

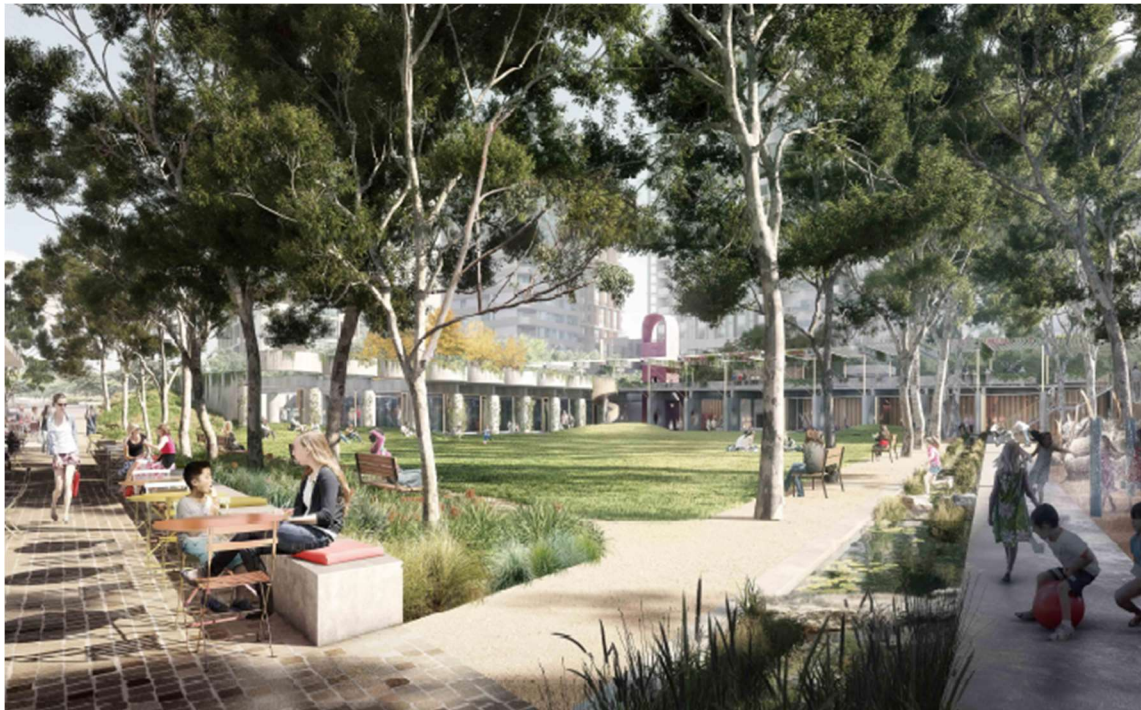
9 Mahogany Avenue, Macquarie Park NSW 2113
Building C2 – Village Green and Community Centre

SSD 15822622

Construction Compliance Report # 1

Job No:6410

February 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

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:

Project Application Number:	SSD 15822622
Project Name:	Ivanhoe Estate, Macquarie Park
Description of Project:	Construction of Building C2 – Village Green and Community Centre
Project Address:	1 Ivanhoe Place Macquarie Park NSW
Date of Construction Commencement:	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 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 compliance@planning.nsw.gov.au 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> <ul style="list-style-type: none"> (a) a results summary and analysis of environmental monitoring; (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; (c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans <p>as a result of construction carried out during the reporting period;</p> <ul style="list-style-type: none"> (d) a register of any modifications undertaken and their status; (e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; (f) a summary of all incidents notified in accordance with this consent; and (g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary. 	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

Construction Certificate No.1 - 23.08.2024
Piling, earthworks, stormwater and demolition
Construction Certificate No.2A – 18.11.2024
Full above ground Structure to Lower Ground, base build services
Construction Certificate No.2B - 10.02.2025
Full above ground Structure to Roof, base build services
Construction Certificate No.3 – Expected 28.02.2025
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 Grindley	Construction Manager	Evan Graves	0404321756 egraves@grindley.com.au
Head Contractor Grindley	Project Director	Peter Wilson	0414 914 514 pwilson@grindley.com.au
Head Contractor Grindley	Project Manager	Luke Zammit	0435 001 373 lzammit@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 rd August 2024
Construction Compliance Report #1	6 Months from date of commencement of construction (THIS REPORT)	No later than 28 th February 2025
Construction Compliance Report #2	6 Months from date of previous Compliance Report	No later than 22 nd August 2025
Construction Compliance Report #3	6 Months from date of previous Compliance Report	No later than 20 th February 2026
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 th 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. 10 th 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.

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

Visit: 1 Ivanhoe Place, Macquarie Park NSW 2113

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.

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.

Appendix A

Compliance Table

Please see the below Compliance Table.

ITEM	CONDITION	EVIDENCE/ COMMENTS	COMPLIANCE STATUS
PART A - ADMINISTRATIVE CONDITIONS			
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT			
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
TERMS OF CONSENT			
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, Response to Submissions and additional information; (d) in accordance with the approved plans in the table below. (e) in accordance with the following modification applications: (i) the Section 4.55(1A) application prepared by Ethos Urban dated 13 September 2023 appendices. (ii) the Section 4.55(1A) application prepared by Ethos Urban dated 14 September 2023, as modified by the submissions reports dated 6 February 2024 and 19 April 2024.	a) Construction Compliance Reports (this Report) Refer to details contained within this table for Compliance to Conditions b) Record of written direction No directions received from the Planning Secretary to date c) Current Management plans and Sub-plans In accordance with the EIS and Response to Submissions d) Check of Current Plans Approved plans are in place for Construction	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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 (b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).	Record of Written direction. Record of implementation of any written direction and or response to written direction	Not Triggered
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

LIMIT OF CONSENT			
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
PRESCRIBED CONDITIONS			
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 b) Residential building work – Note c) Entertainment venues – N/A d) Signage for maximum number of persons – N/A 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
LONG SERVICE LEVY			
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
LEGAL NOTICES			
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices to date	Not Triggered
EVIDENCE OF CONSULTATION			
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Record keeping for communications with Certifier. Record keeping for communications with Council and Transport for New South Wales	Compliant
STRUCTURAL ADEQUACY			
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
DESIGN INTEGRITY			
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
OPERATION OF PLANT AND EQUIPMENT			
A14	All plant and equipment used on site, or to monitor the performance of the development must be:	Plant equipment records to be maintained. Plant assessments,	Compliant

	(a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	checks and authorisations with evidence of plant operator competence (tickets, licenses etc). All record kept in project management software.	
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APPLICABILITY OF GUIDELINES			
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
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
MONITORING AND ENVIRONMENTAL AUDITS			
A17	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.	Note	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE			
A18	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No Incident to date	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
NON-COMPLIANCE NOTIFICATION			
A20	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	No Non-Compliance to date	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
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
REVISION OF STRATEGIES, PLANS AND PROGRAMS			
A23	Within three months of: (a) the submission of a compliance report under Condition B6 and B8; (b) the submission of an incident report under Condition A18; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under Condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Notification to Department and Certifier, that a review is being undertaken. Any change to be provided to the satisfaction of the Certifier. No Changes to Date. This report issued as per B8	Compliant
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. Any change to be provided to the satisfaction of the Certifier.	Not Triggered
A25	SWIMMING POOL The public swimming pool must be designed, installed and operated in accordance with the: (a) Swimming Pools Act 1992 & Swimming Pools Regulation 2018 (b) Australian Standard AS 1926.1-2012 Swimming Pool Safety (c) Public Health Act 2010 & Public Health Regulation 2012	This will be addressed in CC3 for design component .	Not Triggered
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: (a) the date of the invitation for tenders to carry out Crown building work; or (b) in the absence of tenders, the date on which the Crown building work commences or a Construction Certificate is issued.	Note - CC1, 2a and 2b issued CC3 pending .	Compliant for CC's issued to date.
NOTIFICATION OF COMMENCEMENT			
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
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 development to be carried out in that stage.	Building C2 Works only. Not staged	Not Triggered

BUILDING CODE OF AUSTRALIA COMPLIANCE			
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"> (a) complying with the deemed to satisfy provisions; or (b) formulating an alternative solution which: <ul style="list-style-type: none"> (i) complies with the performance requirements; or (ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b). 	<p>Design Certificates confirming design to BCA issued by Consultants and Engineers issued for Construction Certificates.</p> <p>CC3 will follow.</p>	Compliant
ACCESS TO INFORMATION			
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"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (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; (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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary. 	<p>Measures in place for Record keeping and communications with the Certifier.</p>	Compliant
COMPLIANCE REPORTING			
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 compliance@planning.nsw.gov.au before the commencement of construction.</p>	<p>The pre-construction compliance report was issued to the Department of Planning</p>	Compliant
B7	<p>The Pre-Construction Compliance Report must include:</p> <ul style="list-style-type: none"> (a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and (b) the expected commencement date for construction. 	<p>A Pre-Construction Compliance Report was submitted to the Planning Secretary prior to commencement of construction i.e. CC1 works.</p>	Compliant

B8	Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au 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.	Completed as per this compliance report 6 months after the date of commencement.	Compliant
B9	The Construction Compliance Reports must include: (a) a results summary and analysis of environmental monitoring; (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; (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; (d) a register of any modifications undertaken and their status; (e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; (f) a summary of all incidents notified in accordance with this consent; and (g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	Record Keeping System for submission to Planning Secretary. Include as part of the 6 monthly compliance report submission in this report.	Compliant
COMPLIANCE			
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
COMPLAINTS AND ENQUIRIES PROCEDURE			
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: (a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; (b) a postal address to which written complaints and enquiries may be sent; and (c) an email address to which electronic complaints and enquiries may be transmitted.	Refer to complaints section of this report for details.	Compliant
COMMUNITY COMMUNICATION STRATEGY			
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

B13	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) include the telephone number, postal address and email required in Condition B11 (c) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (d) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (e) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community ; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	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
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
EXTERNAL WALLS AND CLADDING			
B15	The external walls of all buildings must comply with the relevant requirements of the BCA/NCC.	Record keeping for communications with the Certifier. Condition will be addressed in CC3.	Not Triggered
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 will be addressed in CC3	Not Triggered
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.	Record keeping system for submission to the Certifying Authority and Planning Secretary	Not Triggered
PRE-CONSTRUCTION DILAPIDATION REPORT			
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
GROSS FLOOR AREA (GFA) CERTIFICATION			
B19	The GFA of Building C2 must not exceed 1,527 m2. 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

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+.	Confirmation submitted to confirm the GFA to the Certifying Authority	Compliant
GROSS FLOOR AREA (GFA) CERTIFICATION			
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
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
TREE PLANTING			
B24	A minimum of 280 new trees are to be planted comprising: (a) 90 trees within the Building C2 and Village Green site (b) 20 trees within the Building C3 site (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 will be addressed in CC3	Not Triggered
SCHEDULE OF MATERIALS			
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 will be addressed in CC3	Not Triggered
COMPLIANCE WITH ACOUSTIC ASSESSMENT			

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 will be addressed in CC3.	Not Triggered
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
COMPLIANCE WITH WIND IMPACT ASSESSMENT			
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
ECOLOGICALLY SUSTAINABLE DEVELOPMENT			
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. 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 will be addressed in CC3.	Not triggered
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). 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 will be addressed in CC3	Not Triggered
ABORIGINAL CULTURAL HERITAGE			
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
REFLECTIVITY			
B32	The visible light reflectivity from building materials used for each building shall reflect the assumptions made within the Solar Reflection 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 so as 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.	Record keeping system for submission to the Certifying Authority. Condition will be addressed in CC3	Not Triggered

OUTDOOR LIGHTING			
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 will be addressed in CC3.	Not Triggered
ROAD OCCUPANCY LICENCE			
B34	Where required, a Road Occupancy Licence (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 CC1, CC2a AND CC2b	Not Triggered
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN			
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
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN			
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
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN			
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
AIR QUALITY AND ODOUR MANAGEMENT PLAN			
B38	Prior to the commencement of any works, an Air Quality and Odour 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
CONSTRUCTION WASTE MANAGEMENT PLAN			
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

CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN			
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
GEOTECHNICAL DESIGN, CERTIFICATION AND MONITORING PLAN			
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	Compliant
DESIGN OF RETAINING WALLS			
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
UTILITY SERVICES			
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 structure, if required.	Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73.	Compliant
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
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)			
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 will be addressed in CC3	Not Triggered
CONTAMINATION			
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 OBSTRUCTION OF THE PUBLIC DOMAIN WITHOUT A WORKS PERMIT			
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
BASIX CERTIFICATION			
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	Not Triggered
SYDNEY WATER REQUIREMENTS			
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
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS			
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 will be addressed in CC3	Not Triggered
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 will be addressed in CC3	Not Triggered
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 will be addressed in CC3	Not Triggered
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 will be addressed in CC3	Not Triggered

SANITARY FACILITIES FOR DISABLED PERSONS			
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 will be addressed in CC3	Not Triggered
ADAPTABLE HOUSING			
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: (a) the required number of units are able to be adapted for people with a disability in accordance with the BCA/NCC; and (b) compliance with Australian Standard A54299 — Adaptable Housing.	Not applicable to C2 Building	Not Triggered
ACCESS FOR PEOPLE WITH DISABILITIES			
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. Will be addressed as part of CC3.	Not Triggered
MECHANICAL VENTILATION			
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.	Not Triggered
NUMBER OF CAR PARKING SPACES			
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	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	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	Not Triggered
LAYOUT OF INTERNAL PARKING AREAS			
B61	<p>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.</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 to C2 Building	Not Triggered
NUMBER OF BICYCLE PARKING SPACES			
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. Will be addressed as part of CC3.	Not Triggered
FACILITIES FOR CYCLISTS			
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. Will be addressed as part of CC3.	Not Triggered
WASTE STORAGE ROOMS			
B64	<p>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:</p> <p>(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;</p> <p>(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;</p> <p>(c) the walls being cement rendered to a smooth, even surface and coved at all intersections;</p> <p>(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;</p> <p>(e) the room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.</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>	Not applicable to C2 Building	Not Triggered

GARBAGE CHUTES			
B65	<p>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</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 residential building.</p>	Not applicable to C2 Building	Not Triggered
GROUNDWATER DESIGN			
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
GROUNDWATER TAKE AND LICENSING			
B67	<p>Water access licences 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 take 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 Certificate.</p>	Ground water not anticipated for C2 Building, Record keeping for communications to the satisfaction of the Certifier.	Compliant

LANDSCAPING			
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. Will be addressed as part of CC3.	Not Triggered
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. Will be addressed as part of CC3.	Not Triggered
VERTICAL TRANSPORTATION SERVICES DESIGN REQUIREMENTS			
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.	Not Triggered
BUILDING C4 AMENDMENTS			
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> <ul style="list-style-type: none"> (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 (b) amend the structural wall in Lobby A of Building C4.2 to columns, to provide greater flexibility and use of space (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 (d) provide high level glazing to the bathrooms of Building C4.2 at the north/west brick blade element with consideration of public artwork (e) provision of a covered communal open space on the rooftop of Building C4.2 (f) investigate opportunity to improve access to the office/reception desk in Lobby B, for residents in the northern side of Building C4.2 (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. (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. (i) include details of landscape buffering to provide visual screening and privacy to the ground floor units 	Not applicable for C2 building.	Not Triggered

	Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.		
WASTE MANAGEMENT			
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.</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 to C2 Building	Not Triggered
PUBLIC ART PLAN			
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> <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>	Plan prepared and submitted and closed	Compliant
PUBLIC DOMAIN/VILLAGE GREEN			
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. Will be addressed as part of CC3.	Not Triggered

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.	Not Triggered
VEHICLE FOOTPATH CROSSING AND GUTTER CROSSOVER			
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 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>	Not Applicable to C2 Building	Not Triggered
ANTICIPATED ASSETS REGISTER			
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

VILLAGE GREEN			
B78	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.	Record keeping for communications with Certifier, Council, Planning Secretary. Will be addressed as part of CC3	Not Triggered
FLOOD AND OVERLAND FLOW PROTECTION			
B79	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	Record keeping for communications with Certifier.	Compliant
STORMWATER - COUNCIL DRAINAGE - REFLUX VALVE			
B80	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).	Record keeping for communications with Certifier.	Compliant
STORMWATER - COUNCIL DRAINAGE - CREEK DISCHARGES			
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
STORMWATER - COUNCIL DRAINAGE - STRUCTURAL ADEQUACY			
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

PART C – DURING CONSTRUCTION			
HOURS OF CONSTRUCTION			
C1	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a)between 7.00 am and 7.00 pm, Mondays to Fridays inclusive; and (b)between 8.00 am and 4.00 pm, Saturdays.	Works only undertaken during approved hours	Compliant
C2	No work may be carried out on Sundays or public holidays.	Works only undertaken during approved hours and days	Compliant
C3	Activities may be undertaken outside of these hours if required: (a)by the Police or a public authority for the delivery of vehicles, plant or materials; or (b)in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	Works only undertaken during approved hours and days	Compliant
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
C5	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a)9.00 am to 12.00 pm, Monday to Friday; (b)2.00 pm to 5.00 pm Monday to Friday; and (c)9.00 am to 12.00 pm, Saturday.	Works only undertaken during approved hours and days	Compliant
IMPLEMENTATION OF MANAGEMENT PLANS			
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
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT			
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
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
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
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
C11	Vibration caused by construction at any residence or structure outside the subject site must be limited to:	Works undertaken in accordance with CNVM Plans and CEMP	Compliant

	(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; (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 (d)these limits apply unless otherwise outlined in the CEMP.		
IMPLEMENTATION OF MANAGEMENT PLANS			
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
APPROVED PLANS TO BE ONSITE			
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
SITE NOTICE			
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
CONTAMINATION			
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
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
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
SAFework NSW REQUIREMENTS			
C18	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements.	Site Secured at all times and works in accordance with SafeWork NSW requirements	Compliant
HOARDING/FENCING REQUIREMENTS			

C19	The following hoarding requirements must be complied with: (a)no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and (b)the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.	Works in accordance with condition.	Compliant
IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS			
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
IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS			
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
ABORIGINAL CULTURAL HERITAGE			
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
WASTE MANAGEMENT			
C23	Notwithstanding the CWMP referred to in Condition B39, the Applicant must ensure that: (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; (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; (c)any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (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
LOADING AND UNLOADING DURING CONSTRUCTION			
C24	The following requirements apply: a) all loading and unloading associated with construction must be accommodated on site; and 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 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	All loading and unloading from within site.	Compliant

	reviewed periodically for any adjustment necessitated by the progress of the construction activities.		
DEMOLITION AND CONSTRUCTION VEHICLES			
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
MANAGEMENT OF CONSTRUCTION WASTE			
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 neighbouring 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
IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS			
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
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
COVERING OF LOADS			
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
VEHICLE CLEANSING			
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
STOCKPILE MANAGEMENT			
C31	The Applicant must ensure: (a) stockpiles of material do not exceed 4 metres in height; (b) stockpiles of material are constructed and maintained to prevent cross contamination; and (c) suitable erosion and sediment controls are in place for stockpiles.	Works in accordance with condition.	Compliant
EROSION AND SEDIMENT CONTROL			
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. Sediment controls in place per approved plans and maintained for duration of works.	Compliant
DUST CONTROL MEASURES			
C33	Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following	Works in accordance with condition. Dust control measures in place and	Compliant

	<p>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;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(f)all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays;</p> <p>(g)gates shall be closed between vehicle movements and shall be fitted with shade cloth; and</p> <p>(h)cleaning of footpaths and roadways shall be carried out regularly.</p>	maintained for duration of works.	
GROUNDWATER LICENCING AND MANAGEMENT			
C34	Appropriate authorisations 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
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
GROUNDWATER MONITORING			
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 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.	Groundwater not expected in C2 Building	Not Triggered
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
STORMWATER			

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 can not 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
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): (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 (b) hazardous material should be sited so that the risk of such material entering a watercourse during a flood event is minimised (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 reestablishment should a flood event occur during construction (d) temporary measures shall be provided and regularly maintained during demolition, excavation and construction to prevent sediment and polluted waters discharging from the site.	Sediment and Erosion controls in place. Flood effects not expected on C2 Building	Not Triggered
NO OBSTRUCTION OF THE PUBLIC WAY			
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
DAMAGE TO THE PUBLIC WAY			
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
BUNDING			
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
SETTING OUT OF STRUCTURES			

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
CONTACT TELEPHONE NUMBER			
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
ACTIVITIES ON WATERFRONT LAND			
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
PUBLIC UTILITIES AND SERVICE ALTERATIONS			
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 public infrastructure or services affected by the development.	Note	Not Triggered
WORKS ON PUBLIC ROADS			
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
STORMWATER - HOLD POINTS DURING CONSTRUCTION – COUNCIL DRAINAGE WORKS			
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

Appendix B

Compliance Declaration

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 #1
Date	24 February 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) Green Star Accredited Building Supervision, Advanced Certificate Carpentry and Joinery Certificate
Company	Grindley Construction
Company Address	55 Grandview Street, Pymble NSW 2073