

Lendlease

Construction Soil and Water Management Plan/ Dewatering Management Plan

> Fort Street Public School Upper Fort Street, Observatory Hill Millers Point, NSW

> > 30 September 2021 59861/134281 (Rev 6) JBS&G Australia Pty Ltd

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JBS&G Australia Pty Ltd



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Abbreviations

Term	Definition
AHD	Australian Height Datum
CEMP	Construction Environmental management Plan
CoS	City of Sydney
CSWMP	Construction Soil and Water Management Plan
DMP	Dewatering Management Plan
DPIE	Department of Planning, Infrastructure and Environment
JBS&G	JBS&G Australia Pty Ltd
OSD	Onsite Stormwater Detention
РАН	Polycyclic Aromatic Hydrocarbons
RAP	Remedial Action Plan
SINSW	School Infrastructure New South Wales
TRH	Total Recoverable Hydrocarbon



1. Introduction

1.1 Introduction and Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Lendlease Building Pty Ltd (the client), to prepare a Construction Soil and Water Management Plan (CSWMP) / Dewatering Management Plan (DMP) for the proposed Fort Street Public School Development, located on Upper Fort Street, Observatory Hill, Millers Point, NSW (the site). The site location and site layout are presented on **Figures 1** and **2**, respectively. The site covers an area of approximately 6,200 m².

Previous contamination investigation activities undertaken at the site identified the presence of fill material underlying the site reported to be impacted, chiefly with polycyclic aromatic hydrocarbon (PAH) and heavy metals. A remedial action plan (RAP) (JBS&G 2020¹) was subsequently prepared to document the procedures and standards to be followed in order to address the contamination impacts at the site, ensuring the protection of human health and the surrounding environment, such that the impact is remediated/managed in a manner as to make the site suitable for the proposed land use.

Lendlease has been appointed by School Infrastructure NSW (SINSW) as the principal contractor for the project delivery. By review of the development consent conditions (DPIE 2020²), it is understood that a Construction Environmental Management Plan (CEMP), including a CSWMP is required to be prepared for the project. Condition B21 stipulates the requisite aspects of the CSWMP which provided following.

"The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to the following:

- 1. Be prepared by a suitably qualified expert, in consultation with Council;
- 2. 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';
- 3. 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);
- 4. Detail all off-Site flows from the Site; and
- 5. 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 5-year ARI."

It should be noted that no groundwater dewatering is required to facilitate redevelopment of the site. The dewatering procedures outlined within this CSWMP/DMP relate only to sediment and erosion controls, as well as dewatering and associated testing of stormwater accumulated in excavations and general management of stormwater at the site during the construction phase.

1.2 Objectives

The purpose of this CSWMP/DMP is to provide a description of the measures to be implemented to mitigate potential soil erosion and resulting water quality impacts on land and water resources within and beyond the site during demolition and site redevelopment works.

¹ JBS&G (2020) Remedial Action Plan – Fort Street Public School, Upper Fort Street, Millers Point, New South Wales. JBS&G Australia Pty Ltd

² DPIE (2020) SSD-10340 Development Consent. Issued under Section 4.38 of the Environmental Planning and Assessment Act 1979. Department of Planning, Industry and Environment dated 7 October 2020.



This CSWMP/DMP has been designed to ensure, via the implementation of a number of monitoring and management measures pertaining to sediment and erosion controls on site, that the risks to the surrounding environment are negligible.

1.3 Overarching Approach Considered in the CSWMP

The overarching approach outlined within this CSWMP for the management of sediment, erosion and stormwater is as follows:

- 1. Stormwater that falls and is captured on 'clean areas' of the site (i.e. building rooves, sealed and/or stabilised areas) can be directed directly to stormwater infrastructure on the site.
- 2. Stormwater runoff from disturbed areas (i.e. areas of exposed soil) will be managed through regularly monitored/updated erosion and sediment controls and will be permitted to run off the site without being captured and retained within onsite stormwater infrastructure.
 - a. Should the Principal Contractor and/or site team determine that in a particular rainfall event that pollution prevention is best achieved through additional stormwater management controls including the excavation of a temporary sediment basin or provision or a temporary storage tank, the plan outlined herein permits this approach.
- 3. Stormwater that is captured onsite within excavations and/or temporary stormwater structures will be subject to testing prior to discharge.

The procedures applicable to achieving the above approaches are outlined in Appendix A.

1.4 Requirements for Soil and Water Management Plan

This CSWMP/DMP has been developed in accordance with the following documents:

- SSD-10340 Development Consent (DPIE 2020);
- City of Sydney Development Control Plan (DCP) 2012 Section 3 General Provisions³; and
- Managing Urban Stormwater Soils and Construction (Landcom 2004⁴).

The CSWMP/DMP has been prepared to address the specific requirements of condition B21 (DPIE 2020), as well as C24 and C26 of SSDA-10340.

DPIE (2020) separately identifies the requirement for the applicant to prepare a CEMP, unexpected finds protocol for contamination, unexpected finds protocol for heritage, waste classification and validation for contaminated site media, construction traffic and pedestrian management sub-plan, construction noise and vibration management sub-plan, and a construction waste management sub-plan. Where these sub-plans may intersect with works managed under this CSWMP/DMP, they will be identified and referenced herein.

1.5 Relevant Activities

Development plans for the site are provided in **Appendix B**. Activities which have the potential to generate soil, sediment, erosion and/or water during development are summarised following:

- Demolition of site structures and hardstand pavements;
- Installation of an onsite stormwater detention (OSD) drain, stormwater chamber and rainwater tank in the eastern portion of the site (**Appendix B**);

³ No general or specific provisions for the management of soil and water management during construction are described in this DCP.

⁴ Managing Urban Stormwater – Soils and Construction Volume 1, 4th Edition, Landcom, March 2004.



- Excavation and installation of a lower ground level basement in the southeast site portion (Appendix B);
- Excavation of lift wells underlying the proposed northern building and library (Appendix B); and
- Advancement of piles, foundations and/or other *in-situ* support structures (Appendix B);
- Installation of new *in-situ* services;
- Installation of soil and/or hardstand capping as required by the RAP (JBS&G 2020);
- Landscaping activities, including any removal of existing flora, preparation of surfaces, importation and placement of soils; and
- General site activities (dust control, vehicle washout, use and maintenance of internal roads and site access/egress).

1.6 Application and Responsibilities

The period of application of this CSWMP is from the commencement of construction works (including early works, site preparation, remediation activities, construction of permanent (underground) stormwater structure, etc) until the cessation of works that have the potential to significantly disturb the site surface or site structures.

Construction works at the site will be undertaken under the guidance of the Principal Contactor (Lendlease). The Principal Contactor will be responsible for the implementation of the majority of procedures provided in the CSWMP/DMP. It is noted that where the specific procedures are technical or complex in nature then the Principal Contactor may appoint appropriately qualified agents (i.e. competent person⁵/environmental consultants) to fulfil the requirements of the procedure or advise the appropriate implementation of the procedure.

A formal list of procedures to the CSWMP/DMP based on an assessment of potential environmental emissions from anticipated site works required for the project is provided in **Appendix A**. Specific responsibilities are nominated for the implementation of these procedures.

Prior to commencement of any activities listed in **Section 1.5**, the Principal Contractor, and relevant contractors and consultants, should refer to the Environmental Management Procedures presented in this plan. The list of activities outlined in **Section 1.5** is not intended to be exhaustive and an assessment should be made prior to the commencement of works by the Principal Contractor regarding whether those works are likely to involve the handling of soils (either site based or imported), amendment to hydrological site condition (e.g. hardstand removal), or introduction of construction related waters to the site.

1.7 Environmental Procedures

A number of environmental procedures have been provided in **Appendix A**. These procedures cover general site activities, as well as specific site activities, including controls require to be implemented to mitigate sediment/erosion and stormwater runoff during rainfall events, and specific requirements for water quality testing to enable active stormwater discharge from accumulated stormwater (e.g. excavation pump-out).

The procedures in **Appendix A** have been separated into two broad categories to enable implementation of this plan on site, they are:

1. General Sediment and Erosional Control Measures; and

⁵ Competent Person means a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task.



2. Active Stormwater Discharge Requirements.

These procedures must be followed to ensure the objectives of the CSWMP (Section 1.2) are achieved during the project.

The Principal Contractor should review the environmental procedures prior to the commencement of works on site and consider these procedures in the development of safe work practices.

1.7.1 Environmental Procedures for Wet Weather

The procedures outlined in **Appendix A** document the control measures for managing stormwater/sediment during construction and rainfall events that are required to be implemented at the site during the construction phase.

During rainfall periods, the control measures/procedures outlined in **Appendix A** are required to be audited by the Principal Contractor to assess whether the stated objectives of each control measure/procedure are being achieved. Where this is not the case, the controls outlined in **Appendix A** are required to be reassessed and appropriate mitigation measures are to be applied (e.g., additional sediment bunding, covering of stockpiles and/or equipment).

A construction phase stormwater plan outlining minimum storage requirements for the construction phase (temporary) OSD structures on site (cumulative total) has been developed for the site by SEEC based on stormwater modelling of the 5-year average recurrence interval (ARI), as required by Condition B21 (e). The plan is provided in **Appendix C**. A statement of proficiency from SEEC has also been provided in **Appendix C**. The storage capacity can be achieved by utilising one, or multiple, of the following:

- 1. Permanent OSD structure (to be constructed as part of site works);
- 2. Temporary sediment/stormwater tanks; and
- 3. Temporary excavations/berm areas.

1.8 Consultation with City of Sydney Council

The CSWMP/DMP documented herein was submitted to the City of Sydney (CoS) as part of the consultation/review process. CoS have indicated that there are no comments which require to be addressed. Correspondence to this effect from CoS has been provided as **Appendix D**.



2. Summary of Site Condition

2.1 Site Location and Description

The site details are summarised in **Table 2.1**. A plan showing the location of the site is provided as **Figure 1**, and a plan showing the boundaries of the site is provided as **Figure 2**.

	Lot 2 of DP 244444
	Lot 2, 3, 4 and 9 of DP 732592
	Lot 106 of DP 748340
Lots / DPS	Lot 107 of DP 748340
	Lot 108 of DP 748340
	Lot 5 of DP 258013
Site Address	Upper Fort Street, Observatory Hill, Miller Point, NSW, 2000
Local Government Authority	City of Sydney
Site Area	Approximately 6,200 m ²
Approximate MGA Coordinates (MGA 56)	As shown on Figure 2
Site Zoning	Metropolitan Centre (B8)
Current Use	Education
Previous Use	Education
Proposed Use	Education

Table 2.1: Site Identification

2.2 Site Condition

The following site inspection is abstracted from documentation recently prepared as JBS&G (2020). A detailed site inspection was undertaken on 4 June 2019, by one of JBS&G's trained and experienced field scientists.

The site was observed as a flat, circular shaped parcel of land located approximately 800 m southwest of the Sydney Harbour Bridge. The site is situated at the top of Observatory Hill and is bound by a portion of the Cahill Expressway which is cut into the underlying sandstone, such that the site forms an 'island', as seen in **Figure 2**.

At the time of writing this plan, the site is accessed via a gated accessway from Upper Fort Street. Several structures exist at the site, including Building A and associated toilet block, a style cottage building, garage (materials storage), Building B (EEC Building) and the MET Building. A large portion of the site is covered by hardstand including asphalt, concrete and astro-turf areas such that access to underlying soils is limited. Grasses cover a lesser extent of the site, largely in the southern portion of the site and surrounding the MET Building and Cottage. Several trees and small shrubs are present within the southern portion of the site, and a large, old-growth tree is located immediately to the east of Building A. Playground areas including an astro-turf area, mini sports field (astro-turf) and a newly constructed raised timber decking are present within the northern portion of the site.

2.3 Surrounding Land-Use

The current land uses of adjacent properties or properties across adjacent roads are summarised below.

- North Cahill Expressway, beyond which lies Sydney Observatory;
- East Major road infrastructure including the Western Distributor and Cahill Expressway;
- South Cahill Expressway, beyond which lies infrastructure including a fire station, National Trust, cafes and art gallery; and
- West Cahill Expressway, beyond which lies residential housing and the Barangaroo Redevelopment Precinct.



2.4 Site Natural Setting

The environmental setting is detailed in JBS&G (2019) and summarised below.

Environmental Aspect	Characteristics		
Topography	Review of published regional topographic information obtained from the Photomaps tool hosted by Nearmap (2019 ⁶) indicates the site is generally flat, with the approximate elevation of 40 m Australian Height Datum (AHD). The site is situated atop Observatory Hill and as such, the surrounding land generally dips to the north, east and south, beyond the Cahill Expressway.		
Meteorology	A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Observatory Hill ⁷) indicates the site is located within the following meteorological setting:		
	 Average minimum temperatures vary from 8.1 °C in July to 18.9 °C in February; Average maximum temperatures vary from 16.4 °C in July to 26.0 °C in January; The average annual rainfall is approximately 1215.7 mm with rainfall greater than 1 mm occurring on an average of 100.0 days per year; and Monthly rainfall varies from 67.8 mm in September to 133.2 mm in June. 		
Hydrology	The following provide a summary of the sites hydrological condition as of the drafting of this plan. Works to be completed in preparation for the development will change the hydrological condition of the site.		
	Due to the site's topography and geographic isolation, precipitation falling in areas surrounding the site are not likely to influence the hydraulic condition of the site. At the site, precipitation is anticipated to fall onto buildings and precipitation falling on asphalted/paved areas will flow into engineered drainage lines and the local stormwater system. In areas unconfined by hardstand (e.g. garden beds, unpaved areas across the school grounds), rainfall is likely to penetrate soils and migrate to the water table where it may be released as seepage water on the Cahill Expressway, and/or flow into stormwater infrastructure in heavy rain events.		
	Sydney Harbour (marine water environment) is the closest receiving water body to the site, located 250m west of the site (at its closest). Review of existing stormwater plans (provided by CoS via DBYD enquiries) and review of topographical maps for the site and surrounds indicate that stormwater is likely to discharge to Sydney Harbour (marine water environment) via Circular Quay.		
Geology and Soils	Based on the Sydney Geological Map ⁸ , the site is located in the vicinity of the Triassic aged Hawkesbury Sandstone, typically comprising medium to coarse-grained quartz sandstone with minor shale and laminate lenses. Observations of the exposed geology of the Cahill Expressway cutting made during the site inspection indicate that sandstone is present at relatively shallow depths beneath the site surface (i.e. within 2m below ground surface (m bgs), consistent with Curio (2019). During the site investigation, 18 boreholes were advanced across the site, in which fill overlying natural materials was encountered from beneath hardstand (0.15 m bgs) to 2.7 m bgs. Natural materials encountered were observed to comprise sandstone. A summary of soil contamination is provided in Section 2.5 . Based on information provided on the NSW Environment and Heritage Soil and Land Information web application ⁹ , the site is situated in the Gymea Erosional environment – characterised by shallow to		
	moderately deep (30-100 cm) yellow earths and earthy sands, on crests and inside of benches; shallow (<20 cm) siliceous sands on leading edges of benches; localised Gleyed Podzolic Soils and Yellow Podzolic Soils on shale lenses; shallow to moderately deep (<100 cm) siliceous sands and leached sands along drainage lines. Based on a review of the Salinity Potential Map of Sydney (DIPNR 2003), soils at the site are not considered to be saline.		

Table 2.2: Summary of Environmental Characteristics

⁶ 'Photomaps', Nearmap, Accessed 22 July 2019, Nearmap (2019) <u>https://www.nearmap.com.au/</u>

⁷ <u>http://www.bom.gov.au/climate/averages/tables/cw_066062.shtml</u>, Commonwealth of Australia, 2013 Bureau of Meteorology, Product IDCJCM0028 prepared on 22 July 2019 and accessed by JBS&G on 22 July 2019.

⁸ Sydney, 1:250,000 Geological Series Sheets S156-5, 3rd Edition, 1965

⁹ <u>www.environment.nsw.gov.au/eSpadeWebApp</u> (viewed 23 August 2016)



Environmental Aspect	Characteristics
Acid Sulfate Soils (ASS)	Review of the 1:25 000 scale Prospect Paramatta Acid Sulfate Soil (ASS) Risk Map (DLWC 1997 ¹⁰) indicates that the site is located within an area of 'no known or expected occurrences of acid sulfate soils (ASS) materials'. Based on review of geology maps, soil maps, site topography and site observations, it is unlikely that actual and/or potential acid sulfate soils would be present on-site. Based on the site's elevation, the reported geology, the ASS Risk Map classification and observations made during the intrusive investigations, as documented herein and in JK (2017), no further consideration for the assessment/management of acid sulfate soil is required.
Hydrogeology	A total of thirty-eight registered groundwater wells fall within a 1.0 kilometre radius of site, and are located largely toward the northwest, west and southwest of the site. These wells were installed within the years 2008 – 2011 for water monitoring purposes and have reported drill depths between 3 and 17 metres below ground surface (m bgs). No data regarding standing surface water levels were reported within any of the wells.

2.5 Site Contamination Status

The RAP (JBS&G 2020) presents the contamination condition at the site. The contamination condition, as relevant to the controls required to be implemented to achieve the objectives of this plan, are summarised following:

- Soil at the site are generally impacted by the presence of heavy metals (principally lead, nickel and zinc), total recoverable hydrocarbons (TRHs), polycyclic aromatic hydrocarbons (PAHs) including benzo(a)pyrene and naphthalene. An isolated instance of chlordane in soil was identified at a single location at the site; and
- Groundwater was not encountered to depths of greater than 5 m below the current ground level. Given the preclusion of water infiltration over the majority of the site, depth to groundwater and absence of substantial soluble impacts to site soils, potential groundwater impacts were considered unlikely.

During site redevelopment it is anticipated that hardstand removal, bulk and detailed excavation works will intersect and/or uncover contaminated soils. Interaction with contaminated soils presents the potential for the generation of sediment, soil erosion and impacted construction waters. The requisite controls are presented as procedures to be adopted during the site works as summarised in environmental management procedures provided as **Appendix A**.

The health and safety controls associated with interaction between site personnel and these soils will require to be documented in a separate plan.

¹⁰ Prospect Paramatta Acid Sulfate Soil Risk Map (Edition 2), NSW Department of Land and Water Conservation (DLWC 1997)



3. Environmental Criteria

3.1 Soil and Sediment Disposal

The RAP (JBS&G 2020) stipulates the requirements for the assessment and lawful disposal of soil and sediment from the site. These requirements shall be followed in any instance of site works which require disposal from the site of excess soil or sediment build up.

3.2 Excavation Pump-out and Accumulated Stormwater Disposal

3.2.1 Regulator Considerations

Prior to disposal of accumulated stormwater from excavation pump-out and/or significant over-land flows to Council infrastructure (stormwater), or other stakeholder (e.g. Sydney Water) owned assets, appropriate permissions and approvals are required to be obtained by the Principal Contractor.

Prior to the discharge of accumulated stormwater on the site, analytical data must be obtained and compared to the water quality targets outlined in **Section 3.2.2.** Where analytical data is below the adopted water quality targets, the accumulated water may be discharged from the site with appropriate records maintained and in accordance with the procedures outlined in **Appendix A**.

3.2.2 Water Quality Targets

Stormwater collected within the site (including excavation pump-out) requires to be tested prior to any discharge off-site.

Review of the site's location indicates that Sydney Harbour (a marine water environment) is the closest receiving water body to the site, located 250m west of the site (at its closest). Review of existing stormwater plans (provided by CoS via DBYD enquiries) and review of topographical maps for the site and surrounds indicate that stormwater is likely to discharge to Sydney Harbour (marine water environment) via Circular Quay. As such, the *Australian and New Zealand Water Quality Guidelines for Fresh and Marine Waters* (ANZGC, 2018) guidelines have been utilised to establish a set of accumulated stormwater disposal criteria for the site, which have been outlined in **Table 3.1**.

The ANZGC (2018) default guideline values (DGVs) for protection of marine water ecosystems have been adopted as a basis for the assessment of the environmental suitability of water for discharge to stormwater and are summarised in **Table 3.1.** The DGVs presented in **Table 3.1** are based on the known soil contaminants (see **Section 2.5**) and conditions which may impact stormwater collected on the site.



Table 5.1. Storniwater Disposal Citteria (Marine Water, 55% Species Protection Dovs (ANZOC 2016))

Parameter Type	Analyte	Discharge Criteria
Physical	рН	6.5-8.5 (pH units) ¹
Parameters	Turbidity/Suspended Particulate Matter (SPM)	10 NTUs ²
	Oils and Grease	No visible
	Litter	No visible
Metals and	Arsenic (Total) (Filtered)	13 μg/L ³
Metalloids	Cadmium (Filtered)	5.5 μg/L
	Chromium (Total or VI) (Filtered)	4.4 μg/L ⁴
	Chromium (III) (Filtered)	27 μg/L
	Copper (Filtered)	1.3 μg/L
	Lead (Filtered)	4.4 μg/L
	Mercury (Inorganic) (Filtered)	0.4 μg/L
	Nickel (Filtered)	70 μg/L
	Zinc (Filtered)	15 μg/L
Polycyclic	Anthracene	0.4 μg/L ³
Aromatic	Benzo(a)pyrene	0.2 μg/L ³
Hydrocarbons	Fluoranthene	1.4 μg/L ³
	Naphthalene	70 μg/L
	Phenanthrene	2 μg/L³
Aromatic	Benzene	700 μg/L ³
Hydrocarbons	Ethylbenzene	80 μg/L ³
	m-xylene	75 μg/L³
	o-xylene	350 μg/L ³
	Toluene	180 μg/L³

<u>Footnotes</u>

1: pH range was adopted from Table 3.3.2 of ANZECC/ARMCANZ 'default trigger values for physical and chemical stressors for south-east Australia for slightly disturbed ecosystems' estuary waterbodies. The closest receiving water body is Sydney Harbour (Circular Quay), a marine water environment.

2: Criterion for turbidity has been adopted with reference to the turbidity criterion of 10 NTUs, as outlined in Table 3.3.3 of ANZECC/ARMCANZ 'default trigger values for physical and chemical stressors for south-east Australia for slightly disturbed ecosystems' for estuarine and marine waterbodies on the basis that the closest receiving water body is Sydney Harbour (Circular Quay), a marine water environment, located in south-east Australia.

3: This is a low reliability trigger level (ANZGC 2018).

4: Trigger level applies to valence state (Cr VI). If exceeded, speciation of the subject sample may permit assessment against Cr III and Cr VI for direct comparison;

Prior to any off-site release of accumulated/captured stormwater, a suitably trained and experienced environmental consultant shall be engaged to confirm suitability of the site's water for off-site disposal in accordance with **CSWMP03** (Appendix A).



4. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

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

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.



Figures



File Name: \\JBSG-NSW-FS01\Company Data\Projects\Lend Lease\59861 - FSPS CSWMP\GIS\Maps\R01 Rev 0\59861_01_SiteLoc.mxd Reference: © OpenStreetMap (and) contributors, CC-BY-SA





Appendix A Environmental Procedures



CSWMP Control Implementation - Weekly Sediment Control Plan CSWMP0			
Responsibility:	Principal Contractor (Lendlease) (See Section 1.5)		
Duration:	Entire project.		
Frequency:	requency: Weekly.		
Objective:	Sediment and erosion controls to be reviewed weekly in conjunction with planned works to minimise the volume of accumulated stormwater requiring active discharge, and, to manage stormwater on site such that potential for sediment laden stormwater discharged from the site is minimised.		
Procedure			
A review of erosion and sedimentation controls applied on site (e.g. sediment bunds surrounding stormwater inlets and/or sediment/erosional controls) shall by undertaken weekly by the Principal Contractor and responsible person.			
The Principal Contractor will be required to prepare a weekly plan of the site (topographic map, or similar) which			

The Principal Contractor will be required to prepare a weekly plan of the site (topographic map, or similar) which considers the works planned for the upcoming week (e.g. cut and fill plans) and the various sediment and erosional controls to identify where controls are required to be placed in order to:

- Isolate any excavations as far as is reasonably practical to reduce the volume of stormwater that may accumulate within excavations and be subsequently require to be assessed and actively discharged from the site;
- To reduce the rate of stormwater flow across disturbed areas (exposed soils) to minimise the amount of sediment that may be displaced by fast flowing overland stormwater flows;
- To identify specific sediment controls to delineate/isolate specific works areas across the site to enable management of 'sub-catchments' within the site.

As part of this weekly plan, the Principal Contractor will be required to look-up the weather forecast for the upcoming week to assist in determining the required sediment/erosional controls for the upcoming week.

Sediment/erosional controls must be consistent with the Landcom 'blue book' and include, but are not limited to the following:

- 1. Sediment socks;
- 2. Sandbags;
- 3. Sediment fencing; and
- 4. Bunding/berms (soil or other materials).

The following sediment/erosional controls are required that are to be considered and implemented (if required) in the weekly plan:

- Partitioning of the site's works areas based on on-site topological crests utilising temporary sediment/erosional controls to partition the site into smaller and more easily manageable areas (referred henceforth as a 'sub-site management area');
- Erection of temporary sediment/erosional controls to delineate areas of hardstand vs disturbed areas (exposed soils) to minimise stormwater cross-flows between the hardstand/disturbed areas of the site;
- Erection of temporary sediment/erosional controls to divert stormwater away from open excavations and redirect water across exposed soils of the site in disturbed areas, or, to stormwater infrastructure in non-disturbed/hardstand areas of the site;
- In weeks where heavy rainfall is forecast and works are unlikely to progress, erection of sediment/erosional controls perpendicular to the slope of the site (within a sub-site management area) to slow the speed of overland stormwater flows;
- In periods of heavy rainfall, placement of geofabric across exposed soils to minimise interaction of rainfall and exposed soils;
- In periods of heavy rainfall and where the abovementioned sediment/erosional controls do not appear to be stopping sediment laden stormwater run-off from leaving the site, potential excavation of soils in a down-gradient area (within the sub-site management area) to form a temporary depression/excavation where water can accumulate for future discharge.

The weekly plan is a 'working document' and can be updated as required to show where controls are implemented on site. The weekly plan shall form part of the 'record keeping' requirements, as outlined in **CSWMP09**.



Excavation Dewat	ering	CSWMP02
Responsibility:	The Principal Contractor (refer to Section 1.5)	
Duration:	Main Works Phase, until receipt of Occupation Certificate.	
Frequency:	As required.	
Objective:	To ensure that all stormwater captured within excavations and within temporary stormwater detention areas is appropriately managed to mitigate the risk of uncontrolled overland flows to offsite areas.	

Requirement

During bulk earthworks, it is not anticipated to encounter groundwater. However, there remains the potential to encounter perched water lenses (overlying relatively impermeable soil lenses) and for rainwater to accumulate in excavations following periods of heavy rainfall.

This CSWMP will be applied during the 'Early Works' and 'Main Works Phase'.

Procedure

Where excavations are required to be dewatered to facilitate site works, an assessment of the water quality shall be undertaken on the basis of visual and olfactory observations by the Principal Contractor/competent person. Where accumulated stormwater is required to be contained and discharged from the site, it shall be subject to assessment, treatment and disposal in accordance with **CSWMP03**.

Where excavation dewater is identified to exhibit indicators of gross contamination, it shall be managed under the UFP presented in the RAP (JBS&G 2020), which is provided as **CSWMP06**.



Accumulated St	ormwater Assessment and Disposal	CSWMP03
Responsibility:	The Principal Contractor (refer to Section 1.5)	
Duration:	Main Works Phase, until receipt of Occupation Certificate.	
Frequency:	Detailed below.	
Objective:	To ensure that accumulated stormwater disposed from the site during construction works is appropriately assessed prior to treatment and/or disposal.	
Requirement		

Accumulated stormwater may be impacted by conditions and/or contaminants which make it unsuitable for disposal to stormwater.

Where accumulated stormwater is required to be discharged from the site (i.e. cannot be utilised for dust suppression or dispersed across the site) it is required to be assessed and, where water is found to be impacted, remediate captured water prior to its disposal to stormwater assets. The water is required to be demonstrated as environmentally suitable (see **Table 3.1**) for disposal from the site.

Procedure

<u>Frequency</u>

Where discharge of accumulated stormwater is required at inconsistent intervals (i.e. following rainfall events), the Principal Contractor shall arrange for testing of the accumulated water as required to facilitate disposal of the accumulated water.

Where discharge of stormwater is required over a long period (i.e. during periods of extended heavy rainfall), the Principal Contractor shall arrange for the testing of the accumulated water prior to discharge, and then up to a maximum of twice per week for the period of discharge.

Preliminary Assessment

The primary condition which would preclude the accumulated stormwater from being considered suitable for disposal to the offsite stormwater system is anticipated to be the presence of elevated suspended sediments affecting turbidity and/or pH outside of the allowable ranges. Preliminary assessment of accumulated stormwater can be undertaken using field screening methods, in accordance with the procedure presented following:

- 1) A representative 500 mL sample of accumulated stormwater is to be collected from each excavation/stormwater detention area in a clean glass or unpreserved plastic container;
- 2) To assess the turbidity of the collected stormwater sample:
 - a. The sample of water shall be poured into a vertical transparency tube;
 - b. The depth of water column required to obscure the indicator at the bottom of the transparency tube should be recorded; **OR**
 - c. The turbidity of the water to be assessed utilising a digital meter;
- 3) The pH of the water shall be measured using a calibrated field pH probe;
- 4) Assessment of any visual and/or olfactory indicators of contamination; and
- 5) The results are to be recorded by the Principal Contractor/competent person and kept for the duration of works.

Where the turbidity and pH water quality criteria are satisfied (see **Table 3.1**), the Principal Contractor/competent person shall proceed to sampling and laboratory analysis.

Where exceedances of the criteria are identified, advice will be provided by the Environmental Consultant to the Principal Contractor regarding the most prudent course of action. This may be to proceed with sampling and laboratory analysis, or to treat the accumulated stormwater and subsequently reassess the water quality following treatment.

Laboratory Analysis and Formal Assessment of OSD Water

Following preliminary assessment, the Principal Contractor/competent person will undertake sampling of the accumulated stormwater for laboratory assessment. The sampling procedure shall be as follows:

- The Principal Contractor/competent person shall collect representative water samples of the accumulated stormwater (from each excavation or onsite stormwater detention areas);
- Samples shall be immediately filtered as necessary and transferred to laboratory prepared sample containers. The samples shall be preserved as required by the laboratory analytical methods, and transported to a laboratory under chain of custody conditions;
- The samples shall be analysed at a laboratory which is National Associate of Testing Authorities (NATA) accredited for the analyses to be undertaken;



Accumulated St	ormwater Assessment and Disposal	CSWMP03
Responsibility:	The Principal Contractor (refer to Section 1.5)	
Duration: Main Works Phase, until receipt of Occupation Certificate.		
Frequency: Detailed below.		
Objective: To ensure that accumulated stormwater disposed from the site during construction works is appropriately assessed prior to treatment and/or disposal.		nstruction works is
• The samples shall be analysed for the following relevant contaminants and conditions: turbidity, pH;		

 The samples shall be analysed for the following relevant contaminants and conditions: turbidity, pH; Heavy metals (filtered .45 μm); TRH/BTEXN; and PAH (low levels).

The Principal Contractor/competent person shall arrange for laboratory analysis of water samples on 'same day' analyses, with written correspondence to be provided to the Principal Contractor within 24 hours of the sampling event. Formal assessment letter is to be provided within one week of the sampling event.

Where the Principal Contractor/competent person confirms that the accumulated stormwater is suitable for discharge to stormwater infrastructure, the Principal Contractor is permitted to undertake disposal.

Where the Principal Contractor/competent person confirms that the accumulated stormwater is unsuitable for discharge to stormwater infrastructure, the Principal Contractor/competent person shall provide recommended actions to remediate the water to a quality which permits discharge to stormwater or recommend alternative disposal options. Indicative treatment options are presented in **CSWMP04**.

Following assessment by the Principal Contractor/competent person, all efforts should be made to ensure that the quality of the accumulated stormwater does not materially change prior to its disposal. The Principal Contractor shall ensure as far as is reasonably practical, that additional erosion and sediment controls are erected in proximity to the accumulated stormwater following sampling and prior to discharge from the site.



Accumulated Stor	mwater Treatment	CSWMP04	
Responsibility:	The Principal Contractor (refer to Section 1.5)		
Duration:	Main Works Phase, until receipt of Occupation Certificate.		
Fraguanay	Upon identification of accumulated stormwater being unsuitable for direc	t disposal to stormwater	
Frequency.	infrastructure.		
Objective	To ensure that all stormwater identified as potentially unsuitable for disch	narge from the site is	
Objective.	appropriately treated prior to disposal.		

Requirement

It is requirement of this CSWMP/DMP to assess and, where water is found to be impacted, remediate captured water prior to its disposal to stormwater assets. The water is required to be demonstrated as environmentally suitable for disposal from the site.

Procedure

Following implementation of **CSWMP03**, treatment may be required to make the accumulated stormwater suitable for discharge to stormwater infrastructure. Anticipated treatment procedures to resolve water quality issues may include:

- pH adjustment via the addition of lime to raise the pH, or hydrogen chloride to reduce pH as appropriate;
- Turbidity: the use of granular activated carbon (GAC) filtration and/or application of gypsum based flocculants and/or settlement of sediment via the use of a settlement waffle tank; and
- Heavy metals: combination of pH adjustment and commercially available flocculant to reduce individual heavy metal concentrations slightly above acceptance standards.

In the event that elevated levels of organic compounds are identified, consideration to alternative discharge strategies including potential application of collected stormwater across the site for dust suppression, offsite disposal via tanker truck, and/or use of an on-site treatment plant to reduce contaminant concentrations to appropriate levels prior to analytical analysis and subsequent assessment for discharge.



Sediment and Ero	sion Controls	CSWMP05
Responsibility:	The Principal Contractor (refer to Section 1.5)	
Duration:	Entire Project	
Frequency:	As required.	
Objective:	To ensure the minimisation of the uncontrolled discharge of sediment lad site, and to minimise the quantum of stormwater flowing to site excavation stormwater infrastructure.	en stormwater from the ons and temporary

Procedure

Equipment

The following general equipment will be required to allow construction of sediment and erosion control devices:

- gravel filter sock(s);
- stakes/star pickets and sediment fencing (geofabric liner);
- temporary impermeable bunds;
- soil berms/bunds;
- builder's plastic/geofabric or other material to cover soil stockpiles.

Sediment Control Devices – Stormwater Drains

During site demolition works, current stormwater drains located through the site are to be surrounded by gravel filter socks to preclude intrusion of substantial quantities of sediment during works. Reference **CSWMP05-1** for a diagrammatic representation of stormwater drain gravel filter socks to be applied to all onsite stormwater inlets.

Stockpiles - Sediment Control Devices

Stockpiles may be generated from bulk earthworks associated with the development. Where stockpiles are required to be stored for more than 24 hours, these shall be located away from stormwater inlets as far as is reasonably practical.

Where possible, stockpiles will be placed upslope of open excavations, so all sediment from stockpiles is able to enter the open excavations. Reference **CSWMP05-2** for a diagrammatic representation of sediment control devices to be established around soil stockpiles.

Stockpiles - Covering

Stockpiles that are to be left in place for a substantial period (>48 hours) shall be covered utilising geofabric and/or builder's plastic to reduce the erosional and sedimentation potential during periods of rainfall.

Stormwater Diversion

Where stockpiles are required to remain in place for a substantial period (>48 hours), controls shall be put in place to minimise the contact of stormwater flows with stockpiled materials. This shall include the use of stormwater diversion devices, including bunding, sediment socks, or similar. Reference **CSWMP05-3** for a diagrammatic representation of stormwater diversion devices to be established around soil stockpiles.

Precipitation collected on undisturbed areas of the site should be directed away from disturbed areas of the site utilising stormwater diversion devices to minimise erosion of soils in disturbed areas.





NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

Construction Notes

- 1. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit.
- 2. Fill the sleeve with 25 mm to 50 mm gravel.
- 3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
- 4. Place the filter at the opening of the kerb inlet leaving a 100 mm gap at the top to act as an emergency spillway.
- 5. Maintain the opening with spacer blocks.
- 6. Form a seal with the kerbing and prevent sediment bypassing the filter.
- 7. Fit to all kerb inlets at sag points.





Construction Notes

- 1. Construct sediment fence as close as possible to parallel to the contours of the site.
- 2. Drive 1.5 metre long star pickets into ground, 3 metres apart.
- 3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- 4. Backfill trench over base of fabric.
- Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- 6. Join sections of fabric at a support post with a 150 mm overlap.





Construction Notes

- 1. Locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
- 2. Construct on the contour as a low, flat, elongated mound.
- 3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
- 4. Rehabilitate in accordance with the SWMP/ESCP.
- 5. Construct earth bank (Standard Drawing 5-2) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-7) 1 to 2 metres downslope of stockpile.



Unexpected Finds		CSWMP06
Responsibility:	The Principal Contractor (refer to Section 1.5)	
Duration:	Entire Project	
Frequency:	As required.	
Objective:	To ensure the ongoing achievement of the objectives stated in Section 1.2 conditions are encountered which may require specific controls not other CSWMP.	e, where latent wise captured by this

Requirement

The possibility exists for in-ground hazards that have not been identified to date to be present within fill materials or underlying existing pavements/building on the site. These hazards may present novel conditions which require to be addressed to ensure that the continuation of site works is completed in a manner which achieves the objectives stated in **Section 1.2.** An example of such a condition would be the identification of previously unknown contaminants within site soils and/or excavation dewater.

Procedure

The procedure has been abstracted for the RAP, as relevant to potential soil and water management at the site.

The nature of hazards which may be present and which may be discovered at the site are generally detectable through visual or olfactory means, for example:

- Hydrocarbon impacted materials (visible/odorous); and/or
- Drums, waste pits, former pipework or USTs (visible); and/or
- Oily Ash and/or oily slag contaminated soils/fill materials (visible/odorous); and/or
- Tarry like impacted soil/fill material (visible/odorous); and/or
- Potential chlorinated hydrocarbon impact (sweet odour soils).

As a precautionary measure to ensure the protection of the workforce and surrounding community, should any of the abovementioned substances (or any other unexpected potentially hazardous substance) be identified, the procedure summarised in **Figure CSWMP06-1** is to be followed, as shown on the following page.



Figure CSWMP06-1 - Unexpected Finds Protocol





Non-Compliances	with CSWMP	CSWMP07	
Responsibility:	The Principal Contractor (refer to Section 1.5)	·	
Duration:	Entire Project		
Frequency:	Upon identification of non-compliance with the CSWMP		
Objective:	To identify the cause of the non-compliance is identified and to review procedures, controls and responsibilities to ensure that the potential for further non-compliances is minimised.		

Procedure

Non-compliances with the intent and procedures of this plan may occur during the implementation of the CSWMP. Such non-compliances may include events such as failure to assess stormwater prior to discharge from the site, discharge of environmentally unsuitable stormwater, failure to appropriately contain stockpiled soils, etc.

Where a non-compliance is identified by a responsible organisation, they shall inform the affected organisations of the non-compliance in writing. Where a non-compliance with the CSWMP is identified by another organisation (in the activities of an alternate organisation), then they shall have the responsibility of informing the non-complying party in writing of the non-compliance. The non-complying party will be required to rectify the non-conformity as soon as possible, as per the requirements of the relevant procedure(s) where non-compliance has occurred.

The non-compliance shall be detailed as per the requirements of **CSWMP08** Incident Reporting to record the incident and to inform relevant follow up / review actions.

Detail of the action taken to rectify the non-compliance shall be provided to each of the affected organisations in writing. Where a non-compliance cannot be rectified, then the CSWMP will require to be reviewed as per the requirements of **CSWMP10** CSWMP Review.



Incident Report	ing	CSWMP08
Responsibility:	The Responsible Person (refer to Section 1.5)	
Duration:	Entire Project	
Frequency:	Upon identification of non-compliance with the CSWMP	
Objective:	To ensure the CSWMP is implemented as intended.	
Procedure	·	

The Principal Contractor shall facilitate the completion of environmental incident forms in accordance with LLB's incident management process for any environmental incident that occurs on the site.

The environmental incident form is provided as Form 8-1.



Incident Reporting

Form 8-1

INCIDENT INVESTIGATION SUMMARY

The summary below provides the details of the incident and the corrective and preventative actions implemented following the investigation of the incident.

Project No.		Project Name			WorkSafe Notific	ation No.
Brief descript	ion of what	happened				
First Aid	MTI:	LTI: N	lear miss:	Environment	t: Community:	Property
Injury/illness:						Damage:
Date of the incident		Time o	f Incident			
Exact location	of incident	:				
What corrective	ve actions v	vere implement	ed immed	iately followi	ng the incident?	,
•						
•						
•						
What preventa incident?	ative actions	s have been or	are going	to be implem	ented to minimi	se this type of
•						
•						
•						
•						
•						
•						
•						

Report	Name	Position	Signature	Date
Completion				
Review				
Approval	Ross Trethewy	Head of Environment, Health & Safety		







Record Keeping		CSWM09
Responsibility:	The Responsible Person (refer to Section 1.5)	
Duration:	Entire Project	
Frequency:	As required	
Objective:	Records of the implementation of the CSWMP require to be retained.	

Procedure

The Responsible Person shall be responsible for the maintenance of all documents relating to the implementation of the CSWMP. This shall include:

- Weekly photographic log of sediment and erosional controls established on site;
- Analytical data to support the characterisation and discharge of accumulated stormwater on site;
- Registers for the maintenance of the CSWMP (site inspection forms, revised plans, etc.); and
- Relevant correspondence between the Responsible Person, Contractors, environmental consultant and/or any other party.

All records shall be retained by the Responsible Person throughout the time of implementation of the CSWMP. In the event that the role of Responsible Person is transferred from one organisation to another, control of all relevant (historical and current) documents will be transferred for safe keeping to the current Responsible Person.



CSWMP Review		CSWMP10
Responsibility:	Responsible Person (See Section 1.5)	
Duration:	Entire Project	
Frequency:	As required in response to revisions to supporting documents or in responsively with CSWMP	nse to non-compliances
Objective:	The CSWMP requires review to ensure its continued appropriateness to b	e used on the site

Procedure

A review of erosion and sedimentation controls shall by undertaken weekly by the Principal Contractor and responsible person (per **CSWMP01**).

Review of the CSWMP shall be undertaken quarterly by an appropriately qualified contractor/consultant in conjunction with the Responsible Person in response to a non-compliance with the CSWMP. This review shall consider:

- Any non-compliances with the CSWMP that have been unable to be resolved;
- Where an incident is reported as occurring under the control of CSWMP as per CSWMP08 Incident Reporting;
- Practicalities and efficiencies of management measures and whether there are more effective ways to improve environmental compliance;
- Any changes in state or national environmental protection legislation or guidelines that impact any part of the CSWMP; or
- Any proposed changes in land-use of the site or adjoining sites which may impact upon exposure pathways.

In the event that Principal Contractor (**Section 1.5**) cease to be recognised as the Responsible Person, a complete review of the CSWMP document and compliance measures will be necessary to identify suitable replacement CSWMP compliance mechanisms.

In addition, where a review identifies items which are required to be modified, or added to the CSWMP, then a revision of the CSWMP shall be prepared by a suitably qualified person.



Appendix B Proposed Site Development Plans



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		GENERAL NO	DTES		
	0	ALL DIMENSION SHALL BE CH CONTRACTOR	ONS AND EXIS ECKED AND V BEFORE PRO	TING CONDI ERIFIED BY CEEDING W	TIONS THE ITH THE WORK.
	0	ALL LEVELS R	ELATIVE TO 'AU	JSTRALIAN H	HEIGHT DATUM'.
	0	DO NOT SCAL USE FIGURED	E DRAWINGS. DIMENSIONS	ONLY.	
		S	SITE BOUNDAR	ł	
Note: - Furni Furthe	TL	IRE SHOWN INE CONSULTATIO	DICATIVELY. SUI	3JECT TO NATION	



(-)

FUTURE SCOPE

COLD SHELL

COLD SHELL Inclusions: Envelope and superstructure including structural floors and walls, facades, roofs, etc.

 Essential circulation elements including required stairs, lifts, fire isolated passages, etc.

 Irreversible fire isolation measures to services and detection, sprinklering, to facilitate minimum egress requirements, etc.Essential services infrastructure including in- ground and/or encased trunking pathways and risers to facilitate future briefed functions. Section J NCC requirements where not subject to future alteration due to fitout requirements.

COLD SHELL Exclusions:

 All internal non-essential walls, suspended ceilings, linings and finishes. • All Fitout, Furnishings and Equipment (FFE), lights, hydraulic fixtures, ICT, etc. • Services from trunk reticulation paths to FFE installations

 Essential life safety measures to satisfy fitout requirements.

SSDA. 01	6/12/19	State Significance Development Application	[DB DB
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fjmt stu	dio archite	cture interiors landscape urban community		
sydney Level 5,	melbourne 70 King Stre	uk et t +61 2 9251 7077 w fjmtstudio.com	IJ	

project Fort Street Public School Observatory Hill Sydney NSW 2000

General Arrangement Plans Proposed Plan - Lower Ground 1

scale 1:200 @ A1

first issued

23/9/19

revision

sheet no. **DA-2001**

SSDA.01



	GENERAL NOTES
0	ALL DIMENSIONS AND EXISTING CONDITION SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH
0	ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIG
0	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
DTE: URNITU JRTHER	SITE BOUNDARY RE SHOWN INDICATIVELY. SUBJECT TO CONSULTATION AND COORDINATION
	FUTURE SCOPE

DA-2002



State Significance Development Application

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SSDA. 01	6/12/19	State Significance Development Application		DB	DB
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fjmt stu	i dio archite	cture interiors landscape urban community	G		-
sydney Level 5,	melbourne 70 King Stre	uk et t +61 2 9251 7077 w fjmtstudio.com	IJ		

Fort Street Public School Observatory Hill Sydney NSW 2000

General Arrangement Plans Proposed Plan - Level 2

scale 1:200 @ A1

project code

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first issued

23/9/19

revision

sheet no. **DA-2004**

SSDA.01



Appendix C Construction Stage Stormwater Layout Plan



Plot Date: Monday, September 20, 2021 2:41:30 PM CAD File Name: Q:\20000364 Fort Street Public School\Drawings\20000364_STW_P01_REV01.dwg

SCHOOL	PLAN			
SCHUUL	PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
IILL	20000364	P01	STW01	01



Appendix D Consultation with CoS



City of Sydney Town Hall House 456 Kent Street Sydney NSW 2000 +61 2 9265 9333 council@cityofsydney.nsw.gov.au GPO Box 1591 Sydney NSW 2001 cityofsydney.nsw.gov.au

29 January 2021

SCHOOL INFRASTRUCTURE NSW Level 4 35 Bridge St SYDNEY NSW 2000

By email: jon.davis@lendlease.com

Attn: Jon Davis, Lendlease

STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSD 10340) 1005 UPPER FORT STREET , MILLERS POINT NSW 2000 - R/2019/6/B

Dear Jon

I refer to the above mentioned consent granted subject to conditions by the Deputy Secretary, Assessment and System Performance as delegate of the Minister for Planning and Public Spaces on 7 October 2020.

Please be advised that the City of Sydney has no comments in relation to the 'Construction Soil and Water Management Plan' dated 21 December 2020 prepared by JBS and G Australia (reference 59861/134281 Rev 0) which was submitted by the applicant in relation to Condition B21(a) of SSD 10340 as below.

- B21. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:
 - (a) be prepared by a suitably qualified expert, in consultation with Council;
 - (b) describe all erosion and sediment controls to be implemented during construction, 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';
 - provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);
 - (d) detail all off-Site flows from the Site; and
 - (e) 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 5-year ARI.

If you require any further information please contact Amy Douglas on 9265 9333 or adouglas@cityofsydney.nsw.gov.au

Yours faithfully

Andrew Rees Area Planning Manager



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А	Rohan Hammond	Matthew Parkinson	Matthew Parkinson	Draft for client review	7 December 2020	
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6	Daniel Denaro	Matthew Bennett	Matthew Bennett	Draft for client review	30 September 2021	

