

Jim Betts  
Planning Secretary  
Department of Planning, Industry and Environment  
12 Darcy Street  
Parramatta NSW 2150

Attn: Shiraz Ahmed

20 November 2020

Dear Mr Ahmed,

**Lindfield Learning Village Phase 2 and 3 – SSD 8114: Condition of Consent B12 to B18 (inclusive) – Construction Environmental Management Plan (inclusive of Sub-Plans)**

I refer to Lindfield Learning Village Phase 2 and 3 development approved on the 12 November 2020.

In accordance, with condition B12 to B18 (inclusive) of the Development Consent, the following documents have been submitted to the Planning Secretary for information:

- B11/B12 (EMP/CEMP) - (Hindmarsh named) Lindfield Environmental Management and Sustainability Plan, Revision 4 dated 14/20/20
- Unexpected Finds Protocol Prepared by P.Clifton & Associates dated 11/09/20
- B13 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- B14 Construction Noise and Vibration Management Sub-Plan (CNVMSP)
- B15 Construction Waste Management Sub-Plan (CWMSP)
- B16 Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP)
- B17 Construction Soil and Water Management Sub-Plan (CSWMSP)
- B18 Biodiversity Management Sub-Plan (BMSP)

The document has been reviewed internally by myself and the Compliance Team.

Department of Education submits the above document to the Planning Secretary for information.

The Project therefore believes it has fulfilled its requirements under Condition of Consent B12 to B18 (inclusive).

Yours sincerely,



Pete Krause  
Project Director



## Schools Infrastructure NSW

**Attachment 1:** Condition Satisfaction Table

**Attachment 2a:** B12 - Environmental Management and Sustainability Plan,

**Attachment 2b:** B12 - Unexpected Finds Protocol

**Attachment 3:** B13 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)

**Attachment 4:** B14 - Construction Noise and Vibration Management Sub-Plan

**Attachment 5:** B15 - Construction Waste Management Sub-Plan (CWMSPP)

**Attachment 6:** B16 - Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP)

**Attachment 7:** B17 - Construction Soil and Water Management Sub-Plan (CSWMSP)

**Attachment 8:** B18 - Biodiversity Management Sub-Plan (BMSP)



**Lindfield Learning Village Phase 2 and 3 – SSD 8114: Condition of Consent B11, B12, B13, B14, B15, B16, B17, B18 and B19 – Submission of Construction Environmental Management Plan and Sub-Plans**

Condition	Condition requirements	Document reference
<b>Compliance</b>		
<b>A25</b>	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.	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9
<b>Incident Notification, Reporting and Response</b>		
<b>A26</b>	The Planning Secretary must be notified through the major projects portal 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.	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9
<b>A27</b>	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9
<b>Non-Compliance Notification</b>		
<b>A28</b>	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9
<b>A29</b>	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	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9

	comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	
<b>A30</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9
<b>Revision of Strategies, Plans and Programs</b>		
<b>A31</b>	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>(a) the submission of a compliance report under condition B33;</li> <li>(b) the submission of an incident report under condition A27;</li> <li>(c) the submission of an Independent Audit under condition C37 ;</li> <li>(d) the approval of any modification of the conditions of this consent; or</li> <li>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ul> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.</p>	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9
<b>A32</b>	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 or Certifying (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and/ or Certifier for approval and/ or information (where relevant) within six weeks of the review.	Environmental Management & Sustainability Plan, Revision 4, s2.3.1, p7-9
<b>Environmental Management Plan (EMP) Requirements</b>		

<b>B11</b>	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020)	Completed EMP preparation checklist
<b>Construction Environmental Management Plan (CEMP)</b>		
<b>B12</b>	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);</p>	<p>SSD 8114 - B12 – CEMP (Hindmarsh named) Environmental Management &amp; Sustainability Plan, Revision 4 dated 14/10/2020 Sub Plans issued as separate documents as part of the CEMP package.</p> <p>Submitted to the Certifier via aconex Hindmars-GCOR-000792 dated 26/10/2020 Biodiversity Management Plan Submitted to the Certifier via aconex Hindmars-GCOR-000908 dated 29/10/2020</p> <p>Submission to the Planning Secretary as per the cover letter</p> <p>Section 1.2, Project Specifics, p5.</p> <p>Section 1.2, Project Specifics, p5.</p> <p>Section 12.1, Monitoring and Measurements, p18 Subcontractor SWMS are reviewed inline with the project risk assessment and within will have applicable dust and odour control inline with the works being performed.</p> <p>Section 10, Communication/ Consultation, p15-17.</p> <p>Referenced in Section 16.8, pg 24, and part of CEMP package.</p>

	(c) Construction Noise and Vibration Management Sub-Plan (see condition B14);	Referenced in Section 16.8, pg 24, and part of CEMP package.
	(d) Construction Waste Management Sub-Plan (see condition B15);	Referenced in Section 16.8, pg 24, and part of CEMP package.
	(e) Bush Fire and Flood Emergency Response Sub-Plan (see condition B16);	Referenced in Section 16.8, pg 24, and part of CEMP package.
	(f) Construction Soil and Water Management Plan (see condition B17);	Referenced in Section 16.8, pg 24, and part of CEMP package.
	(g) Biodiversity Management Sub-Plan (see condition B18)	Referenced in Section 16.6, pg 23, and part of CEMP package.
	(h) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated materials is appropriately managed;	Referenced in Section 16.5, pg23, Unexpected Finds Protocol Prepared by P.Clifton & Associates dated 11/09/20
	(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.	Section 16.3, Heritage/Cultural Consideration, p23
<b>Construction environmental management plan - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b>		
<b>B13</b>	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: (a) be prepared by a suitably qualified and experienced person(s);	SSD 8114 - B13 - CTPMSP – Transport and Traffic Planning Associates (TTPA) – October 2020 Issue: E  Section 1.0, Introduction, p2 Accreditation and certificate number provided.  Reference Documents: Meg Kong CV, TCP ID Card Lachlan Elison Traffic Control Plan Certificate
	(b) be prepared in consultation with Council and TfNSW;	Attached consultation records - Ku-ring-gai Council - TfNSW
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in	Section 4.0, Proposed Construction Traffic Management Plan, p12 -p17

	consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and	
	(d) detail heavy vehicle routes, access and parking arrangements;	Section 4.1 Construction Vehicle, p13 - p14 Appendix D Traffic Guidance Scheme Access route detailed from the arterial road network along Grosvenor Road, Lady Game Drive and Eton Road
<b>Construction environmental management plan - Construction Noise and Vibration Management Sub-Plan (CNVMSP)</b>		
<b>B14</b>	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	SSD 8114 - B14 - CNVMSP – White Noise Acoustics – 5 November 2020 Revision: 3  Appendix B, CV of Ben White, p23 Accreditation provided
	(b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);	Section 4, Construction Noise and Vibration Assessment, Part 4.1 to 4.5, p7 to p13
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Section 4, Construction Noise and Vibration Assessment, Part 4.7, p15
	(d) include strategies that have been developed with the community for managing high noise generating works;	Section 4, Construction Noise and Vibration Assessment, Part 4.7, p15
	(e) describe the community consultation undertaken to develop the strategies in condition B14(d);	Section 5.1 Community Consultation, p17  Refer to Community Communication Strategy prepared under condition B7
	(f) include a complaints management system that would be implemented for the duration of the construction; and	Section 5.2 Contingency Plans, p19  Refer to Community Communication Strategy prepared under condition B7 for Project Approved Complaints Handling Procedure

	(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B11.	Refer to Environmental Management and Sustainability Plan prepared under condition B11/B12 Section 12.1 p18.
<b>Construction environmental management plan - Construction Waste Management Sub-Plan (CWMSP)</b>		
	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following	SSD 8114 - B15 - CWMSP– Foresight Environmental – 15 October 2019
<b>B15</b>	(a) the recording of quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Section 3.2, Construction, p6 Composition of stage 2 & 3 construction waste by volume. Section 4, Waste Management Strategy, p7-8 Section 5, Waste Management Systems, p9-10
	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibers to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction	Section 5.4, Hazardous Wastes, p11-12 Section 5.3, Site Waste Control and Management, p11
<b>Construction environmental management plan - Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP)</b>		
<b>B16</b>	The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must address, but not be limited to, the following:	SSD 8114 - B18 – BFFERSP  Reference documents: -LLV Bushfire Evacuation Plan Stage 2 & 3– Version 1.0 dated 14 October 2020  -Construction Bushfire Protection – dated 15 May 2020  -Flood Emergency Management Plan Report – Document version 0 dated 04 November 2020

	(a) be prepared by a suitably qualified and experienced person(s);	<p>Reference Document:</p> <p>-LLV Bushfire Evacuation Plan Stage 2 &amp; 3– Prepared by Lew Short, BlackAsh Bushfire Consulting, p2 (CV attached).</p> <p>-Construction Bushfire Protection – Prepared by Harriet Peel, Stephen Grubits and Associates, p1 (CV attached)</p> <p>-Flood Emergency Management Plan Report – Prepared by EFWW Consulting Engineers, Carlos Quaglia and Chris Veleski (CV attached)</p>
	(b) address the Planning for Bushfire Protection 2019;	LLV Bushfire Evacuation Plan Stage 2 & 3, Section 6, p11
	(c) address the provisions of the Floodplain Risk Management Guidelines (EESG);	<p>Flood Emergency Management Plan Report, Section 3.4, p8</p> <p>Flood Emergency Management Plan Report, Section 1.3, p2</p>
	(d) include details of: (i) the bush fire and flood emergency responses for the construction phase of the development;	<p>LLV Bushfire Evacuation Plan Stage 2 &amp; 3, Section 9, p14</p> <p>LLV Bushfire Evacuation Plan Stage 2 &amp; 3, Appendix 5, p39</p> <p>Flood Emergency Management Plan, Section 4, p9-10</p>
	(ii) predicted flood levels;	Flood Emergency Management Plan Report, Section 3, Flood Behavior, p6-8
	(iii) flood warning time and flood notification;	Flood Emergency Management Plan Report, Section 4, Flood and Evacuation Warnings, p9-10
	(iv) assembly points and evacuation routes;	<p>LLV Bushfire Evacuation Plan Stage 2 &amp; 3, Appendix 5-Summary Bushfire Evacuation Plan, p39-44</p> <p>Construction Bushfire Protection, Section 2.4, Bushfire egress routes and facilities, p2-3</p> <p>Flood Emergency Management Plan Report, Section 6, Assembly Point and routes, p12-13</p>

		Appendix C – Flood Evacuation Route
	(v) evacuation and refuge protocols; and	LLV Bushfire Evacuation Plan Stage 2 & 3, Section 18, Shelter in Place Options- Refuge, p27-31 & Section 26, Sheltering Procedures, p45  Flood Emergency Management Plan Report, Section 6.2, Floor levels and onsite refugee, p13
	(vi) awareness training for employees and contractors, and students.	LLV Bushfire Evacuation Plan Stage 2 & 3, Section 12, Preparation for bushfires, p17 AND Appendix 2 - Roles and Responsibilities, p57  Flood Emergency Management Plan Report, Section 7, Flood Response Preparation, p14
<b>Construction environmental management plan - Construction Soil and Water Management Plan (CSWMSP)</b>		
<b>B17</b>	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) Be prepared by a suitably qualified expert, in consultation with Council;	SSD 8114 - B18 – Construction Soil and Water Management Plan revision B dated 19 October 2020  Appendix A, p23- Cameron Amri Civil & Structural Engineer from Birzulis  Attached consultation records: Ku-ring-gai Council.
	(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Appendix C- Erosion and Sediment Control Design Drawings, p27-28
	(c) describe all erosion and sediment controls to be implemented during construction; including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	Section 2.4, Temporary Erosion and Sediment Control Basin, p14-15 Appendix C- Erosion and Sediment Control Design Drawings, p27-28

	(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 Site)	Section 6.3, Stockpile Stabilization, p19 Section 6.4, Hazardous Materials, p20 Section 6.5, Management Measures Including Stabilization, p20-22 Section 5.4, General Management and Wet Weather Event Management, p17-18
	(e) detail all off-Site flows from the Site; and	Appendix C- Erosion and Sediment Control Design Drawings, p27-228
	(f) describe the measures that will be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5- year ARI	Section 5.4, General Management and Wet Weather Event Management, p17-18
<b>Construction environmental management plan - Biodiversity Management Plan (BMSP)</b>		
<b>B18</b>	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) details of:	Biodiversity Management Sub-Plan Version 4 completed by Kleinfelder dated 5 November 2020
	(i) Impacts to flora and fauna due to the development's impact on movement, construction traffic, proposed construction hours, fencing, light spill, construction noise and on-site crane movements;	Section 2, Flora and Fauna Impacts, p 5-13.
	(ii) mitigation measures to limit impacts including the installation and maintenance of exclusion fencing along and around native vegetation not being removed as part of this development;	Section 2, Flora and Fauna Impacts, Table 2 p 5-13
	(iii) tree protection measures to be implemented, including those required under condition C19;	Section 2, Flora and Fauna Impacts, p 5-13 Section 2.2, Tree Protection Requirements, pg13
	(b) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected;	Section 3, Environmental Communication, p 14
(c) procedures for:	Section 4.1, Compensatory Habitat Installation, p 15	
	(i) any hollows to be removed to be salvaged and replaced into trees within the vegetated areas to be	

	retained or be replaced with nest boxes that are suitable for local native fauna;	
	(ii) pre clearing surveys and subsequent relocation of fauna to be undertaken under the guidance of a suitably qualified ecologist prior to vegetation removal;	Section 4.2, Pre-Clearance Surveys, p 14
	(iii) provision of evidence of pre-clearing surveys and relocation of fauna to the Certifier; and	Section 4.3, Record of works, p 15
	(iv) capturing and relocation of animals that are injured or displaced during vegetation clearing by a qualified ecologist or wildlife carer to nearby bushland (subject to landowner approval).	Section 5, Fauna Relocation, p16



## Sasha Serrao

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**From:** Reg Struwig <auto-reply-mel@au.aconex.com>  
**Sent:** Monday, 26 October 2020 12:08 PM  
**To:** Sasha Serrao  
**Subject:** Hindmars-GCOR-000792: SSDA B11- Construction Environmental Management Plan ACNXREF <GSxUym63gKRDou2DNhoY4>

*When replying, do not delete the content below this line.*

You have received a new [General Correspondence: Hindmars-GCOR-000792](#)

**Project:** STAGE 2 - Lindfield  
**Type:** General Correspondence  
**Mail Number:** Hindmars-GCOR-000792  
**To:** Mr Mike Gooley, Modern Building Certifiers  
**Cc:** Ms Sasha Serrao, Savills Project Management Pty Ltd  
**From:** R Struwig, Hindmarsh  
**Sent:** 26/10/2020 12:08:15 PM AEDT (GMT +11:00)  
**Status:** N/A  
**Subject:** SSDA B11- Construction Environmental Management Plan

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Hey Mike,

Please find attached the current CEMP to satisfy the above conditions and the conditions within the attached condition satisfaction table.

The only sub-plan which hasn't been completed is the newly requested Biodiversity plan.

Regards,



**Reg Struwig**

Project Engineer  
M 0466 206 864

T 02 9274 1116 F 02 6247 8898  
47 - 53 Jones Street, Ultimo NSW 2007 Australia

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**File Attachments**

[01 SSD-1.DOC](#)

[Appendix A- EMP Preperation Checklist.pdf](#)

[CEMP.zip](#)

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## Sasha Serrao

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**From:** Reg Struwig <auto-reply-mel@au.aconex.com>  
**Sent:** Thursday, 29 October 2020 1:46 PM  
**To:** Sasha Serrao  
**Subject:** Hindmars-GCOR-000908: SSDA B18- Biodiversity Management Plan ACNXREF <vu8ZcrZ3NJPI8YQENhoY4>

*When replying, do not delete the content below this line.*

You have received a new [General Correspondence: Hindmars-GCOR-000908](#)

**Project:** STAGE 2 - Lindfield  
**Type:** General Correspondence  
**Mail Number:** Hindmars-GCOR-000908  
**To:** Mr Mike Gooley, Modern Building Certifiers  
**Cc:** Ms Sasha Serrao, Savills Project Management Pty Ltd  
**From:** R Struwig, Hindmarsh  
**Sent:** 29/10/2020 1:45:58 PM AEDT (GMT +11:00)  
**Status:** N/A  
**Subject:** SSDA B18- Biodiversity Management Plan

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Mike,

Please find attached plan and condition satisfactory table.  
Can you please confirm this is acceptable?

Regards,



**Reg Struwig**

Project Engineer  
M 0466 206 864

T 02 9274 1116 F 02 6247 8898  
47 - 53 Jones Street, Ultimo NSW 2007 Australia

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**File Attachments**

[01 SSD8114 201024 Condition Satisfaction Table BMSP \(B18\)-DRAFT.docx](#)  
[20212527 LLV LCNP BMSP V2.pdf](#)

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