COMPLIANCE REPORT (REVISION 5)

IVANHOE ESTATE
SSDA 8903 – STAGE 1B CIVIL WORKS
CONDITIONS B20 AND B21
29th November 2023

COMPLIANCE REPORT PERIOD

18th October 2023 – 29th November 2023

Contents

EXECUTIVE SUMMARY

Under condition B20 of SSDA 8903, as modified (stage 1 approval), a construction compliance report is required every six months from the date of the commencement of construction, for the duration of construction. The report must include matters set out in Condition B21 of the stage 1 approval. This compliance report and the information provided is intended to be construction compliance report for those purposes

1.0 INTRODUCTION

This Construction Compliance report is associated with the Shrimpton's Creek Bridge and Stage 1B Civil Works including the LIF carpark restoration. This is the final compliance report for the project as all works have been completed. The construction compliance report covers the following:

Contractor: Christie Civil Pty Ltd
Works: Stage: Shrimpton's Creek Bridge, Stage 1B Civil Infrastructure Works and LIF Carpark Restoration
Period: 18th October 2023 – 29th November 2023
Site Address: 1 Ivanhoe Place, Macquarie Park NSW

The Works will involve a Design and Construct Contract (AS4902) for the Civil Works and Shrimpton's Creek Bridge, listed below is a summary of the works:

Separable Portion 1 - Stage 1B Civil and Services Works

- Construction of the Ivanhoe Estate Stage 1B civil infrastructure works, consisting of earthworks, roadworks, drainage works, services and tail outs into Shrimpton's Creek.
- Water Reticulation works Case No.189977PW drawings
- Sewer Reticulation works Case No.192226WW drawings, including removal of existing redundant sewer lines, and diversion of existing live sewers.
- NBN conduit installation works project number FC10880 - Stage 2
- Electrical Conduit installation drawing No. AN22381
- Street Lighting installation along the new road, being extension off the adjacent Stage 1A street lighting installation, including cabling across the bridge to service the Separable Portion 2 streetlighting.
- Temporary Builders Supply installation drawing No AN22368
- Construction of the retaining walls and wingwalls at either end of the bridge are deemed to be included in Separable Portion 2 inclusive of backfilling of these particular walls to road pavement subgrade levels.
- Demolish the existing skate park, remove all materials and make good the surrounding ground.
- Construct all pram ramp laybacks into the kerb & gutter, as shown on the civil plans.
- Construction driveway laybacks into kerb & gutter, for driveways into adjacent buildings, at locations as shown on the civil plans.
- Grade all verges to the grades and slopes as shown on the drawings but leave the finished levels 100mm lower than design.

Separable Portion 2 – Bridge Work and Road Extension

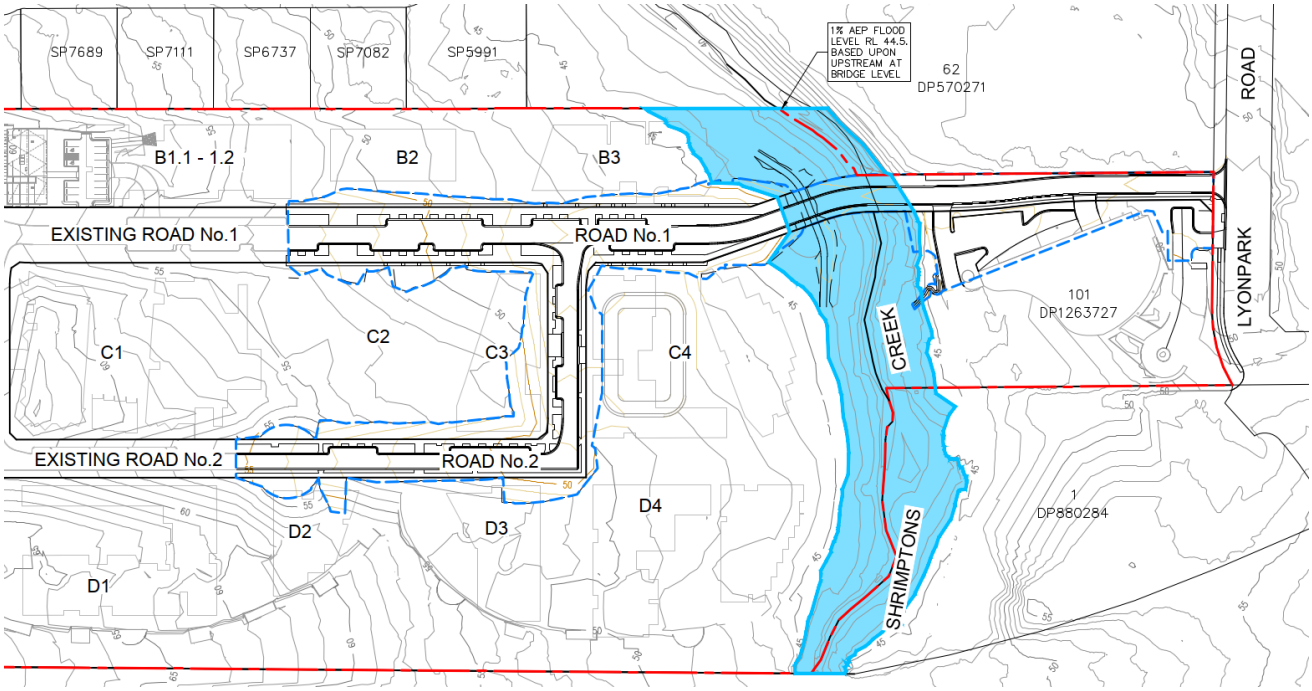
- Construction of the Shrimpton Creek bridge, including all design & construct aspects for this separable portion to provide piling, superstructure, bridge deck, bridge balustrading, servicing and road wearing surface, and required signage & linemarking.
- Construction of the retaining wall and wing walls at either end of the bridge inclusive of foundation preparation, subsoil drainage systems (incl free draining discharge points), backfilling of these particular walls to road pavement subgrade levels.
- Provision of spare ducts through the created voids, the spare ducts will be used to pull electrical cables from Stage 1B electrical services, through the bridge, to supply the new streetlights being installed along the Lot 100 Lot 200 DP1274184 road extension.

Lot 200 DP1274184 Road Extension (Civil, Services and Landscape Works)

- Construction of new road within Lot 200 DP1274184, to connect the Shrimpton Creek bridge to Lyon Park Road.
- Construct new drainage lines to the alignment and levels as shown the plans, including interception of any existing drainage lines.
- Construction of new GPT at the location shown.
- Supply and install the street lighting cables from the Stage 1B electrical works, including pulling these cables through the ducts installed through the bridge.
- Supply and installation of streetlighting as per the drawings.
- Relocation of 2 existing pad mount substation in accordance with the drawings.
- Relocation of existing electrical pole to new location.
- Adjustment of existing communication pits, conduits and cables to new locations in order to provide adequate cover between the service pipes and the new intersection road pavement.
- Relocation of existing parking meter to location approved by Ryde City Council
- Construction of road connection into Lyon Park Road, with new kerb returns and the smooth transition and connection of the new & existing road pavements including all necessary inspection required by and undertaken by Ryde City Council.
- All landscape works within this separable portion are to be completed.

Separable Portion 3 – LIF Carpark Reconstruction Works

- These separable portion works are to be undertaken within a part of Lot 101 DP1263727, and will requirement careful and considered management of the LIF building tenants and vehicles.
- Investigate the location of any private services that may be found with the scope of this separable portion and confirm if the services is LIVE and is to be made redundant, and if not, safely terminate it and make final reconnection at the completion of the works.
- Relocate the existing entry sign into a new position adjacent to the new driveway entrance, including appropriate new foundation.
- Construction of the new concrete driveway access onto Lyon Park Road is to be completed in accordance with the drawings and Ryde City Council standards.
- Make any adjustments to existing services encountered in the Lyon Park Road verge.



Christie Civil Contacts:

Christie Civil Project Team (on site)		
Project Engineer	Liam Bell	0401 464 166
Site Engineer	Slobodan Marjanovic	0403 293 919
Christie Civil Project Team (off site)		
Construction Manager	Martin Carey	0412 004 164
Managing Director	Michael O'Brien	0412 674 895
Systems Manager (RTW Coordinator)	William Huynh	0411 684 895

2.0 PREVIOUS REPORT ACTIONS

Nil to report, second report associated with the Shrimpton's Creek Bridge, Stage 1B Civil Infrastructure Works and LIF Carpark Restoration

3.0 MODIFICATIONS UNDERTAKEN

Please refer to the current modifications undertaken under SSDA 8903

Summary of Modifications

SSD 8903	Approved by the Minster for Planning and Public Spaces on 30 April 2020, for Stage 1 of the Ivanhoe Estate redevelopment, including: • site preparation works • construction of Buildings A1 and C1 • landscaping and public domain works • amalgamation and subdivision.
SSD 8903 MOD 1	Approved by the Director, Key Sites Assessments, on 10 November 2020, to modify conditions of consent (B27, B45, B47, B49, B55, B56, B57, B58, B59, B60, B61, B63, B71, B85, B95, B96, B97, C43, C45, C46, C49, D28, D32, D38 and D40).
SSD 8903 MOD 2	Approved by the Director, Key Sites Assessments, on 7 May 2021 for modifications to Building C1 and to modify conditions of consent (A2, B66, B78, B81 and D12) and add new conditions E22 and E23.
SSD 8903 MOD 3	Approved by the Team Leader, Key Sites Assessments, on 21 December 2021 to modify conditions for the removal of three trees that were approved for retention, and retention of two trees that were approved for removal.
SSD 8903 MOD 4	Approved by the Acting Director, Key Sites Assessments, on 5 August 2022 to modify conditions for the removal of 7 trees.
SSD 8903 MOD 5	Approved by the Team Leader, Key Sites Assessments, on 19 December 2022, for amendments to Building C1.
SSD 8903 MOD 6	Approved by the Team Leader, Key Sites Assessments, on 23 December 2022 to modify conditions (A2, B27 & D1) for an increase to the maximum height of Building A1.

4.0 COMPLIANCE STATUS SUMMARY

Please refer to appendix A containing the environmental audits undertaken as a part of the Christie Civil auditing process through the reporting period.

5.0 INCIDENTS

Incident Register

PROJECT INCIDENT REGISTER

IVANHOE ESTATE STAGE 1B CIVIL WORKS					
NUMBER	**DATE**	**NAME**	**INCIDENT TYPE**	**WHS / ENVIRO / QUALITY**	**ASSOCIATED NCR**
1	22/04/2022	CJ Murphy	Minor Damage to public vehicle	WHS	NCR -001
2	15/06/2022	Christies People	Worker hit by tailgate during unloading of spoil	WHS	NCR - 002
3	18/07/2022	MGI Piling	Worker had hand jammed between Piling cage and lifting chains causing cut and bruising to his left index finger	WHS	NCR - 003
4	9/05/2023	Christie Civil	Optus service strike	WHS	NCR - 004
5	22/06/2023	Christie Civil	Container break in - LIF Carpark	Other	NCR - 005
6	14/07/2023	Boss Civil	Child Falling into Wet Concrete	WHS	NCR - 006

Injury Register

NUMBER	DATE	NAME	INJURY DETAILS
1	15/06/2022	Dereck Stevenson	Cut above the left eye
2	18/07/2022	Frank Tuivaiti	Laceration to his right index finger and possible fracture
3	1/09/2022	Connor Strain	Cut to the left leg, above knee
4	17/01/2023	Mick (BT Driver)	Abrasion on left side of forehead

WHS&E Incident Report Summary

WHS&E Incident Report Summary – 18th October 2023 to 29th November 2023			
Area	Description	Total For This Period	Total For Project
General Site	Equipment/ Plant Inducted	3	100
General Site	Workers Inducted	15	527
Inspections	Environmental Site Inspection	5	81
Inspections	External WHSE Audit – Administration	0	1
Inspections	WHSE Compliance Audit – Administration	0	1
Inspections	WHSE Site Inspection	5	81
Meetings	WHSE Committee Consultation/Toolbox Talks	5	59
Meetings	WHSE Committee Meeting	0	0
Incidents	Minor First Aid	0	4
Incidents	Medical Treatment Incident (Includes LTI)	0	2
Incidents	LOST Time Injuries	0	1
Incidents	Historical Injuries	0	0
Incidents	Total Incidents	0	6

6.0 COMPLAINTS

Frasers Property

Getting in touch

- Call: 13 38 38
- Email: midtowncommunityfeedback@frasersproperty.com.au
- Visit: 1 Ivanhoe Place, Macquarie Park NSW 2086

For all complaints to Fraser's please see their equivalent compliance report.

Christie Civil

- Call: 0401 464 166
- Email: liambell@christiecivil.com.au
- Visit: 1 Ivanhoe Place, Macquarie Park, NSW, 2086

Christie Civil have received no complaints to date.

7.0 Construction Environmental Management Plan (CEMP) Condition B21 (c)

The construction environmental management plan has not received any reviews within the reporting period. The CEMP has been submitted within the compliance package.

7.0 APPENDIXES

Appendix A

Action Status Table

Please see below a spreadsheet detailing the table actions arising from the independent audit undertaken in April 2023 by Environmental Earth Sciences NSW (engaged by Frasers) which were previously issued the DPIE.

Source	Condition of Consent	Action Proposed	Proposed Action	Action Status
EES Audit	B40. Construction Environmental Management Plan	The CEMP should satisfy all requirements under condition B40	The area for storage of hazardous chemicals on site needs to be regularly kept tidy with clearly labelled containers kept in locked ventilated cages. As the sediment basin is no longer in use, additional erosion and sediment controls need to be prioritised before and after heavy rainfall events.	Ongoing: Daily and weekly site inspections are ongoing and address the hazardous material storage area. Area has been cleaned and all items labelled. Additional silt fences and erosion and sediment controls have been installed in areas of interest in order to better control erosion.
EES Audit	B42. Construction Noise and Vibration Management Plan	Active noise monitoring should be conducted on site during work.	Christie Civil will set up noise monitors near sensitive receivers in order to record any potential exceedances of the 'sound power levels' and quantify if there are any exceedances of the 'highly noise affected level'.	Ongoing: Noise monitors will be set up and results recorded daily. Results will be compared to the noise management levels for the project to determine any high disturbances. Additional preventive actions will be implemented if this is the case.
EES Audit	B43. Air quality and Odour Management Plan	Active dust monitoring should be conducted on site during work.	Christie Civil will set up dust monitors near sensitive receivers in order to determine and quantify if there are any exceedances of 4g/m2/month.	Ongoing: Dust monitors will be set up and results recorded daily. Results will be compared to the dust management levels for the project to determine if it is exceeding 4g/m2/month. Additional preventive actions will be implemented if this is the case.

EES Audit	B44. Construction Waste Management Plan	The location of all waste facilities should be nominated.	Christie Civil's construction waste management plan notes that all waste will be taken off site to a licensed facility and nominates a few facilities that have been used throughout the project.	Completed.
EES Audit	B45. Construction Soil and Water Management Plan	The buoyant sediment and debris trap needs to be routinely checked as a part of the weekly environmental inspection checklist. Calibration records for water quality meter should be available.	Christie Civil have updated their weekly environmental checklist to include inspection of the buoyant sediment debris trap and other environmental aspects around the creek. Christie Civil conduct routine checks of the pH and turbidity of the creek at both the upstream and downstream end.	Ongoing: Routine checks are now undertaken involving the environmental controls around the creek. In addition, the weekly environmental checklist is conducted by a qualified person with blue book training. Calibration records of the pH / turbidity recording device are available.

Appendix B

Compliance Table

Please see the below' PART C - During Construction Conditions' Compliance Table, remaining parts/conditions will be included in subsequent reports as required.

	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.	Compliant
C2	No work may be carried out on Sundays or public holidays.	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.	Compliant
C4	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	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.	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.	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.**	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	Compliant
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.	Compliant
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**.	Compliant
C11	Vibration caused by construction at any residence or structure outside the subject site must be limited to:	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* ;	Compliant
	(b) for structural damage vibration to heritage buildings, *German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure* ;	Compliant
	(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	Compliant
	these limits apply unless otherwise outlined in the **CEMP**.	Compliant
	DISPOSAL OF SEEPAGE AND STORMWATER	
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.	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.	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:	Compliant
	a) minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30-point type size;	Compliant
	b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Compliant
	c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and	Compliant
	d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Compliant
	CONTAMINATION	
C15	The Applicant must implement the recommendations of the Remedial Action Plan (**Condition B56**) as approved by the accredited site auditor.	Compliant
C16	The Applicant must ensure that an appropriate marker layer is installed above any emplaced contaminated fill material contained on the development site.	Not triggered
C17	The Applicant must ensure all in-ground services are installed above the marker layer, referred to in **Condition C16**, to minimise any risks to workers undertaking future maintenance work in service trenches.	Not triggered
C18	Where applicable, the Applicant must develop a **Long-Term Environmental Management Plan** following remediation of the development site to document:	Not triggered
	(a) the expected limitations on the development site use	Not triggered
	(b) relevant environmental and health and safety processes and procedures	Not triggered
	(c) management processes, procedures and responsibilities to be adopted by future site users within the development site	Not triggered
	(d) details on the location and extent of emplaced asbestos impacted soil and other contaminated soil to be contained on the site.	Not triggered
C19	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.	Compliant
C20	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.	Compliant
C21	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.	Compliant
	SAFEWORK NSW REQUIREMENTS	
C22	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.	Compliant
	HOARDING/FENCING REQUIREMENTS	
C23	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.	Compliant
	PUBLIC ACCESS TO TEMPORARY TURNING HEADS	
C24	Public access to the temporary turning heads must be available at all times during construction works (Condition A15).	Compliant
	RETAINING STRUCTURES WITHIN PROPERTY BOUNDARY	
C25	In consultation with TfNSW (RMS), the Applicant must provide any required retaining structures within the property boundary of Building A1, to support the Herring Road/Ivanhoe Place intersection road works.	Not triggered
	IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – NON-ABORIGINAL OBJECTS	
C26	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.	Compliant
	IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS	
C27	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.	Compliant

	WASTE MANAGEMENT	
C28	Notwithstanding the **CWMP** referred to in **Condition B44**, 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* ;	Compliant
	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;	Compliant
	c) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;	Compliant
	d) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises.	Compliant
	LOADING AND UNLOADING DURING CONSTRUCTION	
C29	The following requirements apply:	
	(a) all loading and unloading associated with construction must be accommodated on site; and	Compliant
	(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 reviewed periodically for any adjustment necessitated by the progress of the construction activities.	Compliant
	DEMOLITION AND CONSTRUCTION VEHICLES	
C30	All demolition and construction vehicles must be wholly contained within the site and vehicles must enter the site before stopping. Note: A construction zone will not be permitted on Epping Road.	Compliant
	MANAGEMENT OF CONSTRUCTION WASTE	
C31	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.	Compliant
	IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS	
C32	Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.	Compliant
C33	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.	Compliant
	COVERING OF LOADS	
C34	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.	Compliant
	VEHICLE CLEANSING	
C35	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.	Compliant
	STOCKPILE MANAGEMENT	
C36	The Applicant must ensure:	
	a) stockpiles of material do not exceed 4 metres in height;	Compliant
	b) stockpiles of material are constructed and maintained to prevent cross contamination; and	Compliant
	suitable erosion and sediment controls are in place for stockpiles.	Compliant
	EROSION AND SEDIMENT CONTROL	
C37	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.	Compliant
	DUST CONTROL MEASURES	
C38	Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted:	
	a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions;	Compliant
	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;	Compliant
	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;	Compliant
	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;	Compliant
	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;	Compliant
	f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays;	Compliant
	g) gates shall be closed between vehicle movements and shall be fitted with shade cloth; and	Compliant
	h) cleaning of footpaths and roadways shall be carried out regularly.	Compliant
	PROTECTION OF TREES	
C39	The Applicant must ensure:	
	(a) no street trees on public land are trimmed or removed unless it forms a part of this development consent or is required in an emergency to avoid the loss of life or damage to property;	Compliant
	(b) all trees that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures to protect the root systems, trunk and branches during construction, in accordance with AS 4970:2009; and	Compliant
	(c) any removal works are to be undertaken by a qualified arborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity arboriculture and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007.	Compliant
	WORKS ON WATERFRONT LAND	
C40	All works on waterfront land must be carried out in accordance with the Guidelines for Controlled Activities (2019).	Not triggered
	GROUNDWATER LICENCING	
C41	Appropriate authorisations should be sought through the NRAR to account for any take of groundwater that is likely to exceed 3 ML.	Not triggered
	GROUNDWATER MANAGEMENT	
C42	Groundwater shall not be pumped or extracted for any purpose other than temporary dewatering during the period of construction.	Compliant
	GROUNDWATER MONITORING	
C43	All groundwater monitoring bores installed across the site shall be subject to in situ permeability testing (rising head tests or falling head tests) at each stage of the development to inform the calculations of groundwater take by each excavation and the results shall be reported to NRAR.	Not Triggered
C44	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.	Not Triggered
	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.	Not Triggered
C45	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.**	Not Triggered
	STORMWATER	
C46	Inspections are to be undertaken by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, for all Council trunk drainage works.	Compliant
	The Applicant shall submit to the Certifier, certification from the Engineer **or equivalent**, at each stage of the inspection listed below, stating all civil and structural construction works have been executed as detailed in the stamped approved plans, and in accordance with the relevant Australian Standards, Council's standards and specifications within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.	Compliant
	(a) Upon excavation of trenches as per the approved drainage drawings.	Compliant
	(b) Upon installation of pit reinforcement but prior to concrete pour for cast in-situ pits.	Compliant
	(c) Upon installation of pipes and other drainage structures prior to backfilling.	Compliant

	(d) Upon backfilling of excavated areas and prior to the construction of the final pavement surface.	Compliant
	(e) Final inspection - upon the practical completion of all drainage and associated works (including road pavements, kerb & gutters, footpaths and driveways) with all disturbed areas satisfactorily restored.	Compliant
	(f) Any stormwater pit with a depth greater than 2.5 metres shall be certified by a suitably qualified Structural Engineer.	Compliant
C47	For the purpose of any handover of the trunk drainage assets to Council, a final inspection shall be conducted in conjunction with the Certifier and Council's Engineer from the City Works Directorate following the completion of the trunk drainage works. Defects found at such inspection shall be rectified by the Applicant prior to the Certifier issuing the Compliance Certificate for the trunk drainage works.	Compliant
C48	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.	Compliant
C49	During construction, the following measures should be incorporated with direction from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia) **or equivalent**:	
	(a) construction equipment, materials, stockpile, access roads and work platforms should not be sited within floodways where the distribution of flood flows will be significantly altered and increase flood impacts on adjoining properties	Compliant
	(b) hazardous material should be sited so that the risk of such material entering a watercourse during a flood event is minimised	Compliant
	(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	Compliant
	(d) temporary measures shall be provided and regularly maintained during demolition, excavation and construction to prevent sediment and polluted waters discharging from the site.	Compliant
	NO OBSTRUCTION OF THE PUBLIC WAY	
C50	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.	Compliant
	DAMAGE TO THE PUBLIC WAY	
C51	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.	Compliant
	BUNDING	
C52	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.	Compliant
	SETTING OUT OF STRUCTURES	
C53	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.	Compliant
	CONTACT TELEPHONE NUMBER	
C54	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.	Compliant

Appendix C

Compliance Report Declaration

Appendix C – Compliance Report Declaration Form Template

Compliance Report Declaration Form
Project Name Ivanhoe
Project Application Number: SSDA 8903
Description of Project: Stage 1 development application for the redevelopment of Ivanhoe Estate
Project Address: 1 Ivanhoe Place Macquarie Park NSW
Proponent: Christie Civil Pty Ltd
Construction Compliance Report SSDA 8903 Condition B20 & B21
Date: November 2023

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: Chris Koukoutaris

Title: Senior Development Manager

Signature

Qualification: Development Professional

Company: Frasers Property Pty Ltd

Company Address: Building C, 1 Homebush Bay Drive, Rhodes NSW 2138

Appendix D

Figures and Photos

FRASERS PROPERTY

Appendix E

Environmental Monitoring – Dewatering, Noise and Dust

Noise

Noise monitoring was carried out between June 2023 and October 2023, however was not carried out in November as the work was minimal and located well away from sensitive receivers. No noisy activities were conducted.

Noise is being kept to a minimum wherever possible. During earthworks, excavators were attempting to break through rock using their digging bucket or ripper prior to using the rock hammer in order to prevent any unnecessary noise. As earthworks has now been completed, there is very little, if no need for the rock hammer. Evidence of noise monitoring during the last reporting period are attached in the submission.

The acceptable noise management levels can be found below in 'Table 3: Noise Management Levels'.

Table 3: Noise management levels

Receiver	Daytime Background Noise levels dB(A)$L_{90(period)}$	'Noise affected' dB(A)$L_{eq(15min)}$	'Highly noise affected' dB(A)$L_{eq(15min)}$
Residential receivers to the north of work site (R2)	43	53	75

ENVIRONMENTAL EARTH SCIENCES
CONTAMINATION RESOLVED

Receiver	Daytime Background Noise levels dB(A)$L_{90(period)}$	'Noise affected' dB(A)$L_{eq(15min)}$	'Highly noise affected' dB(A)$L_{eq(15min)}$
Residential properties across Epping Road to the west of the site (R5)	50	60	75
Sensitive receivers (commercial/ residential) to the east and south of work site (R4/ R3)	Commercial	70	

Notes
dB(A) A-weighted Decibels (expression of the relative loudness of sounds perceived by the human ear)
$L_{90(period)}$ Level exceeded for 90% of the period
$L_{eq(15min)}$ Equivalent continuous sound level over 15 min

If noise monitoring results exceed the threshold or there is a complaint, work will stop and other, less noise protrusive methods will be implemented wherever possible to complete the work.
Noise monitoring results are available upon request.

Dust

Dust monitoring was carried out between June 2023 and October 2023, however was not carried out in November as the work was minimal and located well away from sensitive receivers. No dusty activities were conducted in this period.

As earthworks has been completed, dust on site is minimal, however if the dust monitoring results exceed the threshold or there is a complaint, the site watercart will be used to wet down areas that are generating any dust, especially during high winds. If dust cannot be controlled with water, ground cover options such as geofabric will be considered to prevent the wind from collecting and pushing dust. Evidence of the dust results from the last reporting period are attached within the submission.

Dewatering / Sediment Basin

There are no areas on site which collect and pond water resulting in no dewatering activities. The sediment basin is no longer required on the project as the stormwater system has been installed and is active. All stormwater runs to the designed outlets at the creek.

As the stormwater system is active, collects and discharges water into the creek, pH and turbidity testing of the creek water is regularly conducted to ensure no contamination occurs. Sydney Environmental have been engaged to collect and test the creek water at both the downstream and upstream ends for pH and turbidity. Results are recorded and submitted upon request.

pH and turbidity testing device

Appendix F

EPA - Erosion and Sediment Control at Ivanhoe Estate

Notice Number: REG-3411
Reference Number: REG-3411
Contact: Afnan Fazli Ph: 0282751455

CHRISTIE CIVIL PTY. LTD.
74 096 455 346
7 BRIDGE ROAD
STANMORE NSW 2048

Attn: Travis McCleary

Advisory Letter – Erosion and Sediment Control at Ivanhoe Estate, Macquarie Park

Dear Mr McCleary,

The Environment Protection Authority (EPA) has received a report regarding activities at Lot 13 DP 1271599 2 Mahogany Avenue Riverwood and Lot 200 DP 1274184 2R Lyon Park Road Macquarie Park, known as Ivanhoe Estate, Macquarie Park (the Premises).

Why is the EPA writing to Christie Civil?

The EPA is the Appropriate Regulatory Authority ("ARA") for activities carried on by the State or a public authority, as defined in Section 6(2)(c) of the *Protection of the Environment Operations Act 1997* ("the Act"). As Christie Civil is undertaking works on behalf of NSW Land and Housing Corporation (LAHC), the EPA is the ARA for the activities undertaken by Christie Civil. The EPA understands that this Premises was approved as a State Significant Development with conditions of consent issued under SSD-8903 (CoC) in 2020.

Why the EPA is concerned about this matter?

On 5 October 2022, the EPA received a report from The City of Ryde (Council) concerning significant sediment and erosion control issues at the Premises. Council provided photos and notified the EPA that a Clean-Up notice was issued to Christie Civil under Section 91 of the Act.

On 18 October 2022, the EPA conducted a site inspection at the Premises, in response to the report from Council. The EPA officers present observed substantial sediment and control issues, as well as other related environmental concerns on the Premises. Additionally, it was observed that there was significant sediment build up in Shrimpton's Creek most likely due to the activities on the Premises.

What the EPA requests from Christie Civil

The EPA requests that Christie Civil take the following actions:

1. Provide the EPA with the following documents:
    a) A copy of your Construction Soil and Water Management Plan (CSWMP).
    b) A copy of any erosion and sediment control plans for the Premises
    c) A site map showing discharge points, as well as pit identifiers.

d) A copy of the daily and weekly site inspection checklists consistent with IECA Best Practice Erosion and Sediment Control documents, as per condition B45(i) of the CoC.

2. Provide the following information about the activities on the Premises:

   a) Detail the processes Christie Civil will put in place to improve the mitigation of sediment runoff and prevent the reoccurrence of discharge into Shrimptons Creek, in accordance with the CoC.

   b) Outline the processes and documentation in place to manage any potential groundwater that may flow into the premises from the Richard Crooke's construction site.

3. Immediately implement these control measures on the Premises:

   a) Replace the silt fencing and booms located around and in Shrimptons Creek.

   b) Assess the risks and explore options to remove sediment build-up in Shrimptons Creek. Implement the identified action(s) to remove the sediment ensuring the activity is done in a an environmentally safe manner.

   c) Replace the sandbags located around Shrimptons Creek and implement measures as appropriate according to Managing Urban Stormwater, Soils and Construction – Volume 1 as published by Landcom.

   d) Place cover on the soil stockpiles that are below the sediment basin discharge area.

   e) Improve sediment and erosion control measures around the stormwater pit near the stockpiles below the sediment basin discharge area.

   f) Increase capacity to capture water in areas of concentrated water flow.

   g) Cover the slope batter on the eastern side of the bridge construction, as well as any other uncovered slope batters.

   h) Ensure the storage and bunding of the chemical storage area is improved and is in accordance with the requirements of all relevant Australian Standards, EPL requirements and/or EPA's Storing and Handling Liquids: Environmental Protection – Participants Handbook.

The EPA requests the above actions be completed by **Monday 7 November 2022.**

The EPA will continue to monitor operations at the Premises to ensure compliance with the relevant sections of the Act, as well as ensuring that the requirement to meet EPA standards and guidelines as required by the CoC are met. The EPA views non-compliances with the Act, a licence and/or other legislative requirements as a serious matter. In instances where a breach of the Act, a licence or other legislative requirements is identified, the appropriate regulatory response is determined by examining the circumstances surrounding the breach and considering the principles contained within the EPA's Regulatory Policy and Prosecution Guidelines

If you have any questions or concerns in relation to this request, please call Afnan Fazli on (02) 82751455.

Appendix G

Environmental Inspection Checklists

See below a filled-out example of the weekly environmental inspection checklists used on the project. All environmental inspection checklists can be distributed upon request.

SOPF3.02.8
WHS + Environmental Inspection Checklist
11/09/20
Rev: G

SAFETY + ENVIRONMENTAL INSPECTION CHECKLIST

CHRISTIE CIVIL

- *Inspection to be carried out weekly on site*
- *Subcontractor representatives required to participate to ensure consultation and active involvement in WHSE matters*
- *High-risk non-conformances to be isolated and closed out on the spot, lower-risk items within 48 hours*
- *NCRs/PARs SOPF4.04.1 - NCR PAR to be raised for high-risk or repeated issues and followed through to verified close-out. NCRs allow tracking of issues, compilation and communication of company-wide WHSE data*

Project:	Ivanhoe Estate Stage 1B Civil Works	Date + Time Conducted:	6/11/23 9am

Christie Civil staff conducting:

Name:	Slobodan Manjanovic	Position:	Site engineer	Signed:	
Name:		Position:		Signed:	
Name:		Position:		Signed:	
Name:		Position:		Signed:	

Subcontractors participating:

Name:	[illegible]	Company:	CC	Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	
Name:		Company:		Signed:	

SAFETY ISSUES	Tick OK	CORRECTIVE ACTION/ COMMENTS
1) Excavations, Fencing and Slope Stability:		
Batters cut at correct slope for material?	✓	
For excavations >1.5m deep - is there shoring or benching?	✓	
Falls <1.5m - do they pose a risk and have these risks been controlled?	✓	
Falls >1.5m are fences supplied?	✓	
Falls >1.5m - do fences provide a physical barrier to prevent persons falling? (e.g. handrail)	✓	
Are fences maintained?	✓	
Are all penetrations covered with secured covers?	✓	
2) Plant and Machinery:		
Plant Onboarding checks being completed? Check new plant on site this week	✓	
Operators have verification of competency on them?	✓	
Plant certification/ Logbooks being filled out?	✓	
Flashing lights and reversing buzzer operating on mobile plant?	✓	
Chains and slings checked and records kept?		

SAFETY + ENVIRONMENTAL INSPECTION CHECKLIST

3) Personal Protective Equipment:	
Are hivis vests being worn by all workers on site?	✓
Are hard hats being worn by all workers on site?	✓
Are safety boots being worn by all workers on site?	✓
Is ear protection being worn when needed?	✓
Is eye protection being worn when required?	✓
Is sun protection being used – long sleeves, long pants, hat flaps, sunscreen?	✓
Are records kept of PPE issue to workers?	✓

4) Electrical Safety:	
Is all electrical equipment tagged for the current month and 3-monthly for items in site shed?	✓
Are all leads up off the ground and hanging off insulated hangers or supports?	✓
Are leads no longer than 30m and not joined together?	✓
Do any multiple outlets include an earth leakage device?	✓

SAFETY + ENVIRONMENTAL INSPECTION CHECKLIST

SAFETY ISSUES	Tick OK	CORRECTIVE ACTION/ COMMENTS
5) Manual Handling:		
Are machines used where possible to handle loads?	✓	
Are loads considered to be too heavy for one man, handled by machine or team lifting?		
Are correct manual lifting procedures used?	✓	
Are manual handling concerns addressed properly?	✓	
6) Hazardous Substances:		
Are all fuels stored in a fuel storage facility?	✓	
Is an SDS in SDS folder for every hazardous material?	✓	
Are workers inducted into the hazards of working with that material?	✓	
Is appropriate PPE supplied for that material?	✓	
Are spill kits available for use?	✓	
Is a Hot Works Permit required? If Yes, is it issued, signed off and stored as a record?	✓	
Is there a fire extinguisher with each oxy set?	✓	
Are there flashback arrestors on each oxy set?	✓	
7) Traffic Management:		
Is traffic ingress/egress controlled?	✓	
Is access to site delineated to allow safe passage for both persons and machines?	✓	
Does the Traffic Controller have a stop and slow bat?	✓	
Is the Traffic Controller authorised?	✓	
Does each TC have a distinguishing mark on their person stating that they are a qualified Traffic Controller?	✓	
For roadworks, is a TCP issued?	✓	
Is the TCP followed?	✓	
Are records (pre-start and close checklists) completed and stored	✓	
8) Service Search/ Permit to Dig:		
Has a Permit to Excavate been completed and issued to all plant operators	✓	
Is hand excavation occurring within 1m of services?	✓	
Has a Dial Before U Dig enquiry been conducted on this project?	✓	
9) Housekeeping, Lighting and Ventilation:		
Is the worksite clean and tidy with good housekeeping to prevent slips, trips and falls?	✓	
If used, is formwork de-nailed after use?	✓	
Is adequate lighting provided at the workface?	✓	
Are bins provided and not overflowing?	✓	

SAFETY + ENVIRONMENTAL INSPECTION CHECKLIST

10) Ladder Safety/ Access:		
Are ladders inclined at a 4 in 1 slope?	✓	
Does the ladder extend more than 1m above the egress?	✓	
Is ladder secured at the top?	✓	
Is the ladder industrial rated and in good condition?	✓	
11) Inductions + Competency:		
Have all workers completed the Site-specific Induction? *Spot check 3-4 workers on site*	✓	
Are all personnel inducted into Construction safety (White Card)? *Spot check 3-4 workers on site*	✓	
Are all personnel inducted into Specific activity safety + environmental? *Spot check 1-2 activities*	✓	
Do plant and machinery operators have valid VOCs on them?	✓	
Are Tickets/Certifications current/not expired? *Spot check 3-4 workers on site*	✓	
SAFETY ISSUES	**Tick OK**	**CORRECTIVE ACTION/ COMMENTS**
12) Strike Injuries:		
Is all exposed reo bar protected with bar caps?	✓	
Is there danger from falling objects?	✓	
ENVIRONMENTAL ISSUES	**Tick OK**	**CORRECTIVE ACTION/ COMMENTS**
13) Environmental:		
Are silt control devices installed around stormwater pits?	✓	
Are silt controls installed correctly?	✓	
Are silt controls maintained and effective?	✓	
Is dust controlled as per CEMP?	✓	
Is noise controlled as per CEMP?	✓	
Is vibration controlled as per CEMP?	✓	
Does the site egress have environmental controls, are they effective?	✓	
Is Community Feedback managed and recorded?	✓	
Is the buoyant sediment and debris trap clean and free of debris?	✓	
Is the geofabric and sediment fence near the creek in a good working order?	✓	
Is the upstream and downstream end of the creek free of debris?	✓	
Are all sediment socks on the creek blinding in place?	✓	
Has the pH and turbity been tested and checked? (fortnightly/after large rain event)	✓	
Shrimpton's Creek clean?	✓	

SAFETY + ENVIRONMENTAL INSPECTION CHECKLIST

RISK AREA OR PROCEDURE	Closed out on the spot	Closed out within 48 hours	NCR/PAR(S) issued *(list NCR numbers)*
1) Excavations, Fencing and Slope Stability			
2) Plant and Machinery			
3) Personal Protective Equipment			
4) Electrical Safety			
5) Manual Handling			
6) Hazardous Substances			
7) Traffic Management			
8) Services Search/ Permit to Dig			
9) Housekeeping, Lighting and Ventilation			
10) Ladder Safety			
11) Inductions			
12) Strike Injuries			
13) Environmental			
14) Other			

ACTION VERIFIED CLOSED-OUT:			
Name:		Position:	
Signed:		Date:	