



**MOLINO STEWART**  
ENVIRONMENT & NATURAL HAZARDS

**Loreto Kirribilli**

**Loreto Kirribilli Innovation  
Centre**

*Independent Environmental Audit  
Report*



## **Loreto Kirribilli Innovation Centre**

### INDEPENDENT ENVIRONMENTAL AUDIT REPORT

for

**Loreto Kirribilli**

by

**Molino Stewart Pty Ltd**

**ACN 067 774 332**

MARCH 2020

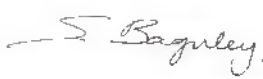
## DOCUMENT CONTROL

<b>Document Reference</b>	1160 Loreto Kirribilli Independent Environmental Audit Report - Final
<b>Project</b>	Loreto Kirribilli Innovation Centre
<b>Document Type</b>	Independent Environmental Audit Report
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## REVISION HISTORY

<b>Date</b>	<b>Version</b>	<b>Name</b>	<b>Comments</b>
13/02/2020	1	Shireen Baguley	First draft for review
12/03/20	Final draft	Shireen Baguley	Incorporate client comments; final draft for review
20/03/20	Final	Shireen Baguley	Final for submission to DPIE

## DOCUMENT APPROVAL

<b>For Molino Stewart</b>	
<b>Name</b>	Shireen Baguley
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# 1 EXECUTIVE SUMMARY

A project is underway which involves the provision of new teaching facilities at Loreto Kirribilli School, which occupies Lot 200 DP1166282 and is located between Elamang Avenue and Carabella Street, Kirribilli, in North Sydney LGA.

Development consent (SSD-7919) has been determined by the Minister for Planning and Public Spaces on 2/10/2018 and a modification to consent (SSD-7919-Mod-1) was subsequently approved on 25/09/2019, in accordance with the plans, conditions of consent and impacts set out in an Environmental Impact Statement (EIS) prepared by Ethos Urban Pty Ltd (29 September 2017).

Molino Stewart was engaged by Bloompark Consulting Pty Ltd to undertake this Independent Environmental Audit. This document serves as the Independent Environmental Audit report.

The audit reviewed the project's construction compliance via systems, documents, records, and procedures in relation to conditions of the development consent associated with the redevelopment works.

The audit considered a total of 139 conditions of consent. In general, the redevelopment works were found to be compliant with the approval consent requirements. There were 68 non-compliances or associated corrective actions raised and one opportunity for improvement identified.

## 2 INTRODUCTION

### 2.1 BACKGROUND

**Project Application number:** SSD 7919

**Project Name:** Loreto Innovation Centre Project

**Address:** 85 Carabella Street, Kirribilli

**Local Government Area:** North Sydney Local Government Area (LGA)

**Determining Authority:** NSW Minister for Planning

Loreto Kirribilli have commenced a long term staged project to update their current campus towards a more future focussed learning environment and to resolve a number of accessibility and amenity issues across the campus.

Loreto Kirribilli occupies Lot 200 DP1166282 and is located between Elamang Avenue and Carabella Street, Kirribilli.

Development consent (SSD-7919) has been determined by the Minister for Planning and Public Spaces on 2/10/2018 and a modification to consent (SSD-7919-Mod-1) was subsequently approved on 25/09/2019, in accordance with the plans, conditions of consent and impacts set out in an Environmental Impact Statement (EIS) prepared by Ethos Urban Pty Ltd (29 September 2017).

Stage one of the development will see the demolition of B-Block and parts of other buildings, the construction of a seven storey Learning Hub, an extension to the Gymnasium, construction of 'connector pods' and covered walkways between buildings, and new landscaping and external play areas. This development will allow for an increase in student enrolment of 30 students.

The project was approved by the Department of Planning, Industry and Environment (DPIE) (2 October 2018, and Mod-1 on 25 September 2019) subject to the conditions of consent, of which conditions C37 to C41 (SSD-7919-Mod-1) relate the requirements for independent environmental audits:

*C37. No later than one month prior to the commencement of construction works or within another timeframe agreed with the Planning*

*Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information.*

*C38. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.*

*C39. The environmental audit program prepared and submitted to the Planning Secretary must be implemented and complied with for the duration of the development. C40. All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:*

*(a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;*

*(b) assesses whether the development is complying with the terms of this consent;*

*(c) reviews the adequacy of any document required under this consent; and*

*(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.*

*C41. Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the approval of the Principal Certifying Authority.*

Molino Stewart was engaged by Bloompark Consulting Pty Ltd to undertake the Independent Environmental Audit Program.

This document serves as the Independent Environmental Audit Report.

## 2.2 AUDIT PERIOD

The period covered by this report includes the date demolition works which has occurred onsite to date, starting from the 28<sup>th</sup> June 2019. Molino Stewart were initially engaged to audit the bulk earthworks phase of the development, however as no other audits have been undertaken to date it has since been determined that the audit should include the entire construction period.

## 2.3 AUDIT SCOPE

Molino Stewart prepared an Independent Environmental Audit schedule and program for the project in accordance with Independent Audit Post Approval Requirements (Department of Planning and Environment, 2018) (hereafter referred to as the Guidelines).

Following approval by the planning Secretary Molino Stewart issued a data request for data and records which were used as evidence to demonstrate compliance with the audit criteria set out in the audit table (Appendix A).

The data requested was inclusive of:

- Post approval documents required under the Conditions of Consent (including environmental mitigation measures and recommendations provided in environmental management plans)
- All licences and approvals applicable to the development.

Consultation was undertaken by Shireen Baguley (6<sup>th</sup> and 7<sup>th</sup> February 2020) as part of the audit scope and in line with Guidelines. This included correspondence with nominated representatives from relevant agencies.

The audit was based on the above and included:

- examination of a sample of administrative, technical and operating documents and records provided both prior to, during and subsequent to the period the auditor was on site

- site inspection of the facilities and surrounding areas
- interviews and discussions with key personnel, predominantly
  - Byron Williams, Senior Project Manager, Bloompark Consulting Pty Ltd
  - Ivan Lim, Project Manager, DECC
  - Mohammed W, Site Manager, DECC

## 2.4 AUDIT TEAM

The Independent Environmental Audit was undertaken by Molino Stewart Pty Ltd. Shireen Baguley BE MEngSc, who is an Exemplar Global certified lead environmental auditor (12550) led the audit.

## 2.5 AUDIT OBJECTIVE

This Independent Environmental Audit addresses conditions C37 to C41 of the conditions of consent (SSD-7919-Mod-1). The audit serves to assess the environmental performance of the project with reference to the relevant requirements in the conditions of consent.



## 3 AUDIT METHODOLOGY

### 3.1 SELECTION AND ENDORSEMENT OF AUDIT TEAM

DPIE has advised that the Department does not need to approve the auditor for this project.

### 3.2 INDEPENDENT AUDIT SCOPE DEVELOPMENT

The redevelopment works at Loreto Kirribilli were audited against the following criteria:

- Conditions of consent (SSD-7919-Mod-1) (25 September 2019);
- Conditions of consent (SSD-7919) (02 October 2018); and
- The comments received from relevant authority consultation (where applicable)

### 3.3 COMPLIANCE EVALUATION

Within this audit, compliance is determined through evidence-based evaluation.

Verifiable evidence has been collected using the following methods as appropriate to the condition and the circumstances:

- review of relevant records, documents and reports;
- interviews of relevant site personnel;
- agency consultation;
- photographs; and
- site inspections of relevant locations, activities and processes.

The evidence used to verify compliance with each requirement has been documented in the Audit Table along with any relevant observations and notes.

### 3.4 SITE INSPECTION

The audit was undertaken at Loreto Kirribilli (85 Carabella Street, Kirribilli, NSW) on Thursday 20<sup>th</sup> February 2020 and included a site inspection.

The weather was mild and sunny and construction activities were being undertaken during the site inspection.

### 3.5 SITE INTERVIEWS

Site interviews were undertaken by Shireen Baguley on 20<sup>th</sup> February 2020. Those interviews are listed below:

- Byron Williams, Senior Project Manager, Bloompark Consulting Pty Ltd
- Ivan Lim, Project Manager, DECC
- Mohammed W, Site Manager, DECC

### 3.6 CONSULTATION

Consultation was undertaken by Shireen Baguley as part of the audit scope and in line with Guidelines. This included correspondence with nominated representatives from the following relevant agencies:

- NSW Fire and Rescue
- North Sydney Council
- NSW RMS
- Sydney Water
- Transport for NSW
- DPIE
- Loreto Kirribilli

The purpose of this consultation was to obtain the relevant agencies input into the scope of the audit and to provide any comments that should be accounted for during the audit. The consultation responses have been collated in Appendix B.

### 3.7 COMPLIANCE STATUS DESCRIPTORS

The audit findings were graded in accordance with the following Department of Planning and Environment classifications (June 2018):-

**Compliant:** The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.

**Non-Compliant:** The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.

**Not Triggered:** A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

## 4 AUDIT FINDINGS

### 4.1 APPROVAL AND DOCUMENT LIST

The redevelopment works at Loreto Kirribilli were audited against the following criteria:

- Conditions of Consent (SSD 7919 Mod 1) (25/09/2019)
- Conditions of consent (SSD-7919) (02 October 2018); and
- The comments received from relevant authority consultation (where applicable)

### 4.2 AUDIT SUMMARY

The audit considered a total of 139 conditions of consent of which there were 307 separately assessable sub-conditions (hereafter referred to as items). In general, the redevelopment works were found to be compliant with the conditions of consent requirements following the audit on 20 February 2020.

At the completion of the audit, an exit meeting was held with relevant staff in attendance. The meeting consisted of informal discussions on the non-compliances identified and the corrective actions that had been noted during the audit.

Subsequent to the audit, further discussions were held with Bloompark Consulting in relation to the recommendations and the development of the action plan.

Following the outcomes of the above opportunity to provide further evidence there were 68 non-compliances and associated corrective actions raised and one opportunity for improvement identified for conditions which were assessed as compliant. Eighty-six items were classified as not triggered; and none of these had actions raised against them.

The corrective actions and opportunity for improvement determined through these processes form the basis of the recommended actions list (Appendix C). It is required that Loreto Kirribilli reviews the Action List and fills out the columns titled for 'Action to be Taken', 'By whom', and 'By when'. It is the

responsibility of the Loreto Kirribilli to monitor the progress of the Action List items and ensure close out.

### 4.3 COMPLIANCE PERFORMANCE

The audit considered a total of 139 conditions of consent. In general, the redevelopment works were found to be compliant with the approval consent requirements, however there were 30 conditions found to be non-compliant form which 68 non-compliance items and associated corrective actions were raised. In addition, one opportunity for improvement was identified.

### 4.4 AGENCY NOTICES

There have been no agency notices.

### 4.5 NON-COMPLIANCES

The compliance monitoring considered a total of 139 conditions of consent of which there were 307 separately assessable items derived from the conditions of consent. Thirty conditions (68 items) were found to be non-compliant. The full details of the audit findings are provided in the schedules in Appendix A.

### 4.6 PREVIOUS REPORT ACTIONS

There have been no previous Independent Environmental Audits. A Pre-construction compliance report was prepared by Bloompark Consulting (30 October 2019). The report identified no non-compliances in relation to the demolition or early works package phase for this project. No recommended actions or opportunities for improvement were identified.

## 4.7 EMP, SUB-PLANS AND POST APPROVAL DOCUMENTS

A Construction Environment Management Plan (CEMP) has been completed in accordance with the conditions on consent and is being implemented on the project by the construction contractor (DECC). The CEMP includes the following subplans:

- Traffic and Pedestrian Management Plan
- Construction Soil & Water Management Plan
- Construction Waste Management Plan
- Construction Noise & Vibration Management Plan

The subplans listed above were generally found to lack sufficient detail and not updated regularly. In particular:

- the Traffic and Pedestrian Management Plan had not been updated since the start of construction nor with the requirements specified by the RMS or North Sydney Council conditions;
- The Soil and Water Management Plan did not provide any specific details on the implementation of the plan;
- the Construction Waste Management Plan did not capture all types of waste present on the site, particularly contaminated soil which is relevant during the bulk earthworks phase of the development; and
- the Construction Noise and Vibration Management Plan did not adequately capture the recommendations of the Construction Noise and Vibration Assessment, in either monitoring or mitigation details. However, the original noise assessment by Renzo and Associates was being used as a reference to guide noise assessment and monitoring onsite.

The site was found to be operating in accordance with these plans, but there are updates required to incorporate all relevant information. The details of these updates have been recorded in the audit tables (Appendix A) and recommendations (Appendix C).

## 4.8 ENVIRONMENTAL PERFORMANCE

This audit has found that the environmental performance of the project is fair. The project management and the construction contractors have systems in place for the management of the project however there is not good tracking against the requirements of the conditions of consent as has been noted in the audit schedules.

Information and documentation was made readily available during the site interviews. Where issues were noted, the site personnel were receptive to incorporating the points for improvement that were noted. A number of the minor issues noted during the site audit period were addressed quickly, as noted earlier in this report.

## 4.9 CONSULTATION

Of the seven agencies contacted during the consultation period, three issued responses, which aligned with existing conditions of consent. None of these agencies required any further scope to be added to the Audit.

The results of agency consultation and documentation relating to engagement are included in Appendix B.

## 4.10 RECOMMENDED ACTIONS

There were 68 recommended actions for the 68 non-compliant items, and one opportunity for improvement.

The corrective actions have been determined through the audit processes and these plus the one opportunity for improvement, form the basis of the recommended actions list (Appendix C).

It is required that Loreto Kirribilli reviews the Action List and fills out the columns titled for 'Action to be Taken', 'By whom', and 'By when'. It is the responsibility of the Loreto Kirribilli to monitor the progress of the Action List items and ensure close out.

## 4.11 INCIDENTS

There have been no incidents to report.

## 4.12 COMPLAINTS

There have been 13 complaints to report, with the majority of these concerning noise of trucks or excavation noise. One involved a noise complaint being lodged by the DPIE on behalf of the local residents. This complaint is now listed as resolved. A separate noise complaint is listed as not resolved and although it notes that discussion is ongoing Bloompark Consulting advised that mediation was not required as specific engagement activities and information from the school were requested, and have been subsequently provided since the initial concerns were raised. The updating of the Construction Noise and Vibration Management Plan in consultation with the local community is included as a recommended action in Appendix C.

## 4.13 SITE INSPECTION

The audit was undertaken at Loreto Kirribilli (85 Carabella Street, Kirribilli, NSW) on 20<sup>th</sup> February, 2020 and included a site inspection.

The weather was fine and construction activities were being undertaken during the site inspection, with the bulk excavation works ongoing.

The site was found to be generally in order and activities being undertaken were found to be in accordance with the requirements of the conditions of consent, CEMP and sub-plans.

## 4.14 SITE INTERVIEWS

Site interviews were undertaken by Shireen Baguley on 20<sup>th</sup> February 2020, as noted in Section 3.

Information and documentation was made readily available during the site interviews. Where issues were noted, the site personnel were receptive to improving where identified.

## 4.15 LIMITATIONS

The process by which this monitoring report was conducted, including the sample of records selected and the method for examination used, followed established audit protocols and was in accordance with the best professional judgment of the auditor. It should be understood that the audit consisted of sample observations in a short span of time.

As part of the audit report, an action plan has been provided (Appendix C). This plan has been developed by Bloompark Consulting in consultation with the construction contractor, DECC. The verification of the proposed or completed actions that have been listed within this plan is beyond the scope of this audit. It is expected these actions and the efficacy of them and any documentation produced to address the points for improvement and non-compliances raised in this audit and satisfy the relevant Condition requirements would be assessed in the next scheduled Independent Environmental Audit. As such, no opinion is offered on the actions or documentation reference within this Independent Environmental Audit.

## 5 RECOMMENDATIONS

The audit considered a total of 139 conditions of consent. In general, the redevelopment works were found to be compliant with the approval consent requirements. There were 68 non-compliances or associated corrective actions raised and one opportunity for improvement identified.

The corrective actions raised and opportunity for improvement identified form the basis of the recommended actions list (Appendix C). The recommended actions include corrective actions and identified opportunities for improvement. It is required that Loreto Kirribilli reviews the Action List and fills out the columns titled for 'Action to be Taken', 'By whom', and 'By when'. It is the responsibility of the Loreto Kirribilli to monitor the progress of the Action List items and ensure close out.

## 6 CONCLUSION

Molino Stewart undertook an independent environmental audit of Loreto Kirribilli . This document serves as the Independent Environmental Audit report.

The audit considered evidence to demonstrate compliance with the audit criteria set out in the audit table (Appendix A), inclusive of:

- Post approval documents required under the Conditions of Consent (including environmental mitigation measures and recommendations provided in environmental management plans)
- All licences and approvals applicable to the development.

Consultation was undertaken by Shireen Baguley (6<sup>th</sup> and 7<sup>th</sup> February 2020) as part of the audit scope and in line with Guidelines

The audit reviewed the project's construction compliance via systems, documents, records, and procedures in relation to conditions of the development consent associated with the redevelopment works.

The audit considered a total of 139 conditions of consent of which there were 307 separately assessable sub-conditions. In general, the redevelopment works were found to be compliant with the conditions of consent requirements. Thirty conditions (68 items) were found to be non-compliant. The full details of the audit findings are provided in the schedules in Appendix A.

There were 68 recommended actions for the 68 non-compliant items, and one opportunity for improvement, these form the basis of the recommended actions list (Appendix C).

**APPENDIX A – INDEPENDENT AUDIT TABLE**

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Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
<b>Obligation to Minimise Harm to the Environment</b>					
A1	1	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.	Site inspection, records, incident register, Agency correspondence in relation to environmental incidents CEMP in place on-site, measures to prevent environmental harm in place on-site	all reasonable and feasible measures in place to prevent environmental harm	Compliant
<b>Terms of Consent</b>					
A2	2	The development may only be carried out:			
	3	(a) in compliance with the conditions of this consent;	Evidence of compliance with applicable consent conditions relevant for this audit	Non compliance to the extent outlined in these schedules	Non-Compliant
	4	(b) in accordance with all written directions of the Planning Secretary;	N/A	Bloompark & DECC advised no written directions	Compliant
	5	(c) in accordance with the EIS as amended by the RTS and , Supplementary RTS Information and SSD-7919-Mod-1; and	SSD-7919-Mod-1 and specialist studies which formed part of the EIS as referenced in these schedules.	Compliance to the extent outlined in these schedules	Compliant
	6	(d) in accordance with the approved plans in the table A2 page 9	Mod 1 approved plans	This is only the first stage	Compliant
A3	7	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	N/A	Bloompark & DECC advised no written directions	Not Triggered
	8	(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			Not Triggered
	9	(b) the implementation of any actions or measures contained in any such document referred to in (a) above. 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 (c) or (d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Schedule 3, condition AZ(c) or (d). the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.			Not Triggered
<b>Inconsistency between documents</b>					
A4	10	If there is any inconsistency between the plans and documentation referred to above the most recent document must prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.	Noted		
<b>Staging of the development</b>					
A5	11	With the approval of the Planning Secretary, the Applicant may:			
	12	(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);	Noted		
	13	(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	Noted		
	14	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Noted		
	15	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. 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.	Noted		
<b>Evidence of Consultation</b>					
A6	16	Where conditions of this consent require consultation with an identified party, the Applicant must:			
	17	(a) consult with the relevant party prior to submitting the subject document for approval; and	CTPMP, McLaren Traffic Engineering, 30/05/2019; CNVMP v2, DECC, 04/02/2020; CWMP, prepared by DECC, last revision 04/06/2019; CEMP v2, DECC, 25/10/2019	C20 - not triggered C28 - no mention of consultation in traffic management plan C29 - consultation not described in CNVMP C31 - Consultation with council not described C34 - no evidence of consultation with council E24 - excluded from this audit AN8 - no evidence of consultation with SafeWork NSW AN9 - unclear if triggered Please provide evidence of consultation as requested	Non-Compliant
	18	(b) provide details of the consultation undertaken including:	None provided	Details of consultation not provided for the conditions where noted above	Non-Compliant

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
	19	i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and	CTPMP, McLaren Traffic Engineering, 30/05/2019;	The traffic management plan was submitted to Council, and updates were requested but were not incorporated into the management plan.	Non-Compliant
	20	ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	CTPMP, McLaren Traffic Engineering, 30/05/2019; CNVMP v2, DECC, 04/02/2020; CWMP, prepared by DECC, last revision 04/06/2019; CEMP v2, DECC, 25/10/2019	No disagreement observed in documentation reviewed in relevant conditions, where available	Compliant
<b>Structural Adequacy</b>					
A7	21	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. <i>Note: Under Part 4A of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>			
<b>Applicability of Guidelines</b>					
A8	22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, 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.			
<b>Monitoring and Environmental Audits</b>					
A9	23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			
<b>Incident Notification, Reporting and Response</b>					
A10	24	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.	N/A	Bloompark & DECC advised no incidents	Compliant
A11	25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.			Not Triggered
<b>Non-Compliance Notification</b>					
A12	26	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 PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	N/A	Bloompark & DECC advised no notices	Compliant
A13	27	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.			Not Triggered
A14	28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			
<b>Revision of Strategies, Plans and Programs</b>					
	29	Within three months of:			
	30	(a) the submission of an Annual Review under this consent;			Not Triggered
	31	(b) the submission of a compliance report under this consent;	CEMP v2, DECC, 25/10/2019 - Plans attached to the CEMP: CTPMP, McLaren Traffic Engineering, 30/05/2019; Unexpected Finds Procedure rev 3.2, DECC, 02/02/2019; Plans not attached to CEMP: CNVMP v2, DECC, 04/02/2020 CNVMP v1, DECC, 04/06/2019 CSWMP v1, DECC, 04/06/2019 CWMP v1, DECC, 04/06/2019	Compliance Reporting took place on 20/06/2019, 27/09/2019 and 14/11/2019, thus plans should have been revised at least once between these dates and 20/09/2019, 27/12/2019 and 14/02/2019 respectively. CEMP updated on 04/06/2019 and 25/10/2019, CNVMP prepared 23/09/2019, noting that another v1 is dated 04/06/2019, the former is updated to v2 04/02/2020 CTPMP prepared 30/05/2019, no updates, Unexpected Finds Procedure revision 3.2 dated 02/02/2020 no document control to track updates, CNVMP prepared 04/06/2019, no updates CSWMP prepared 04/06/2019, no updates CWMP prepared 04/06/2019, no updates	Non-Compliant
A15	32	(c) the submission of an incident report under this consent;	N/A	Bloompark & DECC advised no incidents	Compliant
	33	(d) the submission of an Independent Environmental Audit under this consent;			Not Triggered

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
	34	(e) the approval of any modification to the conditions of this consent; or	CEMP v2, DECC, 25/10/2019 - Plans attached to the CEMP: CTPMP, McLaren Traffic Engineering, 30/05/2019; Unexpected Finds Procedure rev 3.2, DECC, 02/02/2019; Plans not attached to CEMP: CNVMP v2, DECC, 04/02/2020 CNVMP v1, DECC, 04/06/2019 CSWMP v1, DECC, 04/06/2019 CWMP v1, DECC, 04/06/2019	Mod 1 approval date is 25/09/2019. CEMP updated on 04/06/2019 and 25/10/2019, CNVMP prepared 23/09/2019, noting that another v1 is dated 04/06/2019, the former is updated to v2 04/02/2020 CTPMP prepared 30/05/2019, no updates, Unexpected Finds Procedure revision 3.2 dated 02/02/2020 no document control to track updates, CNVMP prepared 04/06/2019, no updates CSWMP prepared 04/06/2019, no updates CWMP prepared 04/06/2019, no updates	Non-Compliant
	35	(f) the issue of a direction of the Planning Secretary under Condition A2.	N/A	Bloompark & DECC advised no directions	Compliant
	36	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing that a review is being carried out.	None provided	There have been some updates of plans but no notification provided	Non-Compliant
A16	37	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 Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>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.</i>	None provided	Documents updated as outlined in these audit tables however planning secretary not notified	Non-Compliant
<b>Workplace Travel Plan</b>					
	38	The Applicant must prepare a detailed Workplace Travel Plan (WTP), within 3 months of the approval of this consent. The WTP must incorporate the following:	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2018	WTP meets timing requirement.	Compliant
	39	(a) recommendations and initiatives in the Workplace Travel Plan, prepared by McLaren Traffic Engineering and Road Safety Consultants dated 9 Feb 2018;	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2019	WTP incorporates the recommendations and initiatives in the previous WTP	Compliant
	40	(b) clear targets for reduction in private car use by staff, senior students, and parent drop-off and pick-up at the school;	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2020	WTP states in section 4.5 "with the overall target a 2% year on year growth in the use of public transport options for the first five years, with a target of 1% year on year growth for the following five years"	Compliant
	41	(c) travel information for modes other than private vehicle;	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2021	WTP provides information about modes other than private vehicle	Compliant
	42	(d) measures to reduce private car use, such as;	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2022	Once WTP is on website this will be compliant	Non-Compliant
	43	i) charging for staff and senior students to park on site or at an alternative location;	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2023	Section 5.3.2 of the WTP deals with Charging for on-site Car Parking	Compliant
	44	ii) a car-pooling scheme, for a reduced price or free parking; and	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2024	Section 5.3.1 of the WTP regards carpooling	Compliant
	45	iii) ensure that the WTP is available on the school website and intranet.	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2025	Section 5.4.3 states that the plan will be made available on the Loreto Website, however it is not.	Non-Compliant
	46	The WTP must be implemented by the Applicant, or person/s authorised to, for the life of the development. The WTP is to be monitored and revised annually for the first three years and then from time to time as needed, from the date of implementation.	Workplace Travel Plan, prepared by McLaren Traffic Engineering dated 18 December 2026	Evidence of implementation required	Non-Compliant

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
Road Safety Evaluation					
A18	47	A Road Safety Evaluation (RSE) must be conducted within six (6) months of the approval, in accordance with the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices that specifically evaluates the following:	Road Safety Evaluation of the Existing pedestrian and road conditions surrounding Loreto Kirribilli at 85 Carabella Street, Kirribilli, prepared by McLaren Traffic and Road Safety Consultants, 27 March 2019	RSE is dated within 6 months of commencement of construction	Compliant
	48	(a) conditions during school pick-up/drop-off periods along Carabella Street and any other roads significantly utilised for pick-up/drop-off;	Road Safety Evaluation of the Existing pedestrian and road conditions surrounding Loreto Kirribilli at 85 Carabella Street, Kirribilli, prepared by McLaren Traffic and Road Safety Consultants, 27 March 2020	RSE documents conditions and routes used at pick-up/drop-off and pick up periods	Compliant
	49	(b) safe route options for pedestrians and cyclists;	Road Safety Evaluation of the Existing pedestrian and road conditions surrounding Loreto Kirribilli at 85 Carabella Street, Kirribilli, prepared by McLaren Traffic and Road Safety Consultants, 27 March 2021	RSE documents safe route options	Compliant
	50	(c) safe route options for coach pick-up/drop-off points for excursions;	Road Safety Evaluation of the Existing pedestrian and road conditions surrounding Loreto Kirribilli at 85 Carabella Street, Kirribilli, prepared by McLaren Traffic and Road Safety Consultants, 27 March 2022	RSE documents coach pick-up/drop-off	Compliant
	51	(d) pedestrian crossings, local road network; and	Road Safety Evaluation of the Existing pedestrian and road conditions surrounding Loreto Kirribilli at 85 Carabella Street, Kirribilli, prepared by McLaren Traffic and Road Safety Consultants, 27 March 2023	RSE documents pedestrian crossing, local road network	Compliant
	52	(e) for students accessing Bradfield Park for school related purposes	Road Safety Evaluation of the Existing pedestrian and road conditions surrounding Loreto Kirribilli at 85 Carabella Street, Kirribilli, prepared by McLaren Traffic and Road Safety Consultants, 27 March 2024	RSE evaluates route to Bradfield Park	Compliant
Operational Transport and Access Management Plan (OTAMP)					
A19	53	An OTAMP is to be prepared by a suitably qualified person, in consultation with Council's Local Traffic Committee, for Loreto Kirribilli School, which must identify mode share targets for the proposed travel strategies that target no net increase in private vehicle trips to the site and interim traffic management measures (including details for management of the pick-up/drop-off zones and training for supervising staff or traffic controllers).	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	This plan is still in draft form, therefore deemed as not yet triggered	Not Triggered
A20	54	The OTAMP must be submitted to the satisfaction of the Planning Secretary for approval within three (3) months of approval of application SSD-7919-Mod-1.		The plan is still in draft form	Not Triggered
A21	55	The OTAMP must be implemented to the satisfaction of the Planning Secretary within six (6) months of the approval of this document or prior to occupation of Stage 1 (whichever occurs earlier).		Evidence of implementation of the OTAMP	Not Triggered
A22	56	An increase in students or full-time equivalent staff (as documented in annual Commonwealth Census Data) above the existing student enrolment / full time equivalent staff numbers (as documented in annual Commonwealth Census Data) at the date of determination, is not permitted prior to effective implementation of the OTAMP to the satisfaction of the Planning Secretary.			

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
A23	57	The OTAMP must include details for each of the travel strategies and must address the following matters for each of the travel strategies:			
	58	(a) objectives and targets;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	Section 1 outlines objectives "The objective of implementing the travel strategies is to achieve the target of no net increase in private vehicle trips to the site from the proposed development."	Compliant
	59	(b) timing;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	There are two plans - one is a streamlined kiss and drop procedure and another is a 'walking bus' where senior students walk primary students to the bus stop to encourage the use of the buses. This is still in draft form and being negotiated with Loreto so not yet finalised and deemed not yet triggered	Not Triggered
	60	(c) responsibility;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	OTAMP states "Ultimately, it is Loreto Kirribilli that is responsible for its traffic and transport impact on the local road network as well as the funding and implementation of travel strategies."	Compliant
	61	(d) funding;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	OTAMP states "Ultimately, it is Loreto Kirribilli that is responsible for its traffic and transport impact on the local road network as well as the funding and implementation of travel strategies."	Compliant
	62	(e) implementation;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	OTAMP contains procedures for implementation of the strategies	Compliant
	63	(f) details for management of the pick-up/drop-off zones, including training for traffic controllers;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	Details of the management of pick-up/drop off zones are provided	Compliant
	64	(g) the operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	OTAMP states: "A similar "walking bus" strategy should be adopted by staff walking students between the school and the bus pick-up/drop-off zone for excursions and sporting activities. The staff should use the same route shown in Figure 2 above and perform the duty of the senior students as discussed above."	Compliant
	65	(h) delivery and services vehicle and bus access and management arrangements;	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	OTAMP section 5 deals with Deliver/Service Vehicles and bus access and management arrangements	Compliant
	66	(i) monitoring regime to evaluate each strategy; and	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	OTAMP states the review process "shall include travel behaviour analysis, on-street parking counts along the pickup/drop-off zone at the Carabella Street frontage and observation of the pick-up/drop-off zone." Still in draft form and being negotiated so deemed not yet triggered	Not Triggered
	67	(j) monitoring of whether the overall strategies are meeting the target of no net increase in private car trips.	Operational Transport and Access management Plan of Loreto Kirribilli School at 85 Carabella Street Kirribilli, prepared by McLaren Traffic Engineering dated 27 march 2019	OTAMP states "If the review process identifies that the mode share targets and the target of "no increase in traffic" are not being met, the OTAMP must be updated to reflect alternate measures that are effective in meeting the targets." Still in draft form and being negotiated so deemed not yet triggered	Not Triggered

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
A24	68	Should the RSE required by Condition A18 identify any issues or identify that physical improvements to the pick-up/drop-off zone or the walking routes are needed, additional supplementary measures are to be proposed in the OTAMP and the document updated to incorporate any recommendations such as: (a) alternate walking path for students during significant construction period; (b) closing the gates to the driveway on Carabella Street during drop-off pick-up times to encourage use of the full length of the pick-up/drop-off zone; and (c) provision of additional traffic controllers at designated pick-up/drop-off areas or delayed pick-up times for parents who are identified as routinely performing unsafe or illegal pick-up/drop-off.		The RSE does find some bits of pavement, handrail are needing fixing or updating, but doesn't have specific recommendations about that. As still in draft form and being negotiated so deemed not yet triggered	Not Triggered
A25	69	The OTAMP/s (as revised from time to time) must be implemented by the Applicant for the life of the development.			
<b>Review of the Operational Transport and Access Management Plan</b>					
A26	70	Traffic and on-street parking reviews (including travel behaviour analysis, on-street counts along the pick-up/drop-off zone at the Carabella Street frontage and observation of the pick-up/drop-off zone) shall be undertaken by a suitably qualified person, six (6) months after the implementation of the OTAMP required by Condition A19 and then annually for the first three years and then from time to time as needed, to determine the effectiveness of the measures detailed in that document.			Not Triggered
A27	71	If the review process for the OTAMP identifies that the mode share targets and the target of "no increase in traffic" are not being met, the applicant must update the OTAMP to reflect alternate measures that are effective in meeting the targets to the satisfaction of the Planning Secretary.			Not Triggered
<b>Road Safety Programme</b>					
A28	72	The Applicant must undertake a Road Safety Programme in accordance with the NSW Centre for Road Safety, Transport NSW's document "Keeping our Kids Safe Around Schools", to inform and educate staff, students and their parents regarding safety around the Subject Site, within three (3) months of the approval.	Letter to parents from Daniel Mahon (principal) dated 25/03/2019	Letter states: "I write to confirm that Loreto Kirribilli plans to complete a Road Safety Programme ... the program undertaken will be in accordance with ... "Keeping our Kids Safe Around Schools""	Compliant
<b>Lapsing of approval</b>					
A29	73	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.			
<b>Prescribed Conditions</b>					
A30	74	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.			
<b>Planning Secretary as Moderator</b>					
A31	75	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.			
<b>Long Service Levy</b>					
A32	76	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Service Levy Receipt number 00403823	Receipt shows estimated value of the work to be \$24,405,937.00 and the amount paid to the long service levy is \$85,420.00	Compliant
<b>Legal Notices</b>					
A33	77	Any advice or notice to the consent authority must be served on the Planning Secretary.			Not Triggered

Condition Numb	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
<b>External Walls and Cladding</b>					
B1	78	The external walls of all buildings, including additions to existing buildings, must comply with the relevant requirements of the National Construction Code (NCC).			Not Triggered
B2	79	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Principal Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.			Not Triggered
B3	80	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.			Not Triggered
<b>Building Design</b>					
B4	81	The Construction Certificate Plans must demonstrate the following:			Not Triggered
	82	(a) The floor level of the roof of the learning hub must not exceed RL34.5;			Not Triggered
	83	(b) The lift overrun of the learning hub must not exceed RL39.0;			Not Triggered
	84	(c) The stairwell over the learning hub must not exceed RL 37.5;			Not Triggered
	85	(d) The maximum height of the northern precinct connector be must not exceed RL 31.00; and			Not Triggered
	86	(e) The maximum height of the southern precinct connector must not exceed RL 43.27.			Not Triggered
B5	87	To maintain appropriate levels of privacy to the adjoining neighbours and enable view sharing, the Applicant must modify the design of the "learning hub" building, through the following:			Not Triggered
	88	(a) The level of the raised roof garden must not exceed FFL 34.9;			Not Triggered
	89	(b) Restrict any usage and access to the roof above the learning hub except for;			Not Triggered
	90	i) circulation or fire egress between the Marian Centre, the lift/stairs, and the learning hub, by students and staff; and maintenance and cleaning purposes.			Not Triggered
	91	A copy of the plans must be submitted for the approval of the Planning Secretary, prior to the issue of the Construction Certificate.			Not Triggered
<b>Noise Attenuation Measures</b>					
B6	92	Prior to the issue of a Construction Certificate, the Applicant must demonstrate to the Principal Certifying Authority that the design of the mechanical plant rooms, the connectors, new learning hub building meet the Site-Specific Noise Criteria identified in the Stage 1 DA operation and Construction Noise and Vibration Report (TJ415-01F05) prepared by Renzo Tonin and Associates dated 17 August 2017.			Not Triggered
<b>Archaeological Investigations</b>					
B7	93	The Applicant must prepare a Research Design and Methodology incorporating the proposed archaeological monitoring, testing and salvage methods recommended in the HIS prepared by GML Heritage dated July 2017 and provide a copy to the Heritage Division of the Office of Environment and Heritage (Heritage Division) and the Department to confirm adequacy of the proposed methods.	Letter from Erica van den Honert as delegate for the planning secretary dated 25/10/2019 to Byron Williams; Loretto Kirribilli, Western Precinct, Historical Archaeological Research Design September 2019	Letter states "I confirm adequacy of the Archaeological Research Design Report, Rev 02, dated September 2019, for the proposed archaeological monitoring, testing & salvage methods for Loreto Kirribilli school pursuant to condition B7 of SSD 7919"; Historical Archaeological Research Design report has been provided.	Compliant
<b>Ecologically Sustainable Development</b>					
B8	94	The chosen Ecologically Sustainable Development (ESD) measures must be incorporated into the final design, as identified in the Sustainability Masterplan Report prepared by Norman Disney and Young dated 28 July 2017 and the alternate measures proposed in the S 4.55 Letter of Support (SY182476-SL-01-4) prepared by Northrop dated 05/08/2019. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	Letter from Ian Van Eerden, Northrop Consulting Engineers, to Byron Williams, Bloompark Consulting, dated 24 October 2019	Letter states "Northrop Consulting Engineers has completed a review the available project ocumentation and confirm that the project design currently contain the relevant information relating to the Ecologically Sustainable Development (ESD) measures as identified in the Sustainability Masterplan Report prepared by Norman Disney and Young dated 28 July 2017 and the alternate measures proposed in the S4.55 Letter of Support (SY182476-SL-01-4) prepared by Northrop dated 05/08/2019. "	Compliant
<b>Stormwater Management</b>					

Condition Numb	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
B9	95	Final drainage design plans of the stormwater drainage management system must be prepared by a suitably qualified engineer generally in accordance with the stormwater drainage drawings prepared by Henry and Hymas in Schedule 3 condition A2. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.			Not Triggered
<b>Reflectivity</b>					
B10	96	The building materials used on the facades of the building must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.			Not Triggered
<b>Outdoor Lighting</b>					
B11	97	All outdoor lighting within the Subject Site must be designed to comply with, where relevant, AS1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.			Not Triggered
<b>Bicycle parking and end-of-trip facilities</b>					
B12	98	Plans demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Principal Certifying Authority:			Not Triggered
	99	(a) the provision of a minimum 20 student bicycle parking spaces adjacent to the Science Building, with end-of-trip facilities to be provided in the new learning hub;			Not Triggered
	100	(b) the provision of end-of-trip facilities within the proposed learning hub in the western precinct;			Not Triggered
	101	(c) 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;			Not Triggered
	102	(d) the details of the bicycle spaces and the ramp providing access to the bicycle parking area from Elamang Avenue;			Not Triggered
	103	(e) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;			Not Triggered
	104	(f) appropriate pedestrian and cyclist advisory signs are to be provided; and all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.			Not Triggered
<b>Car Parking and Service Vehicle Layout</b>					
B13	105	Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Principal Certifying Authority, prior to the issue of the Construction Certificate:			Not Triggered
	106	(a) all vehicles must enter and leave the Subject Site in a forward direction;			Not Triggered
	107	(b) in the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements must be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;			Not Triggered
	108	(c) all construction vehicles (excluding worker vehicles) are to be contained wholly within the Subject Site and vehicles must enter the site before stopping (unless work zones are approved);			Not Triggered
	109	(d) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and			Not Triggered
	110	(e) the swept path of the longest vehicle entering and exiting the Subject Site in association with the new work, as well as manoeuvrability through the Subject Site, must be in accordance with AUSTRROADS. In this regard, a plan must be submitted to the Principal Certifying Authority for approval, which shows that the proposed development complies with this requirement.			Not Triggered
<b>Access for People with Disabilities</b>					
B14	111	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the issue of the Construction Certificate, the Principal Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			Not Triggered
<b>Mechanical Ventilation</b>					



Condition Numb	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
B15	112	The design of all mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with Australian Standard AS1668.2 and AS3666.1 Microbial Control of Air Handling and Water Systems of Building to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.			Not Triggered
<b>Design of Food Premises</b>					
B16	113	The fitout of the food premises must be carried out in accordance with AS 4674 Design, construction and fit-out of food premises. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.			Not Triggered
<b>Utility Services</b>					
B17	114	The Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structures.	Sydney Water Disconnect service application number 758730 dated 05/11/2019, approved to disconnect water and/or waste water service at the main	Sydney Water have given their approval to disconnect water and/or waste water service at the main.	Compliant
<b>Sydney Water Notice of Requirements</b>					
B18	115	An application must be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the issue of any Construction Certificate.			Not Triggered
<b>Pre-construction Dilapidation Report</b>					
B19	116	The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building may fall within the 'zone of influence'. The report must be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the any Construction Certificate. A copy of the report is to be forwarded to the Council and each of the affected property owners. In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	Pre-Construction Dilapidation Reports provided for: 22 Elamang Avenue Kirribilli, units 1-3 111 Carabella Street Loretto Kirribilli Public Domain Elamang Avenur and Carbella Street Kirribilli Email submitting Pre-construction Dilapidation Reports to Council dated 19 June 2019	Dilapidation reports provided for all required properties. Reports were submitted to Council. Statement regarding which properties are in the 'zone of influence' and whether pre-construction dilapidation reports were completed for each and appropriate documentation for those where access was denied is required. Proof of documentation submission to each of the affected property owners required	Non-Compliant
<b>Geotechnical Report and excavation</b>					
B20	117	Prior to the issue of a Construction Certificate, a detailed geotechnical report prepared by a suitably qualified geotechnical or hydrogeological engineer, in accordance with the recommendations in the Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017, and including (but not be limited to) details of excavation methods, supports and any shoring requirements, must be submitted to the satisfaction of the Principal Certifying Authority.	Report to Loreto Kirribilli Limited on Geotechnical Investigation for Proposed Learning Hub at 85 Carabella Street Kirribilli, NSW by JK Geotechnics dated 17 May 2019; Email from Scott Naylor of Formiga1 (i.e. the PCA) to Byron Williams of Bloompark Consulting on 19/02/2020 confirming that the Geotechnical report was accepted.	Report contains required inclusions. Email states "B20 - Geotechnical Report attached and accepted."	Compliant

Condition Numb	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
B21	118	All structural drawings that demonstrate compliance with recommendations of the Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017, must be signed by a suitably qualified practising Structural Engineer. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	Northrops Structural Drawing Set issued for the early works tender on 02/08/2019 drawing numbers S00.01 rev 3, S00.02 rev 3, S01.00 rev 9, S01.01 rev 3, S01.02 rev 2, S01.03 rev 3; Email from Scott Naylor of Formiga1 (i.e. the PCA) to Byron Williams of Bloompark Consulting on 19/02/2020 confirming that the plans were accepted.	Structural drawings have not been signed off by suitably qualified practising Structural Engineer Email states: "Structural Plans attached and accepted"	Non-Compliant

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
<b>Notification of Commencement</b>					
C1	119	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. 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.	Email dated December 17 from Jenny Chu of DPIE to Callam Mead of Formiga1	Email states: "please take this email as a confirmation that condition C1 is satisfied and that we have no further comments at this stage." and in an email further down the email chain "I refer to the above-mentioned application and your recent submission dated 9 December."	Compliant
<b>Certified Plans</b>					
C2	120	Plans are to be submitted to the Principal Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions.	Demolition phase Form 3 - Construction Certificate Certificate Number - S181201 - Demo  Spoil Removal and Bulk Excavation Phase Form 3 - Construction Certificate Certificate Number - S181201 - EW Form 3 - Construction Certificate Certificate Number - S181201 -CC-BULK	Demolition phase Construction certificate issued 27th June 2019, demolition phase commenced 28th June, compliant  Spoil Removal and Bulk Excavation Phase Certificate issued October 25, 2019, Spoil Removal and Bulk Excavation Phase commenced 30 October 2019, compliant Certificate issued December 3, 2019,	Compliant
<b>Community Communications Strategy</b>					
C3	121	A 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 others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Community Communication Strategy dated May 2019	Community Consultation Strategy has been prepared as required.	Compliant
C4	122	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; and (d) set out procedures and mechanisms: i) through which the community can discuss or provide feedback to the Applicant; ii) through which the Applicant will respond to enquiries or feedback from the community; and iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. Prior to the commencement of construction, a copy of the Community Communications Strategy must be submitted to the Principal Certifying Authority and the Planning Secretary, and must be implemented for a minimum of 12 months following the completion of construction.	Community Communication Strategy dated May 2020; NSW DoP Compliant Report CC3 - appendix A; Cover letter from submission to the Planning Secretary; project website <a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a>	Community Communication Strategy covers items (a) to (d); Appendix A states "30/09/2019 SN - Previously closed out as part of the Demo CC."; Cover letter from submission to planning secretary provided; no response acknowledging receipt; Implementation of FAQs, community notifications, complaints and enquiries register confirmed. Evidence of implementation of some measures in community communication strategy available. Community Notifications up on the website: Information for our Neighbours February 2020 Soil Removal Notification October 2019 Demolition Notification July 2019 Demolition Notification June 2019 Hoarding Notification 29 May 2019 Information for our Neighbours May 2019	Compliant
<b>Access to Information</b>					
	123	At least 48 hours before the commencement of construction and until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:			

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C5	124	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:			
	125	i) the documents referred to in Condition A4 of Schedule 2 and Condition A2 of Schedule 3 of this consent;	project website - <a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a>	Website provides link to original consent on planning portal, from there can access modified consent and approved plans.	Compliant
	126	ii) all current statutory approvals for the development;	project website - <a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a>	Link provided to project development on DPIE website	Compliant
	127	iii) all approved strategies, plans and programs required under the conditions of this consent;	project website - <a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a>	Documents provided in same format as for Construction Certificates. Erosion and Sediment Control Plan is not provided, and all other deficiencies with plans reviewed in this audit are applicable	Compliant
	128	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;	project website - <a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a>	The following documents are on the project website: 170220 Construction Noise Results 060220 Construction Noise Logging 050220 Noise and Vibration Testing 101219 Noise and Vibration Testing	Compliant
	129	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;	project website - <a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a>	The following documents are on the project website: 170220 Construction Noise Results 060220 Construction Noise Logging 050220 Noise and Vibration Testing 101219 Noise and Vibration Testing	Compliant
	130	vi) a summary of the current stage and progress of the development;	project website - <a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a> and <a href="http://www.loreto.nsw.edu.au/about/innovation-centre/">http://www.loreto.nsw.edu.au/about/innovation-centre/</a>	Update with current status titled January 2020 explaining that bulk excavation is ongoing	Compliant
	131	vii) contact details to enquire about the development or to make a complaint;	project website - <a href="http://www.loreto.nsw.edu.au/about/innovation-centre/">http://www.loreto.nsw.edu.au/about/innovation-centre/</a>	Telephone, email and postal address provided	Compliant
	132	viii) a complaints register, updated monthly;	Project website - complaints register <a href="http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf">http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf</a>	Most recent complaint/enquiry listed as one month ago	Compliant
	133	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; and	N/A	This is the first independent environmental audit.	Not Triggered
	134	x) any other matter required by the Planning Secretary.	N/A	No other matters been required by the planning secretary	Not Triggered
	135	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	project website - <a href="http://www.loreto.nsw.edu.au/about/innovation-centre/">http://www.loreto.nsw.edu.au/about/innovation-centre/</a>	Information provided is up to date	Compliant
<b>Compliance Reporting</b>					
C6	136	A Pre-Construction Compliance Report must be prepared for the development, and submitted to the PCA for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> before the commencement of construction.	Pre-Construction Compliance Report and letter endorsing PCCR from Formiga1; NSW DoP Compliant Report CC3 - appendix A; Email from Laura Papoulias, Compliance Officer at DPIE dated 03/02/2020	Compliance Report addresses conditions and has an associated letter of endorsement; PCCR Appendix A states "02/12/2019 SN - Report recieved and CCD into email to council and the department"; Email from DPIE states "The Department can see that the compliance reports attached have been endorsed."	Compliant
	137	The Pre-Construction Compliance Report must include:			
	138	(a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and	NSW DoP Compliance Report CC3 - appendix A	Included in Compliance Report as Appendix A	Compliant

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C7	139	(b) the expected commencement date for construction.	NSW DoP Compliance Report CC3 - appendix A	Start date provided for construction is same as provided for early works package CC (i.e. CC2) no clear date for the commencement of construction for CC3 is provided within the document, however CC3 falls within the band of construction work given	Compliant
<b>Complaints and Enquiries Procedure</b>					
C8	140	Prior to the commencement of construction works, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction:			
	141	(a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;	Photograph Dev Con C8 - Photo of Signage 190620.jpg Project website <a href="http://www.loreto.nsw.edu.au/about/innovation-centre/">http://www.loreto.nsw.edu.au/about/innovation-centre/</a>	Photograph of sign on school fence with telephone, postal and email address numbers; verified onsite Telephone number, postal address and email address provided on project website	Compliant
	142	(b) a postal address to which written complaints and enquires may be sent; and	Photograph Dev Con C8 - Photo of Signage 190620.jpg Project website <a href="http://www.loreto.nsw.edu.au/about/innovation-centre/">http://www.loreto.nsw.edu.au/about/innovation-centre/</a>	Photograph of sign on school fence with telephone, postal and email address numbers; verified onsite Telephone number, postal address and email address provided on project website	Compliant
	143	(c) an email address to which electronic complaints and enquiries may be transmitted.	Photograph Dev Con C8 - Photo of Signage 190620.jpg Project website <a href="http://www.loreto.nsw.edu.au/about/innovation-centre/">http://www.loreto.nsw.edu.au/about/innovation-centre/</a>	Photograph of sign on school fence with telephone, postal and email address numbers; verified onsite Telephone number, postal address and email address provided on project website	Compliant
C9	144	A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works. The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:	NSW DoP Compliant Report CC3 - appendix A Appendix A; CEMP; Community Communication Strategy ; project website <a href="http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf">http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf</a>	PCCR Appendix A for this condition states "30/09/2019 SN - Previously closed out as part of the Demo CC. "; Section 14.2 of the CEMP describes what should be included in the complaints register but does not include a complaints register; Section 07 of the Community Communication Strategy refers to a complaints register on the Loreto Kirribilli website, which is in place.	Compliant
	145	(a) number of complaints received;	project website <a href="http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf">http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf</a>	Number of complaints has been provided	Compliant
	146	(b) number of people affected in relation to a complaint; and	project website <a href="http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf">http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf</a>	Number of people affected in relation to the complaint has been provided	Compliant
	147	(c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.	project website <a href="http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf">http://www.loreto.nsw.edu.au/wp-content/uploads/2020/01/Stakeholder_Database_Final_20191031.pdf</a>	Required details provided	Compliant
	148	The Complaints Register must be provided to the Planning Secretary upon request, within the timeframe stated in the request.		not requested	Not Triggered
<b>Compliance</b>					
C10	150	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	None provided	PCCR states 'noted' in Appendix A; Reviewed the induction which sets out requirements, references the environmental management plan, plus sets out legislation, dangerous goods, work hours, etc. Also reviewed toolbox talks as required by CEMP - these set out noise requirements etc. Dated 31/12/19 sighted.	Compliant
<b>Remediation of Site</b>					

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C11	151	The Applicant must remediate the Subject Site in accordance with the Remedial Action Plan (RAP) (Doc. Ref E30067KMrpt2) prepared by Environmental Investigation Services and dated 27 September 2017 and the Hazmat Report required by this development consent (Condition C42). Amendments to the approved RAP required as a result of further investigations must be prepared by a suitably qualified and experienced expert and approved by the site auditor.	Remedial Action Plan (RAP) (Doc. Ref E30067KMrpt2) prepared by Environmental Investigation Services and dated 27 September 2017; Hazardous Construction Materials Survey, Building B, Loreto Kirribilli, 85 Carabella Street Kirribilli NSW	No amendments to the RAP been required	Compliant
C12	152	The Applicant must carry out the remediation works using suitably qualified and experienced contractor(s).	None provided	Work was undertaken by DECC, as part of the contract it holds with Bloompark for the demo and bulk excavation works. Sighted the Safework licence for the removal of non friable asbestos. Need to have the details of the nominated supervisor and that person being present onsite during the works .	Non-Compliant
C13	153	Prior to the commencement of remediation works, the RAP must be certified by an accredited site auditor.	Report by Phreatic Consulting to Loreto Kirribilli Limited dated 16 September Subject: Interim Advice1, 85 --- 87 Carabella Street, Kirribilli - Review of RAP	This report is a document which details the review of the RAP. It includes the statement 'the Auditor is satisfied that the proposed remedial method is appropriate and that the site can be made suitable for the implementation of the proposed remediation, subject to appropriate validation to demonstrate the success of the works.' constitute a certification of the RAP.	Compliant
C14	154	Upon completion of the remediation works and the validation report on the Subject Site, the Applicant must submit a site audit report and a site audit statement prepared by an accredited site auditor. The site audit report and site audit statement must verify that the land is suitable for the proposed uses and be provided to the Principal Certifying Authority and Council prior to the issue of the Occupation Certificate. Note: The Applicant must comply with clauses 17 and 18 of State Environmental Planning Policy No.55—Remediation of Land. Note: Words and expressions used in these conditions have the same meaning as in the Contaminated Land Management Act 1997.		Tthe remediation works and the validation report have not been completed yet. Expected end of March \ early April	Not Triggered
<b>Validation Report</b>					
C15	155	The Applicant must prepare a Validation Report for the development. The Validation Report must:		Tthe remediation works and the validation report have not been completed yet. Expected end of March \ early April	Not Triggered
	156	(a) be prepared by an EPA accredited Site Auditor;			Not Triggered
	157	(b) be submitted to EPA and the Planning Secretary for review one month after the completion of remediation works;			Not Triggered
	158	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);			Not Triggered
	159	(d) include, but not be limited to:			Not Triggered
	160	i) comment on the extent and nature of the remediation undertaken;			Not Triggered

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
	161	ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;			Not Triggered
	162	iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;			Not Triggered
	163	iv) if treated material is to remain on the Subject Site, results of sampling of treated material, compared with the treatment criteria in the Remedial Action Plan (RAP) (Doc. Ref E30067KMrt2) prepared by Environmental Investigation Services and dated 27 September 2017;			Not Triggered
	164	v) results of any validation sampling, compared to relevant guidelines/criteria; and			Not Triggered
	165	vi) confirmation of the suitability the remediated areas for the intended land use (See Condition C14).			Not Triggered
<b>Contamination-Unexpected Finds</b>					
C16	166	Prior to the commencement of earthworks, 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 C28 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.	Unexpected finds procedure and CEMP	Unexpected finds procedure (Attachment C in the CEMP) states that "The purpose of this document is to describe the steps to manage the unexpected occurrence of any hazardous/dangerous material, mainly (in our demolition experience) asbestos." Page 8, under Disposal of asbestos waste states "When carrying out an asbestos-related activity, we must ensure that asbestos waste is ... disposed of at a waste disposal site licensed by the Environment Protection Authority". Unexpected Finds Procedure does not instruct the site manager to submit the disposal location and results of testing prior to the removal from site. DECC's process is to get a waste classification done for any material before being disposed of offsite. Hygienist doesn't spec where to tip.	Non-Compliant
<b>Heritage</b>					
C17	167	The Applicant must engage a suitably qualified and experienced heritage expert for all stages of design and construction to provide input on design and supervise all works on heritage aspects, ensuring works are undertaken by appropriately qualified tradespeople.	Letter from GML Heritage dated 15 April 2019 DE40FF~1.pdf	Letter from GML Heritage states "We confirm that GML has been engaged to provide ongoing heritage advice for the project. This condition primarily applies to works undertaken in the Chapel. We will work with the design team during the design development and documentation phases to ensure that heritage aspects of the buildings are sympathetically handled and to provide advice on appropriate heritage detailing. We will continue our involvement during the construction phase through site inspections and the provision of heritage advice." this meets the condition.	Compliant
C18	168	The Applicant must complete archival recordings for all items of heritage significance directly and/or physically altered by the Development, including the existing buildings at the Subject Site. Archival recordings are to include photographic recording of the intact item, unless otherwise agreed by the Planning Secretary.	Loreto Kirribilli - Chapel, Sandstone Wall and Elamang, Eastern Administration Wing Photographic Archival Recording May 2019; Letter from North Sydney Council dated 27 May 2019; Letter from GML Heritage dated 15 April 2019 DE40FF~1.pdf	Archival recording provided which states "This archival recording has been prepared to address the Consent Conditions C18 and C19 of SSD 7919"; Letter from North Sydney Council states that the conditions C18 and C19 have been met	Compliant

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C19	169	The archival recording must be undertaken by an experienced heritage consultant in accordance with the Guideline issued by the Heritage Division. The area containing the heritage item must be clearly identified and delineated until the completion of the archival recordings. Within six months of the completion of archival recording, the Applicant must submit a report containing the archival and photographic recordings and the historic research, where required to Council.	Loreto Kirribilli - Chapel, Sandstone Wall and Elamang, Eastern Administration Wing Photographic Archival Recording May 2019; Letter from North Sydney Council dated 27 May 2020	Archival recording provided which states "This archival recording has been prepared to address the Consent Conditions C18 and C19 of SSD 7919", 1.6 states that the recording was undertaken with regard to <i>Photographic Recording of Heritage Items using Film or Digital Capture, NSW Heritage Office 2006 and How to Prepare Archival Records of Heritage Items, NSW Heritage Office, 1998</i> . The archival recording and report were undertaken by Graduate Heritage and Design Consultant Annabelle Wijaya and reviewed by Senior Heritage Consultant Anna Simanowsky and Senior Associate Catherine Forbes; Letter from North Sydney Council states that the conditions C18 and C19 have been met	Compliant
C20	170	An Interpretation Strategy prepared by a suitably qualified and experienced expert in consultation with Council and in accordance with the recommendation in the Stage 1 Works Heritage Impact Statement Report (HIS) prepared by GML Heritage dated July 2017. A copy of the report must be submitted to Council and the Department.	Letter from GML Heritage dated 15 April 2019 DE40FF~1.pdf	Letter from GML Heritage states "We confirm that GML has been engaged to prepare an interpretation strategy for the site. The interpretation strategy will be informed by archaeological investigations, which will not be undertaken as part of the early works. The interpretation strategy will be prepared and submitted to the Heritage Division by GML after archaeological investigations have been undertaken". the archaeological investigations are completed and the report is still being prepared,so this condition is not yet triggered	Not Triggered
C21	171	A Schedule of Conservation Works for the heritage significant buildings must be prepared and its recommendations implemented.	Letter from GML Heritage dated 15 April 2019 DE40FF~1.pdf	Letter from GML Heritage states "We confirm that GML has been engaged to prepare a Schedule of Conservation Works (SOCW) for the project. The SOCW will be relevant to works undertaken in and around the Chapel, and is not required for the early works package, which excludes any works to the Chapel."	Not Triggered
<b>Historic Archaeology</b>					
C22	172	Prior to the commencement of any excavation works or remediation works that may disturb archaeological 'relics', the Applicant must nominate a suitably qualified Excavation Director who complies with the Heritage Division's Criteria for Assessment of Excavation Directors (July 2011) to oversee and advise on matters associated with historic archaeology and advise on archaeological issues.	C22 - Engagement of Excavation Director 190927.pdf; Letter to Byron Williams from Dr Siobhn Lavelle OAM from Heritage NSW dated 18 October 2019; fee proposal for archaeological management services – Loreto Convent, Kirribilli dated 23/09/2019 from Artifact Archaeology	Email correspondence between Bloompark and Artefact discussing fee proposal, sending fee proposal and acceptance of fee proposal; Letter from Heritage NSW confirms Dr Nadia Iacono "meets the requirements established by Consent Condition C.22 of the SSD 7919 approval"	Compliant
C23	173	The Excavation Director must be present to oversee the excavation and advise on archaeological issues. The Excavation Director must be given the authority to advise on the duration and extent of oversight required to ensure that archaeological 'relics' are recorded to an adequate standard.	Email from Jenny Winnett of Artefact dated 20/2/20	confirmed that Bloompark gave us the authority and time to manage the archaeological resource in keeping with archaeological best practise/the approved ARD.	Compliant
C24	174	Archaeological excavation must be undertaken in accordance with the Research Design and Methodology and be directed by the appointed Excavation Director. Areas of significant archaeological and substantially intact archaeological evidence must be appropriately managed and salvaged for re-use in the design.	NSW DoP Compilant Report CC3 -appendix AAppendix A	The archeological excavation was directed onsite by the Excavation Director. There is no evidence on the method being applied during the archeological excavation	Non-Compliant



Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C25	175	A final archaeological excavation report must be prepared within 12 months of the completion of archaeological works on site. It should include details of any artefacts recovered, where they are located and details of their ongoing conservation. A copy of this report must be provided to the Department and the Heritage Division.			Not Triggered
C26	176	An Interpretation strategy must be prepared and provided to the Heritage Division for review and comments incorporated within 18 months of the completion of archaeological excavations on site. This strategy must include details of the archaeological investigation of the Subject Site and how the results will be incorporated into the completed development.			Not Triggered
<b>Public Domain Works</b>					
C27	177	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Principal Certifying Authority that the streetscape design and treatment meets the requirements of these authorities, including addressing pedestrian management and driver sightlines. The Applicant must submit documentation of approval for each stage from Council, to the Principal Certifying Authority.	None provided		Not Triggered
<b>Construction Environmental Management Plan (CEMP)</b>					
	178	A Construction Environmental Management Plan (CEMP) must be prepared by the Applicant including the following:			
	179	(a) Prior to the commencement of works on the Subject Site, a CEMP that addresses those works must be submitted to the satisfaction of the Principal Certifying Authority. The Plan must address, but not be limited to, the following matters where relevant:	Form 3 - Construction Certificate Number - S181201 - Demo	CEMP was submitted to the PCA with Construction Certificate documentation prior to the demolition phase: Construction certificate issued 27th June 2019, demolition phase commenced 28th June, compliant	Compliant
	180	i) hours of works specifically indicating that excavation vehicle movements are restricted to be between 7:00 am - 2:00 pm, excluding the AM peak time between 8:00 am – 9:30 am and the afternoon pick-up period, prohibiting any excavation vehicle movements outside of these times;	CEMP (v2) section 6. Objectives and Targets	In section 6. Objectives and Targets of the CEMP objective No 1. will be achieved by "Truck movements to be restricted as below: Monday to Friday 7:00am-7:30am then 9:30am-2:00pm ..."	Compliant
	181	ii) hours of work specifically indicating that following excavation, construction delivery times are restricted to the hours outlined in Condition D3, excluding the school drop-off and pick-up period;	CEMP (v2) section 6. Objectives and Targets	In section 6. Objectives and Targets of the CEMP objective No 1. will be achieved by "Truck movements to be restricted as below: Monday to Friday 7:00am-7:30am then 9:30am-2:00pm ..."	Compliant
	182	iii) 24-hour contact details of Site manager;	CEMP (v2) section 1. Introduction	Contact details provided, mobile phone and email.	Compliant
	183	iv) traffic management, in consultation with the North Sydney Council's Local Traffic Committee, including a designated off-street car parking area for construction related vehicles (excluding construction workers);	CEMP (v2) Attachment A	Traffic management plan is provided (Attachment A) unable to verify specific requirement for off-street car parking, no evidence of consultation with North Sydney Council's Local Traffic Committee in the traffic management plan	Non-Compliant
	184	v) construction noise and vibration management, prepared by a suitable qualified person;	CEMP (v2) - Attachment B - Construction noise and vibration assessment	Appendix A of the CEMP is a Construction Noise and Vibration management plan prepared by DECC. The plan does not contain any details regarding the qualifications of the author of the report or of those who approved it.	Non-Compliant

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C28	185	vi) management of dust to protect the amenity of the neighbourhood;	CEMP (v2) section 6. Objectives and Targets	Objective 3 'To minimise the impact of dust on adjacent properties' is proposed to be achieved by 'Use of appropriate quantity of sprinklers, hoses and gurneys for dust suppression'. This measure is considered to be adequate for the management of dust in this instance.	Compliant
	186	vii) erosion and sediment control;	CEMP (v2) Appendix B	Appendix B of CEMP Construction Soil and Water Management Plan states "An erosion sediment control plan for the Project must be prepared before commencing work. It will need to show how various soil conservation measures will be carried out on site, including ...". The erosion sediment control plan is not attached to the CEMP	Non-Compliant
	187	viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;	CEMP (v2) Appendix B	Not specified in Soil and Water Management Plan	Non-Compliant
	188	ix) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;	CEMP (v2)	Page 6 of the CEMP: "All legal obligations as per AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting will be followed and adhered to." There is not at present any task lighting or external lighting being used.	Compliant
	189	x) an Unexpected Finds Protocol (UFP) and associated communications procedure, that also considers potential for finds associated with defence use of the land and measures for acid soil management; and	CEMP (v2)	Unexpected Finds Protocol is provided in Attachment C; Regarding requirement for acid soil management page 12 of CEMP: "Note: All ground slabs are to remain in place i.e. no disturbance of soil underneath hence no risk for acid sulphate"; acid soil is not addressed in UFP and current stage is for bulk earthworks so previous comment about ground slabs is no longer relevant	Non-Compliant
	190	xi) waste classification (for materials to be removed) and validation (for materials to remain) during construction to confirm the contamination status in these areas of the Subject Site.	CEMP (v2) Appendix C - Construction Waste Management Plan	Construction Waste management plan included in CEMP, deals adequately with wastes expected for the demolition phase but does not include the disposal of contaminated soil as required by the RAP	Non-Compliant
	191	(b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and			
	192	(c) The Applicant must submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.	Email to compliance@planning.nsw.gov.au and council@northsydney.nsw.gov.au	Email dated 19/06/2019 submitting the CEMP to Council and Dept of Planning, attachment is Construction Enviro Management Plan - Loreto Kirribilli Rev 1.pdf	Compliant
	193	The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.			
<b>Construction Noise and Vibration Management Plan (CNVMP)</b>					
	194	The Applicant must prepare a CNVMP and the plan must:			

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C29	195	(a) incorporate the recommendations of the Stage 1 DA operation and Construction Noise and Vibration Report (TJ415-01F05) prepared by Renzo Tonin and Associates dated 17 August 2017;	CNVMP v2, DECC, 04/02/2020; Stage 1 DA operation and Construction Noise and Vibration Report (TJ415-01F05) prepared by Renzo Tonin and Associates dated 17 August 2017	Section 6.9 Construction noise mitigation measures of the Renzo Tonin and Associates Report provides a range of possible mitigation measures which could be included in the CNVMP. The CNVMP provides 6 bullet points relating to noise and vibration control measures which may be implemented, it does not adequately incorporate the recommendations (mitigation measures) provided in the Construction Noise and Vibration Report as it does not outline which mitigation measures will be used when, in what context and at what stage.	Non-Compliant
	196	(b) incorporate the vibration monitoring requirements of the Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017;	CNVMP v2, DECC, 04/02/2020; Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017	CNVMP does not adequately incorporate finding of Geotechnical Report. CNVMP lacks detail on vibration monitoring and measures to reduce vibration if found to be excessive	Non-Compliant
	197	(c) be prepared by a suitably qualified expert and submitted to the satisfaction of the Principal Certifying Authority;	NSW DoP Compilant Report CC3 - appendix A	PCCR states '30/10/2019 SN - CNVMP Received and CCd into email to the Department and Council. '; Submitted to the PCA with CC3, and construction certificate issued. no details provided on qualifications of report author.	Non-Compliant
	198	(d) be prepared in consultation with all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;	CNVMP v2, DECC, 04/02/2020;	CNVMP states on page 4 "The Construction Noise and Vibration Management Plan has been developed in consultation with Bloompark and Loreto Kirribilli School." Sensitive receivers in surrounding residences, as identified in the Renzo Tonin and Associates report, have not been consulted in the preparation of the plan. Unclear whether noise levels are expected to exceed the construction noise management level.	Non-Compliant
	199	(e) describe the measures that would be implemented to ensure:			
	200	i) best management practice is being employed; and	CNVMP v2, DECC, 04/02/2020; Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017	CVNMP does not align with Renzo Tonin and Associates report	Non-Compliant
	201	ii) compliance with the relevant conditions of this consent.	CNVMP v2, DECC, 04/02/2020;	CVNMP states "DECC will also conform with the DA conditions relating to noise." Does not state relevant DA Conditions or show how they have been met	Non-Compliant
	202	(f) describe the proposed noise and vibration management measures in detail;	CNVMP v2, DECC, 04/02/2020;	Section 4 (page 6) of the CNVMP provides 6 recommended measures in dot point form for noise and vibration control measures. No detail is provided on when, where and how these should be implemented.	Non-Compliant
	203	(g) identify the selection of alternative construction appliances to avoid the generation of excessive noise levels;	CNVMP v2, DECC, 04/02/2020;	Section 4 (page 6) of the CNVMP recommends to 'use less noisy plant and equipment where feasibly and reasonably practical'. This is insufficient detail to meet the requirements of this condition. Specific details are required in the identification of noisy appliances and the alternatives.	Non-Compliant
	204	(h) include strategies that have been developed to address impacts to noise sensitive receivers, where noise levels exceed the construction noise management level, for managing high noise generating works;	CNVMP v2, DECC, 04/02/2020;	The report by Renzo Tonin and Associates clearly details in section 6.6 which activities are most likely to exceed construction noise management level, however these details have not been considered in the CNVMP, nor have strategies been developed to address the impacts to noise sensitive receivers.	Non-Compliant
205	(i) implement intra-day respite periods for construction activities identified as annoying;	CNVMP v2, DECC, 04/02/2020;	Intra-day respite periods not mentioned	Non-Compliant	

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
	206	(j) implement noise reducing Site or work practices and require regular noise checks of equipment;	CNVMP v2, DECC, 04/02/2020;	Regular noise check of equipment not mentioned, section 4 of the CNVMP does not sufficiently describe how noise reducing site or work practices will be implemented.	Non-Compliant
	207	(k) describe the consultation undertaken to develop the strategies in b) above; and	CNVMP v2, DECC, 04/02/2020;	Consultation not described	Non-Compliant
	208	(l) evaluates and reports on the effectiveness of the noise and vibration management measures	CNVMP v2, DECC, 04/02/2020;	Methods of evaluation and reporting on the effectiveness of noise and vibration monitoring are not provided.	Non-Compliant
	209	(m) include a complaints management system that would be implemented for the duration of the project.	CNVMP v2, DECC, 04/02/2020;	Outlined on pages 6-8	Compliant
	210	The Applicant must submit a copy of the CNVMP to the Department and to the Council, prior to commencement of work.	NSW DoP Compilant Report CC3 - appendix A	PCCR states '30/10/2019 SN - CNVMP Received and CCd into email to the Department and Council.' No correspondance with Department and Council Provided The CNVMPs provided (have seen 3 copies from each Construction Certificate) have not been updated correctly in document control as they all say they're version 1, but the one for this stage (CC3) has a different name and date, and they all state that No excavation works will take place on this project, as it's all relating to the demolition stage (page 4).	Non-Compliant
	211	The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.			
<b>Construction Soil and Water Management Plan (CSWMP)</b>					
	212	The Applicant must prepare a CSWMP and the plan must:			
C30	213	(a) be prepared by a suitably qualified expert;	CSWMP, version 1 revised 23/09/2019, prepared by DECC	no details provided on qualifications of report author.	Non-Compliant
	214	(b) be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction;	NSW DoP Compilant Report CC3 - appendix A; Email to compliance@planning.nsw.gov.au and council@northsydney.nsw.gov.au	PCCR states '30/10/2019 SN - CSWMP Received and CCd into email to the Department and Council.'; Email dated 19/06/2019 submitting the CEMP to Council and Dept of Planning, attachment: 6. Appendix B - Construction Soil and Water Management Plan Rev 1.pdf Need response demonstrating satisfaction of the planning secretary	Non-Compliant
	215	(c) describe all erosion and sediment controls to be implemented during construction;	CSWMP, version 1 revised 23/09/2019, prepared by DECC	Not adequately addressed	Non-Compliant
	216	(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Subject Site);	CSWMP, version 1 revised 23/09/2019, prepared by DECC	Not addressed	Non-Compliant
	217	(e) detail all off-site flows from the Subject Site; and	CSWMP, version 1 revised 23/09/2019, prepared by DECC	Not addressed	Non-Compliant
	218	(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).	CSWMP, version 1 revised 23/09/2019, prepared by DECC	Not addressed	Non-Compliant
	219	The Applicant must submit a copy of the CSWMP to Council, prior to commencement of work.	NSW DoP Compilant Report CC3 - appendix A; Email to council@northsydney.nsw.gov.au	PCCR states '30/10/2019 SN - CSWMP Received and CCd into email to the Department and Council.'; Email dated 19/06/2019 submitting the CSWMP to Council, attachment: 6. Appendix B - Construction Soil and Water Management Plan Rev 1.pdf	Compliant
	220	The CSWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.			
<b>Construction Waste Management Plan (CWMP)</b>					
	221	The Applicant must comply with the following requirements:			

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C31	222	(a) Prior to the commencement of works on the Subject Site, a CWMP, prepared by a suitably qualified person in consultation with the Council, must be submitted to the satisfaction of the Principal Certifying Authority. The CWMP must address, but not be limited to, the following matters:	NSW DoP Complicant Report CC3 - appendix A, CWMP, prepared by DECC, last revision 04/06/2019	PCCR states "30/10/2019 SN - CWMP Received and CCd into email to the Department, Council and RMS TMC."; CWMP does not address consultation with Council and does not provide information on the qualifications of the author	Non-Compliant
	223	i) recycling of demolition materials including concrete; and	CWMP, prepared by DECC, last revision 04/06/2019	Section 2.2, page 5 states how each type of waste will be re-used	Compliant
	224	ii) removal of hazardous materials 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.	CWMP, prepared by DECC, last revision 04/06/2019	Method for removing Asbestos Contaminated materials provided in section 4, page 8. Refers to relevant standards.	Compliant
	225	(b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Principal Certifying Authority prior to the removal of any hazardous materials;	CWMP, prepared by DECC, last revision 04/06/2019	The CWMP does not sufficiently address legislation and material. No specifications are provided on what materials contain asbestos.	Non-Compliant
	226	(c) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work; and	NSW DoP Complicant Report CC3 - appendix A; Email from Lee Thomson of Bloopark Consulting to council@northsydney.nsw.gov.au and compliance@planning.nsw.gov.au dated 19 June 2019	PCCR states "30/10/2019 SN - CWMP Received and CCd into email to the Department, Council and RMS TMC." Email dated 24/09/2019 submitting the CWMP to Council, attachment: Appendix C - Construction Waste Management Plan Rev 1.pdf	Compliant
	227	(d) The Applicant must notify the Roads and Maritime Service's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.	email from Byron Williams to Duty_Chief_TMC@tmc.transport.nsw.gov.au in document C31 - Evidence of Notification to Parties 191002.pdf dated 2 October 2019	Email to TMC states "Please refer to pages 13 and 14 of the CTMP which shows the truck routes and sweepth paths." this fulfils the condition as these works commenced on the 30th October 2019	Compliant
C32	228	The Applicant must submit a copy of the CWMP to the Department and to the Council, prior to commencement of work.	NSW DoP Complicant Report CC3 - appendix A; Email from Lee Thomson of Bloopark Consulting to council@northsydney.nsw.gov.au and compliance@planning.nsw.gov.au dated 19 June 2019	PCCR states "30/10/2019 SN - CWMP Received and CCd into email to the Department, Council and RMS TMC." Email dated 24/09/2019 submitting the CWMP to Council, attachment: Appendix C - Construction Waste Management Plan Rev 1.pdf	Compliant
C33	229	The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.			
<b>Construction Traffic and Pedestrian Management Plan (CTPMP)</b>					
	230	(a) Prior to the commencement of construction, the Construction Traffic and Pedestrian Management Plan (CTPMP) must be updated in consultation with the Council. A copy of the final plan is to be submitted to Council for approval by the North Sydney Local Traffic Committee, prior to the commencement of construction.	NSW DoP Complicant Report CC3 - appendix A	PCCR states "28/11/2019 SN - Written approval received. Awaiting other two actions. 02/12/2019 SN - CTPMP received and sent through to council, RMS and the department." Documentation showing consultation process sighted. Council passed the CTMP onto the Traffic Committee which raised a few issues and these were issued as conditions. The CTMP was not subsequently updated (last update 31/10/2019)	Compliant
		(b) The CTPMP must address, but not be limited to, the following matters: i) identification of construction traffic routes for all required vehicles during construction, inclusive of any crane delivery, including any known road closures and consideration of alternate routes and construction traffic volumes (including heavy vehicle/spoil haulage) on these routes;			

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C34	231	ii) identification of work zone and construction hours;	NSW DoP Compliant Report CC3 - appendix A; C34 - CTPMP Approval Letter 191128	PCCR states "28/11/2019 SN - Written approval received. Awaiting other two actions. 02/12/2019 SN - CTPMP received and sent through to council, RMS and the department."; Council reviewed the Construction Traffic Management Plan dated 31 October 2019 prepared by McLaren Traffic Engineering for approved development (Development Consent SSD7919) at 85 Carabella Street, Kirribilli. Council passed the CTMP onto the Traffic Committee which raised a few issues and these were issued as conditions. Council said it approved the traffic aspects but did not state it explicitly approved the plan. The CTMP was not subsequently updated (last update 31/10/2019) thus these conditions have not been incorporated. The plan and the conditions are kept onsite.	Compliant
		iii) estimate of total number of construction vehicle movements including details of duration, parking, dedicated vehicle turning areas, and ingress and egress points;			
		iv) discussion of construction impacts that could result in disruption of traffic, public transport, pedestrian and cycle access, access to public land, property access, including details of oversize load movements, and the nature and duration of those impacts;			
		v) discussion of truck travel paths on Council assets such as road medians or alterations to on-street parking provisions;			
		vi) provide updated swept path analysis for truck and dog combination vehicles;			
		vii) update swept paths for articulated vehicles to avoid entering the opposite lane or coming into contact with parked vehicles;			
		viii) should the swept paths not achieve the requirement of this condition, Traffic Control Plans for the following areas need to separately prepared:			
		- In the proximity of 71 Broughton Street,			
		- in the proximity of 31 Broughton Street, Kirribilli;			
		- the intersection of Broughton Street and Bligh Street, Kirribilli;			
		- opposite 27A/27B Elamang Avenue, Kirribilli;			
		- the intersection of Hipwood Street and High Street; and			
		the intersection of Elamang Avenue and Willoughby Street, Kirribilli.			
		ix) discussion of potential cumulative construction impacts on the surrounding road network as a result of the simultaneous construction of adjoining developments;			
		x) details of management measures to minimise traffic impacts, including temporary road work traffic control measures and measures to minimise peak period congestion;			
		xi) details of measures to maintain or provide alternative safe and accessible routes for pedestrians throughout the duration of construction;			
		xii) details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cyclists;			
xiii) details of methods to be used to communicate proposed future traffic changes to affected road users, pedestrians and cyclists;					
xiv) details of consultation strategy with the surrounding stakeholders;					
xv) an adaptive response plan which sets out a process for response to any traffic, construction or other incident;					
xvi) mechanisms for the monitoring, review and amendment of the CTPMP; and					
xvii) ingress and egress of vehicles to the Subject Site, including Swept path analysis for the longest vehicle entering and existing the site, as well as manoeuvrability through the site, in accordance with Austroads requirements.					
	232	(c) Any alterations to the public road, involving traffic and parking arrangements, must be referred to and approved by the relevant traffic committee.	C34 - CTPMP Approval Letter 191128	No alterations to the public road being done	Compliant
	233	(d) The Applicant must submit a copy of the final plan to the Council, RMS and the Department, prior to the commencement of works.	C34 - CTPMP Approval Letter 191129 Email from Bloomark to Transport, Planning, dated 29/11/19 with CTMP submitted.	The plan was submitted as per the original one to NSC. As noted above for C34(b) the CTMP was not updated to include the conditions from the Traffic Committee. A plan was provided to DPIE & RMS (email sighted). However, there are items in the plan that are no longer applicable as they should be altered to be in line with the conditions required by the RMS & NSC during the consultation.	Non-Compliant
C35	234	The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.			
C36	235	A Road Safety Audit of the CTPMP and CEMP must be conducted by a suitably qualified person prior to the commencement of construction works.	Desktop Road Safety Audit prepared by TTPP dated 23/10/2019	Audit Report issued on 23/10/2019, construction includes demolition, hence this overdue by approximately 4 months.	Non-Compliant
<b>Independent Environmental Audit</b>					
C37	236	No later than one month prior to the commencement of construction works or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information	Letter dated 7 November 2019 from Shireen Baguley of Molino Stewart to Byron Williams of Bloomark Consulting, CC'd to Laura Papoulias of DPIE	Letter outlining the Audit schedule for the bulk earthworks stage of construction was sent to the Planning Secretary prior to the commencement of the bulk earthworks stage.	Compliant
C38	237	The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.	Letter dated 7 November 2019 from Shireen Baguley of Molino Stewart to Byron Williams of Bloomark Consulting, CC'd to Laura Papoulias of DPIE	Audit scope of each audit is defined in the program (table 1 and Annexure A)	Compliant

Condition Number	Item Number	Requirement	Evidence Used	Findings and Recommendations	Compliance Status
C39	238	The environmental audit program prepared and submitted to the Planning Secretary must be implemented and complied with for the duration of the development.	N/A	The present audit is the first audit, and is being undertaken in accordance with the program	Compliant
C40	239	All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:	CV of Shireen Baguley, lead auditor	Exemplar Global Certified Lead Environmental Auditor (125758)	Compliant
	240	(a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;		This is the first independent environmental audit. These requirements are being assessed as part of this audit.	Not Triggered
	241	(b) assesses whether the development is complying with the terms of this consent;		This is the first independent environmental audit. These requirements are being assessed as part of this audit.	Not Triggered
	242	(c) reviews the adequacy of any document required under this consent; and		This is the first independent environmental audit. These requirements are being assessed as part of this audit.	Not Triggered
	243	(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.		This is the first independent environmental audit. These requirements are being assessed as part of this audit.	Not Triggered
C41	244	Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the approval of the Principal Certifying Authority.			Not Triggered
<b>Hazardous Materials Assessment</b>					
C42	245	The Applicant must undertake a Hazardous Materials Assessment (Hazmat) and prepare a register of hazardous materials (including asbestos and polychlorinated biphenyl capacitors (PCBs)) and ensure that asbestos and any other hazardous materials contained in buildings to be demolished (including PCB capacitors) are removed and validated by an appropriately qualified occupational hygienist prior to demolition works. A copy of the Hazmat must be submitted to the Principal Certifying Authority	Hazardous Construction Materials Survey, Building B, Loreto Kirribilli, 85 Carabella Street Kirribilli NSW; NSW DoP Complicant Report CC3 - appendix A	Hazmat has been prepared for Building B only, does not explain why this was the only part of the demolition considered. this document contains a register of hazardous materials in appendix 2. Qualifications of occupational hygienist not provided. Documentation was included in submission to PCA and CC was issued. Letter from P Clifton certified tht a visual inspection was undertion of the asbestion following its removal from the building but prior to demolition. Signed by P Clifton, SafeWork NSW Licenced Asbestos Assessor: LAA000119. Dated 20/6/19	Compliant

Condition Number	Item number	Condition	Evidence Used	Findings and Recommendations	Compliance Status
<b>Demolition</b>					
D1	246	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals 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 before the commencement of works.	Email from Scott Naylor of Formiga1 to Byron Williams dated 19/02/2020	Email States "D1 - Incomplete. This formed part of the "During Works" heading and was an oversight. This can be arranged to be addressed now if necessary, however, I understand that the works have already been completed"	Non-Compliant
<b>Approved Plans to be On-Site</b>					
D2	247	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Principal Certifying Authority.	Site inspection	Mod 1 plans and the PCA stamped plans are not onsite.	Non-Compliant
<b>Construction Hours</b>					
D3	248	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive; (b) between 8:00 am and 1:00 pm, Saturdays; and (c) No work may be carried out on Sundays or public holidays.	Truck running sheets for 17/2/20; Timesheet w/e 15/2/20	Viewed truck running sheets and shows all time in and time out for 17/2/20 transporting VENM and times are after 7, with the break between 8,30 and 9.30 and 2.30 and 4pm. No records of when work work finishes Viewed timesheet w/e 15/2/20 with staff listed between monday and saturday, all within the designated work hours. There were heavy vehicles oversized vehicle deliveries made in the early morning, as national regs require vehicles to be offsite by 6am.	Non-Compliant
D4	249	Activities may be undertaken outside of these hours: (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) works are inaudible at the nearest sensitive receivers; or (d) if a variation is approved in advance in writing by the Planning Secretary or her nominee. (e) Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	None provided	Documentation of the notification of affected residents as activities have been undertaken after hours Variation needed.	Non-Compliant
D5	250	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9:00 am to 12:00 pm, Monday to Friday; (b) 1:00 pm to 5:00 pm Monday to Friday; and (c) 9:00 am to 12:00 pm, Saturday.	Discussion with site manager; Toolbox talk record signed off by the works crew on 31/12/19; site inspection	Discussion with site manager - aware of the hours of the rock breaking/hammering requirements. There has been a toolbox, dated 31/12/19. Covers off rock breaking (hammering sheet piling, loud noises. not between 7-9am 12-1pm or after 5pm. not between 8-9am or after 12 on Saturdays. Signed off by the works crew on 31/12/19. Site inspection verified that activities outlined in condition are undertaken in accordance with conditions hours. .	Compliant
D6	251	All construction vehicles (including concrete agitator trucks) are not to arrive at the Subject Site or surrounding residential areas prior to the approved start time of works for the day	Truck running sheets for 17/2/20	Viewed truck running sheets and shows all time in and time out for 17/2/20 transporting VENM and times are after 7, with the break between 8,30 and 9.30 and 2.30 and 4pm. No records of when work work finishes	Compliant
<b>Protection of Heritage Items</b>					
D7	250	Significant building fabric and elements of existing heritage significant items are to be protected during demolition and construction works from potential damage. Protection systems must ensure historic fabric is not damaged or removed unless otherwise approved under this consent. All tradesmen and workers on Site must be made aware of the significant fabric on Site.	N/A	There are no items existing heritage significant items within or adjacent to the current works footprint	Compliant
<b>Erosion and Sediment Control</b>					
D8	251	All erosion and sediment control measures, are to 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 has been stabilised and rehabilitated so that it no longer acts as a source of sediment	CSWMP, version 1 revised 23/09/2019, prepared by DECC. Site Inspection	prior to this stage starting the drains within the pit were disconnected. A diversion has been put in to link the pits at the top down to the bottom. There is an aggregate drain on the down hill side of the slope and there is sediment fencing installed periodically downhill of the excavation works.	Compliant
<b>Disposal of Seepage and Stormwater</b>					
D9	252	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the <i>Protection of the Environment Operations Act 1997</i>	CSWMP, version 1 revised 23/09/2019, prepared by DECC. Site Inspection	There is an aggregate drain on the down hill side of the slope and there is sediment fencing installed periodically downhill of the excavation works.	Compliant
<b>Construction traffic</b>					
D10	253	All 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.	CTPMP, McLaren Traffic Engineering, 08/08/2019	CTPMP does not specify stopping area inside site for construction vehicles The trucks stop in the drive (one truck permitted) a second truck is permitted by council (as advised by Ivan) Otherwise trucks are to be waiting at Artarmon. There is no approved onstreet work zone in the CTPMP	Non-Compliant
<b>Road Occupancy Licence</b>					
D11	254	A Road Occupancy Licence must be obtained for any works that impact on the traffic flows on a state / regional road and / or within 100 m of a traffic signal during construction activities.		Road Occupancy Licence (if applicable)	Not Triggered
<b>Tree Protection</b>					



Condition Number	Item number	Condition	Evidence Used	Findings and Recommendations	Compliance Status
D12	255	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	EIS, Arboricultural Impact Appraisal and Method Assessment undertaken by Naturally Trees dated 24 November 2016	Arboricultural Impact Appraisal and Method Assessment undertaken by Naturally Trees dated 24 November 2016 – shows show street trees as trees 11, 13, 23, 24, 25, 26, 27, 46, 47, 48, 49 Site inspection found that the current works are contained within the school grounds, uphill of the tennis court. No work on footpaths, and two trees that have been removed approved with the NT assessment.	Compliant
	256	(b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Site inspection to verify	Site inspection verified	Compliant
	257	(c) all trees on the Subject Site that are not approved for removal must be suitably protected during construction as per recommendations within Section 4 of the Arboricultural Impact Appraisal and Method Assessment undertaken by Naturally Trees dated 24 November 2016; and	Arboricultural Impact Appraisal and Method Assessment undertaken by Naturally Trees dated 24 November 2016; Site inspection to verify	Site inspection verified	Compliant
	258	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	N/A	No need to access	Compliant
<b>Construction Noise Management</b>					
D13	259	The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 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 CNVMP required under Condition C29	Site inspection to verify; interviews with staff onsite	The Renzo noise assessment is held onsite and the contractors refer to it. it has documentation of identification of any activities that could exceed the construction noise management levels and management actions. Noise monitoring by White Noise Acoustics was undertaken and reports have been provided, dated 10/12/19, 5/2/20, 18/2/20  Report of 18/2 has continuous monitoring. Says that compliant with CNVMP and recs of Stage 1 DA CNVR prepared by Renzo 17/4/17 5/2 said vibration from the works complied The reports list a range of measures that could be implemented. The development has a hierarchy for removal of concrete, which uses a very large rock saw to cut the concrete, an excavator then peels that away. Rock hammering is only used for the finer work and then respite periods are implemented.	Compliant
D14	260	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the Noise Policy for Industry), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	Noise monitoring by White Noise Acoustics: 10/12/19, 5/2/20, 18/2/20	Noise has been measured onsite. There is a noise monitor on Carabella St. The results are being analysed. Reports provided - Noise monitoring by White Noise Acoustics: 10/12/19, 5/2/20, 18/2/20 Report of 18/2 has continuous monitoring. Says that compliant with CNVMP and recs of Stage 1 DA CNVR prepared by Renzo 17/4/17. 5/2 said vibration from the works complied. There is at present noise from a construction activity that would be considered 'substantially tonal or impulsive in nature reports' but the reports do not indicate that the 5dB(A) has been added to the measured noise levels. While many of the Renzo report measure are being applied, noise screen was not observed for the activities occurring on the day of the site inspection, however it was noted that respite periods are being applied, which are in addition to the measures in the Renzo report. In addition the Renzo report says: • Long-term unattended noise monitoring is to be carried out for the duration of the project during which high intrusive noise appliances are anticipated to be used; • Long-term noise monitors are to be located at representative locations for the nearest receptors at the boundaries of the site. Locations both internal and external to neighbouring buildings are to be used as agreed with the relevant parties during consultation; This is not being done.	Non-Compliant
D15	261	The Applicant must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under Condition D3.	Tool box talk record	Sighted tool box talk, truck delivery records and, time sheet records regarding construction vehicle activities	Compliant
D16	262	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers, including surrounding residents and nearby hospital buildings. These activities are to be carried out after 8 am only and over continuous periods not exceeding three hours (with at least a one hour respite every three hours).	Tool box talk record, interview with site manager	Staff tool box talk sighted onsite Site manager is aware of the requirements for respite. A copy of the Renzo report is held onsite.	Compliant
D17	263	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required, they must only be installed where outlined in a CNVMP required under Condition C29.	Site inspection	bored piles have been used. This work has been completed No driven piles onsite	Compliant
D18	264	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers	Site inspection	No evidence of vehicles fitted with suitable alarms that would minimise noise impacts on surrounding noise sensitive receivers.	Non-Compliant

Condition Number	Item number	Condition	Evidence Used	Findings and Recommendations	Compliance Status
D19	265	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 unless otherwise approved by the CNVMP required by condition C29	Noise monitoring by White Noise Acoustics: 10/12/19, 5/2/20, 18/2/20	There has been at least one complaint received on noise, this is suspected to be from SW. Noise logger was installed after a complaint. After one late last year the toolbox was done on the 31/12. Attenuated monitoring was done before any of the noise works start. Then monitoring done adhoc. The reports provided by White Noise indicate the works are within acceptable levels	Compliant
D20	266	The Applicant must ensure construction of the development is carried out in accordance with the recommendations outlined within Stage 1 DA operation and Construction Noise and Vibration Report (TJ415-01F05) prepared by Renzo Tonin and Associates dated 17 August 2017.	CNVR (Renzo Tonin and Associates) and CNVMP v2 (DECC)	CNVR recommendations are not adequately carried over into the CNVMP. The Renzo report is referred to and kept onsite, but not all recommendations are being followed.	Non-Compliant
<b>Vibration Criteria</b>					
D21	267	To ensure no adverse structural damage occurs to existing heritage significant items, vibration monitoring, performed by a suitably qualified vibration consultant, is to be carried out on all heritage items in the vicinity of the proposal during demolition and construction works. In the event that harm to heritage items is identified, vibratory activities are to cease, and alternative work methods are to be implemented.	TSS survey reports; Vibration monitoring report by White Noise	There is movement monitoring of the surrounding buildings being done. Four clusters are set up onsite. TSS survey reports sighted showing various resurveys. The changes in locations are being monitored. There is vibration monitoring being done, by White Noise. Report sighted 10/12/29. This considers the criteria within the Rezo report and found that all measurements were below the building damage criteria.	Compliant
D22	268	Vibration caused by construction at any residence or structure outside the Subject Site must be limited to:			
	269	(a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and	Vibration monitoring report by White Noise	There is vibration monitoring being done, by White Noise. Report sighted 10/12/29. This considers the criteria within the Rezo report and found that all measurements were below the building damage criteria and within the human comfort criteria.	Compliant
	270	(b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472 – Guide to Evaluate Human Exposure to Vibration in Buildings (1 Hz to 80 Hz) for low probability of adverse comment.	Vibration monitoring report by White Noise	There is vibration monitoring being done, by White Noise. Report sighted 10/12/29. This considers the criteria within the Rezo report and found that all measurements were below the building damage criteria and within the human comfort criteria.	Compliant
D23	271	Vibratory compactors must not be used closer than 30 m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.		Site inspection to verify. CNVMP does not address this condition.	Not Triggered
D24	272	These limits apply unless otherwise outlined in the CNVMP required under Condition C29 and submitted to the satisfaction of the Principal Certifying Authority.	CNVR (Renzo Tonin and Associates) and CNVMP v2 (DECC)	applying the above limits, based on what was in the Renzo assessment	Compliant
<b>Waste</b>					
D25	273	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction Waste Management Plan prepared by DECC dated 23/09/2019	Waste classification in S2.1 p5 of WMP	Compliant
D26	274	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Site inspection	Site inspection found there was no tracking of mud	Compliant
D27	275	The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse	Site inspection	No concrete taken into drains. Anything not used is either left onsite to take to a recycling facility or taken back in the concrete truck. Onsite all water seeps through agg drains so no concrete runoff	Compliant
<b>Handling of Asbestos</b>					
D28	276	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	CWMP v1, DECC, 04/06/2019; Safework NSW notification dated 1/11/19	WMP has no evidence of consult with SafeWork NSW. Viewed a Safework NSW notification of 1/11/19 which gave the notification of intent to remove non-friable asbestos. WMP notes that asbestos is to be removed by a licensed contractor, wrapped in 200UM plastic, sealed and taken to a licensed landfill and removed from the site as soon as is practicable. The transportation details within <a href="https://www.legislation.nsw.gov.au/#/view/regulation/2014/666/part7">https://www.legislation.nsw.gov.au/#/view/regulation/2014/666/part7</a> are not detailed.	Non-Compliant
<b>Hoarding Requirements</b>					
D29	277	The following hoarding requirements must be complied with:			
	278	(a) no third-party advertising is permitted to be displayed on the subject hoarding / fencing;	Site inspection	Site inspection verified measures	Compliant
	279	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	Site inspection	Site inspection verified measures	Not Triggered
	280	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection	Site inspection to verify measures	Not Triggered
<b>Landscaping</b>					
D30	281	Any trees planted (that would reach a height of >8 m at maturity) as part of the approved Landscape Plan must be of a suitable advanced stage, be a locally endemic species and be endorsed by a suitably qualified and experienced person(s). Confirmation that all trees have been planted in accordance with this condition (including number of trees) must be provided to the Principal Certifying Authority prior to operation unless otherwise agreed by the Planning Secretary.			Not Triggered
<b>Site Notice</b>					
	282	A site notice(s) must be prominently displayed at the boundaries of the Subject 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. The site notice(s) is to satisfy all but not be limited to, the following requirements:	Photograph of site notice, no original photograph date	A photograph of the site sign viewed. It does not have the necessary details on it.	Non-Compliant

Condition Number	Item number	Condition	Evidence Used	Findings and Recommendations	Compliance Status
D31	283	(a) 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;	Photograph of site notice, no original photograph date	A photograph of the sign in place viewed. It is of sufficient size	Compliant
	284	(b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site inspection	Site inspection found foreman's details pasted on so not waterproof	Non-Compliant
	285	(c) 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	Site inspection	Site inspection found foreman's details available along with a sign providing contact details for the Innovation Centre with a project number	Compliant
	286	(d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted	Photograph of site notice, no original photograph date	A photograph of the signage in place viewed and it has required details.	Compliant
<b>SafeWork requirements</b>					
D32	287	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.	Site inspection	Site inspection found site was secured	Compliant
<b>No Obstruction of Public Way</b>					
D33	288	The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection	Site inspection to verified y measure in place	Compliant
<b>Discovery of Non-Aboriginal Relics</b>					
D34	289	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. Additional assessment and approval from the Department may be required prior to works continuing in the affected area(s) based on the nature of the discovery.	Unexpected Finds Procedure rev 3.2, DECC, 02/02/2019; CEMP v2, DECC, 25/10/2019	Early part of excavation, last week of October and all November Artefact was the excavation director and was onsite during the excavation works. All site works completed. Report pending. This then covered off all finds so nothing was unexpected. There is no UFP in the CEMP covering this criteria	Non-Compliant
<b>Discovery of Aboriginal Heritage</b>					
D35	290	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 Subject Site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the Subject Site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all projects/Sites. Works may only recommence with the written approval of OEH. Management and mitigation measures must be undertaken prior to works recommencing on the Site.	Unexpected Finds Procedure rev 3.2, DECC, 02/02/2019; CEMP v2, DECC, 25/10/2019	Early part of excavation, last week of October and all November Artefact was the excavation director and was onsite during the excavation works. All site works completed. Report pending. This then covered off all finds so nothing was unexpected. There is no UFP in the CEMP covering this criteria	Non-Compliant
<b>Site Contamination Issues During Construction</b>					
D36	291	Should any new information come to light during construction works which has the potential to alter previous conclusions about site contamination, then the Principal Certifying Authority must be immediately notified and works must cease. The Principal Certifying Authority will determine whether further investigation, or the need for remediation, is required before construction works can recommence.	N/A	Nothing additional has been discovered	Not Triggered
<b>Incident Reporting</b>					
D37	292	Within 24 hours of the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant must notify the Planning Secretary and any other relevant agencies of the incident in accordance with the requirements outlined in conditions of this development consent.	N/A	No reportable incidents occurred	Not Triggered
D38	293	Within seven days of the detection of the incident, the Applicant must provide the Planning Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested in accordance with condition of development consent.	N/A	Documentation provided to the Planning Secretary and any relevant agencies, if applicable	Not Triggered
<b>Compliance Tracking and Reporting</b>					
D39	294	The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the development on its project website, in accordance with the reporting arrangements in any plans or other documents approved under the conditions of this consent.	<a href="http://www.loreto.nsw.edu.au/further-information/">http://www.loreto.nsw.edu.au/further-information/</a> .	The following documents are on the project website: 170220 Construction Noise Results 060220 Construction Noise Logging 050220 Noise and Vibration Testing 101219 Noise and Vibration Testing	Compliant
D40	295	Construction Compliance Reports must be submitted to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Planning Secretary.	None provided	No Construction Compliance Report submitted prior to 28th January 2020 covering 6 months from 28 June 2019 - 28 December 2019	Non-Compliant
D41	296	The Construction Compliance Reports must include:		No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
	297	(a) a results summary and analysis of environmental monitoring;	None provided	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
	298	(b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;	None provided	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
	299	(c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;	None provided	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
	300	(d) a register of any modifications undertaken and their status;	None provided	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
	301	(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;	None provided	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
	302	(f) a summary of all incidents notified in accordance with this consent; and	None provided	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
D42	303	(c) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	None provided	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Non-Compliant
	304	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
	305	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development		there been no damage	Not Triggered

Condition Number	Item number	Condition	Evidence Used	Findings and Recommendations	Compliance Status
	306	(b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development.	Invoice from SWC dated 09/12/19	there has been a cut and cap of a SWC sewer service. This was done by Ausflow, which is a SWC accredited plumber. 9/12/19 invoice sighted All other services are private.	Compliant
<b>Excavation on Public Land</b>					
D43	307	All excavations and backfilling on public land associated with the development must be executed in accordance with the appropriate safety standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life and property.	N/A	There been no excavations & backfilling on public land	Compliant

## **APPENDIX B – CONSULTATION DOCUMENTATION**

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Organisation/Authority	Comment	Relevant Conditions in CoA (if applicable)	Evidence Used	Evidence Requested	Findings and Recommendations	Compliance Status
NSW EPA	In a email from Rajesh Mottey (Operations Officer - Regulatory Operations Metro) dated 13/02/2019 it was stated that: "My understanding is that no complaints were received via the incident hotline in relation to the Bulk Earthworks Phase. I trust the works are proceeding in accordance with the development consent conditions and therefore have no further input."	N/A	N/A	N/A	N/A	Not Triggered
Heritage NSW	In an email from Siobhan Lavelle on 07/02/2020 it was stated that: "Heritage NSW has an interest in the completion of the historical archaeological works in accordance with the Minister's CoA and in the outcome of the archaeological investigations. Therefore it would be good if these matters can be covered by your audit."	C17, C18, C19, C20, C21, C22, C23, C24, C25, C26	N/A	N/A	N/A	Non-Compliant
Loreto College	No response received from contacted agency	N/A	N/A	N/A	N/A	Not Triggered
NSW Fire and Rescue	No response received from contacted agency	N/A	N/A	N/A	N/A	Not Triggered
North Sydney Council	No response received from contacted agency	N/A	N/A	N/A	N/A	Not Triggered
NSW RMS	Automated response received on the 10/02/2020: "Roads and Maritime Services (Roads and Maritime) Land Use unit has received your email, it will be forwarded to the appropriate officer for attention. Roads and Maritime is committed to responding to your inquiry within 21 days. "	N/A	N/A	N/A	N/A	Not Triggered
Sydney Water	In an email from Nicholas Geroulas (Urban Growth Intelligence, Sydney Water) dated 12/02/2020 it was stated that: "We have reviewed your enquiry and provide the following comment attached" The attached letter stated: "Please note our previous advice to DPIE (ref 168567 and dated 4 December 2017) for this SSD has not changed and we request that this advice to be accounted for in this audit. A copy of the previous advice is attached. Please also note that due to the proximity of the proposed development to Sydney Water assets, we specifically recommend Mollino Steward Pty Ltd abide by the following conditions of consent as imposed on DPIE" and "Building Plan Approval The approved plans must be submitted to the 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." Also see below:  <b>Attachment 1</b> <b>Sydney Water Servicing</b>  A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water prior to development commencement. It is recommended that the Council include this term as a condition of the DA approval:  The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time, and the proponent may need to meet easement related requirements. This can also impact on other services and buildings, driveways or landscape designs.  Applications for the certificate must be made through an authorised Water Servicing Coordinator (WSC). For help either visit <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> > Plumbing, building and developing > Developing > Land development or telephone 13 20 92  <b>Building Plan Approval</b>  The developer must have the building plans stamped and approved by Sydney Water before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).  For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing filter Building over or next to assets).	B18 and E14	N/A	N/A	Please Provide Plans stamped by Sydney Water prior to the issue of each construction certificate	Non-Compliant
Transport for NSW	No response received from contacted agency	N/A	N/A	N/A	N/A	Not Triggered
DPIE	No response received from contacted agency	N/A	N/A	N/A	N/A	Not Triggered

## **APPENDIX C – ACTION TABLE**

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Condition Number	Item Number	Findings and Recommendations	Action	Details	By Who	By When
A2	3	Non compliance to the extent outlined in these schedules	Review and correct non-compliances		BMK/DECC	31-Mar
A6	17	C20 - not triggered C28 - no mention of consultation in traffic management plan C29 - consultation not described in CNVMP C31 - Consultation with council not described C34 - no evidence of consultation with council E24 - excluded from this audit AN8 - no evidence of consultation with SafeWork NSW AN9 - unclear if triggered Please provide evidence of consultation as requested	Consult with relevant parties and update documents accordingly		DECC	31-Mar
A6	18	Details of consultation not provided for the conditions where noted above	Undertake community consultation and keep a record of it		DECC	31-Mar
A6	19	The traffic management plan was submitted to Council, and updates were requested but were not incorporated into the management plan.	Plan to be updated to incorporate Council comments	BMK believe this is compliant with Council emails to support updates.	DECC	31-Mar
A15	31	Compliance Reporting took place on 20/06/2019, 27/09/2019 and 14/11/2019, thus plans should have been revised at least once between these dates and 20/09/2019, 27/12/2019 and 14/02/2019 respectively. CEMP updated on 04/06/2019 and 25/10/2019, CNVMP prepared 23/09/2019, noting that another v1 is dated 04/06/2019, the former is updated to v2 04/02/2020 CTPMP prepared 30/05/2019, no updates, Unexpected Finds Procedure revision 3.2 dated 02/02/2020 no document control to track updates, CNVMP prepared 04/06/2019, no updates CSWMP prepared 04/06/2019, no updates CWMP prepared 04/06/2019, no updates	Update all reports, make sure update history is shown in document control		DECC	31-Mar
A15	34	Mod 1 approval date is 25/09/2019. CEMP updated on 04/06/2019 and 25/10/2019, CNVMP prepared 23/09/2019, noting that another v1 is dated 04/06/2019, the former is updated to v2 04/02/2020 CTPMP prepared 30/05/2019, no updates, Unexpected Finds Procedure revision 3.2 dated 02/02/2020 no document control to track updates, CNVMP prepared 04/06/2019, no updates CSWMP prepared 04/06/2019, no updates CWMP prepared 04/06/2019, no updates	Update all reports, make sure update history is shown in document control		DECC	31-Mar
A15	36	There have been some updates of plans but no notification provided	Update all reports, make sure update history is shown in document control		DECC	31-Mar
A16	37	Documents updated as outlined in these audit tables however planning secretary not notified	Notify planning secretary of updates to strategies plans and programs		DECC/BMK	31-Mar
A17	42	Once WTP is on website this will be compliant	Put the WTP on the website		BMK/LK	Closed out 27/2
A17	45	Section 5.4.3 states that the plan will be made available on the Loreto Website, however it is not.	Put the WTP on the website		BMK/LK	Closed out 27/2
A17	46	There was no evidence of implementation of the WTP	The WTP to be implement and documentation retained to demonstrate same.		BMK/LK	
B19	116	Dilapidation reports provided for all required properties. Reports were submitted to Council. Statement regarding which properties are in the 'zone of influence' and whether pre-construction dilapidation reports were completed for each and appropriate documentation for those where access was denied is required. Proof of documentation submission to each of the affected property owners required	Locate information regarding how the 'zone of influence' was determined		BMK	Issued to Auditor 27/2
B21	118	Structural drawings have not been signed off by suitably qualified practising Structural Engineer Email states: "Structural Plans attached and accepted"	Ensure Structural Drawings are signed off by Structural Engineer prior to submission for PCA		BMK	Closed out 3/3
C5	125	Website provides link to original consent on planning portal, from there can access modified consent and approved plans.	Links to approved plans should clearly be provided on project website		BMK/LK	Closed out 27/2
C12	152	Work was undertaken by DECC, as part of the contract it holds with Bloompark for the demo and bulk excavation works. Sighted the Safework licence for the removal of non friable asbestos. Need to have the details of the nominated supervisor and that person being present onsite during the works. .	Provide details of the nominated supervisor and that person being present onsite during the works. .	1. Photos of pre-starts on GSW(A) soil disposal days provided to Bloompark via email on 27/2/20 2. Jim Pavone asbestos removal qualifications provided to Bloompark via email on 27/2/20	DECC	31-Mar



Condition Number	Item Number	Findings and Recommendations	Action	Details	By Who	By When
C16	166	Unexpected finds procedure (Attachment C in the CEMP) states that "The purpose of this document is to describe the steps to manage the unexpected occurrence of any hazardous/dangerous material, mainly (in our demolition experience) asbestos." Page 8, under Disposal of asbestos waste states "When carrying out an asbestos-related activity, we must ensure that asbestos waste is ... disposed of at a waste disposal site licensed by the Environment Protection Authority". Unexpected Finds Procedure does not instruct the site manager to submit the disposal location and results of testing prior to the removal from site. DECC's process is to get a waste classification done for any material before being disposed of offsite. Hygienist doesn't spec where to tip.	Bloompark to discuss this condition with DPIE	Updated DECC Unexpected Finds Procedure updated and provided to Bloompark via email on 26/2/20 - Detail added on Page 8 for Disposal	DECC	31-Mar
C24	174	The archeological excavation was directed onsite by the Excavation Director. There is no evidence on the method being applied during the archeological excavation	Provide: Evidence of excavation being in accordance with methodology Details of Areas of significant archaeology and substantially intact archaeological evidence and how these are being managed		BMK	31-Mar
C28	183	Traffic management plan is provided (Attachment A) unable to verify specific requirement for off-street car parking, no evidence of consultation with North Sydney Council's Local Traffic Committee in the traffic management plan	TMP should be updated	1. Evidence via emails provide evidence of RMS and Council consultation prior to CTMP approval. 2. Nathan Wu (North Sydney Council Traffic Engineer) has advised the conditions set as per Council's CTMP letter of approval are general only. It is not their expectation for the CTMP to be revised once the letter of approval is issued.	DECC	31-Mar
C28	184	Appendix A of the CEMP is a Construction Noise and Vibration management plan prepared by DECC. The plan does not contain any details regarding the qualifications of the author of the report or of those who approved it.	DECC to update with details of report author and those who approved it.	BE Civil qualification added on P2 of each management plan	DECC	31-Mar
C28	186	Appendix B of CEMP Construction Soil and Water Management Plan states "An erosion sediment control plan for the Project must be prepared before commencing work. It will need to show how various soil conservation measures will be carried out on site, including ..." The erosion sediment control plan is not attached to the CEMP	DECC to attach Erosion Sediment Control Plan to CEMP	No E&S plan, does Bloompark have a tender E&S plan?	DECC	31-Mar
C28	187	Not specified in Soil and Water Management Plan	DECC to update Soil and Water Management Plan	Detail added to CSWMP on Page 5 and provided to Bloompark via email on 26/2/20	DECC	31-Mar
C28	189	Unexpected Finds Protocol is provided in Attachment C; Regarding requirement for acid soil management page 12 of CEMP: "Note: All ground slabs are to remain in place i.e. no disturbance of soil underneath hence no risk for acid sulphate"; acid soil is not addressed in UFP and current stage is for bulk earthworks so previous comment about ground slabs is no longer relevant	DECC to update plan for excavation phase of project	Detail added to UFP on Page 9 and provided to Bloompark via email on 26/2/20	DECC	31-Mar
C28	190	Construction Waste management plan included in CEMP, deals adequately with wastes expected for the demolition phase but does not include the disposal of contaminated soil as required by the RAP	DECC to update plan for excavation phase of project	Detail added to CWMP on Page 5 and provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	195	Section 6.9 Construction noise mitigation measures of the Renzo Tonin and Associates Report provides a range of possible mitigation measures which could be included in the CNVMP. The CNVMP provides 6 bullet points relating to noise and vibration control measures which may be implemented, it does not adequately incorporate the recommendations (mitigation measures) provided in the Construction Noise and Vibration Report as it does not outline which mitigation measures will be used when, in what context and at what stage.	DECC to update CNVMP to fully incorporate recommendations from the CNVP as per the condition	Detail added on Page 7 and provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	196	CNVMP does not adequately incorporate finding of Geotechnical Report. CNVMP lacks detail on vibration monitoring and measures to reduce vibration if found to be excessive	DECC to update CNVMP to fully incorporate recommendations from the Geotechnical Report as per the condition	Detail added to Page 7-8 and provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	197	PCCR states "30/10/2019 SN - CNVMP Received and Ccd into email to the Department and Council."; Submitted to the PCA with CC3, and construction certificate issued. no details provided on qualifications of report author.	DECC to update with details of report author	Detail added to Page 2 and provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	198	CNVMP states on page 4 "The Construction Noise and Vibration Management Plan has been developed in consultation with Bloompark and Loreto Kirribilli School." Sensitive receivers in surrounding residences, as identified in the Renzo Tonin and Associates report, have not been consulted in the preparation of the plan. Unclear whether noise levels are expected to exceed the construction noise management level.	DECC to update CNVMP to include consultation with sensitive receivers and clearly state whether noise levels are expected to exceed the construction noise management level.	Currently 1 x noise logger in the south-west corner of site for Carabella Street sensitive receiver. Going forward, DECC is installing an additional noise logger (long-term noise monitoring) in the north-west corner sensitive receiver area.	DECC	31-Mar
C29	200	CNVMP does not align with Renzo Tonin and Associates report	DECC to update CNVMP to align with Renzo Tonin and Associates Report	Refer to new detail added on Page 7-8 Provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	201	CNVMP states "DECC will also conform with the DA conditions relating to noise." Does not state relevant DA Conditions or show how they have been met	DECC to update CNVMP with DA conditions and demonstrate how these will be met	Refer to new detail added on Page 7-8 Provided to Bloompark via email on 26/2/20	DECC	31-Mar

Condition Number	Item Number	Findings and Recommendations	Action	Details	By Who	By When
C29	202	Section 4 (page 6) of the CNVMP provides 6 recommended measures in dot point form for noise and vibration control measures. No detail is provided on when, where and how these should be implemented.	DECC to update CNVMP with comprehensive detail regarding noise and vibration control measures	Refer to new detail added on Page 7-8 Provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	203	Section 4 (page 6) of the CNVMP recommends to 'use less noisy plant and equipment where feasibly and reasonably practical'. This is insufficient detail to meet the requirements of this condition. Specific details are required in the identification of noisy appliances and the alternatives.	DECC to update with specific details	Auditor states 'Use less noisy plant and equipment where feasibly and reasonably practical'. This isn't in DECC's management plan however DECC has stated to implement vibration minimizing attachments where practical i.e. rock saws as opposed to rock hammers (Page 7-8).	DECC	31-Mar
C29	204	The report by Renzo Tonin and Associates clearly details in section 6.6 which activities are most likely to exceed construction noise management level, however these details have not been considered in the CNVMP, nor have strategies been developed to address the impacts to noise sensitive receivers.	DECC to update CNVMP to include strategies to address the impacts to noise sensitive receivers	Refer to new detail added on Page 6 Provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	205	Intra-day respite periods not mentioned	DECC to update CNVMP to include respite periods	Refer to new detail added on Page 7 Provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	206	Regular noise check of equipment not mentioned, section 4 of the CNVMP does not sufficiently describe how noise reducing site or work practices will be implemented.	DECC to update CNVMP to include regular checks of equipment	Noise checks of equipment have been conducted on site by DECC. Detail added to Page 7.	DECC	31-Mar
C29	207	Consultation not described	DECC to undertake and describe consultation	Refer to C29-198 above.	DECC	31-Mar
C29	208	Methods of evaluation and reporting on the effectiveness of noise and vibration monitoring are not provided.	DECC to describe methods of evaluation and reporting on the effectiveness of noise and vibration monitoring	Refer to new detail added on Page 7-8 Provided to Bloompark via email on 26/2/20	DECC	31-Mar
C29	210	PCCR states '30/10/2019 SN - CNVMP Received and CCd into email to the Department and Council.' No correspondence with Department and Council Provided The CNVMPs provided (have seen 3 copies from each Construction Certificate) have not been updated correctly in document control as they all say they're version 1, but the one for this stage (CC3) has a different name and date, and they all state that No excavation works will take place on this project, as it's all relating to the demolition stage (page 4).	DECC to update document for excavation stage; provide updated document to parties.	Compliant with condition however emails not sighted by Auditor: CNVMP for CC#1 issued to Department and Council: 19/6 CNVMP for CC#2 issued to Department and Council: 24/9 CNVMP for CC#3 issued to Department and Council: 28/10 Doc control has been corrected.	BMK/DECC	31-Mar
C30	213	no details provided on qualifications of report author.	DECC to update with details of report author	Detail added to Page 2 and provided to Bloompark via email on 26/2/20	DECC	31-Mar
C30	214	PCCR states '30/10/2019 SN - CSWMP Received and CCd into email to the Department and Council.'; Email dated 19/06/2019 submitting the CEMP to Council and Dept of Planning, attachment: 6. Appendix B - Construction Soil and Water Management Plan Rev 1.pdf Need response demonstrating satisfaction of the planning secretary	Provide response from the planning secretary accepting the report	NSW Planning to provide.	BMK	TBC
C30	215	Not adequately addressed	DECC to update CSWMP to describe all erosion and sediment controls to be implemented during construction	Refer to Section 3, Page 5 (use of silt fencing, geofab etc). Unsure how the auditor identifies this as 'Not adequately addressed' and non-compliant?	DECC	N/A BMK believe this is compliant
C30	216	Not addressed	DECC to update CSWMP to provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Subject Site);	Additional detail added to Section 3, Page 5	DECC	31-Mar
C30	217	Not addressed	DECC to update CSWMP with detail all off-site flows from the Subject Site	Additional detail added to Section 3, Page 5	DECC	31-Mar
C30	218	Not addressed	DECC to update CSWMP to 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).	As per 215 above (use of onsite sediment ponds etc).	DECC	31-Mar
C31	222	PCCR states '30/10/2019 SN - CWMP Received and CCd into email to the Department, Council and RMS TMC.'; CWMP does not address consultation with Council and does not provide information on the qualifications of the author	DECC to update with details of author and include consultation with Council	Detail added to Page 2	DECC	31-Mar
C31	225	The CWMP does not sufficiently address legislation and material. No specifications are provided on what materials contain asbestos.	DECC to update CWMP with details on what materials may contain asbestos going forward	Detail added to Page 5	DECC	31-Mar
C34	233	The plan was submitted as per the original one to NSC. As noted above for C34(b) the CTMP was not updated to include the conditions from the Traffic Committee. A plan was provided to DPIE & RMS (email sighted). However, there are items in the plan that are no longer applicable as they should be altered to be in line with the conditions required by the RMS & NSC during the consultation.	DECC to provide updated copy of final plan to Council, RMS and the Department once updated	1. Evidence via emails provide evidence of RMS and Council consultation prior to CTMP approval. 2. Nathan Wu (North Sydney Council Traffic Engineer) has advised the conditions set as per Council's CTMP letter of approval are general only. It is not their expectation for the CTMP to be revised once the letter of approval is issued.	DECC	N/A BMK believe this is compliant
C36	234	Audit Report issued on 23/10/2019, construction includes demolition, hence this overdue by approximately 4 months.	No remedial action possible - in future make sure action is taken to conform with conditions.	RSA was completed but not sighted on day of audit. RSA issued to auditor 27/2	N/A	N/A

Condition Number	Item Number	Findings and Recommendations	Action	Details	By Who	By When
D1	246	Email States "D1 - Incomplete. This formed part of the "During Works" heading and was an oversight. This can be arranged to be addressed now if necessary, however, I understand that the works have already been completed"	No remedial action possible - in future make sure action is taken to conform with conditions.	DECC to issue	DECC	N/A
D2	247	Mod 1 plans and the PCA stamped plans are not onsite.	Plans to be kept on site in future	DECC to close out	DECC	N/A
D3	248	Viewed truck running sheets and shows all time in and time out for 17/2/20 transporting VENM and times are after 7, with the break between 8.30 and 9.30 and 2.30 and 4pm. No records of when work finishes Viewed timesheet w/e 15/2/20 with staff listed between monday and saturday, all within the designated work hours. There were heavy vehicles oversized vehicle deliveries made in the early morning, as national regs require vehicles to be offsite by 6am.	Variation from the Planning Secretary should be obtained in the future and notification of residents is required.	Auditor states 'no records of when work finishes' however timesheets were shown as evidence of worker finishing times.  Evidence of timesheets provided to Bloompark via email on 27/2/20.	DECC	31-Mar
D4	249	Documentation of the notification of affected residents as activities have been undertaken after hours Variation needed.	Provide: Documentation of the notification of affected residents as activities have been undertaken after hours Variation needed from the planning secretary.	Permits and notifications have been requested from Haulage Contractor	DECC	31-Mar
D10	253	CTPMP does not specify stopping area inside site for construction vehicles The trucks stop in the drive (one truck permitted) a second truck is permitted by council (as advised by Ivan) Otherwise trucks are to be waiting at Artarmon. There is no approved onstreet work zone in the CTPMP	Modify CTPMP to include the stopping area inside site, the onstreet area and other conditions as required by NSC	1. Evidence via emails provide evidence of RMS and Council consultation prior to CTMP approval. 2. Nathan Wu (North Sydney Council Traffic Engineer) has advised the conditions set as per Council's CTMP letter of approval are general only. It is not their expectation for the CTMP to be revised once the letter of approval is issued.	DECC	N/A BMK believe this is compliant
D14	260	Noise has been measured onsite. There is a noise monitor on Carabella St. The results are being analysed. Reports provided - Noise monitoring by White Noise Acoustics: 10/12/19, 5/2/20, 18/2/20 Report of 18/2 has continuous monitoring. Says that compliant with CNVMP and recs of Stage 1 DA CNVR prepared by Renzo 17/4/17. 5/2 said vibration from the works complied. There is at present noise from a construction activity that would be considered 'substantially tonal or impulsive in nature reports' but the reports do not indicate that the 5dB(A) has been added to the measured noise levels. While many of the Renzo report measure are being applied, noise screen was not observed for the activities occurring on the day of the site inspection, however it was noted that respite periods are being applied, which are in addition to the measures in the Renzo report. In addition the Renzo report says: * Long-term unattended noise monitoring is to be carried out for the duration of the project during which high intrusive noise appliances are anticipated to be used; * Long-term noise monitors are to be located at representative locations for the nearest receptors at the boundaries of the site. Locations both internal and external to neighbouring buildings are to be used as agreed with the relevant parties during consultation; This is not being done.	The noise monitoring to add the 5dB(A) to the measured noise levels for relevant noisy activities. Recommendations of the Renzo report to be applied, which would include screening and long-term unattended noise monitoring as described in the report.	Currently 1 x noise logger in the south-west corner of site for Carabella Street sensitive receiver. Going forward, DECC is installing an additional noise logger (long-term noise monitoring) in the north-west corner sensitive receiver area.	DECC	13-Mar
D18	264	No evidence of vehicles fitted with suitable alarms that would minimise noise impacts on surrounding noise sensitive receivers.	Fit vehicles with suitable alarms	TBC by DECC Mechanic	DECC	31-Mar
D20	266	CNVR recommendations are not adequately carried over into the CNVMP. The Renzo report is referred to and kept onsite, but not all recommendations are being followed.	Update CNVMP to align with CNVR. Follow recommendations in updated CNVMP	Refer to D14 above	DECC	13-Mar
D28	276	WMP has no evidence of consult with SafeWork NSW. Viewed a Safework NSW notification of 1/11/19 which gave the notification of intent to remove non-friable asbestos. WMP notes that asbestos is to be removed by a licensed contractor, wrapped in 200UM plastic, sealed and taken to a licensed landfill and removed from the site as soon as is practicable. The transportation details within <a href="https://www.legislation.nsw.gov.au/#/view/regulation/2014/666/part7">https://www.legislation.nsw.gov.au/#/view/regulation/2014/666/part7</a> are not detailed.	Include legislative requirements in WMP	Consultation process with SafeWork is completed through their online notification process.	DECC	N/A BMK believe this is compliant
D31	282	A photograph of the site sign viewed. It does not have the necessary details on it.	Amend the details on the sign	Photo issued to Bloompark via email on 27/2/20	DECC	Closed
D31	284	Site inspection found foreman's details pasted on so not waterproof	Amend the details on the sign	Photo issued to Bloompark via email on 27/2/20	DECC	Closed

Condition Number	Item Number	Findings and Recommendations	Action	Details	By Who	By When
D34	289	Early part of excavation, last week of October and all November Artefact was the excavation director and was onsite during the excavation works. All site works completed. Report pending. This then covered off all finds so nothing was unexpected. There is no UFP in the CEMP covering this criteria	Include UFP in the CMP covering this criteria	Refer to updated UFP, provided to Bloompark via email on 26/2/20 - Detail added on P9	DECC	31-Mar
D35	290	Early part of excavation, last week of October and all November Artefact was the excavation director and was onsite during the excavation works. All site works completed. Report pending. This then covered off all finds so nothing was unexpected. There is no UFP in the CEMP covering this criteria	Include UFP in the CMP covering this criteria	Refer to updated UFP, provided to Bloompark via email on 26/2/20 - Detail added on P9	DECC	31-Mar
D40	295	No Construction Compliance Report submitted prior to 28th January 2020 covering 6 months from 28 June 2019 - 28 December 2019	Undertake and submit a Construction Compliance report for this period		BMK	Issued to Planning 27/2
D41	296	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes the following actions		BMK	Issued to Planning 27/2
D41	297	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes a results summary and analysis of environmental monitoring		BMK	Issued to Planning 27/2
D41	298	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;		BMK	Issued to Planning 27/2
D41	299	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;		BMK	Issued to Planning 27/2
D41	300	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes a register of any modifications undertaken and their status;		BMK	Issued to Planning 27/2
D41	301	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;		BMK	Issued to Planning 27/2
D41	302	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes a summary of all incidents notified in accordance with this consent		BMK	Issued to Planning 27/2
D41	303	No Construction Compliance Report covering 6 months 28 June 2019 - 28 December 2019 has been prepared	Undertake and submit a Construction Compliance report for this period which includes any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.		BMK	Issued to Planning 27/2

**APPENDIX D – INDEPENDENT AUDIT DECLARATION  
FORM**

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25/02/2020

Byron Williams  
Senior Project Manager  
Bloompark Consulting Pty Ltd  
Suite 2.04/41 McLaren Street,  
North Sydney NSW 2060

Dear Byron,

**Re: Loreto Kirribilli Environmental Auditing - Declaration of Independence**

This is a Declaration of independence by Shireen Baguley in accordance with Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).

I confirm that for the purposes of independence and avoiding conflicts of interest, I:

- am not related to any Applicant, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child
- do not have any pecuniary interest in the project, Applicant or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- have not provided services (not including independent reviews or auditing) to the project with the result that they audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- am not an Environmental Representative for the project;
- will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Yours faithfully

For Molino Stewart Pty Ltd



Shireen Baguley

Director

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