rose Bay Avenue and New South Head Road. Pedestrians will be diverted along the eastern footway on Rose Bay Avenue during construction work times. 	This is not applicable to the current Operational IEA.				
Noise and Vibrat	ion EIS	9	Impact from construction noise and vibration	 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. 	This is not applicable to the current Operational IEA.				
Z201	EIS	9	Vibration during excavation, piling and structural works	Applicable works will be identified and communicated to relevant stakeholders and neighbours giving them sufficient notice.	This is not applicable to the current Operational IEA.				
Z202	EIS	9		- 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.	This is not applicable to the current Operational IEA.				

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		/Management Plan Section					•	Non- Compliant	Not Triggered
Z203	EIS	9	Increase in operational noise levels at sensitive receivers		 EPM (KC) stated that there is no out of hours event to date. Out of Hours Event Management Plan will be developed for any future out-of-hours event. 	Recommendation: Out of Hours Event Management Plan should include restrictions on amplified music or speech after 8pm and patron management that ensures patrons leave in an orderly manner.			
Z204	EIS	9	Regular School activities	- Implement Preliminary Construction Management Plan, as per Appendix BB	This is not applicable to the current Operational IEA.				
Heritage	 		impacted by						
Z205	EIS	9	Impacts to heritage items during demolition and development	 It is recommended that a Photographic Archival Recording (PAR) is undertaken where works are proposed, prior to any works being undertaken at the site. An assessment and inventory of all items of moveable heritage located in or connected with the War Memorial Hal, these elements should be incorporated in the New Centenary Building development. An Interpretation Plan should be developed to convey the development and significance of the site to students and visitors to the site. During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged. A suitably qualified heritage architect/consultant should be engaged to oversee all works to buildings of identified high significance, including the Perkins Building. A suitable protection methodology prior to works commencing on site to protect the significant Kauri Pine and rock face located in Camelia Court. 	This is not applicable to the current Operational IEA.				
Z206	EIS	9	Discovery of items of archaeological significance during construction	- During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged.	This is not applicable to the current Operational IEA.				
	EIS	9	Disturbance of previously unidentified items of aboriginal heritage	 Implement an 'unexpected finds protocol' to ensure that if, during excavation, any items of potential archaeological significance are uncovered they are identified, managed, protected and preserved. 	This is not applicable to the current Operational IEA.				
Sediment, Erosio Z208	EIS	9	Risk for generation and off-site transmission dust and fine particles	 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. 	This is not applicable to the current Operational IEA.				

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Z209	EIS	9	Sediment run- off entering the storm water system or surrounding streets	 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. 	This is not applicable to the current Operational IEA.				
Construction Wa	aste Managem	ent							
Z210	EIS	9	Disposal of waste generated during demolition and construction	 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, aluminum, 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. 	This is not applicable to the current Operational IEA.				
Spoil Disposal									
Z211	EIS	9	Dumping of excavated spoil and potential contamination	 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. 	This is not applicable to the current Operational IEA.				
Hazardous mate									
Z212	EIS	9	Hazardous materials being encountered during demolition, excavation or construction phases	 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. 	This is not applicable to the current Operational IEA.				

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Trees									
Trees Z213	EIS	9		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; Any modification of the Tree Protection Zone by the Site Arborist; Works within the Tree Protection Zone by the Site Arborist; Orbitation: 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 TTPZ 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 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 shall be an interest of 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 repeate	This is not applicable to the current Operational IEA.				
				- 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.					
Security									
Z214	EIS	9	access to the	- 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).	30/03/2023: Observation: - CCTV and fencing were observed during site visit Visitor were also required to sign in.				
Z215	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. 	This is not applicable to the current Operational IEA.				
Biodiversity									

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Z216	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. 	30/03/2023: Observations: - No weed were observed during site visit Landscaping appears to be in context with the existing character of the property Relocated nest boxes. Interview - Cranbrook school (CN) stated that lights on site will be switched off by 9-10pm latest, following any late use of facilities. If there is no late use, lights will be off earlier, or whenever there is no more activity on site.				
Wind impacts									
Z217	EIS	9	Some of the seating areas would experience elevated wind speeds for extended periods under west and northeast 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. 	30/05/2022: Interview: - RCC states that the EIS recommendations were not conducted. No wind impacts were experienced.				
Social Impacts	FIC		Cita manaannal	Cita industions will include site associations at That is no incompanied by a citation of the companied of t	This is not applicable to the asymptotic policy				
Z218	EIS		Site personnel behaviour both inside and external of the site (eg language, rubbish left on streets, 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. 	This is not applicable to the current Operational IEA.				
		ency Conditions of	Consent						
Z219	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.	This is not applicable to the current Operational IEA.				
Z220	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.	21/03/2023: Record sighted: - ptc (7 February 2022, Rev 1 on 16 February 2022), Green Travel Plan, Cranbrook School.				

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Z221	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.	21/03/2023: Record sighted: - ptc (13 March 2023), Green Travel Plan, Cranbrook School.	Recommendation: The Green Travel Plan should be updated or another Traffic and Parking Management Plan should be prepared to include the following items: • 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.				
7 222	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.	This is not applicable to the current Operational IEA.					
Z223	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.						
Z224	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 integrate 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.	This is not applicable to the current Operational IEA.					
Z 225	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.	This is not applicable to the current Operational IEA.					
Z226	RTS	OEH	Emergency response	OEH highlights that, in assessing the overland flow for the full range of events (including the PMF) provides essential information to inform emergency management and recommends that an emergency response plan is prepared.	This is not applicable to the current Operational IEA.					

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Z227	RTS	ОЕН		Replacement landscaping should keep in context with the existing character of the property. Construction sediment and erosion control measures are to be install and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to minimise impact of possible construction sedimentation to local drainage and Sydney Harbour. Control and eradication of noxious and other invasive ecological weeds should be undertaken to prevent further invasion by these species. Invasive ecological weed species such as Camphor Laurel, Common Olive, Chilean Cestrum, Small-leaved Privet, Mickey Mouse Plant, Senna, Asparagus Fern, Fish-bone Fern, and Madiera Vine were observed with the subject site. A weed control plan be produced and enacted by the groundskeepers to control or eradicate noxious and environmental weeds which are required to be controlled in accordance with NSW Biosecurity Act (2015). As field actives may be ongoing until approximately 8pm, lighting on the field is required. Lighting should be turned off at other times to limit disturbances to on-site boarders, neighbours and fauna that may utilise the existing vegetation. Two (2) nest boxes currently located within the new building footprint are to be moved to nearby retained trees, or new nest boxes install as replacements nearby.					
Green Travel Pla	an .								 -
Z228	RTS	Section 2 of Appendix E of RTS	Steps to develop a school green travel plan	- 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	21/03/2023: Record sighted: - ptc (13 March 2023), Green Travel Plan, Cranbrook School.				
Z229	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).	21/03/2023: Record sighted: - ptc (13 March 2023), Green Travel Plan, Cranbrook School is the reviewed document. Previous document was dated February 2022.				
Operational Env	ironmental Ma	nagement Plan							
Landscape Mana	agement Plan								
Z230	Landscape Management Plan	Horticultural Maintenance Operations Plan	GENERAL PERFORMANC E REQUIREMEN TS	- The surrounds and gardens will be maintained to a quality in keeping with the standard of the new facility. - All turf areas will be cut regularly so the surrounds are a reflection of the main ground - All turf area edging will be kept maintained and presenting to a high standard. - Bins around the precinct will be cleared a minimum of once per week or when they reach no more than 75% capacity. - Waste will be disposed of in the Green Options supplied skip bin kept on site.	30/03/2023 Interview - Cranbrook school (CN) stated that bins on site are cleared everyday and transferred to the main bin stores. The main bin stores are cleared a few times a week. Observation: - Wastes in the bins observed during site visit are significantly less than 75% - Turf areas appear to be well maintained Green bins are observed on site.				

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Z231	Landscape Management Plan	Horticultural Maintenance Operations Plan	Dead Plant Material, Weeding, Watering, Insects, Pests & Disease Control, Pruning & Hedging, Fertilising, Mulching, Irrigation	 All dead, dying or diseased plants are to be removed from planted areas and disposed of appropriately. Any dead foliage or leaf build up will be removed from the gardens on each rotation to ensure clean presentation and reduced bush fire fuel. During the initial 12 weeks of the alotted maintenance period, Green Options to replace any trees/shurubs that have perished. All weeds will be removed from planted areas including, but not limited to, broad leafed weeds, grasses, onion weed, and windblown weed species. Weed removal will be undertaken manually wherever possible. Green Options will use non-selected herbicides on weeds in planted areas only if deemed the best control practices. Upon removal, weeds will be disposed of in an appropriate waste system. Green Options will ensure soil is kept moist, but not wet, throughout growing and flowering season. Watering times on automated irrigation systems will be checked and maintained to ensure plants are adequately watered. Green Options will ensure that all newly planted trees have been correctly staked using two hardwood timber stakes, driven pointed end into the ground. Placement of stakes will be done avoiding damage to the root ball. The tree will be secured to the stakes using hessian ties, in a figure eight formation. All plants and trees will be inspected for insects, scale and fungi. Green Options will carry out correct formative pruning techniques on all plants and hedges during the 12 month maintenance period. Garden areas will be fertilised by Green Options twice per annum with slow release fertiliser. Gardens will be mulched by Green Options prior to PC hanover, and an average depth of 75mm of mulch will be maintained throughout the 12 month maintenance period. Green Options will ersponsible for all aspects irrigation systems that are currently installed and will check all irrigation equipment on a daily basis and will report any issues immediately	30/03/2023 Observation during site visit: - Plants are observed to be in good condition, turf are well maintained, no dying plants or weed were noted during the walkover Green Options was seeding the lawn Garden mulch was observed.					
Green Travel Pla	ın									
Z232	Green Travel Plan	5.2	5.2 Promotion and Support of Implementation	- The information provided within this GTP will be provided to staff and parents in the form of a package of easy to understand travel information known as a Travel Access Guide (TAG) This will be included in the information pack provided to students and staff as part of their school orientation in advance of day one of term. The TAG will provide customised travel information for parents to/ from a particular area The TAG will be available for pick up at various locations of the school campus such as front entrance, library, cafeteria etc The school has a transport section on their website which provides information on the available public transport and the private bus. The TAG will be added to this page to inform parents and students of active transport network and facilities Information and promotional articles will be displayed on the screens provided at various locations around the school. The information will also include the progress of the mode share changes and travel survey results.	- https://www.cranbrook.nsw.edu.au/wp-content/uploads/2023/02/Transport-Access-Guide-TAG_vV2.pdf provides the TAG.					
Z233	Green Travel Plan	5.3	5.3 Monitoring & Review Strategy	An annual review of the GTP will be undertaken with demonstration on how mode share has changed over time. Once data are updated each year, the targets and actions of the travel plan will be reviewed.	30/2/2023: Record sighted: - ptc (13 March 2023), Green Travel Plan, Cranbrook School Green Travel Plan Steering Committee Meeting Minutes (23 March 2023) indicates that GTP is regularly discussed in the school assembly, staff briefings and new starter (parents and students). Interview: - Cranbrook School (CN) stated that the annual review will be completed soon. At present there has been ongoing meeting about the GTP revision and updates. The current GPT is already an updated version. Last version was in Feb 2022.					

Geosyntec ID		SSD Condition / CEMP	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	(Compliance Status		
		/Management Plan Section					Compliant	Non- Compliant	Not Triggered	
Waste Managem	ent Plan									
Z234	Waste Management Plan	3.2	System Management	 Cardboard/ paper recycling bins will be located in all teaching spaces (as food is not permitted in these areas, no general waste bins are required). Commingled and general waste bins will be located in public areas (eg., school grounds, swimming pool and performance areas). Organics, recycling and waste bins will be located in the kitchen and dining room areas. Recycling bins will be located in office and other areas. Cleaning staff will be responsible for collecting all waste and recyclables and transporting to the bin storage area for consolidation into the 660 bins. 	30/03/2023 Observation: - Organics, recycling and waste bins are sighted at the kitchen and dining room areas - general and paper recycling bins are sighted around the classrooms and other areas Two main bin storage areas were sighted (at Centenary Building and AFC Concourse). Interview: - Cranbrook school (CN) stated that al bins are cleared daily to the main bin storage area. The waste in the main bin stores are collected a few times a week.					
Z235	Waste Management Plan	3.3	Waste Storage	The location of the waste storage rooms where the waste/recycling bins will be located (as well as sizes): - Level 2 Centenary Building – 25.4m2 - AFC Concourse – 24.6m2 All waste areas and waste and recycling bins will be clearly differentiated through appropriate signage and colour coding Bin store will contain the following to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area: - waste room area to be sealed with a two pack epoxy; - waste room walls and floor surface is flat and even; - all corners coved and sealed 100mm up, this is to eliminate build-up of dirt; - a water facility with hose cock will be provided for washing the bins; - any waste water discharge from bin washing must be drained to sewer in accordance with the relevant water board; - tap height of 1.6m; - storm water access preventatives (grate); - all walls painted with light colour and washable paint; - equipment electric outlets to be installed 1700mm above floor levels; - waste area must be well lit (sensor lighting recommended); - optional automatic odour and pest control system installed to eliminate all pest types and assist with odour reduction – this process generally takes place at building handover – building management make the decision to install; - waste collection area must hold all bins – bin movements should be with ease of access; - conform to the Building Code of Australia, Australian Standards and local laws; and - childproofing and public/operator safety shall be assessed and ensured.	Observation: - Two main bin storage areas were sighted (at Centenary Building and AFC Concourse). - Waste areas and waste and recycling bins are clearly differentiated through signage and colour coding - Waste room walls and floor surfaces are flat and even. Rooms are well lit, maintain and generally clean. - All bins are contained within the store areas.					
Z236	Waste Management Plan		Organics Management Public Place Recycling	It is recommended that an organics recycling system be implemented. It is important that general waste and recycling bins are always located together in order to make recycling as accessible as general waste disposal.	30/3/2023: Interview: - Organic recycling is no longer proposed and the Facilities Manager is unaware of this requirement of the WMP.	Recommendation: - The School should assess the current and proposed practice of recycling of organics. It is noted at present there is a separate bin for food waste and general waste. If organics recycling is no longer proposed, this requirement should be removed from the Waste Management Plan.				

Geosyntec ID	CEMP	СЕМР	Item	Condition	Evidence Collected / Observations	Comments on Independent Audit Findings and Recommendations	·		
		/Management Plan Section					Compliant	Non- Compliant	Not Triggered
Z237	Waste Management Plan	4	Staff/Student Education	 All school staff and students will receive information regarding the waste collection systems including how to use the system and which items are appropriate for each stream. Appropriate signage and updated information will also be provided, as well as receiving feedback on issues such as contamination of the recycling stream or leakage of the recyclables into the general waste. All waste receptacles will be appropriately signed and any additional signage is usually provided by the waste contractor during implementation of the waste contract. 	30/3/2023: Interview: - Cranbrook (CN) states only paper waste is recycled at the moment as pupils still mistakenly put general waste at times. Observation: - Waste receptacles appear to be appropriately signed	Recommendation: - Communication is to be conducted to students on waste collection practice. This should include recycling of food waste (if proposed).			
7238	Waste Management Plan	5	Ongoing Management	Prior to acceptance of the cleaning contract, the contractor will be required to demonstrate how the management of waste and recycling will be carried out so as to ensure that segregated materials are placed in the correct systems. - This process will be agreed and a training program implemented by the cleaning contractor to ensure full understanding by all cleaners. - The school's management throughout the term of the contract will carry out monitoring of the system. - Cleaners will be required to feed back to site management any non-compliance issues they observe during their cleaning activities. This may include contamination of recycling, non-participation in the recycling system, or missing or damaged bins. Waste contractor will be required to report actual volumes collected by stream so that site management can monitor performance and feed this back to stakeholders. - Highly recommended that a basic reporting program be set up at the site which would include bin tally sheets that detail the number of bins collected and how full they are at the time of collection, in addition to communication procedures to allow waste contractors to provide feedback regarding contamination and leakage.	trained to put recyclable waste to the correct bins in the bin room, provided the liners are colour coded as per the waste collector colour coding. As such, the paper bins should be lined with blue liners. The waste collector also reiterated that their staff is trained to identify if the recyclable waste has been contaminated, ensuring it is correctly dealt with at the Waste area. However, Geosyntec was not provided with a contract that reflects this. - BrasvGroup email to the school (6 April 2023) shows photos of plastic bottles and cans in paper recycling bins.	Recommendation: - Currently, the paper recycling bins sighted during audit were lined with white liner. It is recommended that the paper bin be lined with blue liner as per waste contractor email. Other bins should be lined with liners with appropriate liners as per recommendation of waste contractor. - If not already available, it is recommended that the school have a clear contract or other written agreement with the waste contractor recording the above. The agreement should also consider reiterating the following: - The liners for recycling materials are only to be used for transportation from the bin to the bin room only. No liners should be placed in the master recycling bin that is located in the store room. - The waste contractor staff should be trained to identify if the recyclable waste has been contaminated, ensuring that recyclable waste is correctly dealt with at the Waste area. - It is prudent to conduct training to students to encourage appropriate separation of recyclable waste.			
Community Com	munication St	rategy							
Z239	Community Communicati on Strategy	18	Communcation Tools	- Phone and email contact direct to Cranbrook School mantained throughout the design, construction and operation of the School phases of the project and accessible for 12 months post completion. - Contacts/complaints will be recorded in the Community Feedback Database. Once resolved, a summary of the conversation is updated in this database. - Website is accessible and maintained to provide key information pertaining to the construction, planning, buildings and other necessary information relative to the dedicated project activity. Content remains live on Cranbrook School website. - Letter drops/meetings/ media release/ information pack/to provide notification/ announcement of Sod turning opportunity/ official opening/ upcoming changes to pedestrian movements / temporary bus stops / expected impacts / proposed mitigation - Welcome pack/thank you pack at project completion.	School contacts (phone and email) are maintained in school website (https://www.cranbrook.nsw.edu.au/community/feedback/contact-us/).				

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Z240	Community Communicati on Strategy	11	Complaints, incident and enquiries management	-Lead and manage all communications with the key internal and external stakeholders in the event of an incident, with assistance as required. - Direct all communications with media to the Cranbrook School Public Affairs &-Communications Manager in the first instance for management. - Notify all other key project stakeholders of an incident. -Depending on the nature of the incident, the School and local community will be notified in a reasonable timeframe	- Cranbrook (CN) stated that there has been no incident or complaint during the operational stage.					
Z241	Community Communicati on Strategy	12	Out of hours Event Management Plans	Events Co-ordination Committee exists to assess the risk, impact, requirement, and appropriateness of all events proposed to occur on Cranbrook School facilities which will be extended to all new buildings. The Events Framework, re-established in late 2018, ensures that facilities are used appropriately and strict restrictions and requirements apply regarding: - The number of attendees permitted, time and duration of event; - Arrival and departure times; - Encouraging alternative modes of transport, parking limitations; - Communication plans for parking and public transport options; - Details of restricted hours of use of buildings and facilities; - Predominant educational use focus of buildings; - Noise minimisation requirements and strategies; - Communication to neighbours regarding activities occurring.	21/3/2023 Interview: - EPM (KC) stated that there has been no out of hours event onsite.					
Stormwater Qua	lity Manageme	nt Plan								
Z242	Stormwater Quality Management Plan	3. Maintenance Schedule	Stormwater Outlets	Inspection of Roof Outlets, Rainwater Outlets, Junction Pits, Connection Outlets (Pit), and Connection Outlets (kerb) every 6 months by Owner/ Maintenance Contractor to inspect and ensure grate is clear of sediment, debris, litter and vegetation. Ensure flush placement of grate on re-fitment	30/3/2023: Sighted: - Work Order 18221 (23/3/2023) for monthly cleaning of all drains around Victoria Rd campus Work Order 18217 (23/3/2023) for quarterly check and service of all the stormwater drainage, downpipes and gutters to the Mark Bishop and Carter buildings at the senior school site during school holiday breaks. 30/3/2023: Interview: - School (CN) stated that work orders are created and can be closed off when the maintenance work is completed.					
Z243	Stormwater Quality Management Plan	3. Maintenance Schedule	Stormwater Tank	Inspection of Stormwater Tank every 6 months to remove grate and inspect internal walls and water. Remove any collected sediment, debris, litter and vegetation.	30/3/2023: Interview: - School (CN) stated that the stormwater tank is underground and cannot be inspected.	Recommendation: This requirement should be removed from the Stormwater Quality Management Plan.				
Z244	Stormwater Quality Management Plan	3. Maintenance Schedule	Stormwater Treatment Device		18/04/2023: The school advised the following: GPT had to be located on site as no information was given to the school at handover by the builder. Furthermore, the builder had covered a stormwater grate completely. In May 2023, the school located the GPT, arranged disposal via Enviro Waste Services Group (Site 177367). A service record (6 May 2023) was provided and sighted by Geosyntec.	This item is considered as non-compliant because the Gross Pollutant Trap was not commissioned every 6 months prior to the Audit. Following the Audit, the Gross Pollutant Trap was commissioned (6 May 2023). A copy of the record and photos were made available to Geosyntec. Recommendation: The Gross Pollutant Trap should be commissioned every 6 months.				

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