

Miss Lidia Breetzke
Project Manager
Kambala
C/O CTPG
88 Phillip Street,
Sydney NSW 2000

Attn: Jesse Allison (Jesse_allison@kambala.nsw.edu.au)

15/05/2026

Sent via the Major Projects Portal only

**Kambala School Sports Precinct Redevelopment (SSD-10385)
Construction Environmental Management Plan, Condition C18**

Dear Miss Breetzke

I refer to the Construction Environmental Management Plan (CEMP) and Sub-plans submitted to the Planning Secretary in accordance with Condition C18 of SSD-10385 (as modified).

I note that the CEMP and Sub-plans:

- was reviewed by the Applicant, and no issues were raised; and
- requires the approval of the Principal Certifying Authority prior to the commencement of construction works.

The Department acknowledges that the Certifier is the determining authority of the CEMP and Sub-plans. However, the Department has taken the opportunity to provide review comments, appended to this letter, for the Certifier's consideration in determining whether to approve or refuse the plans. Please provide this letter, including the Department's comments in 'Attachment 1', to the Certifier for consideration, and to the Independent Environmental Auditor for the purposes of Condition D47.

Notwithstanding this, the Department has filed the CEMP, Revision 01, dated 20 January 2026, prepared by Taylor Construction Group Pty Ltd, and associated Sub-plans, for our information under Condition C18 of SSD-10385.

You are reminded that if there is any inconsistency between the CEMP and Sub-plans and the conditions of approval, then the requirements of the conditions of approval prevail.

Please ensure that the CEMP and Sub-plans is placed on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Hala Fua at hala.fua@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Wood', with a stylized, cursive script.

Matt Wood
Acting Team Leader - Social Infrastructure Projects
Infrastructure Management
As nominee of the Planning Secretary

Attachment 1

Condition	DPHI Consideration
<u>Condition C18(f)</u> Prior to the commencement of any construction works, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: an unexpected finds protocol for contamination and associated communications procedure;	The CEMP does not address Condition C18(f). It does not include an unexpected finds protocol (UFP) for contamination and an associated communications procedure. The Department recommends that the CEMP be revised to include a UFP that addresses Condition C18(f).
<u>Condition C20</u> A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	The submitted document to address Condition C20 is the '<i>Preliminary Construction Traffic and Pedestrian Management Plan</i>' (PCTPMP), Revision V03, dated 17 July 2020, prepared by The Transport Planning Partnership. The PCTPMP does not comply with the requirements of Condition C20. It is a pre-approval document that was prepared to consider the Secretary's Environmental Assessment Requirements issued by the Department in 2019. Therefore, the PCTPMP is outdated and not relevant for the purposes of satisfying the requirements of Condition C20. The Department considers that it is inadequate to include the PCTPMP in the CEMP to demonstrate compliance with Condition C20. The Department recommends preparing a CTPMSP that is fit-for-purpose and explicitly addresses the requirements of Condition C20. In preparing the sub-plan, please consult with Woollahra Municipal Council and Transport for NSW as required by Condition C20(b).
<u>Condition C22</u> The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	The submitted document to address Condition C22 is an Erosion and Sediment Control Plan (ESCP), Revision C, dated 15 August 2025, prepared by TTW Engineers. The drawings do not comply with the requirements of Condition C22. While the plans are useful, they

do not satisfy the several consultation and management requirements of the condition. As such, the drawings provide an incomplete plan of how the requirements of Condition C22 will be achieved. The Department considers that it is inadequate to rely solely on the ESCP to demonstrate compliance with Condition C22.

The Department recommends preparing a CSWMSP that is fit-for-purpose and explicitly addresses the requirements of Condition C22. In preparing the sub-plan, please consult with Woollahra Municipal Council as required by Condition C22(a).