



COMPLIANCE REPORT (REVISION 2)

**IVANHOE ESTATE
SSDA 8903 – STAGE 1B CIVIL WORKS
CONDITIONS B20 AND B21
28th November 2022**

**COMPLIANCE REPORT PERIOD
4th July 2022 – 28th November 2022**

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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. 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: 4th July 2022 – 28th November 2022

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

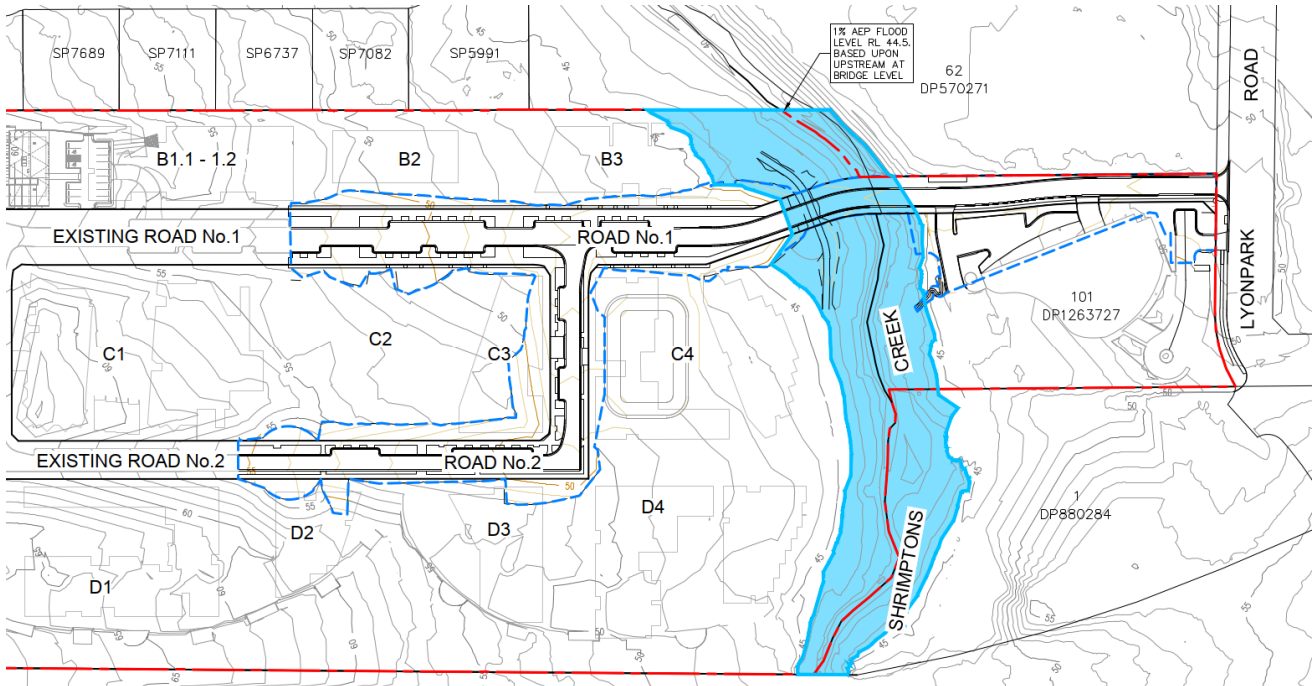
- Construction of the Shrimpton Creek bridge, including all design & construct aspects for this separable portion to provide piling, superstructure, bridge deck, bridge balustrading, servicing and road wearing surface, and required signage & linemarking.
- Construction of the retaining wall and wing 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 require 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 Manager	Travis McCleary	0402 286 402
Site Engineer	Matt Moro	0406 632 362
Site Engineer	Liam Bell	0401 464 166
Site Supervisor	Pat Tooma	0411 682 517
Site Supervisor	Tristan Bruno	0405 771 132
Site Engineer	Dani Belani	0411 559 252
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)	Vincent Chiem	0411 684 895

2.0 PREVIOUS REPORT ACTIONS

Nil to report, first 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 SSSA 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: <ul style="list-style-type: none"> • 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.

4.0 COMPLIANCE STATUS SUMMARY

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

5.0 INCIDENTS

Incident Register

NUMBER	DATE	NAME	INCIDENT TYPE	WHS / ENVIRO / QUALITY
1	22/04/2022	CJ Murphy	Minor Damage to public vehicle	WHS
2	15/06/2022	Christies People	Worker hit by tailgate during unloading of spoil	WHS
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

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

WHS&E Incident Report Summary

WHS&E Incident Report Summary - June 2022			
Area	Description	Total For This Period	Total For Project
General Site	Equipment/ Plant Inducted	26	52
General Site	Workers Inducted	70	202
Inspections	Environmental Site Inspection	20	29
Inspections	External WHSE Audit – Administration	0	1
Inspections	WHSE Compliance Audit – Administration	0	1
Inspections	WHSE Site Inspection	20	29
Meetings	WHSE Committee Consultation/Toolbox Talks	13	18
Meetings	WHSE Committee Meeting	0	0
Incidents	Minor First Aid	1	1
Incidents	Medical Treatment Incident (Includes LTI)	1	2
Incidents	LOST Time Injuries	0	1
Incidents	Historical Injuries	0	0
Incidents	Total Incidents	1	3

6.0 COMPLAINTS

Fraser's 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 or 0402 286 402
- Email: liambell@christiecivil.com.au or travismccleary@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 received one review within the reporting period to now include a review routine in section 1.7.

Please note no reviews were completed in the reporting period of the CEMP.

7.0 APPENDIXES

Appendix A

Action Status Table

Please see below a spreadsheet detailing the table actions arising from the previous independent audits undertaken in August 2021 and issued in October 2021 by Environmental Earth Sciences NSW (engaged by Frasers) which were previously issued to the DPIE. This audit was undertaken prior to Christie Civil being given possession of the Stage 1B 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	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.

Additionally, see below recommendations and opportunities for improvement outlined by Environmental Earth Sciences in the six monthly performance audit report issued on 25th October 2022.

Table C: Proponent response to draft Independent Audit Report

Item	Description of item	Proponent Response	Timetable for implementation	Auditor comment
Proponent - Christie Civil Pty Ltd				
1	The buoyant sediment and debris trap installed downstream in Shrimpton Creek should be routinely checked and emptied when near to full. The status of the sediment trap will need to be evaluated and documented in the daily and weekly Safety and Environmental Inspection checklists and corrective action noted where required.	Christie Civil will include this the checking of the silt boom downstream of Shrimptons Creek into the weekly site inspection.	Immediate	Records of the daily / weekly 'Safety and Environmental Inspection' checklists with comments and requested actions undertaken will be reviewed as part of the next and subsequent 6-monthly audits. The buoyant sediment and debris trap installed downstream in Shrimpton Creek will be inspected as part of the next 6-monthly audit.
2	Uncontrolled sedimentation was noted around certain stormwater drains. Sediment controls around stormwater drains need to be cleaned and maintained more frequently especially before and after heavy rainfall events. Status and corrective actions need to be recorded in the daily and weekly Safety and Environmental Inspection checklists.	The sedimentation around stormwater pits and drains will be cleaned out regularly and monitored. Areas around drains have been lined with Geofabric to provide ground cover and minimise erosion or chance for contaminated water to enter the stormwater system.	Immediate	Records of the daily / weekly 'Safety and Environmental Inspection' checklists with comments and requested actions undertaken will be reviewed as part of the next 6-monthly audit. Stormwater pits & silt fences will be inspected for any sedimentation impacts will be inspected as part of the next and subsequent 6-monthly audits.
3	The quality of surface water in the creek, upstream and downstream of bridge works, and in the sediment retention basins should be monitored monthly using a calibrated water quality meter, noting water quality parameters (e.g., pH, electrical conductivity and turbidity / suspended solids) and any visual / olfactory indications of contamination or eutrophication. Calibration records for water quality meter should be available.	Christie Civil will implement the monitoring of water quality upstream and downstream each month.	Immediate	Records of monthly water quality monitoring of Shrimptons Creek and of surface water from the sedimentation basin will be reviewed in will be reviewed as part of the next and subsequent 6-monthly audits. Calibration records for water quality meter have been requested to be made available for inspection.
4	The area for storage of hazardous chemicals on site should be tidied up and all containers should be clearly labelled and kept in lockable and ventilated storage. Empty containers need to be disposed of appropriately.	Noted. The area will be tidied up and ensure all materials are labelled. The area is already well ventilated, and substances are stored in a lockable storage container (bund)	14/10/2022	The storage area for hazardous chemicals will be inspected again as part of the next 6-monthly audit to ensure appropriate labelling and storage is being undertaken.
5	Update to the Construction Waste Management Plan (Appendix 10 of the CEMP) to include nominated authorised receiving facilities of all waste and recycling generated.	A table of nominated facilities used for waste will be added to Waste Management Plan as advised.	14/10/2022	Complete / Compliant. Christie provided their updated Construction Waste Management Plan on 24 October 2022, outlining nominated authorised receiving facilities of all waste and recycling generated in Appendix D.

Table C: Proponent response to draft Independent Audit Report

Item	Description of item	Proponent Response	Timetable for implementation	Auditor comment
6	There is no active dust monitoring onsite. Dust monitors should be set up adjacent to sensitive receptors.	Dust generated is minimal as there is a watercart onsite full time. Should complaints of dust from sensitive receivers be advised, dust monitoring may be implemented.	N/A	It is noted that dust generation was minimal due to prevailing wet weather over the period of this audit, however the current audit requirement remains. According to SSD 8903 MOD 4 Condition of Consent B43, the 'Air Quality and Odour Management Plan' (AQOMP) must include proactive and reactive management strategies, key performance indicators (KPIs), monitoring measures, record keeping, response mechanisms, contingency and compliance reporting measures.
7	The AQOMP does not include key performance indicators, monitoring measures, response mechanisms and contingencies. It is recommended that the AQOMP should be updated to include these.	We do not believe these are required.	N/A	As above the current audit requirement remains. According to SSD 8903 MOD 4 Condition of Consent B43 the AQOMP must include proactive and reactive management strategies, KPIs, monitoring measures, record keeping, response mechanisms, contingency and compliance reporting measures.
8	The project has established noise management levels (Acoustic Logic 2019) however no active noise monitoring was conducted during the Audit period. Any exceedances of the "highly noise affected level" cannot be quantified. Noise meters should be set up adjacent to sensitive receptors.	If noise complaints are received, noise monitors can be considered adjacent to sensitive receivers.	N/A	Noted, however current audit finding remains. According to SSD 8903 MOD 4 Condition of Consent B42h, the 'Construction Noise and Vibration Management Plan' (CNVMP) must include a suitable and proactive construction noise and vibration monitoring program which aims to ensure the operational construction noise and vibration criteria in this consent are tracked and not exceeded. The project has established noise management levels (Acoustic Logic, 2019) however no active noise monitoring was conducted during the Audit period. Any exceedances of the "highly noise affected level" cannot be quantified.
9	Ensure that corrective actions such as dredging of the sediment basin and the clearing and maintenance of sediment controls around stormwater drains are recorded in the daily and weekly site checklists.	Noted and these will be captured	Immediate	Records of the daily / weekly 'Safety and Environmental Inspection' checklists with comments and actions undertaken will be inspected as part of the next 6-monthly audit.
10	Routinely update the CEMP and all relevant sub environmental management plans, and/or specifically update CEMP and all relevant sub environmental management plans when changes to construction methods occur.	Noted and to be updated regularly as advised within CEMP.	Immediate	Updated CEMP will be reviewed as part of the next 6-monthly audit.

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 <i>Interim Construction Noise Guideline</i> (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 <i>NSW Industrial Noise Policy</i>), 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: (a) for structural damage vibration to buildings (excluding heritage buildings), <i>British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings</i> ; (b) for structural damage vibration to heritage buildings, <i>German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure</i> ; (c) for human exposure to vibration, the evaluation criteria presented in <i>British Standard BS 6842- Guide to Evaluate Human Exposure to Vibration in Buildings</i> (1Hz to 80 Hz) for low probability of adverse comment; and these limits apply unless otherwise outlined in the CEMP .	Compliant 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: 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; b) the notice is to be durable and weatherproof and is to be displayed throughout the works period; 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 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 Compliant Compliant 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: (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 on the site.	Not triggered Not triggered Not triggered 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 TINSW (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 <i>National Parks and Wildlife Act 1974</i> . 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 CVMP 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 <i>Waste Classification Guidelines Part 1: Classifying Waste 2009</i> ;	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) <u>or equivalent</u> :	
	(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 banded 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 2022**

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











Appendix E

Environmental Monitoring – Dewatering, Noise and Dust

Noise is being kept to a minimum wherever possible. Excavators have been attempting to break through rock using their digging bucket or ripper before using the rock hammer.

A watercart is on site and is used during earthworks to minimise/eliminate any dust created from work activities.

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 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.