# CONSTRUCTIONS

IVANHOE - MIDTOWN C1 1276 - SSDA 8903 - STAGE C1 WORKS (CONDITIONS B20 & B21)

# CONSTRUCTION COMPLIANCE REPORT (REV 4)

# 11TH OCTOBER 2022 - 4TH APRIL 2023

11 April 2023

#### **REVISION REGISTER**

REVISION DATE	REVISION DESCRIPTION	PMS INITIALS (ACCEPTANCE OF CHANGES)
May 2022	Original issue	
Oct 2022	6 Monthly Update	
Dec 2022	Amendments to October 2022 6 Monthly Report (ref. DPIE Letter dated 8/12/2022)	
April 2023	6 Monthly Update	

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# **EXECUTIVE SUMMARY**

Per condition B20 of SSDA 8903, a Construction Compliance report is to be developed for information every six (6) months from the date of commencement of construction works for the duration of the project. The report must include and satisfy the requirements outlined under Condition B21 of the approval.

# 1 INTRODUCTION

#### 1.1 PROJECT NAME, APPLICATION NUMBER AND ADDRESS

The Construction Compliance report forms part of the Stage 1 Construction works under SSDA 8903 staging plan.

Project Name: Ivanhoe Estate Stage 1 (C1)

Address: 1 Ivanhoe Place, Macquarie Park, NSW 2113

Main Works Contractor: Richard Crookes Constructions Pty Ltd

Period of Works: May 2022 - February 2024

#### 1.2 PROJECT SUMMARY

The Ivanhoe Estate is a new mixed-use development proposed to be located within Macquarie Park. The project is to be staged with Stage One consisting of Building C1.

The buildings consist of the following areas:

- Market residential apartments;
- Affordable residential apartments;
- Social residential apartments;
- Townhouses:
- Residential common areas: and
- Basements.

The Project consists of four residential building towers including a mix of social, affordable and market style apartment living as well as four terrace houses of which Richard Crookes Constructions is the Principal Contractor.

The project is located on the corner of Epping and Herring Road, Macquarie Park. Access to site is via Ivanhoe Place. The Midtown C1 building forms part of Frasers Property Austalia's Ivanhoe Estate (Midtown) development.

The Head Contractor's scope of works includes:

- Design, development and coordination of documentation/shop drawings for construction.
- Construction of three level basement car park area.
- Construction of one common podium structure consisting of communal area shared by all residents of apartments located on the podium.
- Construction of four residential apartment buildings (C1.1, C1.2, C1.3 and C1.4) consisting of 492 apartments.

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- Construction of four townhouses (C1.5).
- Landscape works to include communal landscape areas and public areas.
- Public domain areas located on the ground plane adjacent the C1 building boundary.
- Installation of building services including electrical services, mechanical systems, hydraulic systems, vertical transportation servicing the residential areas, water heating, embedded network requirements, landscape irrigation systems, fire services, BMS system, access control systems for residential areas, vehicular turntable and substation design approvals and installation.
- Extension and/or augmentation of services/utilities servicing the site and residential development, including energy, water, stormwater, communications and sewer and wastewater.
- Green Star certification

The works are to be carried out within the operating hours of 7.00am - 7.00pm Monday to Friday and 8.00am - 4.00pm on Saturdays.

Contract type: Design & Construct Milestones No.: 3 separable portions

Development Consent: SSDA.Application Number: SSD 8903

Applicant: NSW Land & Housing Corporation/Frasers Property Australia

Consent Authority: Minister for Planning and Public Spaces

#### 1.3 STAGING & SEQUENCE

The project will handed over in three (3) separate stages as follows:

- Separable Portion 1: Social Residential Apartments, Common Areas & Basements
- Separable Portion 2: Affordable Residential Apartments
- Separable Portion 3: Market Residetial Apartments & Townhouses

#### 1.4 COMPLIANCE REPORTING PERIOD AND ASSOCIATED WORKS

The report covers works for the period of 11<sup>th</sup> October 2022 to 4<sup>th</sup> April 2023 (inclusive).

Works during period:

- Construction of additional levels of Building Structure
- Installation of Façade Works
- Apartment Fitout / Finishes Works

RICHARD CROOKES
CONSTRUCTIONS

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## 1.5 KEY PROJECT PERSONNEL

Key Project Contacts responsible for environmental & compliance management are as follows:

CONTACT	COMPANY NAME	MOBILE	EMAIL
Matthew Hollis (Snr Project Manager)	Richard Crookes Constructions	0401 626 177	hollism@richardcrookes.com.au
Andrew King (Site Manager)	Richard Crookes Constructions	0418 200 515	kinga@richardcrookes.com.au
Micheal Archibald (WHS&E Advisor)	Richard Crookes Constructions	0478 094 713	archibaldm@richardcrookes.com.au
Patrick Nahas (Snr Project Engineer)	Richard Crookes Constructions	0452 500 390	nahasp@richardcrookes.com.au

# 2 NON-COMPLIANCES

Nil non-compliances identified within current reporting period.

# **3 PREVIOUS REPORT ACTIONS**

#### DPIE Feedback (letter dated 22/12/2022)

- 1. Include relevant compliance status descriptor: *compliant*, *non-compliant* and *not triggered* within compliance table.
- 2. Include the total number of non-compliances identified during the reporting period.

<u>ltem</u>	Close Out Action
Include relevant compliance status descriptor: compliant, non-compliant and not triggered, as a separate column in the compliance table for all future reports, in accordance with s3.2.2 of the CRPAR.	Compliance status table updated within this report reflecting correct compliance status descriptors.
Include the total number of non-compliances identified during the reporting period (state nil if there were none identified), clearly stated in a separate section of the Compliance Report, as required by s3.2.3 of the CRPAR.	Toal number of non-compliances stated within section 2 of report.

# 4 INCIDENTS

#### **ENVIRONMENTAL INCIDENT REPORT SUMMARY**

Nil environmental incidents to report during the reporting period.

DATE	DESCRIPTION	LOCATION

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# 5 COMPLAINTS

Getting in touch

• Call: 13 38 38

• Email: <u>midtowncommunityfeedback@frasersproperty.com.au</u>

• Visit: 1 Ivanhoe Place, Macquarie Park NSW 2113

Below is the complaints register to date for the project.

**PERIOD: MAY 2022 - MARCH 2023** 

Date of complaint	Date of response	Nature of complaint	Developme nt approval	Project response	Complaint status	Emergency complaint?			
12/05/22	12/05/22	After hours lighting complaint	SSDA 8903	Crane 2 & scaffold flood lights turned off unless required_No out of hours works were underway at this time. Site was closed / locked, lights remained on creating a glare which led to the complaint.	Closed	No			
16/05/22	hours				SSDA 8903	Main light in question temporarily disconnected	Closed	No	
		complaint	complaint	complaint	complaint		Lights will be turned off manually at end of each shift (for upcoming few days)		
				Timer to be installed on access lighting for lights to be on at 5.30am & off at 8.00pm No out of hours works were underway at this time. Site was closed / locked, lights remained on creating a glare which led to the complaint.					
19/08/22	03/09/22	Constructi on noise (from Midtown Estate)	SSDA 8903	Council inspector attended precinct due to an alleged noise complaint, but was unable to determine which site	Closed	No			

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Date of complaint	Date of response	Nature of complaint	Developme nt approval	Project response	Complaint status	Emergency complaint?
		outside of DA Hours		within the immediate area was the cause of the complaint as there are multiple sites within proximity of each other.		
				C1 Contractors formally reminded of approved working hours of construction.		

No new complaints received during current reporting period.

# **6 COMPLIANCE STATUS SUMMARY**

Refer table on next page.

RT A - ADMI	NISTRATIVE CONDITIONS	Current Status
A1	Obligation to minimise harm to the environment	Compliant
A2	Terms of consent - 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 management and mitigation measures	Compliant
A3	a) The content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made inrelation to this consent, including those that are required tobe, and have been, approved by the Planning Secretary b) The implementation of any actions or measures contained in any such document referred to in Condition A3(a)	Compliant
А4	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). 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	Compliant
A5	The consent will lapse 5 years from the date of consent unless works associated with the development physically commence	Compliant
A6	No works, including tree removal, are approved to 6-8 Lyon park Road, Macquarie Park (Lot 62 DP570271)	Not triggered
А7	This consent only approves the location of a childcare centre within Building A1	Not triggered
A8	Future stages of subdivision to create additional lots not approved by this consent are to be subject to separate development application(s)	Not triggered
A9	The Applicant must comply with all relevant prescribed conditions of development consent	Compliant
A10	Long Service Levy	Compliant
A11	Legal Notices	Compliant
A12 A13	Evidence of Consultation Structural Adequacy	Compliant Compliant
A14	Design Integrity	Compliant
A15 A16	Temporary U - Turn facilities Staged subdivison	Not triggered  Compliant
A16 A17	Operation of Plant and Equipment	Compliant
A18	Applicability of Timelines	Compliant
A19 A20	Following A18  Monitoring and Environmental Audits	Compliant Compliant
		Compliant
A21	Incident Notification, Reporting and Response	Соприи
A21	Following A21	Compliant

A26	Revision of Strategies, Plans and Program	Compliant
A27 A28	Review Process  Improvements to the environmental performance of the development	Compliant  Compliant
PART B - PRIOR	TO COMMENCEMENT OF WORKS	<u>Current Status</u>
B1	Crown Building Work	Compliant
B2	Notification of Commencement	Compliant
B3	Staged Works Notification Building Code of Australia (BCA) Compliance	Compliant Compliant
B4 B5	Independent environmental audit	Compliant
В6	Note for B5 - The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle	Compliant
B7	Note for B5 - The environmental audit program prepared and submitted to the Planning Secretary in accordance with Conditions B5 and B6 above must be implemented and complied with for the duration of the development	Compliant
B8	Note for B5 - All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:  (a) Assesses the environmental performance of the development, and its effects on the surrounding environment including the community;  (b) Assesses whether the development is complying with the terms of this consent;  (c) Reviews the adequacy of any document required under this consent; and  (d) Recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	Compliant
В9	Note For B5 - Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary. Mole: The audit team must be led by a suitably qualified auditor and include experts in any lie/ds specified by the Planning Secretary.	Compliant
B10	Community Communications Strategy - 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	Compliant
B11	Notes for B10 - The Community Communication Strategy must:  (a) Identify people to be consulted during the design and construction phases; (b) Set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) Provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) Set out procedures and mechanisms: (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.  ** Please note for the communication strategy items, please provide evidence that items a to d have been included **	Compliant
B12	Notes for B11 - Details demonstrating compliance with Condition B11 must be submitted to the Certifier and the Planning Secretary no later than one month before the commencement of any work  Please provide evidence of submission of the Community Communication Strategy has been submitted to the secretary at least one month before works commences	Compliant
B13	Community Communication Strategy - Strategy must be implemented for a minimum of 12 months following the completion of construction	Compliant
B14 B15	External Walls and Cladding Flammability  BCA Compliance for External Walls	Compliant Compliant
013	per compliance for external walls	Соприанс

В16	Notes for B15 - The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it	Compliant
B17	Access to Information	Compliant
B18	Compliance Reporting	Compliant
B19	Notes for B18	Compliant
B20 B21	Construction Compliance Reports  Notes for B20 - Construction Compliance Reports	Compliant Compliant
B22	Consent Compliance	Compliant
B23	Complaints and Enquiries Procedure	Compliant
B24 B25	Structural Details Pre-Construction Dilapidation Report	Compliant Compliant
B26	Gross Floor Area (GFA) Certification	Compliant
B27 B28	Maximum Height  Max Heights for C1 for Crown Building Works Certificate	Compliant Compliant
B29	Tree Planting	Not triggered
B30	Notes for B29	Not triggered
B31 B32	Tree Street Plan for Subdivision Works Certificate Schedule of Materials for the relevant Crown Building Works Certificate for each building.	Compliant Compliant
B33	Compliance with Acoustic Assesment	Compliant
в34	Prior to the commencement of construction work for each building, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with the requirements of the aforementioned Report.	Compliant
B35	Compliance with Wind Impact Assesment	Compliant
B36 B37	Environmental Sustainability Reflectivity	Compliant Compliant
B38	Outdoor Lighting	Compliant
B39	Road occupancy Licence	Not triggered
B40 B41	Construction Environmental Management Plan  Construction Pedestrian and Traffic Management Plan	Compliant Compliant
B42	Construction Noise and Vibration Management Plan	Compliant
		·
B43 B44	Air Quality and Odour Management Plan Construction Waste Management Plan	Compliant Compliant
B45	Construction Soil and Water Management Plan	Compliant
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B46 B47	Geotechnical Design, Certification and Monitoring Plan Biodiversity Management Plan	Compliant  Not triggered
B48	Stormwater Drainage Systems - Epping Road and Herring Road	Not triggered
B49	Clearance from Land - Herring Road	Not triggered
B50 B51	Design of Retaining Walls Utility Services	Compliant Compliant
B52	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	Compliant
B52 B53	authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the	Compliant  Compliant
B53 B54	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  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  Crime Prevention through Environmental Design (CPTED)	Compliant Compliant
B53 B54 B55	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination	Compliant  Compliant  Compliant
B53 B54	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  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  Crime Prevention through Environmental Design (CPTED)	Compliant Compliant
B53 B54 B55 B56 B57 B58	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy	Compliant Compliant Compliant Compliant Compliant Compliant
B53 B54 B55 B56 B57	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer	Compliant Compliant Compliant Compliant Compliant
B53 B54 B55 B56 B57 B58 B59 B60 B61	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UPP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports	Compliant  Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant
853 854 855 856 857 858 859 860 861 862	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UFP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit	Compliant  Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Not triggered
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B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71	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  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	Compliant Of triggered Compliant
B53 B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UFP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Installation of Ordinals  Notes for B70 - Smart Control System  Sanitary Facilities for Disabled Persons	Compliant Not triggered Compliant Not triggered Compliant
B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UPP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Adaptable housing  Adoptable housing  Access for People with Disabilities	Compliant Not triggered Compliant Not triggered Compliant Compliant Compliant Compliant Compliant Compliant
B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UFP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment  Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Taps and Shower Heads  Installation of Urinals  Notes for B70 - Smart Control System  Sanitary Facilities for Disabled Persons  Adaptable housing  Access for People with Disabilities  Mechanical Ventilation	Compliant Not triggered Compliant
B53  B54 B55 B56 B57 B58 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UPP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Adaptable housing  Adoptable housing  Access for People with Disabilities	Compliant Not triggered Compliant Not triggered Compliant Compliant Compliant Compliant Compliant Compliant
B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75 B76	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UFP), prepared by a qualified expert shal be provided  The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment  Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Installation of Uninals  Notes for B70 - Smart Control System  Sanitary Facilities for Disabled Persons  Adaptable housing  Access for People with Disabilities  Mechanical Ventilation  Childcare Centre Car Parking	Compliant  Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant  Compliant Not triggered Compliant Not triggered Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant
B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75 B76 B77 B78	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UFP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment Operations (Waste) Regulation 2014 requirements  Basix Certification Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Water Efficient Fixtures and Fittings  Installation of Urinals  Notes for B70 - Smart Control System  Sanitary Facilities for Disabled Persons  Adaptable housing  Access for People with Disabilities  Mechanical Ventilation  Childcare Centre Car Parking Number of Car Parking Spaces A1  Number of Car Parking Spaces C1  A minimum of 12 car share spaces must be provided within the site in association with stage 1	Compliant  Compliant  Compliant  Compliant  Compliant  Compliant  Compliant  Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant Not triggered Compliant Compliant Compliant Compliant Not triggered Compliant
B53  B54 B55 B56 B57 B58 B69 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75 B76 B77 B78	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UFP), prepared by a qualified expert shall be provided  The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment  Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Water Efficient Fixtures and Fittings  Installation of Taps and Shower Heads  Installation of Urinals  Notes for B70 - Smart Control System  Sanitary Facilities for Disabled Persons  Adaptable housing  Access for People with Disabilities  Mechanical Ventilation  Childcare Centre Car Parking  Number of Car Parking Spaces A1  Number of Car Parking Spaces C1	Compliant Not triggered Compliant Not triggered Compliant
B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75 B76 B77 B78 B79 B80 B81 B82	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UFP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Installation of Taps and Shower Heads  Installation of Water Efficient Fixtures and Fittings  Access for B70 - Smart Control System  Sanitary Facilities for Disabled Persons  Adaptable housing  Access for People with Disabilities  Mechanical Ventilation  Childcare Centre Car Parking  Number of Car Parking Spaces A1  Number of Car Parking Spaces C1  A minimum of 12 car share spaces must be provided within the site in association with stage 1  Layout of Car Parking Spaces  Notes for B81	Compliant Not triggered Compliant Not triggered Compliant
B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75 B76 B77 B78 B79 B80 B81 B82 B83	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy An unexpected contamination finds protocol (UFP), prepared by a qualified expert shall be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings Installation of Tapas and Shower Heads Installation of Tapas and Shower Heads  Sanitary Facilities for Disabled Persons  Adaptable housing  Access for Poople with Disabilities  Mechanical Ventilation  Childcare Centre Car Parking  Number of Ear Parking Spaces A1  Number of Car Parking Spaces C1  A minimum of 12 car share spaces must be provided within the site in association with stage 1  Layout of Car Parking Spaces  Notes for B81  Waste Storage Rooms	Compliant Not triggered Compliant Not triggered Compliant
B53  B54 B55 B56 B57 B58 B59 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75 B76 B77 B78 B79 B80 B81 B82	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy An unexpected contamination finds protocol (UFP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment Operations (Waste) Regulation 2014 requirements  Basix Certification Sydney Water Requirments  Installation of Waster Efficient Fixtures and Fittings Installation of Taps and Shower Heads Installation of Urinals Notes for Bro. Smart Control System Sanitary Facilities for Disabled Persons Adaptable housing Access for People with Disabilities Mechanical Ventilation Childcare Centre Car Parking Number of Car Parking Spaces A1 Number of Car Parking Spaces C1  A minimum of 12 car share spaces must be provided within the site in association with stage 1  Layout of Car Parking Spaces Notes for B81  Waste Storage Rooms Garbage Chutes Ground Water Design	Compliant Not triggered Compliant
B53  B54 B55 B56 B57 B58 B60 B61 B62 B63 B64 B65 B66 B67 B68 B69 B70 B71 B72 B73 B74 B75 B76 B77 B78 B79 B80 B81 B82 B83 B84	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  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  Crime Prevention through Environmental Design (CPTED)  Contamination  Updated Remedial Action Plan  A Site Audit sttement and accompanying Site Audit report must be submitted to the certifyer Remediation and validation strategy  An unexpected contamination finds protocol (UPP), prepared by a qualified expert shal be provided The Applicant is required to engage a site auditor accredited under the Contaminated Land  Assessment of Contamination reports  No Obstruction of the Public Domain without a Works Permit  A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier  Handling of Asbestos  Protection of the Environment  Operations (Waste) Regulation 2014 requirements  Basix Certification  Sydney Water Requirments  Installation of Water Efficient Fixtures and Fittings  Installation of Water Efficient Fixtures and Fittings  Notes for B70 - Smart Control System  Sanitary Facilities for Disabled Persons  Adaptable housing  Access for People with Disabilities  Mechanical Ventilation  Childcare Centre Car Parking  Number of Car Parking Spaces A1  Number of Car Parking Spaces C1  A minimum of 12 car share spaces must be provided within the site in association with stage 1  Layout of Car Parking Spaces  Notes for B81  Waste Storage Rooms  Garbage Chutes	Compliant Not triggered Compliant

B88	Contaminated groundwater	Compliant
B89	Biodiversity	Compliant
B90	Public Domain	Compliant
DO1	Ponds.	Not triggored
B91	Roads	Not triggered
B92	B91 Cont - Streets	Not triggered
B93	Stormwater	Not triggered
B94	The drainage system in Public Roads	Not triggered
B95	Engineering Works	Not triggered
B96 B97	Temporary Stormwater Works Electronic copies of software	Compliant Compliant
B98	Any temporary binding and water diversions should be designed by	Compliant
B99	Council stormwater Infrastructure Protection	Compliant
B100	Condition of Existing Drainage cctv Check	Compliant
B101	Council Maintenance access must be Maintained	Compliant
B102	Flood Impact Assessment	Not triggered
B103	Road Bridge - Detailed Design	Not triggered
B104	Pedestrian Bridge - Detailed Design and Flooding	Not triggered
PART C - DURIN	G CONSTRUCTION	<u>Current Status</u>
Trace Domine	<u>e constituenten</u>	<u>carrent status</u>
C1	Hours of Construction	Compliant
C2	Hours of construction cont.	Compliant
C3	C2 cont.	Compliant
C4	C3 cont. Noisy Works Hours	Compliant Compliant
C5	·	·
C6	IMPLEMENTATION OF MANAGEMENT PLANS	Compliant
<b>C7</b>	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT	Compliant
	C7 cont.	Compliant
C8		Соприанс
C9	C7 cont.	Compliant
C10	Piling	Not triggered
C11	Vibration from construction	Compliant
C12	DISPOSAL OF SEEPAGE AND STORMWATE	Compliant
C13 C14	APPROVED PLANS TO BE ONSITE Site Notice	Compliant Compliant
	CONTAMINATION	
C15	CONTAMINATION	Not triggered
C16	Contamination Fill Material	Not triggered
C17	C16 Cont.	Not triggered
C18	Long Term Environmental Management Plan	Not triggered
C19	Identifying Contaminiton	Not triggered
C20 C21	Change of Risk to Pre-existing Contamination C20 cont.	Not triggered  Not triggered
C22	SAFEWORK NSW REQUIREMENT	Compliant
C23	HOARDING/FENCING REQUIREMENTS	Compliant
C24	PUBLIC ACCESS TO TEMPORARY TURNING HEADS	Compliant
C25	RETAINING STRUCTURES WITHIN PROPERTY BOUNDARY	Not triggered
C26	Heritage Objects	Compliant
	IMPACT OF BELOW GROUND (SUB SURFACE) WORKS —	
C27	ABORIGINAL OBJECTS	Compliant
	/ISONIGHNE OSZECIS	
C28	WASTE MANAGEMENT	Compliant
C29	LOADING AND UNLOADING DURING CONSTRUCTION	Compliant
C30	DEMOLITION AND CONSTRUCTION VEHICLES	Compliant
C31	MANAGEMENT OF CONSTRUCTION WASTE	Compliant
C32	IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIAL	Compliant
C33	C32 cont.	Compliant
C34	COVERING OF LOADS	Compliant
C35	VEHICLE CLEANSING	Compliant
C36	STOCKPILE MANAGEMENT	Compliant
	EROSION AND SEDIMENT CONTROL	Compliant
C37		· ·
C38	DUST CONTROL MEASURES	Compliant
C39	PROTECTION OF TREES	Not triggered
C40	WORKS ON WATERFRONT LAND	Not triggered
C41	GROUNDWATER LICENCING	Not triggered
C42	GROUNDWATER MANAGEMENT	Compliant
C43	GROUNDWATER MONITORING	Not triggered
CAA	C43 cont.	Not triggered
C44		Not triggered
C45	C43 cont.	Not triggered
C46	STORMWATER	Compliant
C47	Trunk Drainage Works	Compliant
C48	Water Quality Target Testing	Compliant
	Water Quality Requirements	Compliant
C49		Compilant
C49		
C49 C50	NO OBSTRUCTION OF THE PUBLIC WAY	Compliant
	NO OBSTRUCTION OF THE PUBLIC WAY  DAMAGE TO THE PUBLIC WAY	Compliant Compliant
C50 C51	DAMAGE TO THE PUBLIC WAY	Compliant
C50 C51 C52	DAMAGE TO THE PUBLIC WAY BUNDING	Compliant Compliant
C50 C51	DAMAGE TO THE PUBLIC WAY	Compliant
C50 C51 C52	DAMAGE TO THE PUBLIC WAY BUNDING	Compliant Compliant

# APPENDIX A - FIGURES AND PHOTOS









# APPENDIX B - AUDITS / INSPECTIONS

#### INDEPENDENT ENVIRONMENTAL AUDIT

Independent 6-Monthly Environmental Audit undertaken by Environmental Earth Sciences International (EESI) engaged by Frasers – 15/03/2023. Formal Report / Summary of Actions yet to be issued from EESI.

CONSTRUCTIONS Revision date: April 2023

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## RCC ENVIRONMENTAL INSPECTIONS

Refer table below below containing Environmental Inspections undertaken through the reporting period.

#### **Richard Crookes Constructions**

Inspections - Completed, 18.3 Environmental Inspection - 1276 Ivanhoe C1

Reference	Inspection Type	Status	Description	Date Created	Date Completed
ISP-43570	18.3 Environmental Inspection	Complete	Environmental Walk	18/02/2023	18/02/2023
ISP-42714	18.3 Environmental Inspection	Complete	Environmental Walk	6/02/2023	6/02/2023
ISP-42686	18.3 Environmental Inspection	Complete	Review of bubblers around site	6/02/2023	6/02/2023
ISP-42143	18.3 Environmental Inspection	Complete	Environmental Walk	30/01/2023	30/01/2023
ISP-41696	18.3 Environmental Inspection	Complete	Weekly Environmental Walk	20/01/2023	20/01/2023
ISP-41152	18.3 Environmental Inspection	Complete	Weekly environmental walk	11/01/2023	11/01/2023
ISP-39899	18.3 Environmental Inspection	Complete	Environmental Walk	7/12/2022	7/12/2022
ISP-39888	18.3 Environmental Inspection	Complete	Environmental Walk	7/12/2022	7/12/2022
ISP-39308	18.3 Environmental Inspection	Complete	Environmental Walk	28/11/2022	28/11/2022
ISP-38600	18.3 Environmental Inspection	Complete	Environmental Walk	16/11/2022	16/11/2022
ISP-36825	18.3 Environmental Inspection	Complete	Environmental Walk	20/10/2022	20/10/2022
ISP-35752	18.3 Environmental Inspection	Complete	Environmental Walk	5/10/2022	5/10/2022
ISP-33970	18.3 Environmental Inspection	Complete	Environmental Walk	26/09/2022	26/09/2022
ISP-33113	18.3 Environmental Inspection	Complete	Environmental Walk	12/09/2022	12/09/2022
ISP-32895	18.3 Environmental Inspection	Complete	General inspection at C1.5	8/09/2022	8/09/2022
ISP-32483	18.3 Environmental Inspection	Complete	Environmental walk (prep for Mondays audit)	1/09/2022	1/09/2022
ISP-32172	18.3 Environmental Inspection	Complete	Environmental Walk	29/08/2022	29/08/2022
ISP-31673	18.3 Environmental Inspection	Complete	Environmental Walk	22/08/2022	22/08/2022
ISP-31128	18.3 Environmental Inspection	Complete	Environmental Walk	15/08/2022	15/08/2022
ISP-30745	18.3 Environmental Inspection	Complete	Environmental Walk	8/08/2022	8/08/2022
ISP-30651	18.3 Environmental Inspection	Complete	Environmental Walk	6/08/2022	6/08/2022
ISP-29909	18.3 Environmental Inspection	Complete	Environmental Walk	25/07/2022	25/07/2022
ISP-29528	18.3 Environmental Inspection	Complete	Environmental Walk	19/07/2022	19/07/2022
ISP-29168	18.3 Environmental Inspection	Complete	Environmental Walk	13/07/2022	13/07/2022
ISP-26521	18.3 Environmental Inspection	Complete	Environmental Walk	4/07/2022	4/07/2022
ISP-26212	18.3 Environmental Inspection	Complete	Environmental Walk	29/06/2022	29/06/2022
ISP-25513	18.3 Environmental Inspection	Complete	Environmental Walk	20/06/2022	20/06/2022
ISP-24622	18.3 Environmental Inspection	Complete	Environmental Walk	6/06/2022	6/06/2022
ISP-24174	18.3 Environmental Inspection	Complete	Environmental Walk	30/05/2022	30/05/2022
ISP-23707	18.3 Environmental Inspection	Complete	Environmental Walk	23/05/2022	23/05/2022
ISP-23237	18.3 Environmental Inspection	Complete	Environmental Walk	16/05/2022	16/05/2022
ISP-23233	18.3 Environmental Inspection	Complete	Environmental Walk	16/05/2022	16/05/2022
ISP-22450	18.3 Environmental Inspection	Complete	Environmental walk.	4/05/2022	4/05/2022
ISP-20927	18.3 Environmental Inspection	Complete	Environmental Insection	8/04/2022	12/04/2022

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