

RICHARD CROOKES

CONSTRUCTIONS

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

CONSTRUCTION COMPLIANCE REPORT

**3RD MAY 2022 - 10TH
OCTOBER 2022**

10 October 2022



REVISION REGISTER

REVISION DATE	REVISION DESCRIPTION	PMS INITIALS (ACCEPTANCE OF CHANGES)
May 2022	Original issue	
Oct 2022	6 Monthly Update	

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EXECUTIVE SUMMARY

Per condition B20 of SSSA 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

The Construction Compliance report forms part of the Stage 1 Construction works under SSDA 8903 staging plan and covers the following:

Main Works Contractor: Richard Crookes Constructions Pty Ltd

Works: Stage 1 Construction Works (Lot C1)

Period of Works: May 2022 - February 2024

Address: 1 Ivanhoe Place, Macquarie Park, NSW 2113

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 RCC is the principal contractor.

The project is located on the corner of Epping and Herring Roads, Macquarie Park. Access to site is off Ivanhoe Place. The Midtown C1 building forms part of Frasers Property Australia'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.
- 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: SSSA.Application Number: SSD 8903 including MOD-01 and MOD-02

Applicant: NSW Land & Housing Corporation/Frasers Property Australia

Consent Authority: Minister for Planning and Public Spaces

1.1 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 Residential Apartments & Townhouses

1.2 PROJECT CONTACTS

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

CONTACT	COMPANY NAME	MOBILE	EMAIL
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 PREVIOUS REPORT ACTIONS

Nil items to report.

3 MODIFICATIONS UNDERTAKEN

Please see below summary of current modifications undertaken under SSDA 8903.

Summary of Modifications

SSD 8903: Approved by the Minister 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 seven additional trees.

4 COMPLIANCE STATUS SUMMARY

Please refer below containing Environmental Audits undertaken through the reporting period.

RCC Weekly Environmental Inspections

Reference	Inspection Type	Status	Description	Date Created	Date Completed
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 C15	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

RCC Internal Environmental Audit (6 monthly)

5.5b Audit Report Quality, Environmental



PROJECT: Ivanhoe 1276			
AUDIT NUMBER: 01		19/05/2022	
WEATHER CONDITIONS		Fine	
AUDIT TEAM MEMBERS: Craig Richmond / Andrew King/ Michael Archbold/ Matthew Hollis /			
AUDIT SCOPE: TO AUDIT COMPLIANCE WITH THE RCC MANAGEMENT SYSTEM QUALITY AND ENVIRONMENTAL AND THE RELEVANT ACTS CODES AND REGULATIONS IDENTIFIED AND TO ASSESS SITE MANagements LEVEL OF COMPLIANCE.			
SUMMARY OF AUDIT: App 85 men on Main works activity on site to be reviewed <ul style="list-style-type: none"> - Concrete pour BSMT 1 app 350m3 - Environmental controls - PMP - FRP ITP visited Environmental compliance Site inspection conducted			
FINDINGS: General- Project presentation: <ul style="list-style-type: none"> - Existing setup offices and sheds for app 350 - Well maintained and presentable - Shared private driveway mud/dust not controlled by RCC Nil Non-conformance raised 31 Observations were raised Site walk include QA, ENV conducted with SM ,WHSE, Cadet pt., SPM pt. Handwritten notes not attached			
Attachments to this report: CR handwritten audit notes not included			
Auditor's signature	CR	Project Manager's Signature	MH
Date:	24/05/2022	Date:	24/05/2022

Close out meeting with Site team

Notes: All items discussed

Preconstruction Independent Environment Audit

Please refer below spreadsheet detailing the table actions arising from the previous Independent audits undertaken by Environmental Earth Sciences NSW (engaged by Frasers) which were previously issued DPIE. This audit has been undertaken prior to Richard Crookes Constructions taking possession of the C1 site.

Condition of consent number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action taken / Response (as applicable)	Proposed Action Due Date
Proponent response to Environmental Earth Sciences (2020b) – Preliminary findings – independent environmental audit at Stage 1 Ivanhoe Estate, Macquarie Park, NSW (ref: 120077_EMS Audit_V2, 17 December 2020) (Environmental Earth Sciences, 2020).					
B42. Construction Noise and Vibration Management Plan (CNVMP)	Prior to the commencement of any works, a CNVMP prepared by a suitably qualified person shall be submitted to the Certifier. The CNVMP must be prepared in consultation with, and address the relevant be prepared in accordance with the EPA's <i>Interim Construction Noise Guideline</i> .		Please identify the suitably qualified person, experience and credentials to demonstrate compliance to B42	Osterman Consult was engaged by Mainland Civil to conduct noise and vibration monitoring. Refer to Appendix C of Version 1 of this audit (ref: 120077_Review of EMS_V1, 27 August 2021) for noise and vibration monitoring reports.	Closed.
B42. CNVMP	Ensure all potentially impacted sensitive receivers are informed by letterbox drops prior to the commencement of construction of the nature of works to be carried out, the expected noise levels and duration, as well as contact details for a construction community liaison officer.		Mainland Civil / Frasers to provide example of letter issued.	Mainland Civil provided Environmental Earth Sciences with the letter provided to neighbouring residents. Refer to Appendix C of Version 1 of this audit (ref: 120077_Review of EMS_V1, 27 August 2021) for the notification letter: • Mainland Civil Pty Ltd (2020c), <i>Notice of Construction Commencement, Ivanhoe Estate</i> – (dated 16 December 2020).	Closed.
B45. Construction Soil and Water Management Plan (CSWMP)	A Sediment Basin is required for every catchment discharging from the site as part of any CSWMP. Sediment basin(s) are to be designed as follows: for all events up to the peak flow rate from the 1 in 10-year ARI event for the site for the 5-day rainfall event.		Cannot find reference to this. Please provide evidence that these events were factored for the sediment basin design.	On review of Figure 5.7.3a Basin Detail Plan in the IMP, Environmental Earth Sciences is satisfied that the sediment basin is designed for all events up to the peak flow rate from the 1 in 10-year ARI event for the site for the 5-day rainfall event.	Closed.
Proponent responses					
C36 Stockpile Management	The Applicant must ensure: a) stockpiles of material do not exceed 4 metres in height; b) stockpiles of material are constructed and maintained to prevent cross contamination; and c) suitable erosion and sediment controls are in place for stockpiles.	Frasers Property received a complaint on 14 March 2021 from a local resident concerned about spoil in a stockpile collapsing towards her residence due to heavy rainfall. Mainland Civil investigated the complaint on 15 March and recommended flattening out of the stockpiles to improve the unsightly view for the neighbouring residents.	Limit the height of stockpiles and ensure stockpiles are compacted and secure at the end of each day.	Mainland Civil removed the stockpiles that were on site. Please note practical completion was also provided to Mainland Civil on September 2021.	Closed.
B40 (c) Construction Environmental Management Plan (CEMP)	include a Dust Management Plan, incorporating the mitigation measures outlined in the Air Quality Assessment, prepared by WSP, dated October 2018.	Section 5.8.4 refers to multiple monitors, but only one dust gauge installed each month. What is the reasoning for not having multiple dust gauges installed onsite?	Due to the size of the site, multiple dust gauges should be installed for monthly monitoring.	Mainland maintained the dust monitors on site during the duration of works, please note Mainland works on stage 1A civil is now completed and Practical completion issued September 2021. Please refer to the dust monitoring results attached in the compliance report.	Closed.
B42 (f) Construction Noise and Vibration Management Plan (CNVMP)	be consistent with and incorporate all relevant recommendations and noise and vibration mitigation measures outlined in the Stage 1 DA Acoustic Assessment, prepared by Acoustic Logic, dated 15 October 2019.	Section 6: Nearest Receivers - details the nearest properties likely to be affected from the report Acoustic Logic (2020), Master Plan for Ivanhoe Estate, Macquarie Park – Additional Noise Monitoring 30/1/2020.	Regular noise monitoring should be conducted focusing on more than one noise sensitive location.	Undertaken and provided to the client, please also refer to Appendix E of the compliance report	Closed.
B45. Construction Soil and Water Management Plan (CSWMP) 5.7 SWMP: Table 5.7.2– Soil and Water Sources and Mitigation Methods		Calibration records for water quality meter should be available.	Water quality meter to be calibrated and records provided to Environmental Earth Sciences.	This was not utilised as there was no water meter required. All construction water was captured in sediment basin.	Closed.
B42 Construction Noise and Vibration Management Plan (CNVMP)		Noise meter is overdue for calibration.	Noise meter to be calibrated.	No calibration records provided via the civil contractor. Noise monitoring results were provided and included in Appendix E of the compliance report. Practical completion for the stage 1A works was provided to Mainland Civil in September 2021. Their component of works is now complete	Closed.

5 INCIDENTS

WHS&E INCIDENT REPORT SUMMARY

INCIDENT #	DATE	DESCRIPTION	TYPE	REF NUMBER	STATUS
INC-3048	03/08/2022	Dropped Object (Reinforcement Bar From Jumpform)	Notifiable	2-208216	Closed

6 COMPLAINTS

Getting in touch

- Call: 13 38 38
- Email: midtowncommunityfeedback@frasersproperty.com.au
- Visit: 1 Ivanhoe Place, Macquarie Park NSW 2113

Below are the complaints register to date for the project.

Reporting period - 2020

Date of complaint	Date of response	Nature of complaint	Development approval	Project response	Complaint status	Emergency complaint?
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Reporting period - 2021

Date of complaint	Date of response	Nature of complaint	Development approval	Project response	Complaint status	Emergency complaint?
02/07/21	02/07/21	After hours noise complaint	SSDA 8903	Offered to meet on site to explain works. Advised no night works occurring at Midtown. Referred the individual to the TNSW website and working hours, confirming the works were in fact TNSW. Also provided contact details for TNSW and their contractor.	Closed	No

Reporting period: May - October 2022

Date of complaint	Date of response	Nature of complaint	Development 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..	Closed	No
16/05/22	18/05/22	After hours lighting complaint	SSDA 8903	Main light in question temporarily disconnected Lights will be turned off manually at end of each shift (for upcoming few days)	Closed	No

Date of complaint	Date of response	Nature of complaint	Development approval	Project response	Complaint status	Emergency complaint?
				Timer to be installed on access lighting for lights to be on at 5.30am & off at 8.00pm		
19/08/22	03/09/22	Construction noise (from Midtown Estate) outside of DA Hours	SSDA 8903	Contractors formally reminded of approved working hours of construction	Closed	No

APPENDIX A - COMPLIANCE TABLE

C1	Hours of Construction	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	Hours of construction cont.	No work may be carried out on Sundays or public holidays	Compliant
C3	C2 cont.	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	C3 cont.	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards	Compliant
C5	Noisy Works Hours	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
C6	IMPLEMENTATION OF MANAGEMENT PLANS	The Applicant shall ensure that the requirements of the management plans required by Part B of this consent are implemented during construction.	Compliant
C7	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT	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	C7 cont.	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	C7 cont.	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	Piling	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 from construction	<p>vibration caused by construction at any residence or structure outside the subject site must be limited to:</p> <p>(a) for structural damage vibration to buildings (excluding heritage buildings), British Standard BS 7385 Part 2- 1993 Evaluation and Measurement for Vibration in Buildings,</p> <p>(b) for structural damage vibration to heritage buildings, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure,-</p> <p>(c) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6841-2, Guide</p>	Not triggered
C12	DISPOSAL OF SEEPAGE AND STORMWATER	<p>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.</p>	Compliant
C13	APPROVED PLANS TO BE ONSITE	<p>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.</p>	Compliant
C14	Site Notice	<p>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:</p> <p>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;</p> <p>b) the notice is to be durable and weatherproof and is to be displayed throughout the works period:</p>	Compliant
C15	CONTAMINATION	<p>The Applicant must implement the recommendations of the Remedial Action Plan (Condition B56) as approved by the accredited site auditor.</p>	Not triggered
C16	Contamination Fill Material	<p>The Applicant must ensure that an appropriate marker layer is installed above any emplaced contaminated fill material contained on the development site</p>	Not triggered
C17	C16 Cont.	<p>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.</p>	Not triggered

C18	Long Term Environmental Management Plan	<p>where applicable, the Applicant must develop a Long-Term Environmental Management Plan following remediation of the development site to document:</p> <p>(a) the expected limitations on the development site use (b) relevant environmental and health and safety processes and procedures (c) management processes, procedures and responsibilities to be adopted by future site users within the development site (d) details on the location and extent of emplaced asbestos impacted soil and other contaminated soil to be contained</p>	Not triggered
C19	Identifying Contaminiton	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	Not triggered
C20	Change of Risk to Pre-existing Contamination	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.	Not triggered
C21	C20 cont.	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	Not triggered
C22	SAFework NSW REQUIREMENT	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
C23	HOARDING/FENCING REQUIREMENTS	<p>The following hoarding requirements must be complied with:</p> <p>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.</p>	Compliant
C24	PUBLIC ACCESS TO TEMPORARY TURNING HEADS	Public access to the temporary turning heads must be available at all times during construction works (Condition A15)	Compliant
C25	RETAINING STRUCTURES WITHIN PROPERTY BOUNDARY	In consultation with NSW (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.	Compliant
C26	Heritage Objects	<p>IMPACT OF BELOW GROUND (SUB SURFACE) WORKS - NON-ABORIGINAL OBJECTS</p> <p>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.</p>	Compliant

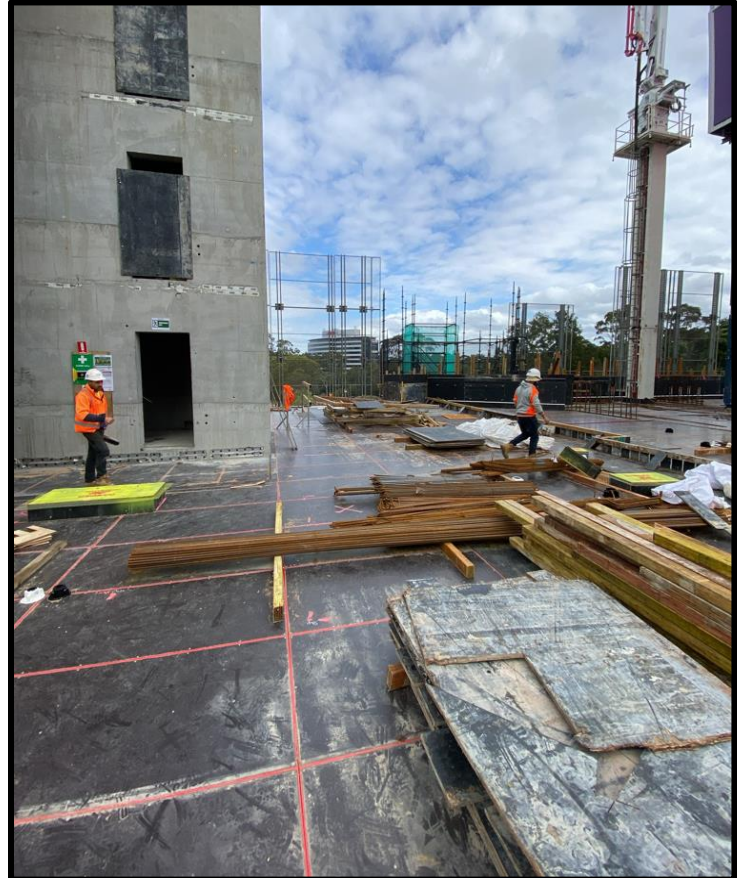
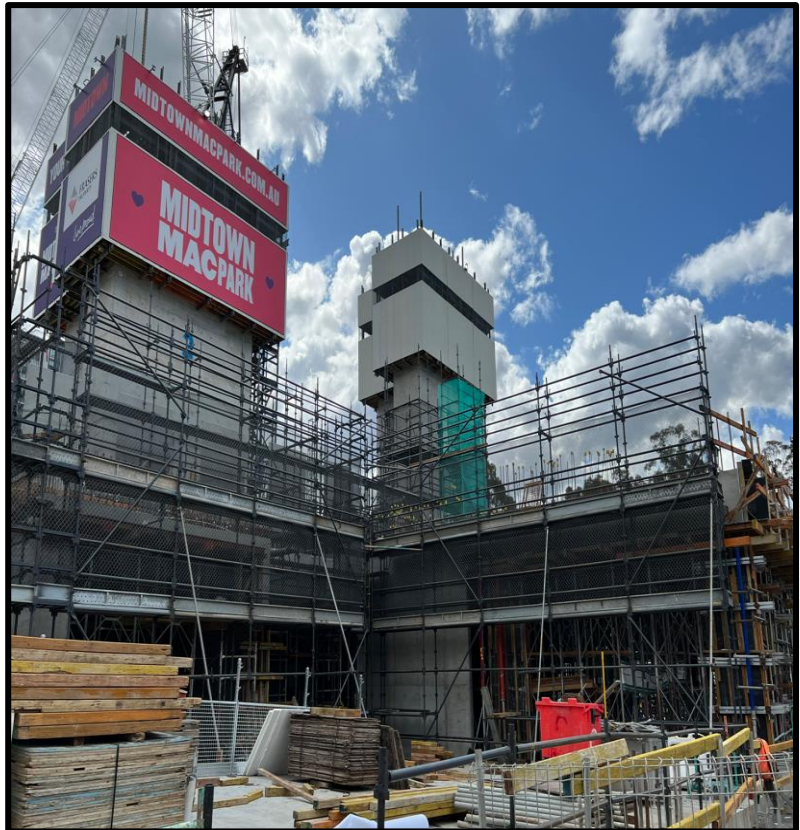
C27	IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS	If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) must cease immediately and EESG informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Relevant works must not recommence until written authorisation from the Heritage Division is received by the Applicant.	Compliant
C28	WASTE MANAGEMENT	Notwithstanding the CVMW 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- b) all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; c) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; d) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises. The following requirements apply:	Compliant
C29	LOADING AND UNLOADING DURING CONSTRUCTION	(a) all loading and unloading associated with construction must be accommodated on site; and (b) a Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to the relevant road authority at least 8 weeks prior to commencement of works on the site. Consent for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The consent will be reviewed.	Compliant
C30	DEMOLITION AND CONSTRUCTION VEHICLES	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
C31	MANAGEMENT OF CONSTRUCTION WASTE	Waste materials must be appropriately stored and secured within a designated waste area onsite at all times, prior to reuse or being sent offsite. This includes waste materials such as paper and containers which must not litter the site or leave the site onto neighboring public or private property. Receipts of all waste/recycling tipping must be retained and produced in a legible form to any authorised officer of the Council who asks to see them.	Compliant
C32	IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIAL	Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.	Compliant
C33	C32 cont.	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

C34	COVERING OF LOADS	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
C35	VEHICLE CLEANSING	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
C36	STOCKPILE MANAGEMENT	The Applicant must ensure: a) stockpiles of material do not exceed 4 metres in height; b) stockpiles of material are constructed and maintained to prevent cross contamination; and c) suitable erosion and sediment controls are in place for stockpiles.	Compliant
C37	EROSION AND SEDIMENT CONTROL	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
C38	DUST CONTROL MEASURES	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; c) 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; d) all materials shall be stored or stockpiled at suitable In addition, stockpiles shall be maintained at the Applicant must ensure:	Compliant
C39	PROTECTION OF TREES	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; (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 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	Compliant
C40	WORKS ON WATERFRONT LAND	All works on waterfront land must be carried out in accordance with the Guidelines for Controlled Activities (2019).	Not triggered
C41	GROUNDWATER LICENCING	Appropriate authorisations should be sought through the NRAR to account for any take of groundwater that is likely to exceed 3 ML.	Not triggered
C42	GROUNDWATER MANAGEMENT	Groundwater shall not be pumped or extracted for any purpose other than temporary dewatering during the period of construction	Compliant
C43	GROUNDWATER MONITORING	All groundwater monitoring bores installed across the site shall be	Compliant

C44	C43 cont.	<p>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.</p> <p>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.</p> <p>In the event of adverse quality findings, the</p>	Compliant
C45	C43 cont.	<p>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.</p> <p>Inspections are to be undertaken by a suitably</p>	Compliant
C46	STORMWATER	<p>qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, for all Council trunk drainage works.</p> <p>The Applicant shall submit to the Certifier, certification from the Engineer, 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</p>	Compliant
C47	Trunk Drainage Works	<p>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.</p>	Compliant
C48	Water Quality Target Testing	<p>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.</p>	Compliant

C49	Water Quality Requirements	<p>During construction, the following measures should be incorporated with direction from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia):</p> <p>(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</p> <p>(b) hazardous material should be sited so that the risk of such material entering a watercourse during a flood event is minimised</p> <p>(c) appropriate activities and methodologies should be put in place that addresses awareness, preparedness, response and recovery</p>	Compliant
C50	NO OBSTRUCTION OF THE PUBLIC WAY	<p>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.</p>	Compliant
C51	DAMAGE TO THE PUBLIC WAY	<p>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.</p>	Compliant
C52	BUNDING	<p>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.</p>	Compliant
C53	SETTING OUT OF STRUCTURES	<p>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.</p>	Compliant
C54	CONTACT TELEPHONE NUMBER	<p>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</p>	Compliant

APPENDIX B - FIGURES & PHOTOS



SYDNEY

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FAX: 02 9439 1114

NEWCASTLE

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BROADMEADOW NSW 2292

PHONE: 02 4952 6777

TAMWORTH

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TAMWORTH NSW 2340

PHONE: 02 6766 5225

CANBERRA

UNIT 1, 155 NEWCASTLE STREET
FYSHWICK ACT 2609

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FYSHWICK ACT 2609

PHONE: 02 6143 2900

BRISBANE

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BOWEN HILLS QLD 4006

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