

**9 Mahogany Avenue, Macquarie Park NSW 2113**  
**Building C2 – Village Green and Community Centre**

**SSD 15822622**

**Construction Compliance Report # 2**

**Job No:6410**

**August 2025**



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## REVISION HISTORY

| Description                               | Revision      | Date               |
|---|---------------|--------------------|
| Pre-Construction Compliance Report        | Rev 1 – Draft | August 2024        |
| Pre-Construction Compliance Report        | Rev 2         | August 2024        |
| Construction Compliance Report # 1        | Rev 3         | February 2025      |
| <b>Construction Compliance Report # 2</b> | <b>Rev 4</b>  | <b>August 2025</b> |

## 1. Introduction

The Construction Compliance Report (CCR) has been prepared for the work occurring under SSD15822622, at 9 Mahogany Avenue, Macquarie Park NSW 2113, Building C2 – Village Green and Community Centre (the Project).

The project is located within Ivanhoe Estate, Macquarie Park (The Site) near the corner of Epping Road and Herring Road within the Ryde Local Government Area (LGA). Building C2 is located centrally within the Ivanhoe Estate; and will be situated between Buildings C1 & C3.

### 1.1 Project Description

The Works will involve a Design and Construct Contract (AS4902 modified) for the Design and Construction Works of a Community Centre, local café, gym and pool facilities, and a local village green park area including:

- Construction of plant room areas.
- Construction of cold-shell gym tenancies on the ground floor plane.
- Construction of pool and adjoining facilities
- Landscape works are to include park areas and playground areas
- Public domain areas located on the ground plane adjacent to the C2 building boundary.
- An extension of the neighboring residential tower noted as Building C1 which was subject to a respective FEBQ and FER.
- Utilities Services and Infrastructure

### 1.2 Background:

|   |  |
|---|--|
| <b>Project Application Number:</b>        | SSD 15822622   |
| <b>Project Name:</b>                      | Ivanhoe Estate, Macquarie Park                                   |
| <b>Description of Project:</b>            | Construction of Building C2 – Village Green and Community Centre |
| <b>Project Address:</b>                   | 1 Ivanhoe Place Macquarie Park NSW                               |
| <b>Date of Construction Commencement:</b> | 23.08.2024   |

### 1.3 Purpose of this report

The Construction Compliance Report (CCR) is an updated version of the Pre-Construction Compliance Report which addresses all requirements needing to be satisfied prior to the commencement of Construction and in accordance with Compliance Reporting Post-Approval Requirements. The requirements of the CCR related to planning conditions B8 to B9 are provided below in Table 1. The PCCR and 6 monthly CCR was previously submitted per requirements B6 to B9.

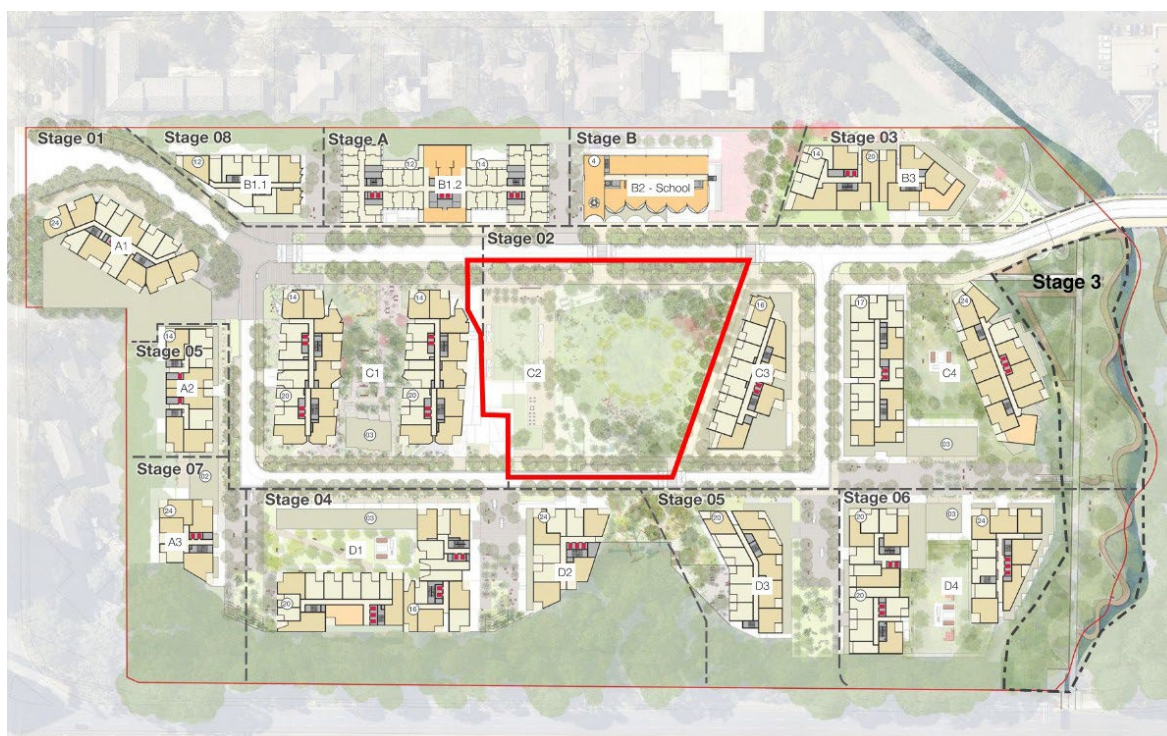
Table 1 – Compliance Reporting

| Condition | Condition Requirement  | How Addressed  |
|-----------|--|--|
| B8.       | 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.   | Record Keeping System for submission to Planning Secretary |
| B9.       | <p>The Construction Compliance Reports must include:</p> <p>(a) a results summary and analysis of environmental monitoring.</p> <p>(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.</p> <p>(c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans</p> <p>as a result of construction carried out during the reporting period.</p> <p>(d) a register of any modifications undertaken and their status.</p> <p>(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit.</p> <p>(f) a summary of all incidents notified in accordance with this consent; and</p> <p>(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</p> | Record Keeping System for submission to Planning Secretary |



### 1.3 Staging of the Works

The Works are being carried out in a single stage with relation to Building C2 while maintaining access for works undertaken on the remainder of the site and ensuring an efficient construction methodology.



Site Location Plan

Below is an indicative program for Crown Certificates/Construction Certificates (CC) in line with the construction program:

Table 2 – CC Application Program

|   |
|---|
| <b>Construction Certificate No.1 - 23.08.2024</b>   |
| Piling, earthworks, stormwater and demolition   |
| <b>Construction Certificate No.2A – 18.11.2024</b>  |
| Full above ground Structure to Lower Ground, base build services                                      |
| <b>Construction Certificate No.2B - 10.02.2025</b>  |
| Full above ground Structure to Roof, base build services  |
| <b>Construction Certificate No.3 – 16.05.2025</b>   |
| Façade, external works, public domain and landscaping and updates to BCA, DDA & FER & JV3 as required |

### 1.4 Key Project Personnel

All employees, contractors (and their sub-contractors) have been made aware of, and have been instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development as per Condition A2.

| Organisation                | Position             | Representative | Contact Details                         |
|-----------------------------|----------------------|----------------|---|
| Head Contractor<br>Grindley | Construction Manager | Evan Graves    | 0404321756<br>egraves@grindley.com.au   |
| Head Contractor<br>Grindley | Project Manager      | Peter Wilson   | 0414 914 514<br>pwilson@grindley.com.au |

## 1.5 Reporting Timing

This Compliance Report is to be submitted to the Planning Secretary every 6 Months from Commencement of works. Construction works for the Project were previously notified to be commencing August 2024.

A Pre-Construction Compliance Report was submitted for the first Construction Certificate in August 2024 from the granting of consent on the 28th of November 2022 to the proposed notified date of commencement of Construction.

The Schedule of Compliance reporting is presented in Table 3 below.

*Table 3 - Compliance Reporting Program*

| Report  | Timing   | Anticipated Lodgment Date   |
|---|--|---|
| Pre-Construction Compliance Report (B6)         | Completed  | CC1 Issued 23 <sup>rd</sup> August 2024                             |
| Construction Compliance Report #1               | 6 Months from date of commencement of construction                                 | Issued February 2025  |
| Construction Compliance Report #2               | 6 Months from date of previous Compliance Report <b>(THIS REPORT)</b>              | August 2025   |
| Construction Compliance Report #3               | 6 Months from date of previous Compliance Report                                   | February  |
| Construction Compliance Report #4 (if required) | 6 Months from date of previous Compliance Report                                   | No later than TBC Pending Project Completion. Likely Not applicable |
| Pre-Operation Compliance Report (B28b)          | Prior to the commencement of Operation   | No later than 16 <sup>th</sup> January 2026 (Pending expected OC)   |
| Operations Compliance Reports                   | At intervals, no greater than 52 weeks from the date of commencement of operations | *Operation date to be confirmed.<br>10 <sup>th</sup> January 2027   |

**Note 1:** Condition B5: notification 48 hours prior to construction start is 23.08.2024.

**Note 2:** Works are assumed to be completed 'target' program 20.3.26.

**Note 3:** The anticipated date of Compliance Reporting is the approximate date nominated for lodgment of the Compliance Reports and may vary according to any changes in date of commencement of Construction and date of commencement of Operation.

## 2 Previous Reports Actions

This Construction Compliance Report is the 2nd compliance Report for SSD 15822622 as set out in Compliance Monitoring and Reporting Program. Revision History as below:

| Description                        | Revision      | Details  |
|------------------------------------|---------------|--|
| Pre-Construction Compliance Report | Rev 1 – Draft | Report Creation  |
| Pre-Construction Compliance Report | Rev 2         | Minor Updates for Submission   |
| Construction Compliance Report # 1 | Rev 3         | Minor updates to Body. Updates to Appendix A Compliance Table for status.  |
| Construction Compliance Report # 2 | Rev 4         | Minor updates to Body. Updates to Appendix A Compliance Table for status. Additional information as requested in Department review of Report #1. |

### 3 Modifications Undertaken

One modification has been lodged since consent was granted. Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website, refer <https://www.planningportal.nsw.gov.au/major-projects/projects/mod-2-amendments-building-c2-and-stratum-subdivision-updates-conditions-consent>

SSD-15822622-Mod-2 approval includes the following changes:

| Location                 | Item  |
|--------------------------|---|
| Basement                 | Basement layout revised and extent of excavation reduced.                       |
| Lower Ground             | Curved glazing and circular stair removed. Stairs relocated around lift.        |
| Lower Ground - Gym       | Gym sliding glass doors replaced with fixed windows.                            |
| Lower Ground - Gym       | Gym amenities layout revised.   |
| Lower Ground - Pool      | Pool amenities layout revised.  |
| Lower Ground - Pool      | Pool sliding glass doors replaced with fixed windows.                           |
| Lower Ground - Pool      | Pool shifted west to reduce extent of pool by one bay and increase landscaping. |
| Lower Ground - Landscape | Reflective pond and fence removed to be replaced with bioswale.                 |
| Upper Ground - Cafe      | Skylight removed.   |
| Upper Ground - Cafe      | Glazed hob replaced with solid upstand at North and East facades.               |
| Upper Ground - Community | Community Room 1 facade revised glazed hob replaced with solid upstand.         |
| Upper Ground - Community | Community Room 2 facade revised to have less glazing and more solid.            |
| Upper Ground - Gardens   | Extent of balcony planters above pool reduced.                                  |
| Roof - Pergola           | Pergola extent reduced.   |
| Roof - Pergola           | Pergola planter and maintenance walkway removed.                                |
| Roof - Plant             | Rooftop plant lift access replaced with stair access only.                      |
| Roof - Lift              | Reduce height of lift structure.  |

### 4 Compliance Status Summary

Details and Status of Compliance to each of the Conditions of Consent are recorded in the Table of Compliance provided in Appendix A.

*Table 3 – Summary of Status Descriptors*

| Status        | Descriptor  |
|---------------|---|
| Compliant     | The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.   |
| Non-Compliant | The proponent has identified a non-compliance with one or more elements of the requirement.   |
| Not Triggered | A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant |

*Table 4 – Detail of Non-Compliance*

| CC ID | Condition Requirement | Reason for Non-Compliance | Action / recommendation |
|-------|-----------------------|---------------------------|-------------------------|
|       |                       |                           |                         |
|       |                       |                           |                         |
|       |                       |                           |                         |
|       |                       |                           |                         |
|       |                       |                           |                         |
|       |                       |                           |                         |

## 5 Incidents

A register of all incidents, as defined by the conditions of consent, is to be maintained with the following information:

- The cause and nature of the incident, the date it occurred and the date it was identified.
- Location of the incident.
- How the incident was identified.
- The agency, or agencies to whom the incident was reported.
- Details of any corrective and preventative action required by agencies and any undertaken by the proponent; and
- The response to the incident, including details of timing for undertaking such actions (i.e., that corrective and preventative action is not required, has commenced or is completed).

## 6 Complaints

Getting in touch

Call: 1800 870 351

Email: [midtowncommunityfeedback@frasersproperty.com.au](mailto:midtowncommunityfeedback@frasersproperty.com.au)

Visit: 1 Ivanhoe Place, Macquarie Park NSW 2086

A list or table of complaints received, as defined by the Conditions is to be maintained with the following information:

- The number of complaints received; and
- A summary of the main areas of the complaint.

The below table will be maintained for all complaints received.

| Date of Complaint | Date of Response | Method of | Nature of Complaint | Project Response Complaint  | Complaint Status |
|-------------------|------------------|-----------|---------------------|---|------------------|
| 12/12/24          | 17/12/24         | Email     | Sediment Control    | A complaint was received in relation to sediment control measures implemented to the road network and surrounds for the works and other surrounding projects. Sediment control measures were in place and operational, however certain areas required additional measures to reduce risk of sediment entering the stormwater system. A clean up of sediment build up around sediment control was also required.   | Closed.          |
| 27/03/25          | 01/04/25         | Email     | Noise Complaint     | <p>The Department of Planning, Housing, and Infrastructure have received a noise complaint in relation to Stage 2 works but have not been provided with any specific details in relation to this matter.</p> <p>As there are currently multiple building site operating within the vicinity it is unknown which Contractor caused the noise disruption. The department attended a site inspection on 1/4/25 to have a look at the works in the precinct. We note Taylor Construction site operating</p> | Closed.          |

|  |  |  |  |   |  |
|--|--|--|--|---|--|
|  |  |  |  | adjacent as well as Ausgrid Infrastructure upgrades on Mahogany Av. |  |
|  |  |  |  |   |  |

In accordance with Condition B11– A complaints register will be maintained and updated monthly on the Project website.

## 7 Construction Environmental Management plan (CEMP) Condition B9 (c)

The Construction Environmental Management Plan has been reviewed and has not required any updates within the reporting period.

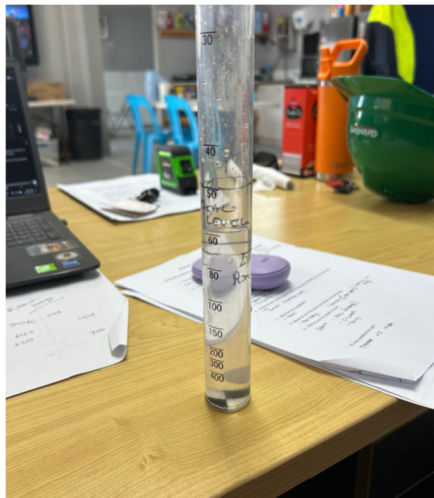
## 8 Results and Analysis of Environmental monitoring

### Sediment Control

Due to the excess ground water, and unprecedented rainfall during the construction timeframe, Grindley have constructed a temporary sediment basin, which is frequently flocked and tested prior to removal from site.



*Photo of sediment retention basin before flocking agent*



*Photo of testing tube after flocculent agent added to sediment basin*



*Photo of sediment basin after flocculent agent and has been pumped out from site*

Refer to appendix C, for technical data sheet of flocculent agent used on this project.

### Vibration Monitoring

Grindley Construction engaged Pulse White Noise Australia to undertake vibration monitoring of the adjacent existing residential building (Building C1). The vibration monitoring was installed on a structural wall inside the C1 building and remained in place from September 2024 through to December 2024. PWNA confirmed the Vibration levels experienced on the structure was within the nominated limitations and were compliant with the project construction criteria.



Pulse White Noise Acoustics (PWNA) has been engaged to undertake unattended vibration monitoring for construction of the Ivanhoe Precinct in Macquarie Park. The vibration monitor (serial number: WONEFA) was installed on the 12<sup>th</sup> of September 2024, and removed on the 16<sup>th</sup> of December

Unattended monitoring around the site includes one (1) vibration monitor as shown in Figure 1 below. The monitoring is being undertaken in accordance with the British Standards (BS 7385-2 1993) – *Evaluation and measurement for vibration in buildings*.

All measured vibration levels were compliant with the project construction vibration criteria.

For any additional information please do not hesitate to contact the person below.

Regards,



**Liam Biddle**  
Junior Acoustic Engineer  
PULSE WHITE NOISE ACOUSTICS PTY LTD

*Screenshot from PWNA Vibration Monitoring Report*

Refer to Appendix D for full report



## 9 Actions from Previous Reports

The actions from Compliance Report 1 which was issued to the Department of Planning in February this year and comments made in April are as follows:

For future Construction Compliance Reports please include the following information:

1. A separate section containing a consolidated results summary and analysis of environmental monitoring within the main body of the report.
2. Include more detailed figures/plans of the development and locality, and photographs of development underway during the reporting period.
3. Include a separate section detailing any actions from the previous report and or audits.
4. Include a separate section in the report that lists non-compliances and incidents. If there are none to report, clearly state this detail in this section of the report.
5. Include a development phase column in the compliance table.

All actions from the above have been addressed in this report. We can also confirm that there are no non-compliances to report.

# **Appendix A**

## **Compliance Table**

Please see the below Compliance Table.

| ITEM  | CONDITION  | EVIDENCE/ COMMENTS  | COMPLIANCE STATUS | DEVELOPMENT PHASE   |
|---|--|---|-------------------|---|
| <b>PART A - ADMINISTRATIVE CONDITIONS</b>             |  |   |                   |   |
| <b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b> |  |   |                   |   |
| A1  | 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, minimize, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.   | Contained within current Management Plans. Commitment that Management plans will be complied with throughout the duration of works under this Consent, with evidence to be provided throughout works such as: Monitoring records, Site Inspection Records Environmental Action Registers, Incident reports, Management plan/s review tracking, and Audit results and close outs                           | Compliant         | See section 8 of this report                                  |
| <b>TERMS OF CONSENT</b>                               |  |   |                   |   |
| A2  | The development may only be carried out:<br>(a) in compliance with the conditions of this consent.<br>(b) in accordance with all written directions of the Planning Secretary.<br>(c) in accordance with the EIS, Response to Submissions and additional information.<br>(d) in accordance with the approved plans in the table below.<br>(e) in accordance with the following modification applications:<br>(i) the Section 4.55(1A) application prepared by Ethos Urban dated 13 September 2023 appendices.<br>(ii) the Section 4.55(1A) application prepared by Ethos Urban dated 14 September 2023, as modified by the submission's reports dated 6 February 2024 and 19 April 2024. | a) Construction Compliance Reports (this Report)<br>Refer to details contained within this table for Compliance to Conditions<br>b) Record of written direction No directions received from the Planning Secretary to date.<br>c) Current Management plans and Sub-plans in accordance with the EIS and Response to Submissions<br>d) Check of Current Plans Approved plans are in place for Construction | Compliant         | Works are in accordance with the consent conditions and S4.55 |
| A3  | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:<br>(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<br>(b) the implementation of any actions or measures contained in any such  | Record of Written direction. Record of implementation of any written direction and or response to written direction   | Not Triggered     | Not Triggered   |

|                                 |  |  |               |  |
|---------------------------------|--|--|---------------|--|
|                                 | document referred to in Condition. A3(a).  |  |               |  |
| A4                              | The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c) or Condition A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A2(c) and Condition A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.                                   | Review & Cross Check Requirements (General Note)   | Compliant     | No inconsistency, ambiguity or conflict exists                         |
| <b>LIMIT OF CONSENT</b>         |  |  |               |  |
| A5                              | This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.  | Front page of SSD 15822622 with evidence of date of the Works associated with the development.   | Compliant     | Works have commenced on site within the required time period           |
| <b>PRESCRIBED CONDITIONS</b>    |  |  |               |  |
| A8                              | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.   | a) Erection of Site Signage – Erected signage<br>b) Residential building work – Note.<br>c) Entertainment venues – N/A<br>d) Signage for maximum number of persons – N/A<br>e) Shoring and adjoining properties Sandstone crescent has shoring walls which are adjacent to road, this road is owned by the person having the benefit of the development consent. This condition is not applicable. | Compliant     | Not applicable to these works  |
| <b>LONG SERVICE LEVY</b>        |  |  |               |  |
| A9                              | For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.   | LSL paid - Refer to Receipt L0000156469 on 27.6.24   | Compliant     | No further action required   |
| <b>LEGAL NOTICES</b>            |  |  |               |  |
| A10                             | Any advice or notice to the consent authority must be served on the Planning Secretary.  | No legal notices to date   | Not Triggered | Not Triggered  |
| <b>EVIDENCE OF CONSULTATION</b> |  |  |               |  |
| A11                             | Where conditions of this consent require consultation with an identified party, the Applicant must:<br>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and<br>(b) provide details of the consultation undertaken including:<br>(i) the outcome of that consultation, matters resolved and unresolved; and<br>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the | Record keeping for communications with Certifier. Record keeping for communications with Council and Transport for New South Wales   | Compliant     | Record keeping continues throughout the construction phase as required |

|   |  |  |           |   |
|---|--|--|-----------|---|
|   | Applicant.<br>has addressed the matters not resolved.  |  |           |   |
| <b>STRUCTURAL ADEQUACY</b>              |  |  |           |   |
| A12                                     | 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/NCC.  | Structural Design Certificates confirming design to BCA issued by Van Der Meer Engineers for Construction Certificates   | Compliant | Construction is being undertaken in line with the regulated designs                   |
| <b>DESIGN INTEGRITY</b>                 |  |  |           |   |
| A13                                     | Necessary arrangements must be implemented by the Applicant to ensure Chrofi (Building C2), Studio Johnston (Building C3) and Cox Architecture (Building C4) are engaged in the design documentation phase to ensure the integrity design quality of the development is maintained through the construction phase to completion of the building works. | General note - Verification Letter provided  | Compliant | Chrofi remain engaged for construction phase services for the duration of the project |
| <b>OPERATION OF PLANT AND EQUIPMENT</b> |  |  |           |   |
| A14                                     | All plant and equipment used on site, or to monitor the performance of the development must be:<br>(a) maintained in a proper and efficient condition; and<br>(b) operated in a proper and efficient manner.   | Plant equipment records to be maintained. Plant assessments, checks and authorisation with evidence of plant operator competence (tickets, licenses etc.). All record kept in project management software. | Compliant | All records continue to be stored in project management software                      |

|  |   |   |           |   |
|--|---|---|-----------|---|
| <b>APPLICABILITY OF GUIDELINES</b>         |   |   |           |   |
| A15  | 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.   | Record keeping systems for communications with the Planning Secretary. Management Plans e.g., CEMP contain guidelines, AS and protocols as current to date of this Consent. | Compliant | All current documents in the planning portal are current and up to date |
| A16  | 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. | Note  | Compliant | Note  |
| <b>MONITORING AND ENVIRONMENTAL AUDITS</b> |   |   |           |   |
|  | Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether   | Note  | Compliant | Note  |

|     |  |  |  |  |
|-----|--|--|--|--|
| A17 | 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. |  |  |  |
|-----|--|--|--|--|

#### INCIDENT NOTIFICATION, REPORTING AND RESPONSE

|     |  |                     |               |               |
|-----|--|---------------------|---------------|---------------|
| A18 | The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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. | No Incident to date | Not Triggered | Not Triggered |
| A19 | Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.  | No Incident to date | Not Triggered | Not Triggered |

#### NON-COMPLIANCE NOTIFICATION

|     |   |                           |               |               |
|-----|---|---------------------------|---------------|---------------|
| A20 | The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department 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. | No Non-Compliance to date | Not Triggered | Not Triggered |
| A21 | 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.  | No Non-Compliance to date | Not Triggered | Not Triggered |
| A22 | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.  | No Non-Compliance to date | Not Triggered | Not Triggered |

#### REVISION OF STRATEGIES, PLANS AND PROGRAMS

|     |   |   |           |                    |
|-----|---|---|-----------|--------------------|
| A23 | Within three months of:<br>(a) the submission of a compliance report under Condition B6 and B8.<br>(b) the submission of an incident report under Condition A18.<br>(c) the approval of any modification of the conditions of this consent; or<br>(d) the issue of a direction of the Planning Secretary under Condition A3 which requires a review, the strategies, plans and programs | Notification to Department and Certifier, that a review is being undertaken.<br>Any change to be provided to the satisfaction of the Certifier. No Changes to Date. This report issued as per B8. | Compliant | No changes to date |
|-----|---|---|-----------|--------------------|



|     |  |   |               |   |
|-----|--|---|---------------|---|
|     | required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.   |   |               |   |
| A24 | 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. | Notification to Department and Certifier, that a review is being undertaken.<br>Any change to be provided to the satisfaction of the Certifier. | Not Triggered | Not Triggered   |
| A25 | SWIMMING POOL<br>The public swimming pool must be designed, installed and operated in accordance with the:<br>(a) Swimming Pools Act 1992 & Swimming Pools Regulation 2018<br>(b) Australian Standard AS 1926.1-2012 Swimming Pool Safety<br>(c) Public Health Act 2010 & Public Health Regulation 2012  | Addressed in CC3 for design components.   | Compliant     | Design and construction are in line with required legislation and standards |

#### PART B - PRIOR TO COMMENCEMENT OF WORKS

##### CROWN BUILDING WORK

|    |   |                                      |                                    |                      |
|----|---|--------------------------------------|------------------------------------|----------------------|
| B1 | Crown building work cannot be commenced unless the relevant Crown Building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws in force as at:<br>(a) the date of the invitation for tenders to carry out Crown building work; or<br>(b) in the absence of tenders, the date on which the Crown building work commences, or a Construction Certificate is issued. | Note - CC1, CC2a, CC2b & CC3 issued. | Compliant for CC's issued to date. | All CC issues issued |
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#### NOTIFICATION OF COMMENCEMENT

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| B2 | The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.   | Department has been notified in writing | Compliant     | Department has been notified in writing. |
| B3 | 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 | Building C2 Works only. Not staged      | Not Triggered | Not Triggered                            |

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|  | development to be carried out in that stage. |  |  |  |
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# **BUILDING CODE OF AUSTRALIA COMPLIANCE**

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| B4 | <p>The approved works must comply with the applicable performance requirements of the BCA/NCC to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:</p> <ul style="list-style-type: none"> <li>(a) complying with the deemed to satisfy provisions; or</li> <li>(b) formulating an alternative solution which: <ul style="list-style-type: none"> <li>(i) complies with the performance requirements; or</li> <li>(ii) is shown to be at least equivalent to the deemed to satisfy provision; or</li> <li>(iii) a combination of (a) and (b).</li> </ul> </li> </ul> | Design Certificates confirming design to BCA issued by Consultants and Engineers issued for Construction Certificates. | Compliant | Design Certificates confirming design to BCA issued by Consultants and Engineers issued for Construction Certificates. |
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| B5 | <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent.</li> <li>(ii) all current statutory approvals for the development.</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent.</li> <li>(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.</li> <li>(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.</li> <li>(vi) a summary of the current stage and progress of the development.</li> <li>(vii) contact details to enquire about the development or to make a complaint.</li> <li>(viii) complaints register, updated monthly.</li> <li>(ix) audit reports prepared as part of any</li> </ul> </li> </ul> | Measures in place for Record keeping and communications with the Certifier. | Compliant | Measures in place for Record keeping and communications with the Certifier. |
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|    | <p>independent environmental audit of the development and the Applicant's response to the recommendations in any audit report.</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>  |  |           |   |
|    |   |  |           |   |
| B6 | <p>A Pre-Construction Compliance Report must be prepared for the development and submitted to the Certifying Authority 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.</p>   | <p>The pre-construction compliance report was issued to the Department of Planning</p>   | Compliant | No further action required                                  |
| B7 | <p>The Pre-Construction Compliance Report must include:</p> <p>(a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and</p> <p>(b) the expected commencement date for construction.</p>   | <p>A Pre-Construction Compliance Report was submitted to the Planning Secretary prior to commencement of construction i.e. CC1 works.</p>        | Compliant | No further action required.                                 |
| B8 | <p>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.</p>   | <p>Completed as per this compliance report 6 months after the date of commencement.</p>  | Compliant | With issue of this report, requirements continue to be met  |
| B9 | <p>The Construction Compliance Reports must include:</p> <p>(a) a results summary and analysis of environmental monitoring.</p> <p>(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.</p> <p>(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.</p> <p>(d) a register of any modifications undertaken and their status.</p> <p>(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit.</p> <p>(f) a summary of all incidents notified in accordance with this consent; and</p> <p>(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</p> | <p>Record Keeping System for submission to Planning Secretary. Include as part of the 6 monthly compliance report submission in this report.</p> | Compliant | With issue of this report, requirements continue to be met. |

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| B10 | 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.   | Instructions to comply with the conditions included in the tender process. Consent conditions included in tender packages                                  | Compliant | Instructions to comply with the conditions included in the tender process. Consent conditions included in tender packages.                                  |
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| B11 | Prior to the commencement of construction works for each building, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction:<br>(a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered.<br>(b) a postal address to which written complaints and enquiries may be sent; and<br>(c) an email address to which electronic complaints and enquiries may be transmitted.   | Refer to complaints section of this report for details.  | Compliant | Refer to complaints section of this report for details.   |
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| B12 | 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 businesses, 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.  | Complaints and enquiries procedure set up. Record keeping system for the development to be ongoing. Refer to complaints section of this report for details | Compliant | Complaints and enquiries procedure set up. Record keeping system for the development to be ongoing. Refer to complaints section of this report for details. |
| B13 | The Community Communication Strategy must:<br>(a) identify people to be consulted during the design and construction phases.<br>(b) include the telephone number, postal address and email required in Condition B11<br>(c) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development.<br>(d) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development.<br>(e) set out procedures and mechanisms:<br>(i) through which the community can discuss or provide feedback to the Applicant.<br>(ii) through which the Applicant will respond to enquiries or feedback from the community; and<br>(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. | Complaints and enquiries procedure set up. Record keeping system for the development to be ongoing. Refer to complaints section of this report for details | Compliant | Complaints and enquiries procedure set up. Record keeping system for the development to be ongoing. Refer to complaints section of this report for details  |

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| B14 | Details demonstrating compliance with Condition B11 and Condition B12 must be submitted to the Certifying Authority and the Planning Secretary no later than one month before the commencement of any work.  | Record Keeping System for submission to Planning Secretary and Certifying Authority no later than one month before the commencement of any work. | Compliant | No further action required                                 |
| B15 | The external walls of all buildings must comply with the relevant requirements of the BCA/NCC.   | Record keeping for communications with the Certifier.<br>Condition addressed in CC3.   |           | Construction works in line with regulated design           |
| B16 | Before the issue of a Crown Building Works Certificate or Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminum composite panels comply with the requirements of the BCA/NCC.   | Condition addressed in CC3   | Compliant | No further action required.                                |
| B17 | The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.  | Documentation uploaded to Planning Portal for CC3  | Compliant | All documentation has been uploaded to the Planning Portal |
| B18 | The Applicant is to engage a suitably qualified structural engineer to prepare a Pre-Construction Dilapidation Report, detailing the current structural condition of all existing adjoining buildings, infrastructure and roads, being Building C1 and the surrounding road network, noting that if they remain under construction at the time of the preparation of such report, that the report will provide a record of the condition of the building/road at that point in time. The report shall be submitted to the Certifying Authority and Council, prior to issue of a Crown Building Works Certificate or Construction Certificate, or any works commencing, whichever is earlier. | Report submitted to Certifying Authority and Council   | Compliant | No further action required.                                |
| B19 | The GFA of Building C2 must not exceed 1,527 m <sup>2</sup> .<br>Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate for each building.   | Confirmation submitted to confirm the GFA to the Certifying Authority.   | Compliant | No further action required.                                |
| B20 | Prior to the issue of the first Crown Building Works Certificate, or the first construction certificate, for the Community Facility the Applicant must provide the Certifying Authority with evidence that demonstrates, to the satisfaction of the Certifying Authority, that the GFA of the Community Facility across both Building C1 (approved under SSD 8903) and Building C2 will be at least 700 m <sup>2</sup> .   | Confirmation submitted to confirm the GFA to the Certifying Authority  | Compliant | No further action required.                                |

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| B21  | The maximum height of Building C2 must not exceed RL 64.7 m AHD. The measurement of maximum height excludes plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate.   | Elevations submitted to confirm the maximum height of Building C2 does not exceed RL 64.7 m AHD., to the Certifying Authority.                                   | Compliant | No further action required. |
| B22  | The maximum height of Building C3 must not exceed RL 105.9 m AHD. The measurement of maximum height excludes plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate.  | Not applicable for C2 Building.  |           | Not Triggered               |
| B23  | The maximum height of Building C4 must not exceed RL 101.4 m AHD to the top of the north-western tower, RL 121.6 m AHD to the top of the south-eastern tower, and RL 58.68 m AHD to the top of the three-story townhouses. The measurement of maximum height excludes plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate. | Not applicable for C2 Building.  |           | Not Triggered               |
|  |   |  |           |                             |
| B24  | A minimum of 280 new trees are to be planted comprising:<br>(a) 90 trees within the Building C2 and Village Green site<br>(b) 20 trees within the Building C3 site.<br>(c) 170 trees within the Building C4 site. Details demonstrating compliance must be submitted to the Certifying Authority prior to the commencement of the relevant works.   | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 design & certificates for Building C2. Building C3 and C4 by others | Compliant | No further action required. |
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| B25  | Prior to the commencement of works for each building, a list of the final schedule of materials shall be submitted to the Planning Secretary. The Applicant shall also submit a copy of the schedule of materials to the Certifying Authority with the application for the relevant Crown Building Works Certificate or Construction Certificate for each building.   | Record keeping system for submission to the Certifying Authority and Planning Secretary. Condition addressed in CC3  | Compliant | No further action required. |
| <b>COMPLIANCE WITH ACOUSTIC ASSESSMENT</b> |   |  |           |                             |



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| B26 | All performance parameters, requirements, engineering assumptions and recommendations contained in the Acoustic Assessment, prepared by Acoustic Logic, dated 16 July 2021, revision 7, must be implemented as part of the detailed design assessment and implemented into the design drawings for each building. Details demonstrating compliance must be submitted to the Certifying Authority.  | Record keeping system for submission to the Certifying Authority. Condition addressed in CC's from Architect and Acoustic consultant. | Compliant | No further action required. |
| B27 | Prior to the commencement of construction work for each building, plans shall be submitted to the Certifying Authority demonstrating compliance with the recommendations of the Environmental Noise Impact Assessment (prepared by Acoustic Logic, reference number 2021325.1/1607AR7/GW, dated 16 July 2021) with regard to construction methodology.   | Record keeping system for submission to the Certifying Authority. Issued in CC2   | Compliant | No further action required. |
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| B28 | Prior to the commencement of relevant construction work for each residential building, plans shall be submitted to the Certifying Authority demonstrating compliance with the recommendations of Environmental Wind Tunnel Study, prepared by SLR, reference number 610.30337-R02-v1.0, dated 24 December 2021.  | Not applicable to C2 Building   |           | Not Triggered               |
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| B29 | The detailed design of the development must incorporate the environmental sustainability objectives, measures and initiatives outlined in the Midtown Stage 2 Sustainability Report, prepared by Frasers Property, dated July 2021.<br><br>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.                                   | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 by Architect and ESD Consultant.         | Compliant | No further action required. |
| B30 | The Applicant must submit to the satisfaction of the Certifying Authority evidence demonstrating that the development will achieve a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.3 (Green Building Council Australia).<br><br>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate. | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 by Architect and ESD Consultant.         | Compliant | No further action required. |
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| B31 | Prior to the commencement of construction work, a copy of the final Aboriginal Cultural Heritage Assessment Report must be provided to all Registered Aboriginal Parties.  | Copy of records/ certificates of Compliance. Record Keeping for communications with Aboriginal Parties.                               | Compliant | No further action required. |
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|     | The visible light reflectivity from building materials used for each building shall reflect the assumptions made within the Solar Reflection   | Record keeping system for submission to the Certifying Authority. Condition   | Compliant | No further action required. |

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| B32 | Screening Analysis prepared by RWDI (dated 8 July 2021) being a maximum of 20% for glazing, between 20% and 80% for glass railings and other materials having negligible specular reflectivity and shall be designed to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifying Authority prior to the commencement of the relevant works for each building.   | addressed in CC3 by Architect  |               |                             |
| B33 | All outdoor lighting within the site shall comply with, where relevant, AS/NZ1 58.3. 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.  | Lighting strategy Occupation Certificate issuance. Submission to the Certifying Authority. Condition addressed in CC3 design certificate by Lighting Consultant.                           | Compliant     | No further action required. |
| B34 | Where required, a Road Occupancy License (ROL) must be obtained from the relevant road authority under section 138 of the Roads Act 1993 for any activity that may impact on the operation of the road network. The ROL allows the Applicant to use a specified road space at approved times, provided certain conditions are met. The Applicant must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities. | Acquire Road Occupancy Permit. Issue TCP with submission. Not applicable for C2 Project.   | Not Triggered | Not Triggered               |
| B35 | Prior to the commencement of any works, the Applicant shall prepare and implement a Construction Environmental Management Plan (CEMP) for the development and be submitted to the Certifying Authority. The CEMP must be prepared in consultation with Council.   | Copy of records/ certificates of Compliance. Record Keeping for communications with certifier.   | Compliant     | No further action required. |
| B36 | Prior to the commencement of any works, a Construction Pedestrian and Traffic Management Plan (CPTMP) prepared by a suitably qualified person shall be endorsed by TfNSW (Sydney Coordination Office) and submitted to the Certifying Authority. The CPTMP must be prepared in consultation with Council, TfNSW (Sydney Coordination Office), and TfNSW (RMS).  | Construction Traffic & Pedestrian Management Plan prepared in accordance with condition requirements. Record of communications with Council & TfNSW. Issued to Certifier, Council & TfNSW. | Compliant     | No further action required. |
| B37 | Prior to the commencement of any works, a Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The CNVMP must be prepared in consultation with, and address the relevant requirements of the EPA.   | Copy of records/ certificates of Compliance. Record Keeping for communications with certifier.   | Compliant     | No further action required. |

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| B38 | Prior to the commencement of any works, an Air Quality and Outdoor Management Plan (AQOMP) must be prepared and submitted to the Certifying Authority. The AQOMP must recommend measures to minimise and manage any odors arising from excavation, stockpiling and removal of contaminated soils.  | Copy of records/ certificates of Compliance. Record Keeping for communications with certifier.             | Compliant     | No further action required. |
| B39 | Prior to the commencement of any works and prior to the issue of any Crown Building Works Certificate or Construction Certificate for each building, the Applicant must prepare a Construction Waste Management Plan (CWMP). A copy of the plan must be provided to the Certifying Authority and Council. The CWMP must include, but is not limited to, the following information:   | Copy of records/ certificates of Compliance. Record Keeping for communications with certifier and council. | Compliant     | No further action required. |
| B40 | A Construction Soil and Water Management Plan (CSWMP) must be prepared prior to the commencement of works to manage soil and water impacts during construction of the development. The CSWMP must be prepared in consultation with Council and a copy provided to Council, prior to the issue of a Crown Building Works Certificate or Construction Certificate for each building.   | Copy of records/ certificates of Compliance. Record Keeping for communications with certifier and council. | Compliant     | No further action required. |
| B41 | B41. The development of Building C3 and Building C4 involves the construction of subsurface structures and excavation that has potential to adversely impact neighboring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the Applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development. | Not applicable to C2 Building  | Not Triggered | Not Triggered               |
| B42 | Any proposed retaining wall must be designed in accordance with the requirements of the detailed geotechnical report. All proposed retaining walls including the footings, shall be located within private property and not be located within any proposed public road corridor. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.  | Copy of records/ certificates of Compliance. Record Keeping for communications with certifier and council. | Compliant     | No further action required. |
| B43 | Prior to the commencement of work for each building, 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  | Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73.       | Compliant     | No further action required. |

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|     | structure, if required.  |  |           |                             |
| B44 | Prior to the commencement of work for each building, written advice or certified designs must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.   | Record keeping for communications with the Certifier & and other agencies as relevant.                 | Compliant | No further action required. |
| B45 | To minimise the opportunity for crime in accordance with CPTED principles, the recommendations provided in the CPTED Report, prepared by Ethos Urban, dated July 2021, shall be incorporated in the architectural plans prior to the prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.  | Copy of records/ certificate of compliance. Condition addressed in CC3 by Architect Design Certificate | Compliant | No further action required. |
| B46 | Prior to the commencement of any works, an Unexpected Contamination Finds Protocol (UFP), prepared by a suitably qualified and experienced expert, shall be provided to the Certifying Authority. The UFP must be implemented for the duration of construction works.  | Addressed in Grindley Site specific management plan  | Compliant | No further action required. |
| B47 | Prior to the issue of a Subdivision Works Certificate, Crown Building Works Certificate or Construction Certificate if required, the Applicant must obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances, unless in accordance with the Works Permit. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site. | Record keeping for communications with the Certifier & Council and other agencies as relevant.         | Compliant | No further action required. |
| B48 | <p>The development must be implemented, and all BASIX commitments thereafter maintained in accordance with:</p> <p>(a) Building C3: BASIX Certificate No. 1207739M 05</p> <p>(b) Building C4: BASIX Certificate No. 1199962M 06.</p> <p>An updated certificate must be issued if amendments are made.</p> <p>The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Crown Building Works Certificate or Construction Certificate plans for each building.</p>                       | Not applicable to C2 Building  | n/a       | n/a                         |

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| B49 | An application shall 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 Crown Building Works Certificate or Construction Certificate for each building,   | Application completed  | Compliant | No further action required.                     |
| B50 | All toilets installed as part of the approved works must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to the commencement of the relevant works.   | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 for design. OC Certificate to be provided for installation. | Compliant | OC Certificate to be provided for installation. |
| B51 | All taps and shower heads installed as part of the approved works must be water efficient with at least a 3- star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to the commencement of the relevant works.  | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 for design. OC Certificate to be provided for installation. | Compliant | OC Certificate to be provided for installation. |
| B52 | New urinal suites, urinals and urinal flushing control mechanisms installed as part of the approved works must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to the commencement of the relevant works.  | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 for design. OC Certificate to be provided for installation. | Compliant | OC Certificate to be provided for installation. |
| B53 | Urinals must include 'smart controls' to reduce unnecessary flushing in publicly accessible bathrooms. Continuous flushing urinal systems are not approved. Details demonstrating compliance with the requirement are to be submitted to the Certifying Authority prior to the commencement of the relevant works.  | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 for design. OC Certificate to be provided for installation. | Compliant | OC Certificate to be provided for installation. |
| B54 | The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA/NCC. Plans demonstrating compliance with this condition shall be submitted to the Certifying Authority prior to the commencement of the relevant works.   | Record keeping system for submission to the Certifying Authority. Condition addressed in CC3 Design Certificate  | Compliant | No further action required.                     |
| B55 | Prior to issue of the relevant Crown Building Works Certificate or Construction Certificate for each building, the Certifying Authority is to ensure that the overall Stage 2 development has been designed to accommodate a minimum of 5% adaptable residential apartments/dwellings (excluding social dwellings) and that the requirements are referenced on the relevant Crown Building Works Certificate drawings. In addition, information shall be provided confirming:<br>(a) the required number of units are able to be adapted for people with a disability in accordance | Not applicable to C2 Building  |           |   |

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|     | with the BCA/NCC; and<br>(b) compliance with Australian Standard A54299 — Adaptable Housing.   |  |           |                             |
| B56 | Access and facilities for people with disabilities must be designed in accordance with the BCA/NCC. Prior to the commencement of the relevant works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.  | Record keeping system for submission to the Certifying Authority. Addressed as part of CC3 via Access Report.                                    | Compliant | No further action required. |
| B57 | All mechanical ventilation systems shall be designed and installed in accordance with the BCA/NCC and shall comply with Australian Standards AS1668.2 and AS3666 – Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the buildings and to ensure environment protection. Details demonstrating compliance shall be submitted to the Certifying Authority prior to the commencement of relevant works. | Submission of information for occupation certificate. Record keeping system for submission to the Certifying Authority. Design signed off in CC3 | Compliant | No further action required. |
| B58 | A minimum of 19 car parking spaces are to be provided for Building C2 within the Building C1 basement approved under SSD 8903, consisting of 12 car parking spaces for the pool and gym and 7 car parking spaces for the community facility. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.   | Not applicable to C2 Building  | n/a       | Not Triggered               |
| B59 | A maximum of 145 residential car parking spaces, 8 visitor car parking spaces and 10 retail car parking spaces are to be provided for Building C3. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.   | Not applicable to C2 Building  | n/a       | Not Triggered               |
| B60 | A maximum of 396 residential car parking spaces (263 market and 108 social), including 25 visitor car parking spaces are to be provided for Building C4. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.   | Not applicable to C2 Building  | n/a       | Not Triggered               |
| B61 | The layout of the proposed car parking areas within each residential building (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) must be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 — 2018.<br><br>Details demonstrating compliance must be   | Not applicable to C2 Building  | n/a       | Not Triggered               |



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|     | submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.  |   |           |                             |
| B62 | The minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the bicycle parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate.  | Submission of information for occupation certificate. Record keeping system for submission to the Certifying Authority. Addressed as part of CC3. | Compliant | No further action required. |
| B63 | The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.   | Submission of information for occupation certificate. Record keeping system for submission to the Certifying Authority. Addressed as part of CC3. | Compliant | No further action required. |
| B64 | The waste storage rooms within each residential building shall be constructed to comply with all the relevant provisions of Council's Development Control Plan 2014, including:<br>(a) the size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types and bulky materials.<br>(b) the floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls.<br>(c) the walls being cement rendered to a smooth, even surface and coved at all intersections.<br>(d) cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet.<br>(e) the room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.<br>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building. | Not applicable to C2 Building   | n/a       | Not Triggered               |
| B65 | All garbage chutes must be designed in accordance with the requirements of the BCA/NCC and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwelling 9<br><br>Details demonstrating compliance must be   | Not applicable to C2 Building   | n/a       | Not Triggered               |

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|     | submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each residential building.   |   |           |                             |
| B66 | <p>The method of disposal of pumped water shall be nominated (i.e., reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided in a report to be provided to NRAR with the application for the authorisation. The disposal of any contaminated pumped groundwater (sometimes called "tailwater") must comply with the provisions of the Protection of the Environment Operations Act 1997 and any requirements of the relevant controlling authority.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.</p> <p>Contaminated groundwater—i.e., constituent concentrations above appropriate National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013) thresholds—shall not be reinjected into any geological formation. The reinjection system design, if proposed, and treatment methods to remove contaminants shall be nominated and included in a report to be provided to NRAR with the application for the authorisation. The quality of any pumped water that is to be reinjected must be demonstrated to be compatible with, or improve, the intrinsic or ambient groundwater in the vicinity of the reinjection site.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.</p> | Ground water not anticipated for C2 Building, Record keeping for communications to the satisfaction of the Certifier. | Compliant | No further action required. |
| B67 | <p>Water access licenses and sufficient water entitlements must be held prior to the commencement of any works which would result in the groundwater take exceeding 3ML exemption limit. This includes both permanent entitlements for ongoing water take, and entitlements for any additional lake during construction.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction</p>   | Ground water not anticipated for C2 Building, Record keeping for communications to the satisfaction of the Certifier. | Compliant | No further action required. |

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|     | Certificate.   |   |           |                             |
| B68 | <p>A Bush Regenerator shall review the proposed planting palettes/schedules for the development to ensure the site landscaping/planting associated with Building C2, Building C3 and Building C4 uses native species of local provenance.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>   | Record keeping for communications to the satisfaction of the Certifier. Addressed as part of CC3. | Compliant | No further action required. |
| B69 | <p>Detailed landscape plans and details drawn to scale, and technical specification, by a registered landscape architect must be prepared and submitted to the Planning Secretary.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>  | Record keeping for communications to the satisfaction of the Certifier. Addressed as part of CC3. | Compliant | No further action required. |
| B70 | <p>The vertical transportation services within Building C4 shall be designed to comply with the average waiting times and handling capacities as summarised in the Traffic Analysis Outcome Performance Levels for Building C4 table, prepared by Donnelley Simpson Cleary, dated 5 August 2020, reference 8162/AB1.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>  | Not applicable for C2 building.   | n/a       | Not Triggered               |
| B71 | <p>Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, amended architectural plans for Building C4, prepared in consultation with the Government Architect NSW, shall be submitted to and approved by the Planning Secretary, addressing the following:</p> <p>(a) centrally locate the office/reception desk in Lobby B of Building C4.2, to provide a direct line of sight from the lobby entrance.</p> <p>(b) amend the structural wall in Lobby A of Building C4.2 to columns, to provide greater flexibility and use of space.</p> <p>(c) provide a breakout area from the corridor on Levels 4, 7, 10, 13, 16, 19, 20 of Building C4.1, to improve the amenity of the corridor.</p> <p>(d) provide high level glazing to the bathrooms of Building C4.2 at the north/west brick blade element with consideration of public artwork.</p> <p>(e) provision of a covered communal open</p> | Not applicable for C2 building.   | n/a       | Not Triggered               |

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|     | <p>space on the rooftop of Building C4.2</p> <p>(f) investigate opportunity to improve access to the office/reception desk in Lobby B, for residents in the northern side of Building C4.2</p> <p>(g) include sliding screens and/or fencing to the terraces of Unit C4.2-LG.03 and Unit C4.2-GF.02 to provide visual privacy and screening for the occupants of the studio units.</p> <p>(h) include sliding screens and/or fencing to the terrace of Unit C4.2-LG.01 to provide visual privacy and screening from the central courtyard and pathways.</p> <p>(i) include details of landscape buffering to provide visual screening and privacy to the ground floor units. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>  |  |           |                             |
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| B72 | <p>Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, amended plans and amended Waste Management Plans, prepared in consultation with Council, shall be submitted to and approved by the Planning Secretary, addressing the following:</p> <p>(a) Provide a bin holding room for bins awaiting collection adjacent to the loading dock of Building C3, that does not impede truck access and/or maneuvering.</p> <p>(b) Details of where bulky waste material will be stored in Building C3 when awaiting collection and how bulky waste material will be taken up to the loading dock for collection.</p> <p>(c) Provide a bin holding room for bins awaiting collection capable of accommodating the required bin allocation for Building C4.</p> <p>(d) Provide two rooms on each floor of the Market Tower of Building C4.</p> <p>(e) Detail where bulky waste material will be stored while awaiting collection on Basement Level 1 for the Market Tower of Building C4.</p> <p>(f) Detail where the tug will be stored in Building C4. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate</p> | Not applicable to C2 Building          | n/a       | Not Triggered               |
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| B73 | <p>Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, a Public Art Plan will be submitted to and approved by the Planning Secretary.</p> <p>The Public Art Plan will explore opportunities for public art within the Village Green and Building C4 with reference to the Connecting with Country Strategy (prepared by The Fulcrum Agency, dated 21 June 2021, revision C).</p>   | Plan prepared and submitted and closed | Compliant | No further action required. |

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|     | Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.  |  |           |                             |
| B74 | <p>All public domain areas are subject to the standards and requirements of Council's DCP 2014 Part 4.5 Macquarie Park Corridor and Part 8.5 Public Civil Works, and Council's Public Domain Technical Manual Section 6 – Macquarie Park Corridor. In the event of any inconsistency, the Concept Approval, and the approved plans under Stage 1 SSD 8903 and Stage 2 SSD 15822622 are to prevail.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>  | Record keeping for communications with Certifier, Council, Planning Secretary and other agencies as relevant. Addressed as part of CC3.    | Compliant | No further action required. |
| B75 | For any staging of the Village Green, a detailed construction management and staging plan must be prepared in consultation with Council. Details demonstrating compliance must be submitted to the Certifying Authority and Council prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building or Subdivision Works Certificate.  | Record keeping for communications with Certifier, Council, Planning Secretary and other agencies as relevant. Village Green is not staged. | n/a       | Not Triggered               |
| B76 | <p>Any new vehicle footpath crossings and associated gutter crossover shall be designed for the approved vehicular access location/s. The reconstruction of this infrastructure may be required in order that it has a service life that is consistent with that of the development. The location, design and construction shall be in accordance with Stage 1 Public Domain Drawings and Australian Standard AS2890.1 — 2004 Offs/reel Parking.</p> <p>The drawings shall be prepared by a suitably qualified Civil Engineer using the standard B99 vehicle profile. The drawings shall show the proposed vehicle footpath crossing width, alignment, and any elements impacting design such as service pits, underground utilities, power poles, signage and/or trees. In addition, a benchmark (to Australian Height Datum) that will not be impacted by the development works shall be included.</p> <p>All grades and transitions shall comply with Australian Standard AS 2890.1-2004 Off street Parking. The width of the new crossing shall be sufficient to accommodate turning maneuvers of the largest vehicle requiring access to the site as demonstrated by swept paths submitted to and reviewed by Council. The driveway must be designed without splays and shall be constructed at</p> | Not Applicable to C2 Building  | n/a`      | Not Triggered               |

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|     | <p>right angle to the alignment of the kerb and gutter and located no closer than 1m from any power pole and 3m from any street tree.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority and Council prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.</p>  |  |           |   |
|     |   |  |           |   |
| B77 | <p>In the case that public infrastructure improvements are required, the developer is to submit a listing of anticipated infrastructure assets to be constructed on Council land or dedicated to Council as part of the development works.</p> <p>The new elements may include but are not limited to new road pavements, new Multi-Function Poles (MFPs), new concrete or granite footways, new street trees and tree pits, street furniture, bus shelters, kerb and gutter and driveways. This information should be presented via the Anticipated Asset Register file available from Council's Assets and Infrastructure Department. The listings should also include any assets removed as part of the works. The Anticipated Asset Register is to assist with council's future resourcing to maintain new assets. There is potential for the as-built assets to deviate from the anticipated asset listing, as issues are resolved throughout the public domain assessment and Roads Act Approval process.</p> <p>Following completion of the public infrastructure works associated with the development, a Final Asset Register is to be submitted to Council, based upon the Village Green Works-As-Executed plans.</p> | Record keeping for communications with Certifier, Council, Planning Secretary.                             | Compliant | Public infrastructure assets shown on CC3 documentation and submitted to the planning portal. |
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| B78 | <p>Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, detailed landscape drawings (prepared by a registered landscape architect) for the Village Green will be submitted to the Certifying Authority.</p>   | Record keeping for communications with Certifier, Council, Planning Secretary.<br>Addressed as part of CC3 | Compliant | No further action required.   |
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| B79 | <p>A certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Certifying Authority stating compliance with this condition prior to the issue of the of the relevant Crown Building Works Certificate or Construction Certificate</p>   | Record keeping for communications with Certifier.  | Compliant | No further action required.   |
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| B80 | <p>A design certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, shall be provided to the Certifying Authority, prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100-year ARI).</p>  | Record keeping for communications with Certifier.  | Compliant | No further action required.   |
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| B81 | The proposed site drainage discharge to the creek shall be made as per the standard detail in Council's DCP (2014) Part 8.2 Stormwater and Stormwater Management Technical Manual. Amended stormwater plans complying with this condition shall be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate. The plans shall be prepared by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng)   | Record keeping for communications with Certifier. | Compliant | No further action required. |
| B82 | <p>Council stormwater pits which are being connected into shall be surveyed and confirmed to be capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits shall be cast in-situ and conforming to Council's standard drainage pit details.</p> <p>A certificate from a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Certifying Authority, prior to the commencement of any works, certifying compliance with this condition.</p> | Record keeping for communications with Certifier. | Compliant | No further action required. |

| PART C – DURING CONSTRUCTION |   |  |           |   |
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| HOURS OF CONSTRUCTION        |   |  |           |   |
| C1                           | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:<br>(a) between 7.00 am and 7.00 pm, Mondays to Fridays inclusive; and<br>(b) between 8.00 am and 4.00 pm, Saturdays.                       | Works only undertaken during approved hours          | Compliant | Works continue to be only undertaken during approved hours. |
| C2                           | No work may be carried out on Sundays or public holidays.   | Works only undertaken during approved hours and days | Compliant | Works continue to be only undertaken during approved hours. |
| C3                           | Activities may be undertaken outside of these hours if required:<br>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or<br>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm. | Works only undertaken during approved hours and days | Compliant | Works continue to be only undertaken during approved hours. |
| C4                           | Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.  | Works only undertaken during approved hours and days | Compliant | Works continue to be only undertaken during approved        |




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|  |  |  |               | hours.   |
| C5   | Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:<br>(a)9.00 am to 12.00 pm, Monday to Friday;<br>(b)2.00 pm to 5.00 pm Monday to Friday; and<br>(c)9.00 am to 12.00 pm, Saturday.  | Works only undertaken during approved hours and days                           | Compliant     | Works continue to be only undertaken during approved hours.            |
| <b>IMPLEMENTATION OF MANAGEMENT PLANS</b>          |  |  |               |  |
| C6   | The Applicant shall ensure that the requirements of the management plans required by Part B of this consent are implemented during construction.   | Record keeping for communications with Certifier, Council, Planning Secretary. | Compliant     | Works continue to be undertaken in line with management plans          |
| <b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT</b> |  |  |               |  |
| C7   | 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 and vibration mitigation measures shall be implemented and any activities that could exceed the construction noise or vibration management levels shall be identified and managed in accordance with the CEMP and CNVMP.   | Works undertaken in accordance with CNVM Plans and CEMP                        | Compliant     | Works continue to be undertaken in accordance with CNVM Plans and CEMP |
| C8   | If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels   | Note   | Not Triggered | Not Triggered  |
| C9   | The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers.   | Note   | Not Triggered | Not Triggered  |
| C10  | 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 the CEMP.  | Note   | Not Triggered | Not Triggered  |
| C11  | Vibration caused by construction at any residence or structure outside the subject site must be limited to:<br>(a)for structural damage vibration to buildings (excluding heritage buildings), British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings; (b)for structural damage vibration to heritage buildings, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure;<br>(c)for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment; and<br>(d)these limits apply unless otherwise outlined in | Works undertaken in accordance with CNVM Plans and CEMP                        | Compliant     | Works continue to be undertaken in accordance with CNVM Plans and CEMP |

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|   | the CEMP.  |  |               |  |
| <b>IMPLEMENTATION OF MANAGEMENT PLANS</b> |  |  |               |  |
| C12                                       | Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant authority.  | Rainwater management in accordance with CEMP submission and approved drawings    | Compliant     | Works continue to be undertaken in accordance with CEMP.                           |
| <b>APPROVED PLANS TO BE ONSITE</b>        |  |  |               |  |
| C13                                       | 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 Certifier.  | Approved plans located in Site Office  | Compliant     | Approved plans located in Site Office  |
| <b>SITE NOTICE</b>                        |  |  |               |  |
| C14                                       | "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, Certifier and Structural Engineer. The notice(s) is to satisfy all, but not be limited to, the following requirements: | Site Notice sign located on Site Entrance fence                                  | Compliant     | Site Notice sign located on Site Entrance fence.                                   |
| <b>CONTAMINATION</b>                      |  |  |               |  |
| C15                                       | The Applicant is to ensure that any contamination identified as meeting the trigger in the EPA Guidelines for the Duty to Report Contamination is notified in accordance with requirements of section 60 of the Contaminated Land Management Act 1997.   | Note   | Not Triggered | Not Triggered  |
| C16                                       | The Applicant is to ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.  | Note   | Not Triggered | Not Triggered  |
| C17                                       | Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified, and works must cease. Works must not recommence on site until the Department confirms works can recommence.          | Note   | Not Triggered | Not Triggered  |
| <b>SAFework NSW REQUIREMENTS</b>          |  |  |               |  |
| C18                                       | To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by 35requirement35 personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements.  | Site Secured at all times and works in accordance with SafeWork NSW requirements | Compliant     | Site Secured at all times and works in accordance with SafeWork NSW 35requirement. |
| <b>HOARDING/FENCING REQUIREMENTS</b>      |  |  |               |  |
| C19                                       | The following hoarding requirements must be complied with:<br>(a)no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and  | Works in accordance with condition.  | Compliant     | Works continue in accordance with  |

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|  | (b)the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.  |   |               | condition.   |
| <b>IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS</b> |   |   |               |  |
| C20  | If during the course of construction, the Applicant becomes aware of any previously unidentified heritage object(s), all work likely to affect the object(s) must cease immediately and the Heritage Division must be notified immediately and consulted with regard to the recommencement of works. This protocol must be included in the induction for all construction workers on the site.  | Not Applicable to date                      | Not Triggered | Not Triggered  |
| <b>IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS</b>     |   |   |               |  |
| C21  | If, during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) must cease immediately and EESG informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Relevant works must not recommence until written authorisation from the Heritage Division is received by the Applicant. This protocol must be included in the induction for all construction workers on the site.   | Not Applicable to date                      | Not Triggered | Not Triggered  |
| <b>ABORIGINAL CULTURAL HERITAGE</b>  |   |   |               |  |
| C22  | All recommendations of the Aboriginal Cultural Heritage Assessment, prepared by Urbis, dated August 2021, are to be implemented during construction.  | Works in accordance with condition.         | Compliant     | Works continue in accordance with condition.               |
| <b>WASTE MANAGEMENT</b>  |   |   |               |  |
| C23  | Notwithstanding the CWMP referred to in Condition B39, the Applicant must ensure that:<br>(a)all waste generated by the development is classified and managed in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste 2009;<br>(b)all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste;<br>(c)any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;<br>(d)the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises. | Works in accordance with condition.         | Compliant     | Works continue in accordance with condition.               |
| <b>LOADING AND UNLOADING DURING CONSTRUCTION</b>                           |   |   |               |  |
| C24  | The following requirements apply:<br>a) all loading and unloading associated with construction must be accommodated on site; and<br>b) a Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be   | All loading and unloading from within site. | Compliant     | All loading and unloading continues to be done from within |

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|  | made to the relevant road authority at least 8 weeks prior to commencement of works on the site. Consent for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The consent will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.   |  |               | site.  |
| <b>DEMOLITION AND CONSTRUCTION VEHICLES</b>              |  |  |               |  |
| C25  | All demolition and construction vehicles must be wholly contained within the site and vehicles must enter the site before stopping.  | Works in accordance with condition.  | Compliant     | Works continue in accordance with condition. |
| <b>MANAGEMENT OF CONSTRUCTION WASTE</b>                  |  |  |               |  |
| C26  | Waste materials must be appropriately stored and secured within a designated waste area onsite at all times, prior to reuse or being sent offsite. This includes waste materials such as paper and containers which must not litter the site or leave the site onto neighboring public or private property. Receipts of all waste/recycling tipping must be retained and produced in a legible form to any authorised officer of the Council who asks to see them. | Works in accordance with condition. Site bins utilised and waste reports kept on record. | Compliant     | Works continue in accordance with condition. |
| <b>IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS</b> |  |  |               |  |
| C27  | Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.  | Not Applicable to date   | Not Triggered | Not Triggered                                |
| C28  | Removal of asbestos and other hazardous building materials must be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be provided before waste classification, disposal or site validation is undertaken.   | Not Applicable to date   | Not Triggered | Not Triggered                                |
| <b>COVERING OF LOADS</b>                                 |  |  |               |  |
| C29  | All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.  | Works in accordance with condition.  | Compliant     | Works continue in accordance with condition. |
| <b>VEHICLE CLEANSING</b>                                 |  |  |               |  |
| C30  | Prior to the commencement of work and during construction works, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.   | Works in accordance with condition.  | Compliant     | Works continue in accordance with condition. |
| <b>STOCKPILE MANAGEMENT</b>                              |  |  |               |  |
| C31  | The Applicant must ensure:<br>(a) stockpiles of material do not exceed 4 metres in height;<br>(b) stockpiles of material are constructed and   | Works in accordance with condition.  | Compliant     | Works continue in accordance with            |

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|   | maintained to prevent cross contamination; and<br>(c)suitable erosion and sediment controls are in place for stockpiles.   |  |               | condition.                                   |
| <b>EROSION AND SEDIMENT CONTROL</b>         |  |  |               |  |
| C32   | 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.  | Works in accordance with condition.<br>Sediment controls in place per approved plans and maintained for duration of works. | Compliant     | Works continue in accordance with condition. |
| <b>DUST CONTROL MEASURES</b>                |  |  |               |  |
| C33   | Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted: (a)physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions;<br>(b)earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed;<br>(c)all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour;<br>(d)the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;<br>(e)all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;<br>(f)all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays;<br>(g)gates shall be closed between vehicle movements and shall be fitted with shade cloth; and<br>(h)cleaning of footpaths and roadways shall be carried out regularly. | Works in accordance with condition. Dust control measures in place and maintained for duration of works.                   | Compliant     | Works continue in accordance with condition. |
| <b>GROUNDWATER LICENCING AND MANAGEMENT</b> |  |  |               |  |
| C34   | Appropriate authorisation shall be sought through the DPE Water to account for any take of groundwater that is likely to exceed 3 ML.  | Groundwater not expected in C2 Building  | Not Triggered | Not Triggered                                |
| C35   | Groundwater shall not be pumped or extracted for any purpose other than temporary dewatering during the period of construction.  | Groundwater not expected in C2 Building  | Not Triggered | Not Triggered                                |
| <b>GROUNDWATER MONITORING</b>               |  |  |               |  |
| C36   | Groundwater quality testing of samples taken from outside the footprint of the proposed construction, with the intent of ensuring that as far as possible the natural and contaminant hydrochemistry of the potential dewatered groundwater is understood, shall be conducted on a suitable number of samples and tested at a  | Groundwater not expected in C2 Building  | Not Triggered | Not Triggered                                |

|                   |   |  |               |  |
|-------------------|---|--|---------------|--|
|                   | certified laboratory. An assessment of result must be carried out by suitably qualified persons with the intent of identifying the presence of any contaminants and comparison of the data against accepted water quality objectives or criteria for the intended dewatering purpose. In the event of adverse quality findings, the Applicant must develop a plan to mitigate the impacts of the hydrochemistry on the dewatered groundwater.   |  |               |  |
| C37               | Daily measurements of water levels from monitoring bores outside basement support walls, weekly measurements of groundwater and discharge water quality, and weekly measurements of pumped volumes shall be recorded by the proponent throughout the construction phase of the development where bulk excavation is within 0.5 m of measured groundwater levels.  | Groundwater not expected in C2 Building  | Not Triggered | Not Triggered  |
| <b>STORMWATER</b> |   |  |               |  |
| C38               | Water quality targets in accordance with Council's DCP 2014 Part 8.2 and all relevant guidelines must be maintained throughout all construction phases. Testing shall be carried out at a frequency of no less than every three (3) months and inspections and certification shall be undertaken by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent. Certifications demonstrating compliance shall be submitted to the Certifier.   | Water quality targets outlined under Ryde City Council's DCP, Part 8.2, are development-based reduction targets and do not relate to construction works. As the targets are a measure of the reduction of pollutants when comparing the post developed site with and without water quality controls this cannot be measured during construction. Water quality will be maintained during construction through the implementation of appropriate erosion and sediment control measures as required under the "Blue Book". | Compliant     | Frequent testing and flocking of construction retention swale prior to disposing of site water. All works in accordance with the Blue Bok<br> |
| C39               | During construction, the following measures should be incorporated with direction from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia):<br>(a) construction equipment, materials, stockpile, access roads and work platforms should not be sited within floodway's where the distribution of flood flows will be significantly altered and increase flood impacts on adjoining properties<br>(b) hazardous material should be sited so that the risk of such material entering a watercourse during a flood event is minimised<br>(c) appropriate activities and methodologies should be put in place that addresses awareness, preparedness, response and recovery from a flood event in regard to such things as work health and safety, waterway impacts, site impacts and site | Sediment and Erosion controls in place. Flood effects not expected on C2 Building  | Not Triggered | Not Triggered  |



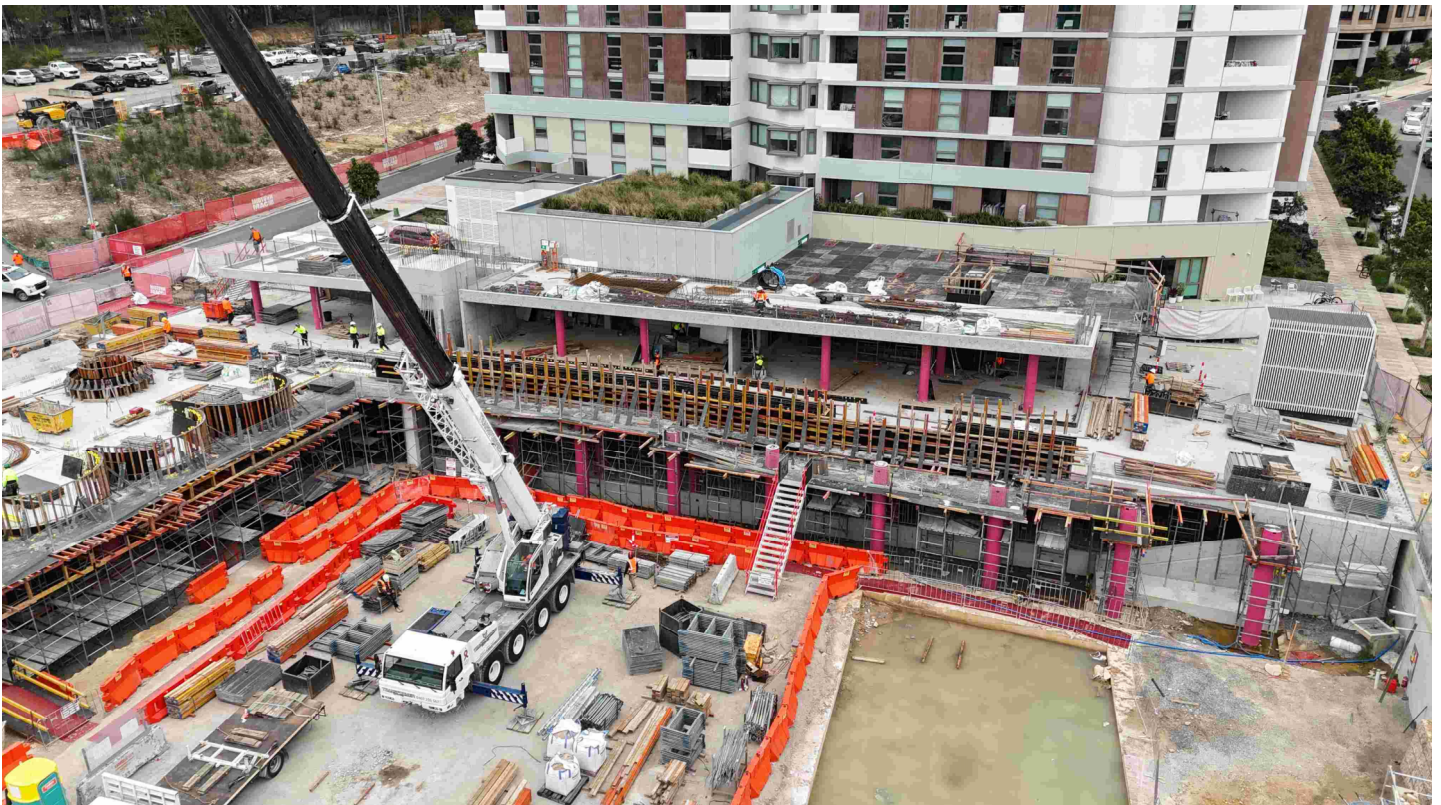
|   |  |                                     |               |  |
|---|--|-------------------------------------|---------------|--|
|   | reestablishment should a flood event occur during construction<br>(d)temporary measures shall be provided and regularly maintained during demolition, excavation and construction to prevent sediment and polluted waters discharging from the site.   |                                     |               |  |
| <b>NO OBSTRUCTION OF THE PUBLIC WAY</b>         |  |                                     |               |  |
| C40   | Unless otherwise authorised, the public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.  | Works in accordance with condition. | Compliant     | Works continue in accordance with condition. |
| <b>DAMAGE TO THE PUBLIC WAY</b>                 |  |                                     |               |  |
| C41   | Any damage to the public way, including trees, footpaths, kerbs, gutters, road carriageway and the like, must immediately be made safe and functional by the Applicant.  | Works in accordance with condition. | Compliant     | Works continue in accordance with condition. |
| <b>BUNDING</b>                                  |  |                                     |               |  |
| C42   | The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements and/or EPA's Storing and Handling Liquids: Environmental Protection – Participants Handbook.   | Works in accordance with condition. | Compliant     | Works continue in accordance with condition. |
| <b>SETTING OUT OF STRUCTURES</b>                |  |                                     |               |  |
| C43   | The building shall be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the Certifier certifying that structural works are in accordance with the approved development application.  | Works in accordance with condition. | Compliant     | Works continue in accordance with condition. |
| <b>CONTACT TELEPHONE NUMBER</b>                 |  |                                     |               |  |
| C44   | The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.  | Works in accordance with condition. | Compliant     | Works continue in accordance with condition. |
| <b>ACTIVITIES ON WATERFRONT LAND</b>            |  |                                     |               |  |
| C45   | Outlets onto the adjacent watercourse should be in accordance with the Guidelines for Controlled Activities (NRAR 2018).   | Not Applicable to Building C2       | Not Triggered | Not Triggered                                |
| <b>PUBLIC UTILITIES AND SERVICE ALTERATIONS</b> |  |                                     |               |  |
| C46   | All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the Applicant's expense. The Applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g., Energy Australia, Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to | Note                                | Not Triggered | Not Triggered                                |



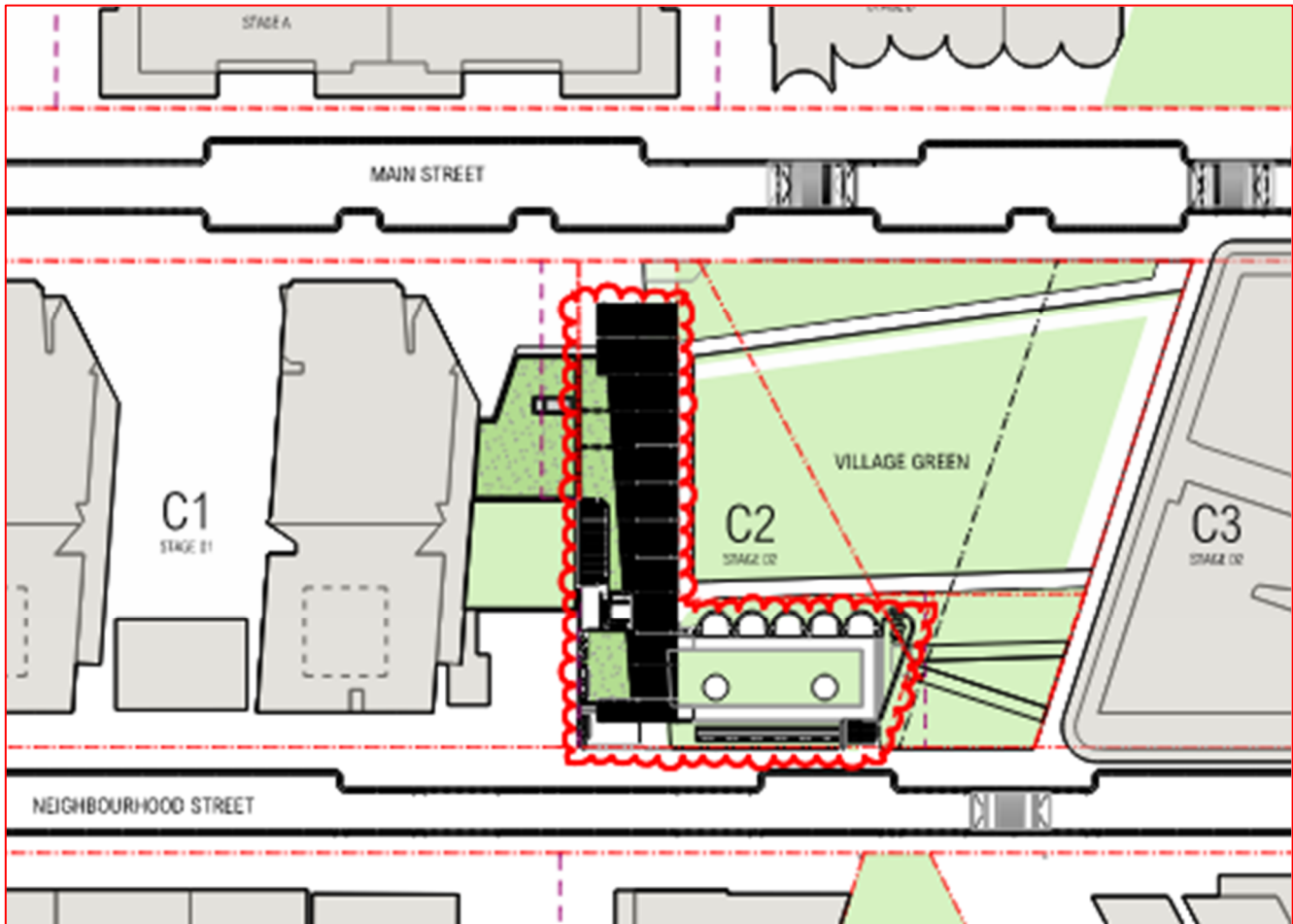
|  |   |   |               |               |
|--|---|---|---------------|---------------|
|  | public infrastructure or services affected by the development.  |   |               |               |
| <b>WORKS ON PUBLIC ROADS</b>   |   |   |               |               |
| C47  | Any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.                                | Not Applicable to Date. All works within Private lots.                        | Not Triggered | Not Triggered |
| <b>STORMWATER - HOLD POINTS DURING CONSTRUCTION – COUNCIL DRAINAGE WORKS</b> |   |   |               |               |
| C48  | "Council requires inspections to be undertaken by a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, for all Council stormwater drainage works/for all stormwater drainage works in Council's land. | Not Applicable to date. All stormwater connection works within Site Boundary. | Not Triggered | Not Triggered |

## Appendix B

### Site Plans and Photographs







Site Plan

# **Appendix C**

## **Flocculent Agent Technical Data Sheet**

## **TECHNICAL DATA Sheet**

### **PROFLOC 450**

Profloc 450 solution is a high quality, high-performance liquid aluminum sulphate based primary coagulant.

It is scientifically formulated for treatment of a range of commercial and industrial process waste water and effluents.

Profloc 450 has an excellent performance characteristic make it ideal for use in industrial effluent treatment including waste waters from food, dairy, oil textiles and chemical industries.

Profloc 450 works by neutralizing the charge on suspended impurities to coagulate into larger particles for easily removal by either settlement or floatation processes and promotes more efficient sludge digestion and dewatering.

Profloc 450 solution is not harmful, non-toxic and not carcinogenic.

Profloc 450 solution is an acidic solution therefore is a skin and eye irritant (wear gloves and safety glasses).

#### **APPLICATION:**

Profloc 450 has a wide range of applications.

- Industrial effluent treatment waste water from different industries.
- Treatment of potable water and process water
- Paper sizing agent
- Water recycling

The addition of the PROFLOC 450 depends on the contaminated water  
Normally 150mL to 200mL of the product /1000Lt

#### **PRODUCT BENEFITS:**

- High performance primary coagulant
- Excellent potable and process water treatment
- Promotes more efficient sludge digestion and dewatering
- Reduces chemicals treatment cost.

# **Appendix D**

## **Vibration Monitoring Results**



# Ivanhoe Building C2

## Vibration Monitoring Results December 2024

**Grindley**

Report Reference: 240360-1 – Ivanhoe Building C2 – Vibration Monitoring Results December 2024 – R0

Date: 6 January 2025

Revision: R0

Project Number: 240360-1





**DOCUMENT CONTROL**

|                   |  |
|-------------------|--|
| Project Name:     | Ivanhoe Building C2  |
| Project Number:   | 240360-1   |
| Report Reference: | 240360-1 – Ivanhoe Building C2 – Vibration Monitoring Results December 2024 – R0 |
| Client:           | Grindley   |

| Revision | Description     | Reference  | Date     | Prepared | Checked | Authorised |
|----------|-----------------|--|----------|----------|---------|------------|
| 1        | For information | 240360-1 – Ivanhoe Building C2 – Vibration Monitoring Results December 2024 – R0 | 06/01/25 | LB       | BW      | BW         |

**PREPARED BY:**

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Address: Level 6, 32 Walker Street, North Sydney, 2060  
Phone: 1800 4 PULSE

This report has been prepared by Pulse White Noise Acoustics Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Grindley.

Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Grindley

No warranties or guarantees are expressed or should be inferred by any third parties.

This report may not be relied upon by other parties without written consent from Pulse White Noise Acoustics.

This report remains the property of Pulse White Noise Acoustics Pty Ltd until paid for in full by the client, Grindley.

Pulse White Noise Acoustics disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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# 1 INTRODUCTION

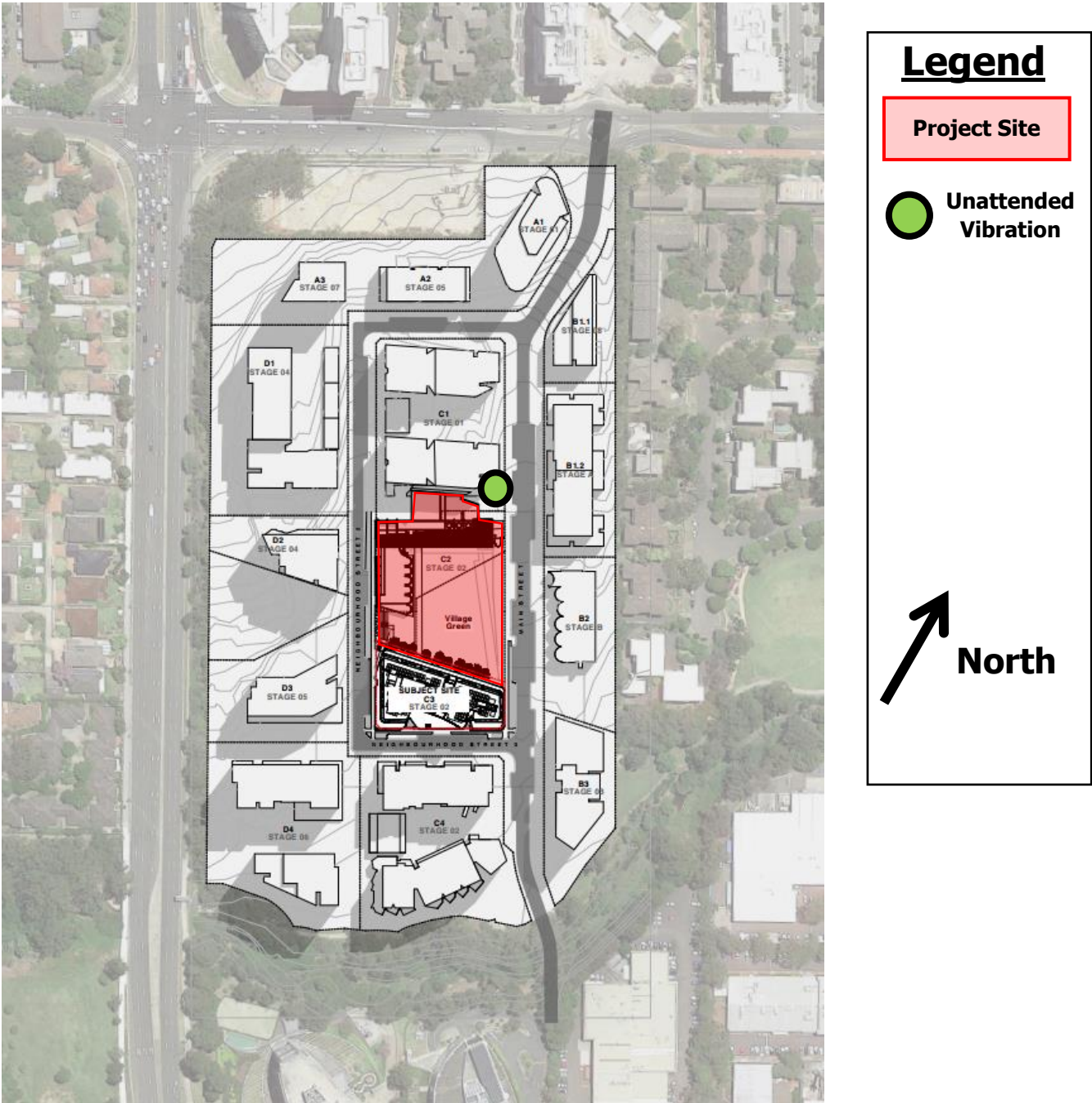
Pulse White Noise Acoustics (PWNA) has been engaged to undertake unattended vibration monitoring for construction of the Ivanhoe Precinct in Macquarie Park.

Unattended monitoring around the site includes one (1) vibration monitor as shown in Figure 1 below. The monitoring is being undertaken in accordance with the British Standards (BS 7385-2 1993) – *Evaluation and measurement for vibration in buildings*.

Monitoring equipment was first installed on Thursday 12<sup>th</sup> September 2024. The monitoring equipment was removed due to the finishing of earthwork operations on the 16<sup>th</sup> of December 2024.

This report includes the results for vibration monitoring for the month of December 2024.

**Figure 1    Site map, vibration monitor measurement location**



## 2 CONSTRUCTION VIBRATION CRITERIA

Relevant vibration criteria for construction activities are detailed below.

### 2.1 Vibration Criteria

Effects of ground borne vibration on buildings may be segregated into the following three categories:

- Human comfort – vibration in which the occupants or users of the building are inconvenienced or possibly disturbed. Refer to further discussion in Section 2.1.1.
- Effects on building contents – where vibration can cause damage to fixtures, fittings and other non-building related objects. Refer to further discussion in Section 2.1.2.
- Effects on building structures – where vibration can compromise the integrity of the building or structure itself. Refer to further discussion in Section 2.1.2.

#### 2.1.1 Vibration Criteria – Human Comfort

Vibration effects relating specifically to the human comfort aspects of the project are taken from the guideline titled "*Assessing Vibration – A Technical Guideline*". (AVTG) This type of impact can be further categorised and assessed using the appropriate criterion as follows:

- Continuous vibration – from uninterrupted sources (refer to Table 1).
- Impulsive vibration – up to three instances of sudden impact e.g. dropping heavy items, per monitoring period (refer to Table 2).
- Intermittent vibration – such as from drilling, compacting or activities that would result in continuous vibration if operated continuously (refer to Table 3).

**Table 1 Continuous vibration acceleration criteria (m/s<sup>2</sup>) 1 Hz-80 Hz**

| Location   | Assessment period | Preferred Values |               | Maximum Values |               |
|--|-------------------|------------------|---------------|----------------|---------------|
|  |                   | z-axis           | x- and y-axis | z-axis         | x- and y-axis |
| Residences   | Daytime           | 0.010            | 0.0071        | 0.020          | 0.014         |
|  | Night-time        | 0.007            | 0.005         | 0.014          | 0.010         |
| Offices, schools, educational institutions and places of worship | Day or night-time | 0.020            | 0.014         | 0.040          | 0.028         |
|  |                   | 0.04             | 0.029         | 0.080          | 0.058         |
| Workshops  | Day or night-time | 0.04             | 0.029         | 0.080          | 0.058         |

**Table 2 Impulsive vibration acceleration criteria (m/s<sup>2</sup>) 1 Hz-80 Hz**

| Location   | Assessment period | Preferred Values |               | Maximum Values |               |
|--|-------------------|------------------|---------------|----------------|---------------|
|  |                   | z-axis           | x- and y-axis | z-axis         | x- and y-axis |
| Residences   | Daytime           | 0.30             | 0.21          | 0.60           | 0.42          |
|  | Night-time        | 0.10             | 0.071         | 0.20           | 0.14          |
| Offices, schools, educational institutions and places of worship | Day or night-time | 0.64             | 0.46          | 1.28           | 0.92          |



| Location  | Assessment period | Preferred Values |               | Maximum Values |               |
|-----------|-------------------|------------------|---------------|----------------|---------------|
|           |                   | z-axis           | x- and y-axis | z-axis         | x- and y-axis |
| Workshops | Day or night-time | 0.64             | 0.46          | 1.28           | 0.92          |

**Table 3 Intermittent vibration impacts criteria ( $\text{m/s}^{1.75}$ ) 1 Hz-80 Hz**

| Location   | Daytime          |                | Night-time       |                |
|--|------------------|----------------|------------------|----------------|
|  | Preferred Values | Maximum Values | Preferred Values | Maximum Values |
| Residences   | 0.20             | 0.40           | 0.13             | 0.26           |
| Offices, schools, educational institutions and places of worship | 0.40             | 0.80           | 0.40             | 0.80           |
| Workshops  | 0.80             | 1.60           | 0.80             | 1.60           |

## 2.1.2 Vibration Criteria – Building Contents and Structure

The vibration effects on the building itself are assessed against international standards as follows:

- For transient vibration: British Standard BS 7385: Part 2-1993 "Evaluation and measurement for vibration in buildings Part 2: Guide to damage levels from ground borne vibration" (BSI 1993); and
- For continuous or repetitive vibration: German DIN 4150: Part 3 – 1999 "Effects of Vibration on Structure" (DIN 1999).

## 2.1.3 Standard BS 7385 Part 2 - 1993

For transient vibration, as discussed in standard BS 7385 Part 2-1993, the criteria are based on peak particle velocity (mm/s) which is to be measured at the base of the building. These are summarised in Table 4 and illustrated in Figure 2.

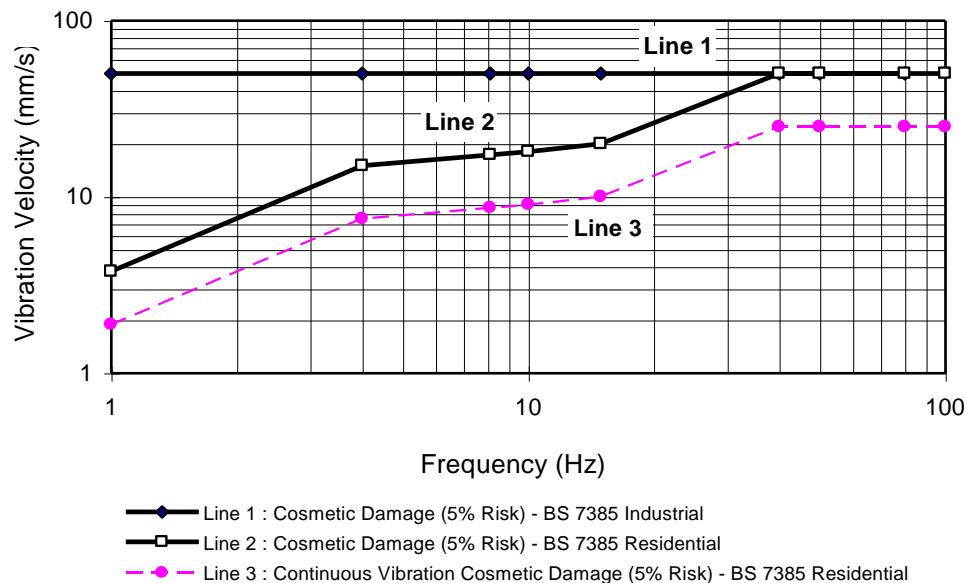
**Table 4 Transient vibration criteria as per standard BS 7385 Part 2 - 1993**

| Line in Figure 2 | Type of Building  | Peak Component Particle Velocity in Frequency Range of Predominant Pulse |   |
|------------------|---|--|---|
|                  |   | 4 Hz to 15 Hz  | 15 Hz and Above   |
| 1                | Reinforced or framed structures<br>Industrial and heavy commercial buildings              | 50 mm/s at 4 Hz and above  |   |
| 2                | Unreinforced or light framed structures<br>Residential or light commercial type buildings | 15 mm/s at 4 Hz increasing to 20 mm/s at 15 Hz                           | 20 mm/s at 15 Hz increasing to 50 mm/s at 40 Hz and above |

Standard BS 7385 Part 2 – 1993 states that the values in Table 4 relate to transient vibration which does not cause resonant responses in buildings.

Where the dynamic loading caused by continuous vibration events is such as that results in dynamic magnification due to resonance (especially at the lower frequencies where lower guide values apply), then the values in Table 4 may need to be reduced by up to 50% (refer to Line 3 in Figure 2).

**Figure 2 BS 7385 Part 2 – 1993, graph of transient vibration values for cosmetic damage**



In the lower frequency region where strains associated with a given vibration velocity magnitude are higher, the recommended values corresponding to Line 2 are reduced. Below a frequency of 4 Hz where a high displacement is associated with the relatively low peak component particle velocity value, a maximum displacement of 0.6 mm (zero to peak) is recommended. This displacement is equivalent to a vibration velocity of 3.7 mm/s at 1 Hz.

The standard also states that minor damage is possible at vibration magnitudes which are greater than twice those given in Table 4, and major damage to a building structure may occur at values greater than four times the tabulated values.

Fatigue considerations are also addressed in the standard and it is concluded that unless calculation indicates that the magnitude and number of load reversals is significant (in respect of the fatigue life of building materials) then the values in Table 4 should not be reduced for fatigue considerations.



## 2.1.4 Standard DIN 4150 Part 3 - 1999

For continuous or repetitive vibration, standard DIN 4150 Part 3-1999 provides criteria based on values for peak particle velocity (mm/s) measured at the foundation of the building; these are summarised in Table 5. The criteria are frequency dependent and specific to particular categories of structures.

**Table 5 Structural damage criteria as per standard DIN 4150 Part 3 - 1999**

| Type of Structure  | Peak Component Particle Velocity, mm/s        |                |                              |   |
|--|---|----------------|------------------------------|---|
|  | Vibration at the foundation at a frequency of |                |                              | Vibration of horizontal plane of highest floor at all frequencies |
|  | 1 Hz to 10 Hz                                 | 10 Hz to 50 Hz | 50 Hz to 100 Hz <sup>1</sup> |   |
| Buildings used for commercial purposes, industrial buildings and buildings of similar design   | 20  | 20 to 40       | 40 to 50                     | 40  |
| Dwellings and buildings of similar design and/or use   | 5   | 5 to 15        | 15 to 20                     | 15  |
| Structures that, because of their sensitivity to vibration, do not correspond to those listed in lines 1 and 2 and are of great intrinsic value (e.g. buildings that are under a preservation order) | 3   | 3 to 8         | 8 to 10                      | 8   |
| Note 1    Note 1:For frequencies above 100Hz, at least the values specified in this column shall be applied.   |   |                |                              |   |

## 2.2 Project Vibration Criteria

Based on the details included in the sections above the project specific vibration criteria to protect the surrounding residential receivers from structural or architectural damage includes the following:

1. Project construction vibration criteria at all surrounding building structures – 7 mm/s PPV

In the event that this vibration criteria is exceeded, further investigation is required, including an assessment of the nature of the vibration and frequency characteristics to determine if the vibration criteria can be relaxed for the specific nature of the works.

### 3 VIBRATION MONITOR LOCATIONS

A vibration monitor is installed to measure vibration levels for several sensitive structures, including surrounding residential receivers. Vibration monitors are installed at the following locations:

**1. Location 1 – Building C1, B2 Carpark (serial number WONEFA)**

- a. Alarm: 7 mm/s

Installed on 12<sup>th</sup> of September 2024 where it is currently installed. This logger was removed due to the finishing of earthworks onsite on the 16<sup>th</sup> of December 2024.

The location of the vibration logger is detailed in Figure 1 of this report and is shown below in Figure 3.

**Figure 3 Location 1 – Building C1, B2 Carpark – vibration monitoring.**





## 4 VIBRATION MONITORING

This section of the report details the results of the onsite vibration monitoring.

The vibration monitoring was conducted using one (1) Omnidot Vibration monitor which was continuously operational. The equipment incorporates the following operational conditions:

1. The logger includes a trigger level. All vibration events above the trigger level are recorded.
2. The vibration logger is set to record vibration levels of 0.5 mm/s and above.
3. In the event a vibration of greater than 0.5 mm/s is recorded by the equipment then data is captured at this time, including:
  - a. Magnitude of vibration, including component peaks and compliance level as a vector sum.
  - b. Battery charge/power
4. The results of the vibration magnitudes are included in this reporting.

### 4.1 Vibration Monitoring Results

The results of vibration monitoring for the month of are presented in this report in Appendix A, with detailed results included in the attached Appendices.

During the testing period, all measured vibration levels were compliant with the vibration criteria outlined above in Section 2.

## 5 CONCLUSION

Pulse White Noise Acoustics (PWNA) has been engaged to undertake unattended vibration monitoring for construction of the Ivanhoe Precinct in Macquarie Park. The vibration monitor (serial number: WONEFA) was installed on the 12<sup>th</sup> of September 2024, and removed on the 16<sup>th</sup> of December

Unattended monitoring around the site includes one (1) vibration monitor as shown in Figure 1 below. The monitoring is being undertaken in accordance with the British Standards (BS 7385-2 1993) – *Evaluation and measurement for vibration in buildings*.

All measured vibration levels were compliant with the project construction vibration criteria.

For any additional information please do not hesitate to contact the person below.

Regards,

A handwritten signature in black ink, appearing to be 'LB' or 'Liam Biddle'.

**Liam Biddle**

Junior Acoustic Engineer

PULSE WHITE NOISE ACOUSTICS PTY LTD



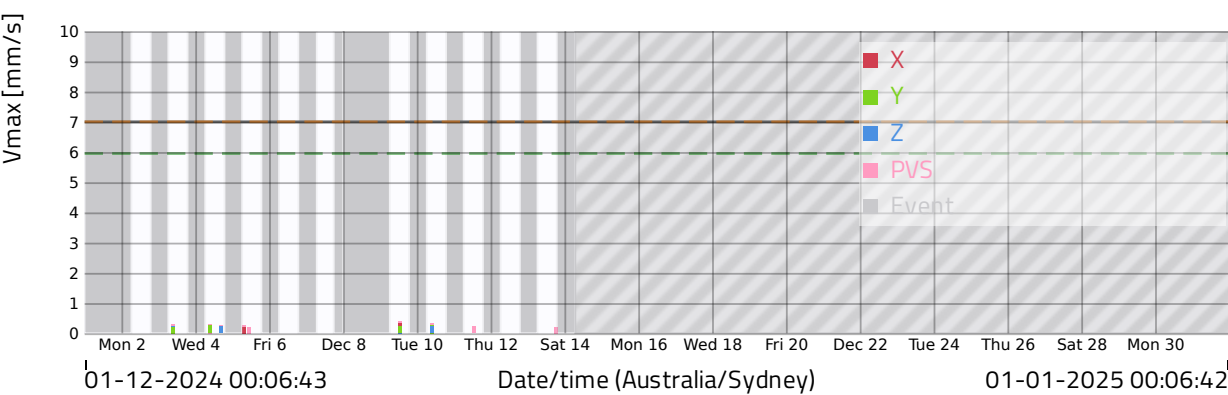
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## APPENDIX A. VIBRATION MONITORING RESULTS

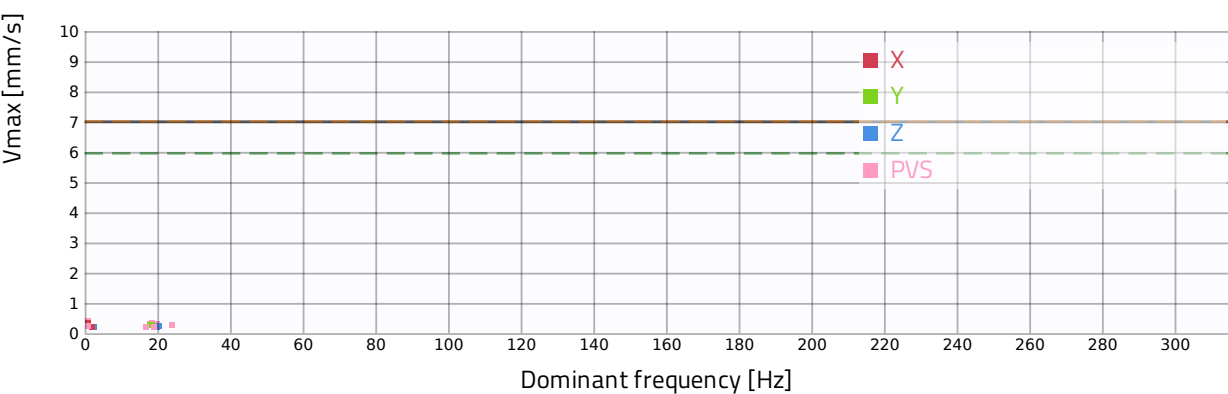
Project: Ivanhoe Estate - Midtown C2  
Measuring point: Basement Location (WONEFA)  
Calculate Amax (Peak vibration acceleration): Off  
Evaluation type: Unspecified  
Threshold for measurement storage: 0.2 mm/s  
Vmax flat line threshold: 7.0 mm/s  
Guideline: DIN4150-3 80Hz  
Measuring interval: 2 seconds  
Store values below threshold: Off  
Timezone: Australia/Sydney  
Calculate VDV (Vibration Dose Value): Off  
Calculate PVS (Peak Vector Sum): On  
Calculate Vmax (Peak vibration velocity): On

| Alarm name                       | Alarm percentage | Alarm mm/s |
|----------------------------------|------------------|------------|
| <div><div></div>85% Alarm</div>  | 85%              | 5.95 mm/s  |
| <div><div></div>100% Alarm</div> | 100%             | 7.0 mm/s   |

Peak vibration velocity/time



Peak vibration velocity/frequency



## Highest readings

| Date/Time           | Axis   | Fdom (Hz) | Vmax (mm/s) | percentage of alarm line |
|---------------------|--------|-----------|-------------|--------------------------|
| 09-12-2024 13:02:03 | x      | 1         | 0.3204      | 4.6                      |
| 09-12-2024 13:02:03 | y      | 1         | 0.2232      | 3.2                      |
| 09-12-2024 13:02:03 | z      | 1         | 0.3388      | 4.8                      |
| 09-12-2024 13:02:03 | vector | 1         | 0.4132      | 5.9                      |
| 10-12-2024 09:42:45 | x      |           |             |                          |
| 10-12-2024 09:42:45 | y      | 18.5      | 0.2814      | 4.0                      |
| 10-12-2024 09:42:45 | z      | 20.5      | 0.2276      | 3.3                      |
| 10-12-2024 09:42:45 | vector | 18.5      | 0.3390      | 4.8                      |
| 03-12-2024 09:21:03 | x      |           |             |                          |
| 03-12-2024 09:21:03 | y      | 19.5      | 0.2090      | 3.0                      |
| 03-12-2024 09:21:03 | z      | 20        | 0.2319      | 3.3                      |
| 03-12-2024 09:21:03 | vector | 20        | 0.3064      | 4.4                      |
| 04-12-2024 09:39:21 | x      |           |             |                          |
| 04-12-2024 09:39:21 | y      | 18        | 0.2627      | 3.8                      |
| 04-12-2024 09:39:21 | z      |           |             |                          |
| 04-12-2024 09:39:21 | vector | 18        | 0.3031      | 4.3                      |
| 03-12-2024 09:21:05 | x      |           |             |                          |
| 03-12-2024 09:21:05 | y      | 19.5      | 0.2027      | 2.9                      |
| 03-12-2024 09:21:05 | z      | 20        | 0.2495      | 3.6                      |
| 03-12-2024 09:21:05 | vector | 20        | 0.2838      | 4.1                      |
| 05-12-2024 07:31:05 | x      | 2         | 0.2114      | 3.0                      |
| 05-12-2024 07:31:05 | y      |           |             |                          |
| 05-12-2024 07:31:05 | z      | 24        | 0.2004      | 2.9                      |
| 05-12-2024 07:31:05 | vector | 24        | 0.2771      | 4.0                      |
| 04-12-2024 16:41:51 | x      |           |             |                          |
| 04-12-2024 16:41:51 | y      |           |             |                          |
| 04-12-2024 16:41:51 | z      | 20        | 0.2199      | 3.1                      |
| 04-12-2024 16:41:51 | vector | 20        | 0.2547      | 3.6                      |
| 04-12-2024 16:41:53 | x      |           |             |                          |
| 04-12-2024 16:41:53 | y      |           |             |                          |
| 04-12-2024 16:41:53 | z      | 20        | 0.2005      | 2.9                      |
| 04-12-2024 16:41:53 | vector | 20        | 0.2318      | 3.3                      |
| 11-12-2024 13:31:21 | x      |           |             |                          |
| 11-12-2024 13:31:21 | y      |           |             |                          |
| 11-12-2024 13:31:21 | z      |           |             |                          |
| 11-12-2024 13:31:21 | vector | 1         | 0.2257      | 3.2                      |
| 05-12-2024 07:31:07 | x      |           |             |                          |
| 05-12-2024 07:31:07 | y      |           |             |                          |



| Date/Time           | Axis   | Fdom (Hz) | Vmax (mm/s) | percentage of alarm line |
|---------------------|--------|-----------|-------------|--------------------------|
| 05-12-2024 07:31:07 | z      | 2.5       | 0.2177      | 3.1                      |
| 05-12-2024 07:31:07 | vector | 1         | 0.2180      | 3.1                      |
| 05-12-2024 10:48:13 | x      |           |             |                          |
| 05-12-2024 10:48:13 | y      |           |             |                          |
| 05-12-2024 10:48:13 | z      |           |             |                          |
| 05-12-2024 10:48:13 | vector | 17        | 0.2112      | 3.0                      |
| 13-12-2024 18:19:03 | x      |           |             |                          |
| 13-12-2024 18:19:03 | y      |           |             |                          |
| 13-12-2024 18:19:03 | z      |           |             |                          |
| 13-12-2024 18:19:03 | vector | 19        | 0.2070      | 3.0                      |
| 05-12-2024 11:35:59 | x      |           |             |                          |
| 05-12-2024 11:35:59 | y      |           |             |                          |
| 05-12-2024 11:35:59 | z      |           |             |                          |
| 05-12-2024 11:35:59 | vector | 18        | 0.2001      | 2.9                      |

### Compliance Report Declaration Form

|                            |  |
|----------------------------|--|
| Project Name               | Building C2 - Village Green and Community Centre                 |
| Project Application Number | SSD 15822622   |
| Description of Project     | Construction of Building C2 - Village Green and Community Centre |
| Project Address            | 9 Mahogany Avenue, Macquarie Park NSW 2113,                      |
| Proponent                  | Grindley   |
| Title of Compliance Report | Construction Compliance Report #2                                |
| Date                       | August 2025  |

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:

- i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. the findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- v. the Compliance Report is an accurate summary of the compliance status of the development.

**Notes:**

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

|                                      |  |
|--------------------------------------|--|
| Name of Authorised Reporting Officer | Peter Wilson   |
| Title                                | Project Director   |
| Signature                            |   |
| Qualification                        | Bachelor of Construction Management (Building)<br>Green Star Accredited<br>Building Supervision, Advanced Certificate<br>Carpentry and Joinery Certificate |
| Company                              | Grindley Construction  |
| Company Address                      | 55 Grandview Street, Pymble NSW 2073   |