



**COMPLIANCE REPORT (REVISION 1) FOR
IVANHOE ESTATE
SSDA 8903 – STAGE 1A CIVIL WORKS
CONDITIONS B20 AND B21
30th March 2022 Revision 3
COMPLIANCE REPORT PERIOD
11TH December 2020 – 10th June 2021**

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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 stage 1A civil works under SSDA 8903 staging plan. The construction compliance report covers the following:

Contractor: Mainland Civil Pty Ltd

Works: Stage 1A Civil Infrastructure Works

Period: 11th December 2020 – June 2021

Site Address: 1 Ivanhoe Place, Macquarie Park NSW

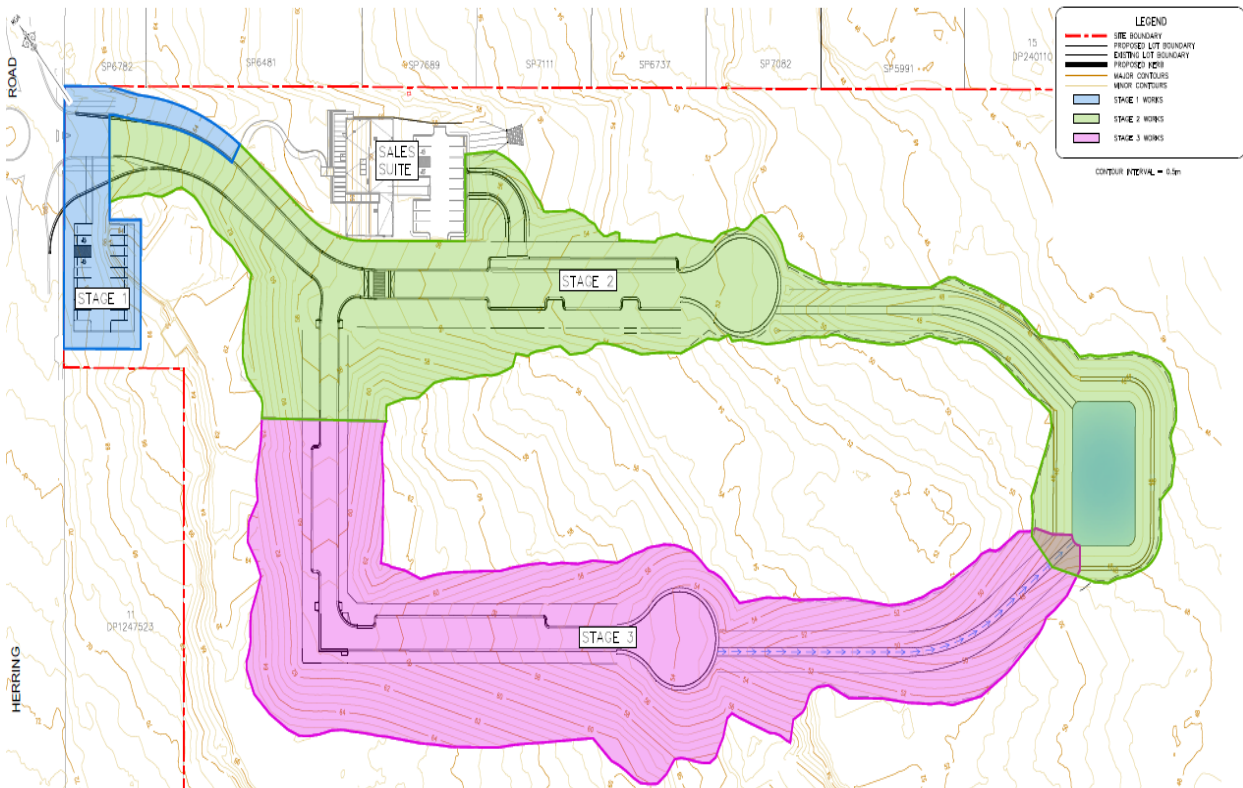
The Works will involve a Design and Construct Contract (AS4902) for the Civil Works and the A1 Basement, listed below is a summary of the works:

- Demolition and disposal of the existing road network;
- Removal and disposal of existing underground HV and LV reticulation within the development estate;
- Co-ordinating works with the HV Contractor Scott Electrical;
- Civil works in accordance with ADW Johnson Civil Works Drawings and cover the first stage of Roads, stormwater design, retaining walls;
- Removal and disposal of existing Street Lighting within the development estate;
- Water Reticulation works Case No.182561pw
- Sewer Reticulation works Case No. 182561ww
- NBN conduit installation works project number FC10880;
- Electrical Conduit installation drawing No. AN20123;
- Street Lighting installation;
- A1 Basement - Develop and resolve the Shoring Design System;
- A1 Basement resolve the Coli (neighbouring Site) structural interface and anchoring; and
- Design and Construction of Building A1 Basement Bulk Earthworks including any shoring.

Staging of the Works

The Works were carried out in a number of stages to ensure access to the sales suite can be maintained at all times and to ensure efficient construction methodology.

1. Stage 1 – Construction of the temporary Sales Carpark (and demolition of existing roads).
2. Stage 2 & 3 – Construction of the Road Network, Infrastructure and Water retention



3. Stage 4 – The Basement Excavation for the A1 Building

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2.0 PREVIOUS REPORT ACTIONS

Nil to report, first compliance report associated with the stage 1A civil works

3.0 MODIFICATIONS UNDERTAKEN

Please refer to the 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: <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 on Mainland Civil date 17th December 2020 and independent environmental audit finalised on the 1st October 2021 to address DPIE comments.

5.0 INCIDENTS

WHS&E INCIDENT REPORTS SUMMARY

INCIDENT #	DATE	DESCRIPTION	CORRECTIVE ACTION REQUIRED	STATUS
01	11/03/21	Carpenter sprained ankle while constructing hoarding	Provide level ground at personnel workface	Closed
02	09/04/21	Labourer stepped on nail	Housekeeping	Closed
03	24/04/21	Plumber fell from ladder whilst stripping pit formwork	Working at heights toolbox and review ladder use	Closed
04	28/05/21	Operator got a splinter in his hand whilst shovelling dirt	Gloves to be worn when undertaking manual handling activities	Closed
05	22/06/21	Labourer got wet concrete splashed in eye	Glasses are mandatory on site	Closed
06	26/06/21	Moxy damaged whilst reversing to unload	Spotter required for plant whilst reversing	Closed
07	28/06/21	Piling rig drilled into unenergized HV electrical cable	Services to be accurately located prior to excavating/drilling	Closed
08	29/06/21	Excavator damaged tarp on truck whilst loading out	Operator cautioned	Closed

INJURY REGISTER

NAME OF INJURED WORKER	DATE OF INJURY	BREIF DESCRIPTION OF THE INJURY
Mick Muscas	11/03/2021	Sprained ankle
Ashley Holt	09/04/2021	Nail penetration into foot
Garry Dufty	27/04/2021	Sprained ankle and wrist
David William	28/05/2021	Splinter in hand
Luana Fabiani	22/06/2021	Concrete in eye

WHS&E REPORTING SUMMARY

DESCRIPTION	# COMPLETE THIS REPORT PERIOD	# TOTAL COMPLETE FOR PROJECT
Inductions to Site	61	471
Toolbox Talks	3	28
Site Safety Walks	3	27
Internal Site Audits	0	3
External Site Audits	0	1
Incident Reports	0	11
First Aid Injuries (FAI)	0	5
Medically Treated Injuries (MTI)	0	4
Lost Time Injuries (LTI)	1 (Ongoing)	1
External Complaints	0	3

6.0 COMPLAINTS

Getting in touch

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

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

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

Please note no reviews were completed in the reporting period of the construction environmental management plan

7.0 APPENDIXES

Appendix A

Action Status Table

Please see below spreadsheet detailing the table actions arising from the previous independent audits which were previously issued the DPIE. Please refer to comments below on the action items.

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 <i>Basin Detail Plan</i> 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.

Appendix B

Compliance Table

LIMITS ON CONSENT	CONDITIONS OF CONSENT - PRIOR TO COMMENCEMENT																																																																																																																																		
REFERENCE NUMBER	CONDITION DESCRIPTION		COMMENT																																																																																																																																
SCHEDULE 2 - PART A ADMINISTRATIVE CONDITIONS																																																																																																																																			
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT																																																																																																																																			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.		Compliant																																																																																																																																
TERMS OF CONSENT																																																																																																																																			
A2	A1 The development may only be carried out:		Compliant																																																																																																																																
	(a) in compliance with the conditions of this consent;		Compliant																																																																																																																																
	(b) in accordance with all written directions of the Planning Secretary;		Compliant																																																																																																																																
	(c) in accordance with the EIS, Response to Submissions and additional information;		Compliant																																																																																																																																
	(d) in accordance with the management and mitigation measures.		Compliant																																																																																																																																
	Architectural Drawings prepared by Bates Smart (Building A1) <table border="1"> <thead> <tr> <th>Drawing No.</th> <th>Revision</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>DA01.A1.001</td><td>E</td><td>Site Plan</td><td>31/01/20</td></tr> <tr><td>DA03.A1.B4</td><td>D</td><td>Basement 04</td><td>31/01/20</td></tr> <tr><td>DA03.A1.B3</td><td>D</td><td>Basement 03</td><td>31/01/20</td></tr> <tr><td>DA03.A1.B2</td><td>D</td><td>Basement 02</td><td>31/01/20</td></tr> <tr><td>DA03.A1.B1</td><td>D</td><td>Basement 01</td><td>31/01/20</td></tr> <tr><td>DA03.A1.000L</td><td>F</td><td>Lower Ground Floor</td><td>31/01/20</td></tr> <tr><td>DA03.A1.000U</td><td>F</td><td>Upper Ground Floor</td><td>31/01/20</td></tr> <tr><td>DA03.A1.001</td><td>F</td><td>Level 01</td><td>31/01/20</td></tr> <tr><td>DA03.A1.002</td><td>F</td><td>Level 02</td><td>31/01/20</td></tr> <tr><td>DA03.A1.003</td><td>F</td><td>Level 03, 05, 07</td><td>31/01/20</td></tr> <tr><td>DA03.A1.004</td><td>F</td><td>Level 04, 06</td><td>31/01/20</td></tr> <tr><td>DA03.A1.008</td><td>F</td><td>Level 08, 10, 12, 14</td><td>31/01/20</td></tr> <tr><td>DA03.A1.009</td><td>F</td><td>Level 09, 11, 13, 15</td><td>31/01/20</td></tr> <tr><td>DA03.A1.016</td><td>F</td><td>Level 16, 18, 20</td><td>31/01/20</td></tr> <tr><td>DA03.A1.017</td><td>F</td><td>Level 17, 19, 21</td><td>31/01/20</td></tr> <tr><td>DA03.A1.022</td><td>G</td><td>Level 22</td><td>31/01/20</td></tr> <tr><td>DA03.A1.023</td><td>G</td><td>Level 23</td><td>31/01/20</td></tr> <tr><td>DA03.A1.024</td><td>E</td><td>Roof Level</td><td>31/01/20</td></tr> <tr><td>DA07.A1.001</td><td>E</td><td>North Elevation</td><td>31/01/20</td></tr> <tr><td>DA07.A1.002</td><td>E</td><td>East Elevation</td><td>31/01/20</td></tr> <tr><td>DA07.A1.003</td><td>B</td><td>South Elevation</td><td>31/01/20</td></tr> <tr><td>DA07.A1.004</td><td>B</td><td>West Elevation</td><td>31/01/20</td></tr> <tr><td>DA08.A1.001</td><td>D</td><td>Section AA</td><td>31/01/20</td></tr> <tr><td>DA08.A1.002</td><td>E</td><td>Section BB</td><td>31/01/20</td></tr> <tr><td>DA12.A1.001</td><td>D</td><td>Adaptable Apartment – 1B</td><td>31/01/20</td></tr> <tr><td>DA12.A1.002</td><td>D</td><td>Adaptable Apartment – 2B</td><td>31/01/20</td></tr> <tr><td>DA12.A1.003</td><td>D</td><td>Adaptable Apartment – 3B</td><td>31/01/20</td></tr> <tr><td>DA01.A1.010(1)</td><td>3</td><td>Stage 1 Staging Plan</td><td>09/09/19</td></tr> <tr><td>DA01.A1.011(1)</td><td>3</td><td>Lot subdivision/Application Structure Plan</td><td>09/09/19</td></tr> <tr><td>DA01.A1.012(1)</td><td>3</td><td>Stage 1 Ground Floor Plan</td><td>09/09/19</td></tr> <tr><td>DA01.A1.013(1)</td><td>3</td><td>Stage 1 Roof Plan</td><td>09/09/19</td></tr> </tbody> </table>		Drawing No.	Revision	Name of Plan	Date	DA01.A1.001	E	Site Plan	31/01/20	DA03.A1.B4	D	Basement 04	31/01/20	DA03.A1.B3	D	Basement 03	31/01/20	DA03.A1.B2	D	Basement 02	31/01/20	DA03.A1.B1	D	Basement 01	31/01/20	DA03.A1.000L	F	Lower Ground Floor	31/01/20	DA03.A1.000U	F	Upper Ground Floor	31/01/20	DA03.A1.001	F	Level 01	31/01/20	DA03.A1.002	F	Level 02	31/01/20	DA03.A1.003	F	Level 03, 05, 07	31/01/20	DA03.A1.004	F	Level 04, 06	31/01/20	DA03.A1.008	F	Level 08, 10, 12, 14	31/01/20	DA03.A1.009	F	Level 09, 11, 13, 15	31/01/20	DA03.A1.016	F	Level 16, 18, 20	31/01/20	DA03.A1.017	F	Level 17, 19, 21	31/01/20	DA03.A1.022	G	Level 22	31/01/20	DA03.A1.023	G	Level 23	31/01/20	DA03.A1.024	E	Roof Level	31/01/20	DA07.A1.001	E	North Elevation	31/01/20	DA07.A1.002	E	East Elevation	31/01/20	DA07.A1.003	B	South Elevation	31/01/20	DA07.A1.004	B	West Elevation	31/01/20	DA08.A1.001	D	Section AA	31/01/20	DA08.A1.002	E	Section BB	31/01/20	DA12.A1.001	D	Adaptable Apartment – 1B	31/01/20	DA12.A1.002	D	Adaptable Apartment – 2B	31/01/20	DA12.A1.003	D	Adaptable Apartment – 3B	31/01/20	DA01.A1.010(1)	3	Stage 1 Staging Plan	09/09/19	DA01.A1.011(1)	3	Lot subdivision/Application Structure Plan	09/09/19	DA01.A1.012(1)	3	Stage 1 Ground Floor Plan	09/09/19	DA01.A1.013(1)	3	Stage 1 Roof Plan	09/09/19	Compliant
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	Architectural Drawings prepared by Candalepas Associates (Building C1) <table border="1"> <thead> <tr> <th>Drawing No.</th> <th>Revision</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>DA-1050</td><td>B</td><td>Site Plan</td><td>16/09/19</td></tr> <tr><td>DA-1102</td><td>B</td><td>Basement 3</td><td>16/09/19</td></tr> <tr><td>DA-1103</td><td>B</td><td>Basement 2</td><td>16/09/19</td></tr> <tr><td>DA-1104</td><td>B</td><td>Basement 1</td><td>16/09/19</td></tr> <tr><td>DA-1105</td><td>B</td><td>Lower Ground Floor</td><td>16/09/19</td></tr> <tr><td>DA-1106</td><td>B</td><td>Upper Ground Floor</td><td>16/09/19</td></tr> <tr><td>DA-1107</td><td>B</td><td>Level 1</td><td>16/09/19</td></tr> <tr><td>DA-1108</td><td>B</td><td>Level 2</td><td>16/09/19</td></tr> <tr><td>DA-1109</td><td>B</td><td>Level 3-4</td><td>16/09/19</td></tr> <tr><td>DA-1110</td><td>B</td><td>Level 5-12</td><td>16/09/19</td></tr> <tr><td>DA-1111</td><td>B</td><td>Level 13</td><td>16/09/19</td></tr> <tr><td>DA-1112</td><td>B</td><td>Level 14-19</td><td>16/09/19</td></tr> <tr><td>DA-1113</td><td>B</td><td>Roof</td><td>16/09/19</td></tr> <tr><td>DA-1150</td><td>B</td><td>Adaptable Units Floor Plans</td><td>16/09/19</td></tr> <tr><td>DA-1200</td><td>A</td><td>Section A</td><td>26/11/18</td></tr> <tr><td>DA-1201</td><td>B</td><td>Section B</td><td>16/09/19</td></tr> <tr><td>DA-1202</td><td>B</td><td>Section C</td><td>16/09/19</td></tr> </tbody> </table>		Drawing No.	Revision	Name of Plan	Date	DA-1050	B	Site Plan	16/09/19	DA-1102	B	Basement 3	16/09/19	DA-1103	B	Basement 2	16/09/19	DA-1104	B	Basement 1	16/09/19	DA-1105	B	Lower Ground Floor	16/09/19	DA-1106	B	Upper Ground Floor	16/09/19	DA-1107	B	Level 1	16/09/19	DA-1108	B	Level 2	16/09/19	DA-1109	B	Level 3-4	16/09/19	DA-1110	B	Level 5-12	16/09/19	DA-1111	B	Level 13	16/09/19	DA-1112	B	Level 14-19	16/09/19	DA-1113	B	Roof	16/09/19	DA-1150	B	Adaptable Units Floor Plans	16/09/19	DA-1200	A	Section A	26/11/18	DA-1201	B	Section B	16/09/19	DA-1202	B	Section C	16/09/19	Compliant																																																								
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DA-1300	A	North East Elevation	26/11/18
DA-1301	B	North West Elevation	16/09/19
DA-1302	B	North West Internal Elevation	16/09/19
DA-1303	B	South East Elevation	16/09/19
DA-1304	B	South East Internal Elevation	16/09/19
DA-1305	A	South West Elevation	26/11/18

Landscape Drawings prepared by Hassell			
Drawing No.	Revision	Name of Plan	Date
L1_0002	I	Drawing Legends	05/11/18
L1_0003	J	Planting Schedule	08/02/19
L1_0101	J	Stage 1 Master Plan	02/09/19
L1_1101	J	General Arrangement (1 of 8)	02/09/19
L1_1102	J	General Arrangement (2 of 8)	02/09/19
L1_1103	I	General Arrangement (3 of 8)	05/11/19
L1_1104	J	General Arrangement (4 of 8)	02/09/19
L1_1105	J	General Arrangement (5 of 8)	02/09/19
L1_1107	J	General Arrangement (7 of 8)	02/09/19
L1_1108	I	General Arrangement (8 of 8)	02/09/19
L1_1801	I	A1 Roof Plan and Typical Internal Plan	05/11/19
L1_1802	J	C1 Roof Plan	05/11/19
L1_3001	J	Typical Streetscape Sections	02/09/19
L1_3010	I	A1 Open Space Sections	05/11/19
L1_3011	I	A1 Open Space Sections	05/11/19
L1_3020	I	C1 Open Space Sections	05/11/19
L1_3021	I	C1 Open Space Sections	05/11/19

Noted

Engineering Drawings prepared by ADW Johnson			
Drawing No.	Revision	Name of Plan	Date
DA-001	F	Title Sheet and Locality Sketch	09/09/19
DA-002	E	Staging Plan	09/09/19
DA-101	E	Detail Plan – Stage 1A	09/09/19
DA-102	E	Typical Sections – Stage 1A	09/09/19
DA-103	D	Road Longitudinal Sections – Road No.1 (Stage 1A)	09/09/19
DA-104	D	Road Longitudinal Sections – Road No.2 (Stage 1A)	09/09/19
DA-105	E	Concept Stormwater Plan – Stage 1A	09/09/19
DA-106	E	Stage 1A – Temporary Works	09/09/19
DA-107	C	Stage 1A – Earthworks	09/09/19
DA-201	E	Detail Plan – Stage 1B	09/09/19
DA-202	E	Detail Plan – Lyon Park Road Extension – Stage 1B	09/09/19
DA-203	D	Typical Sections – Stage 1B	09/09/19
DA-204	D	Road Longitudinal Sections – Road No.1 – Sheet 1 (Stage 1B)	09/09/19
DA-205	D	Road Longitudinal Sections – Road No.1 – Sheet 2 (Stage 1B)	09/09/19
DA-206	D	Road Longitudinal Sections – Road No.2 (Stage 1B)	09/09/19
DA-207	D	Road Longitudinal Sections – Road No.3 (Stage 1B)	09/09/19
DA-208	A	Longitudinal Sections – Basement 1 & Basement 2/3	09/09/19
DA-209	A	Longitudinal Sections – LPR Entry & Existing Car Park	09/09/19
DA-210	E	Concept Stormwater Plan – Stage 1B	09/09/19
DA-211	E	Stage 1B – Temporary Works	09/09/19
DA-212	D	Stage 1B - Earthworks	09/09/19

Compliant

Subdivision Plans prepared by Beveridge Williams			
Drawing No.	Revision	Name of Plan	Date
Sheet 1 of 9	9	Stage 1 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 2 of 9	9	Stage 2 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 3 of 9	9	Stage 3 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 4 of 9	9	Stage 4 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 5 of 9	9	Stage 5 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 6 of 9	9	Stage 6 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 7 of 9	9	Stage 7 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 8 of 9	9	Stage 8 Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20
Sheet 9 of 9	9	Easement Summary Plan of Proposed Subdivision of Lot 1 DP859537, Lots 6-8, 10-20 DP861433, Lot 5 DP740753, Lot 100 DP1223787 and Lot 101 DP1247443	28/01/20

Sheet 1 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20	Compliant	
Sheet 2 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 3 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 4 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 5 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 6 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 7 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 8 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 9 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 10 of 10	D	Plan of Proposed Stratum Subdivision of Lot 11	17/03/20		
Sheet 1 of 1	8	Plan of Proposed Subdivision of Lot 124	17/09/19		
Sheet 1 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
Sheet 2 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
Sheet 3 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
Sheet 4 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
Sheet 5 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
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Sheet 10 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
Sheet 11 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
Sheet 12 of 12	8	Plan of Proposed Stratum Subdivision of Lot 12	17/09/19		
A3	Provide any written directions from the Planning Secretary relevant to the assessment of the SWC.			Not triggered	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c). 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	
LIMITS ON CONSENT					
A5	A5. This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.			Compliant	
A6	A6. No works, including tree removal, are approved to 6-8 Lyonpark Road, Macquarie Park (Lot 62 DP 570271).			Not triggered	
A7	A7. This consent only approves the location of a childcare centre within Building A1. Separate development application approval from Council is required in relation to the fit-out, operation and management of the childcare centre.			Compliant	
A8	A8. Future stages of subdivision to create additional lots not approved by this consent are to be subject to separate development application(s).			Compliant	
PRESCRIBED CONDITIONS					
A9	A9. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.			Compliant	
LONG SERVICE LEVY					
A10	A10. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.			Compliant	
LEGAL NOTICES					
A11	A11. Any advice or notice to the consent authority must be served on the Planning Secretary.			Not triggered	
Evidence of Consultation					
A12	A12. Where conditions of this consent require consultation with an identified party, the Applicant must:			Noted	
A12 (a)	(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and			Noted	
A12 (b)	(b) provide details of the consultation undertaken including:			Noted	
A12 (i)	(i) the outcome of that consultation, matters resolved and unresolved; and			Noted	
A12 (ii)	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			Noted	
Structural Adequacy					
A13	A13. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.			Not triggered	
A13	Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.			Not triggered	
A13	Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.			Noted	
DESIGN INTEGRITY					
A14	A14. Necessary arrangements must be implemented by the Applicant to ensure Bates Smart (Building A1) and Candalepas Associates (Building C1) are engaged in the design documentation phase to ensure the integrity design quality of the development is maintained through the construction phase to completion of the building works.			Not triggered	
TEMPORARY U-TURN FACILITIES					
A15	A15. If the Herring Road and Ivanhoe Place/Main Street intersection is signalled prior to completion of the estate road network, including the new road connection to Lyonpark Road, access and turning areas to accommodate a U-turn manoeuvre via the provision of turning heads must be provided in accordance with Figure 3 of the Technical Note dated 9 October 2019, prepared by Ason Group. The turning heads must remain accessible to all road users until the new estate road network is completed and operational.			Not triggered	
STAGED SUBDIVISION					
A16	A16. The development may be subdivided in stages generally as follows:			Compliant	
(a)	(a) Stage 1 (Lots 100 and 101)			Compliant	
(b)	(b) Stage 2 (Lots 11, 12, 14 and 15)			Compliant	
(c)	(c) Stage 3 (Lots 21, 22, 23, 24, 25, 27, 28 and 29)			Compliant	
(d)	(d) Stage 4 (Lots 31 and 32)			Compliant	
(e)	(e) Stage 5 (Lots 41 and 42)			Compliant	
(f)	(f) Stage 6 (Lots 51 and 52)			Compliant	
(g)	(g) Stage 7 (Lots 61 and 63)			Compliant	
(h)	(h) Stage 8 (Lots 71 and 72)			Compliant	
The scope, order and extent of works within each stage detailed in (a) to (h) above may be varied due to market conditions, servicing constraints and the requirements of the conditions of approval. The progressive release of lots within each stage may occur subject to separate Subdivision Certificates.					Compliant
The proposed Stage 1 / Lot 100 subdivision is procedural subdivision for the purpose of transfer of Lot 100 and requires no subdivision work and can be registered independently of other stages.					Compliant
The works associated with proposed lot 100 will be delivered as part of a future stage of the development.					Compliant
Operation of Plant and Equipment					
A17	A17. All plant and equipment used on site, or to monitor the performance of the development must be:			Compliant	
(a)	(a) maintained in a proper and efficient condition; and			Compliant	
(b)	(b) operated in a proper and efficient manner.			Compliant	
Applicability of Guidelines					
A18	A18. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.			Compliant	
A19	A19. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			Compliant	
Monitoring and Environmental Audits					
A20	A20. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.			Compliant	
<i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>					
Incident Notification, Reporting and Response					

A21	A21. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Compliant
A22	A22. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Compliant
Non-Compliance Notification		
A23	A23. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Compliant
A24	A24. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Compliant
A25	A25. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Compliant
Revision of Strategies, Plans and Programs		
A26	A26. Within three months of:	Compliant
(a)	(a) the submission of a compliance report under Conditions B18 and B21 ;	Compliant
(b)	(b) the submission of an incident report under Condition A21 ;	Compliant
(c)	(c) the submission of an Independent Audit under Condition B5 ;	Compliant
(d)	(d) the approval of any modification of the conditions of this consent; or	Compliant
(e)	(e) the issue of a direction of the Planning Secretary under Condition A2 which requires a review,	Compliant
A27	A27. the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Compliant
A28	A28. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to and approved by the Planning Secretary within six weeks of the review.	Compliant
	Note:	
PART B Prior to COMMENCEMENT OF WORKS/ISSUE OF A CROWN WORKS BUILDING CERTIFICATE/ISSUE OF A SUBDIVISION WORKS CERTIFICATE		
	QUESTION FOR DPIE: THE CONSENT DOES NOT DOCUMENT THE NEED FOR A 'SUBDIVISION WORKS CERTIFICATE' WHICH IS REQUIRED TO CERTIFY SUBDIVISION WORKS IE. ROADS AND CIVIL WORKS. CAN YOU PLEASE CONFIRM IF DEVELOPMENT ON BEHALF OF A CROWN REQUIRES A SUBDIVISION WORKS CERTIFICATE? SECTION 6.13 OF THE ACT IMPLIES THAT A SUBDIVISION WORKS CERTIFICATE IS NOT REQUIRED WHERE A CROWN BUILDING WORKS CERTIFICATE IS ISSUED. PLEASE ADVISE.	
CROWN BUILDING WORK		
B1	B1. Crown building work cannot be commenced unless the Crown Building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws in force as at:	Not triggered
(a)	(a) the date of the invitation for tenders to carry out Crown building work; or	Not triggered
(b)	(b) in the absence of tenders, the date on which the Crown building work commences.	Not triggered
NOTIFICATION OF COMMENCEMENT		
B2	B2. The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Compliant
B3	B3. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Compliant
BUILDING CODE OF AUSTRALIA (BCA) COMPLIANCE		
B4	B4. The approved works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:	Not triggered
(a)	(a) complying with the deemed to satisfy provisions; or	Not triggered
(b)	(b) formulating an alternative solution which:	Not triggered
i)	i) complies with the performance requirements; or	Not triggered
ii)	ii) is shown to be at least equivalent to the deemed to satisfy provision; or	Not triggered
iii)	iii) a combination of (a) and (b).	Not triggered
Independent Environmental Audit		
B5	B5. No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.	Compliant
B6	B6. 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	B7. 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	B8. 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:	Compliant
(a)	(a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;	Compliant
(b)	(b) assesses whether the development is complying with the terms of this consent;	Compliant
(c)	(c) reviews the adequacy of any document required under this consent; and	Compliant
(d)	(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	Compliant
B9	B9. 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.	Compliant
	Note:	
Community Communication Strategy		
B10	B10. 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 construction of the development and for a minimum of 12 months following the completion of construction.	Compliant
B11	B11. The Community Communication Strategy must:	Compliant
(a)	(a) identify people to be consulted during the design and construction phases;	Compliant
(b)	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Compliant
(c)	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Compliant
(d)	(d) set out procedures and mechanisms:	Compliant
(i)	(i) through which the community can discuss or provide feedback to the Applicant;	Compliant
(ii)	(ii) through which the Applicant will respond to enquiries or feedback from the community; and	Compliant
(iii)	(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.	Compliant
B12	B12. Details demonstrating compliance with Condition B11 must be submitted to the certifier and planning secretary no later than one month before the commencement of any work.	Compliant
B13	B13. The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	Compliant
External Walls and Cladding		
B14	B14. The external walls of all buildings must comply with the relevant requirements of the BCA.	Not triggered
B15	B15. Prior to the commencement of works for each building, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Not triggered
B16	B16. 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.	Not triggered
Access To Information		
B17	B17. At least 48 hours before the commencement of any construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Compliant
(a)	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Compliant
(i)	(i) the documents referred to in Condition A2 of this consent;	Compliant
(ii)	(ii) all current statutory approvals for the development;	Compliant
(iii)	(iii) all approved strategies, plans and programs required under the conditions of this consent;	Compliant
(iv)	(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	Compliant
(v)	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	Compliant
(vi)	(vi) a summary of the current stage and progress of the development;	Compliant

	(vii) contact details to enquire about the development or to make a complaint;	Compliant
	(viii) a complaints register, updated monthly;	Compliant
	(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	Compliant
	(x) any other matter required by the Planning Secretary; and	Compliant
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Compliant
Compliance Reporting		
B18	B18. A Pre-Construction Compliance Report must be prepared for the development and submitted to the Certifier before the commencement of any construction. A copy of the compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.	Compliant
B19	B19. The Pre-Construction Compliance Report must include:	Compliant
	(a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and	Compliant
	(b) the expected commencement date for construction.	Compliant
B20	B20. Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Planning Secretary.	Compliant
B21	B21. The Construction Compliance Reports must include:	Compliant
	(a) a results summary and analysis of environmental monitoring;	Compliant
	(b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;	Compliant
	(c) details of any review of the Construction Environmental Management Plan (CEMP) and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;	Compliant
	(d) a register of any modifications undertaken and their status;	Compliant
	(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;	Compliant
	(f) a summary of all incidents notified in accordance with this consent; and	Compliant
	(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	Compliant
Compliance		
B22	B22. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Compliant
COMPLAINTS AND ENQUIRIES PROCEDURE		
B23	B23. Prior to the commencement of construction works for each building, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction:	Compliant
	(a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;	Compliant
	(b) a postal address to which written complaints and enquiries may be sent; and	Compliant
	(c) an email address to which electronic complaints and enquiries may be transmitted.	Compliant
STRUCTURAL DETAILS		
B24	B24. Prior to the commencement of the relevant works for each building, the Applicant shall submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Not Triggered
	(a) the relevant clauses of the BCA; and	Not Triggered
	(b) the development consent.	Not Triggered
PRE-CONSTRUCTION DILAPIDATION REPORT		
B25	B25. The Applicant is to engage a suitably qualified structural engineer to prepare a Pre-Construction Dilapidation Report , detailing the current structural condition of all existing adjoining buildings, infrastructure and roads within the 'zone of influence'. The report shall be submitted to the Certifier and Council, prior to issue of the relevant Crown Building Works Certificate for Building A1, or any works commencing, whichever is earlier.	Compliant
GROSS FLOOR AREA (GFA) CERTIFICATION		
B26	B26. The GFA of Building A1 must not exceed 21,580 m ² . The GFA of Building C1 must not exceed 33,596 m ² . Details confirming compliance must be submitted to the Certifier prior to the issue of any Crown Building Works Certificate for each building.	Not Triggered
MAXIMUM HEIGHT		
B27	B27. The maximum height of Building A1 must not exceed RL 138.3 m AHD. The measurement of maximum height excludes plant and lift overruns, parapets, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifier prior to the issue of any Crown Building Works Certificate.	Not Triggered
B28	B28. The maximum height of Building C1 must not exceed RL 124.95 m AHD to the top of the north-western tower, RL 121.95 m AHD to the top of the south-eastern tower, and RL 69.9 m AHD to the top of the three storey townhouses. The measurement of maximum height excludes plant and lift overruns, parapets, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifier prior to the issue of any Crown Building Works Certificate.	Not Triggered
TREE PLANTING		
B29	B29. A minimum of 476 new trees are to be planted comprising:	Not Triggered
	(a) 47 trees within the Building A1 site	Not Triggered
	(b) 48 trees within the Building C1 site	Not Triggered
	(c) 381 trees adjacent to new streets.	Not Triggered
	Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	Not Triggered
B30	B30. The new trees required under Condition B31 must be planted in accordance with the minimum pot sizes specified in the table below.	Not Triggered
	Minimum Planting Pot Size	Not Triggered
	1000 Litre	Not Triggered
	750 Litre	Not Triggered
	400 Litre	Not Triggered
	200 Litre	Not Triggered
	100 Litre	Not Triggered
	Total	Not Triggered
	Details demonstrating compliance with this requirement are to be submitted to the Certifier prior to the issuing of any Crown Building Works Certificate.	Not Triggered
B31	B31. A Street Tree Plan is to be prepared by a certified Landscape Architect in accordance with Council's Urban Forest Technical Manual. The Plan must show all services and planting detail in accordance with Council's minimum requirements. Details demonstrating compliance with this requirement are to be submitted to the Certifier and Council prior to the issuing of any Crown Building Works Certificate or Subdivision Works Certificate.	Compliant
SCHEDULE OF MATERIALS		
B32	B32. Prior to the commencement of works for each building, a list of the final schedule of materials shall be submitted to the Planning Secretary. The Applicant shall also submit a copy of the schedule of materials to the Certifier with the application for the relevant Crown Building Works Certificate for each building.	Compliant
COMPLIANCE WITH ACOUSTIC ASSESSMENT		
B33	B33. All performance parameters, requirements, engineering assumptions and recommendations contained in the Stage 1 DA Acoustic Assessment, prepared by Acoustic Logic, dated 15 October 2019, must be implemented as part of the detailed design assessment and implemented into the design drawings for each building, in accordance with the requirements of (b) below. Details demonstrating compliance must be submitted to the Certifier.	Compliant
B34	B34. 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.	Not Triggered
COMPLIANCE WITH WIND IMPACT ASSESSMENT		
B35	B35. Prior to the issue of commencement of relevant construction work for each building, plans shall be submitted to the Certifier demonstrating compliance with the recommendations of the Qualitative Wind Assessment, prepared by CPP, dated November 2018.	Not Triggered
ENVIRONMENTAL SUSTAINABILITY		
B36	B36. The Applicant shall ensure the detailed design of the development incorporates the environmental sustainability objectives, measures and initiatives outlined in Ivanhoe Sustainability Strategy Stage 1, prepared by Frasers Property, dated August 2018. Details demonstrating compliance with this condition must be submitted to the Certifier prior to the commencement of the relevant works.	Not Triggered
REFLECTIVITY		
B37	B37. The visible light reflectivity from building materials used for each building shall not exceed 20 per cent and shall be designed so as to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifier prior to the commencement of the relevant works for each building.	Not Triggered
OUTDOOR LIGHTING		
B38	B38. within the site shall comply with, where relevant, <i>AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting</i> and <i>AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting</i> . Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
ROAD OCCUPANCY LICENCE		
B39	B39. A Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the <i>Roads Act 1993</i> for any activity that may impact on the operation of the road network. The ROL allows the Applicant to use a specified road space at approved times, provided certain conditions are met. The Applicant must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities.	Not Triggered

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN		
B40	B40. Prior to the commencement of any works, the Applicant shall prepare and implement a Construction Environmental Management Plan (CEMP) for the development and be submitted to the Certifier. The CEMP must be prepared in consultation with, and address the relevant requirements of, Council. The CEMP must:	Compliant
	a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;	Compliant
	b) describe all activities to be undertaken on the site during site establishment and construction of the development;	Compliant
	c) include a Dust Management Plan, incorporating the mitigation measures outlined in the Air Quality Assessment, prepared by WSP, dated October 2018	Compliant
	d) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;	Compliant
	e) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;	Compliant
	f) be prepared in consultation with Council and include specific consideration of measures to address any requirements of Council during site establishment and construction;	Compliant
	g) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;	Compliant
	h) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts, including but not limited to noise, traffic and air impacts;	Compliant
	i) include measures to ensure adequate groundwater entitlement is sourced in order to account for groundwater flows into the construction excavations, unless any exemption applies;	Compliant
	j) management of groundwater during construction;	Compliant
	k) document and incorporate all relevant sub environmental management plans (Sub-Plans), control plans, studies and monitoring programs required under this part of the consent; and	Compliant
	l) include arrangements for community consultation and complaints handling procedures during construction.	Compliant
	The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.	Compliant
	Prior to the commencement of works, a copy of the CEMP must be submitted to Council and the Planning Secretary.	Compliant
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN		
B41	B41. Prior to the commencement of works, a Construction Pedestrian and Traffic Management Plan (CPTMP) prepared by a suitably qualified person shall be endorsed by TINSW (Sydney Coordination Office) and submitted to the Certifier. The CPTMP must be prepared in consultation with Council, TINSW (Sydney Coordination Office), and TINSW (RMS). The CPTMP shall address (but not be limited to):	Compliant
	a) location of the proposed work zone;	Compliant
	b) haulage routes;	Compliant
	c) construction vehicle access and traffic control arrangements;	Compliant
	d) proposed construction hours;	Compliant
	e) estimated number of construction vehicle movements;	Compliant
	f) any changes required to on-street parking;	Compliant
	g) construction program;	Compliant
	h) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction;	Compliant
	i) cumulative construction impacts of projects considering any traffic and pedestrian management plans prepare for these projects to ensure that work activities are coordinated and managed to minimise impacts on the road network. Information relating to cumulative construction impacts is to be sourced from TINSW (Sydney Coordination Office).	Compliant
	j) measures to ensure construction vehicles do not arrive at the site or surrounding areas outside approved hours;	Compliant
	k) measures proposed to mitigate any associated general traffic, public transport, pedestrian access and cyclist impacts/conflicts;	Compliant
	l) measures to encourage public transport use and other non-car travel options by construction workers.	Compliant
	Prior to the commencement of works, a copy of the CPTMP must be submitted to Council, TINSW and the Planning Secretary.	Compliant
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN		
B42	B42. Prior to the commencement of any works, a Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifier. The CNVMP must be prepared in consultation with, and address the relevant requirements of, Council and the EPA. The CNVMP shall address (but not be limited to):	Compliant
	a) be prepared in accordance with the EPA's <i>Interim Construction Noise Guideline</i>	Compliant
	b) identify nearby sensitive receivers and land uses;	Compliant
	c) identify the noise management levels for the project;	Compliant
	d) identify the construction methodology and equipment to be used and the key sources of noise and vibration;	Compliant
	e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration;	Compliant
	f) 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	Compliant
	g) 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; and	Compliant
	h) include a suitable proactive construction noise and vibration monitoring program which aims to ensure the construction noise and vibration criteria in this consent are not exceeded.	Compliant
	Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Planning Secretary.	Compliant
AIR QUALITY AND ODOUR MANAGEMENT PLAN		
B43	B43. Prior to the commencement of any works, an Air Quality and Odour Management Plan (AQOMP) must be prepared and submitted to the Certifier. The AQOMP must recommend measures to minimise and manage any odours arising from excavation, stockpiling and removal of contaminated soils including, but not limited to:	Compliant
	(a) staged excavation to limit the surface area of exposed odorous material;	Compliant
	(b) application of odour suppressants;	Compliant
	(c) effective covering of stockpiles and truckloads of excavation spoil; and	Compliant
	(d) expedited removal of odorous material from the development to a facility legally able to accept those wastes.	Compliant
	The AQOMP must include proactive and reactive management strategies, key performance indicators, monitoring measures, record keeping, response mechanisms, contingency and compliance reporting measures.	Compliant
CONSTRUCTION WASTE MANAGEMENT PLAN		
B44	B44. Prior to the commencement of any works and prior to the issue of any Crown Building Works for each building, the Applicant must prepare a Construction Waste Management Plan (CWMP) in consultation with Council. A copy of the plan must be provided to the Certifier and Council. The CWMP must include, but is not limited to, the following information:	Compliant
	(a) the estimated volume or weight of materials that will be reused, recycled or removed from the site;	Compliant
	(b) on-site material storage areas during construction;	Compliant
	(c) materials and methods used during construction to minimise waste;	Compliant
	(d) provide details demonstrating compliance with the relevant legislation, particularly with regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air;	Compliant
	(e) nomination of the end location of all waste and recycling generated from a facility authorised to accept the material type for processing or disposal; and	Compliant
	(f) identification within the CWMP of the responsibility for the transferral of waste and recycling bins within the property to the collection point.	Compliant
	All requirements of the approved CWMPs must be implemented during the excavation and construction of the development.	Compliant
CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN		
B45	B45. A Construction Soil and Water Management Plan (CSWMP) must be prepared to manage soil and water impacts during construction of the development. The CSWMP must be prepared in consultation with Council, the certifier, prior to the issue of a Crown Building Works Certificate for each building.	Compliant
	The CSWMP must be prepared in accordance with the provisions of the "Blue Book" Part 1 [Landcom (2004) Managing Urban Stormwater: Soils and Construction, 4th edition]. The CSWMP must consider likely stages of the works and provide for appropriate control of sediment and erosion for each stage and include, but not be limited to:	Compliant
	(a) location and extent of all necessary sediment and erosion control measures for the site;	Compliant
	(b) catchment plan;	Compliant
	(c) sediment basin(s) locations including details showing how runoff from the entire site will be directed to the sediment basin(s). Requirements for sediment basins are specified below;	Compliant
	(d) all relevant details and calculations of the sediment basins including sizes, depths, flocculation, outlet design, all relevant sections, pump out systems, and depths;	Compliant
	(e) all details of basement and other excavation pump out and dewatering treatment systems including flocculation and any proposed discharge from the site from dewatering and pump out systems. Requirements for dewatering are specified below;	Compliant
	(f) identification and management of any stormwater run-on to the site from adjacent sites;	Compliant
	(g) location of any temporary stockpiles (soil, spoil, topsoil or otherwise) and accompanying sediment and erosion control measures;	Compliant
	(h) location and details of all vehicle wash down bays and associated erosion and sediment control measures such as earthen bunds; and	Compliant
	(i) a daily and weekly site inspection checklist consistent with IECA Best Practice Erosion and Sediment Control documents.	Compliant
	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:	Compliant
	(a) according to the NSW Blue Book (section 6.3.4 and Appendix E). The calculations of the sediment basin size must be submitted with the CSWMP.	Compliant

	(b) using type D soils (unless otherwise demonstrated by an analysis of site soils by a qualified geotechnical);	Compliant
	(c) 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; and	Compliant
	(d) to include a gypsum flocculent to be added to the sediment basin in accordance with Appendix E of the Blue Book.	Compliant
GEOTECHNICAL DESIGN, CERTIFICATION AND MONITORING PLAN		
B46	B46. The development of Building A1 and Building C1 involves the construction of subsurface structures and excavation that has potential to adversely impact neighbouring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the Applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.	Compliant
	This engineer is to prepare the following documentation:	Compliant
	(a) Certification that the civil and structural details of all subsurface structures are designed to:	Compliant
	· provide appropriate support and retention to neighbouring property;	Compliant
	· ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure; and	Compliant
	· ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to limit seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.	Compliant
	(b) A Geotechnical Monitoring Plan (GMP) to be implemented during construction that:	Compliant
	· is based on a geotechnical investigation of the site and subsurface conditions, including groundwater;	Compliant
	· details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;	Compliant
	· details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and	Compliant
	· details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.	Compliant
	The certification and the GMP is to be submitted to the Certifier prior to the issue of any Crown Building Works Certificate for each building.	Compliant
BIODIVERSITY MANAGEMENT PLAN		
B47	B47. Prior to the commencement of the relevant works, the Applicant must prepare a Biodiversity Management Plan (BMP) for the site. The BMP must be consistent with the recommendations contained in the Biodiversity Assessment Report prepared by Eco Logical, dated October 2019, and be prepared by an appropriately qualified person, in consultation with Council, the EESG and the Natural Resources Access Regulator (NRAR). The BMP must include:	Compliant
	a) pre-clearance surveys and clearance supervision of hollow bearing trees	Compliant
	b) the replacement of all removed hollows with artificial nest boxes or the removed hollows at a ratio of 1:4 (removed/replaced), with installation occurring within the retained vegetation adjacent to Shrimptons Creek.	Compliant
	c) the rehabilitation and management of vegetation adjacent to Shrimptons Creek for a minimum of 5 years.	Compliant
	d) the use of local provenance species appropriate for the threatened ecological communities and plant community types present on the site	Compliant
	e) the monitoring of vegetation to ensure its long-term viability for 5 years	Compliant
	f) a Weed Management Plan.	Compliant
	A copy of the final BMP must be submitted to the Planning Secretary and an approved copy provided to the Certifier.	Compliant
STORMWATER DRAINAGE SYSTEMS – EPPING ROAD AND HERRING ROAD		
B48	B48. Design plans and hydraulic calculations of any changes to the stormwater drainage systems in Epping Road or Herring Road are to be submitted to TNSW (RMS) for approval. A copy of the final approved plans must be submitted to the Certifier prior to the commencement of any works.	Compliant
	Note: A plan checking fee will be payable and a performance bond may be required before TNSW (RMS) approval is issued.	Compliant
CLEARANCE FROM LAND – HERRING ROAD		
B49	B49. With the exception of temporary works and anchors, all buildings and structures, together with any improvements integral to the future use of the site, are to be erected clear of the land required for road (unlimited in height or depth) along the Herring Road boundary. Details confirming compliance must be submitted to the Certifier and TNSW (RMS) prior to the commencement of any works for Building A1. All temporary works and anchors are to be removed upon completion of works.	Not Triggered
DESIGN OF RETAINING WALLS		
B50	B50. Any proposed retaining wall must be designed in accordance with the requirements of the detailed geotechnical report. In accordance with Council's DCP 2014, all proposed retaining walls including the footings, shall be located within private property and not within any proposed public road corridor. Details confirming compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Compliant
UTILITY SERVICES		
B51	B51. A methodology for the removal of existing Ausgrid assets on the site, prepared in consultation and endorsed by Ausgrid, must be submitted to the Certifier prior to the commencement of any works.	Compliant
B52	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
B53	B53. 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.	Compliant
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)		
B54	B54. To minimise the opportunity for crime in accordance with CPTED principles, the relevant recommendations provided in the CPTED Report, prepared by Ethos Urban, dated March 2019, shall be demonstrated on the architectural plans prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
CONTAMINATION		
B55	B55. The Applicant must ensure that following demolition of any existing buildings, roads, electricity substations and in-ground utilities, further investigation of soil contamination is undertaken within the footprint of those buildings, roads, electricity substations and in-ground utilities prior to undertaking any construction works. Details confirming compliance must be submitted to the Certifier prior to the commencement of any works.	Compliant
B56	B56. The Applicant must conduct additional site investigations and prepare an updated Remedial Action Plan to address any identified contamination with proper regard to the:	Compliant
	(a) NSW EPA Sampling Design Guidelines	Compliant
	(b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017	Compliant
	(c) Guidelines for Consultants Reporting on Contaminated Sites 2011	Compliant
	(d) National Environment Protection (Assessment of Site Contamination) Measure 2013 as amended	Compliant
	(e) other guidelines approved under section 105 of the Contaminated Land Management Act 1997.	Compliant
	Details confirming compliance must be submitted to the Certifier prior to the commencement of any construction works.	Compliant
B57	B57. A Section A Site Audit Statement and accompanying Site Audit report, certifying the site is suitable for the approved use, must be submitted to the Certifier prior to the commencement of any construction works.	Compliant
B58	B58. The Applicant must provide details of the proposed remediation and validation strategy to the accredited site auditor in a Works Plan and a Validation Sampling and Analysis Quality Plan for review by the site auditor prior to remediation works commencing. Details confirming compliance must be submitted to the Certifier prior to the commencement of any works.	Compliant
B59	B59. The Unexpected Contamination Finds Protocol (UFP) contained within Appendix A of the Remediation Action Plan dated March 2018 and prepared by DLA Environmental Services, shall be submitted to the Certifier. The UFP must be implemented for the duration of construction works.	Compliant
B60	B60. The applicant is required to engage a site Auditor accredited under the Contaminated Land Management Act 1997 to review the adequacy of the site investigations and required updated UFP, remedial works and management plans. Details confirming compliance must be submitted to the certifier prior to the commencement of Any works.	Compliant
B61	B61. The Applicant is to ensure that all reports prepared for the assessment of contamination must be prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) Scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme. Details confirming compliance must be submitted to the Certifier prior to the commencement of any works.	Compliant
NO OBSTRUCTION OF THE PUBLIC DOMAIN WITHOUT A WORKS PERMIT		
B62	B62. Prior to the issue of a Crown Building Works Certificate or a Subdivision Works Certificate for subdivision works, if required, the Applicant must obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances, unless in accordance with the Works Permit. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site.	Compliant
HAZARDOUS MATERIALS MANAGEMENT PLAN		
B63	B63. Prior to the commencement of works, a Hazardous Materials Management Plan (HMMP) prepared by a suitably qualified person, shall be submitted to the Certifier. The HMMP must be prepared in consultation with the EPA and SafeWork NSW. The HMMP must:	Compliant
	g) ensure the development complies with the NSW Occupational Health and Safety Regulation 2001 and Part 7 of the Protection of the Environment Operations (Waste) Regulation 2014;	Compliant
	h) be consistent with Safe Work Australia's codes of practice How to Safely Remove Asbestos 2011 and How to Manage and Control Asbestos in the Workplace 2011;	Compliant
	i) identify any known or potential areas of concern on site for hazardous and asbestos containing materials;	Compliant
	j) outline the procedures for identification, handling and disposal of hazardous materials;	Compliant
	k) include an Asbestos Management Plan;	Compliant
	l) ensure that all hazardous materials would be handled and disposed of by suitably qualified and licensed experts in accordance with the relevant guidelines and legislation;	Compliant
	m) ensure an induction process is in place for site workers and visitors regarding the identification of hazardous and asbestos containing materials and the formal procedures to be followed if such materials are identified on site;	Compliant
	n) include a suitable airborne asbestos fibre monitoring program for all asbestos removal works areas; and	Compliant
	o) outline the procedures for validation and inspection following the completion of asbestos removal works and issuing of asbestos clearance certificates.	Compliant

	Prior to the commencement of works, a copy of the HMMP must be submitted to the EPA, SafeWork NSW and the Planning Secretary.	Compliant
B64	B64. The Applicant shall comply with any notification requirements to SafeWork NSW concerning the handling and removal of any asbestos.	Compliant
B65	B65. Prior to the commencement of any work, the Applicant is required to satisfy the requirements of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> with particular reference to Part 7 'asbestos wastes'.	Compliant
BASIX CERTIFICATION		
B66	B66. The development must be implemented and all BASIX commitments thereafter maintained in accordance with:	Not Triggered
	(a) Building A1: BASIX Certificate No. 893728M_02	Not Triggered
	(b) Building C1.1-C1.4: BASIX Certificate No. 919971M_02	Not Triggered
	(c) Building C1.5: BASIX Certificate No. 896458M_02	Not Triggered
	An updated certificate must be issued if amendments are made.	Not Triggered
	The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Crown Building Works Certificate plans for each building.	Not Triggered
SYDNEY WATER REQUIREMENTS		
B67	B67. An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the <i>Sydney Water Act 1994</i> (Compliance Certificate) prior to the issue of any Crown Building Works Certificate for each building.	Compliant
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS		
B68	B68. The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Plans demonstrating compliance with this condition shall be submitted to the Certifier prior to the commencement of the relevant works.	Not Triggered
B69	B69. All taps and shower heads to have 4 Star Wels Rating	Not Triggered
B70	B70. New Urinal Suites, urinals and flushing control mechanisms installed as part of the approved works must demonstrate a 4 Star Wels rating	Not Triggered
B71	B71. Systems must include smart flushing to reduce unnecessary flushing	Not Triggered
SANITARY FACILITIES FOR DISABLED PERSONS		
B72	B72. The applicant shall ensure the provision of sanitary facilities for disabled persons, complies with Section F2.4 of the BCA. Plans demonstrating compliance with this condition shall be submitted to the Certifier prior to the commencement of the relevant works	Not Triggered
ADAPTABLE HOUSING		
B73	B73. Prior to issue of the relevant Crown Building Works Certificate for each building, the Certifier is to ensure that the overall development been designed to accommodate a minimum of 5% adaptable residential apartments/dwellings (excluding social dwellings) and that the requirements are referenced on the relevant Crown Building Works Certificate drawings. In addition, information shall be provided confirming:	Not Triggered
	(a) the required number of units are able to be adapted for people with a disability in accordance with the BCA; and	Not Triggered
	(b) compliance with <i>Australian Standard AS4299 – Adaptable Housing</i> .	Not Triggered
ACCESS FOR PEOPLE WITH DISABILITIES		
B74	B74. Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of the relevant works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	Not Triggered
MECHANICAL VENTILATION		
B75	B75. All mechanical ventilation systems shall be installed in accordance with the BCA and shall comply with Australian Standards AS1668.2 and AS3666 – Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the buildings and to ensure environment protection. Details shall be submitted to the Certifier prior to the commencement of relevant works.	Not Triggered
CHILDCARE CENTRE CAR PARKING		
B76	B76. All car parking for the childcare centre within Building A1 is to be provided within the basement car park. No on-street parking for drop-off/pick-up is to be provided. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.	Not Triggered
NUMBER OF CAR PARKING SPACES		
B77	B77. A maximum of 208 residential car parking spaces and 13 visitor car parking spaces and a minimum of 12 childcare centre car parking spaces are to be provided for Building A1. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.	Not Triggered
B78	B78. A maximum of 328 residential car parking spaces, 15 visitor car parking spaces and three staff car parking spaces are to be provided for Building C1. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.	Not Triggered
B79	B79. B79 – A Minimum of 12 car share spaces in association with Stage 1	Not Triggered
LAYOUT OF CAR PARKING AREAS		
B80	B80. The layout of the proposed car parking areas within each building (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) must be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.	Not Triggered
	Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.	Not Triggered
NUMBER OF BICYCLE PARKING SPACES		
B81	B81. The minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the bicycle parking numbers must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.	Not Triggered
	Bicycle parking allocation: Building A1	Not Triggered
	Residential	Not Triggered
	Visitors	Not Triggered
	Bicycle parking allocation: Building C1	Not Triggered
	Residential	Not Triggered
	Visitors	Not Triggered
FACILITIES FOR CYCLISTS		
B82	B82. The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of <i>Australian Standard AS 2890.3 – 2015</i> . Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
WASTE STORAGE ROOMS		
B83	B83. The waste storage rooms within each building shall be constructed to comply with all the relevant provisions of Council's <i>Development Control Plan 2014</i> , including:	Not Triggered
	(a) the size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types and bulky materials;	Not Triggered
	(b) the floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;	Not Triggered
	(c) the walls being cement rendered to a smooth, even surface and coved at all intersections;	Not Triggered
	(d) cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet;	Not Triggered
	(e) the room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.	Not Triggered
	Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
GARBAGE CHUTES		
B84	B84. All garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the Department of Environment and Climate Change <i>Better Practice Guide for Waste Management in Multi-Unit Dwellings</i> .	Not Triggered
	Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
GROUNDWATER DESIGN		
B85	B85. The design and construction of each building must consider potential seepage inflow after the completion of construction.	Not Triggered
B86	B86. Sufficient permanent drainage shall be provided beneath and around the outside of the basement to ensure that natural groundwater flow is not impeded, and:	Not Triggered
	(a) any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure	Not Triggered
	(b) any elevated water table is more than 1 m below the natural ground surface existent at the location immediately prior to the construction of the structure	Not Triggered
	(c) where the habitable, accessible or occupiable part of the structure (not being footings or foundations) is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.	Not Triggered
	Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
	The methods and the materials used for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater beneath the site. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
B87	B87. The method of disposal of pumped water shall be nominated (i.e. reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided in a report to be provided to NRAR with the application for the authorisation. The disposal of any contaminated pumped groundwater (sometimes called "tailwater") must comply with the provisions of the <i>Protection of the Environment Operations Act 1997</i> and any requirements of the relevant controlling authority.	Not Triggered
	Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered

B88	B88. Contaminated groundwater—i.e. constituent concentrations above appropriate National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013) thresholds—shall not be re-injected into any geological formation. The re-injection system design, if proposed, and treatment methods to remove contaminants shall be nominated and included in a report to be provided to NRAR with the application for the authorisation. The quality of any pumped water that is to be re-injected must be demonstrated to be compatible with, or improve, the intrinsic or ambient groundwater in the vicinity of the re-injection site.	Not Triggered
	Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	Not Triggered
BIODIVERSITY		
B89	B89. In accordance with the NSW Biodiversity Offsets Policy for Major Projects and the Commonwealth <i>Environmental Protection and Biodiversity Conservation Act 1999</i> Environmental Offsets Policy, a total of 16 ecosystem credits must be retired prior to the commencement of any vegetation clearing. Details confirming compliance must be provided to the Certifier and Planning Secretary.	Compliant
PUBLIC DOMAIN		
B90	B90. All public domain areas are subject to the standards and requirements of Council's DCP 2014 Part 4.5 <i>Macquarie Park Corridor</i> , and Council's <i>Public Domain Technical Manual (PDTM) Section 6 – Macquarie Park Corridor</i> . In the event of any inconsistency, the approved Landscape Plans are to prevail. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building or Subdivision Works Certificate for subdivision works.	Compliant
ROADS		
B91	B91. From Chainage 123.575 (approx) to the commencement of the proposed bridge, Main Street shall be a minimum of 21 m wide. The pavement of the footway and the elements of the road shall be designed according to the requirements of Council's <i>Public Domain Technical Manual, Section 6 – Macquarie Park Corridor</i> and Council's technical standards and specifications. In the event of any inconsistency, the approved Landscape Plans are to prevail. Main Street shall typically comprise 2 x 3.5 m wide travelling lanes, 2 x 2.5 m parking lanes and a 4.5 m wide zone on both sides of the street for footpath, lighting and landscaping. The intermittent location of parking bays will result in verge widths increasing where parking bays are not provided – in these locations, the overall carriageway width of 21m is to be maintained.	Compliant
	From the intersection of Main Street with Herring Road, through to Chainage 123.575 (approx), variable carriage way width and road configuration is acceptable in order to meet requirements of TNSW (RMS) proposed signalised intersection upgrade.	Compliant
	Throughout the length of the proposed bridge, Main Street shall be a minimum of 14m wide and typically comprise of 2 x 3.5m wide travelling lanes, 2.5m wide verge on the southern side and 4.5m wide verge on the northern side.	Compliant
	The portion of Main Street through Lot 1 DP 859537 (beyond the bridge) shall be a minimum of 10.5m wide. In this location, Main Street shall typically comprise 2x3.5m wide travelling lanes, 2.5m verge on the southern side and 1.0m verge on the northern side. Footpath, lighting and landscaping is to be provided on the southern side only.	Compliant
	Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	Compliant
B92	B92. The Neighbourhood streets shall be a minimum of 14.5 m wide and the elements of the roads shall be designed according to the requirements of Council's <i>Public Domain Technical Manual, Section 6 – Macquarie Park Corridor</i> and Council's technical standards and specifications. In the event of any inconsistency, the approved Landscape Plans are to prevail. The streets shall comprise 2 x 3 m wide travelling lanes, 1 x 2.5 m wide parking lane and a 3 m wide zone on both sides of the street for footpaths, lighting and landscaping. The intermittent location of parking bays will result in verge widths increasing where parking bays are not provided – in these locations, the overall carriageway width of 14.5m is to be maintained. A threshold treatment shall be introduced in the road pavement to delineate between the public road and private access roads.	Compliant
	The intermittent location of parking bays will result in verge widths increasing where parking bays are not provided. In these locations, the overall carriageway width of 14.5 m is to be maintained.	Compliant
	Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	Compliant
STORMWATER		
B93	B93. The trunk drainage system will need to be implemented at the initial stage of works to provide a trunk drainage system to service the development in the upper reaches of the site. The implementation of the trunk drainage infrastructure which is to be dedicated to Council under public roads, will require conceptual road alignment plans to ensure the nominated levels of these services are consistent with the satisfactory road levels.	Compliant
	Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	Compliant
B94	B94. The drainage system in Public Roads that will be dedicated to Council must be designed in accordance with Council's DCP 2014 Part 8.2 – Stormwater and Floodplain Management Technical Manual, NSW Floodplain Management Manual (2005), Australian Rainfall and Runoff 1987 and any other relevant Australian Standards.	Compliant
	Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	Compliant
B95	B95. All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of Council's DCP 2014 Part 8.2, Australian Rainfall and Runoff (ARR) 1987, NSW Floodplain Development Manual 2005 and any other relevant Australian Standards.	Compliant
	Detailed design plans, calculations and other supporting documentations prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) must be submitted to, and approved by the certifier.	Compliant
	The detailed design documentations shall be generally in accordance with the Concept Stormwater Plan Drawing 300001(1)-EX-001, Version C, prepared by ADW Johnson, dated 4 October 2018, subject to any amendments	Compliant
	warranted by Council's City Works Directorate as a result of the review and approval of the design plans.	Compliant
	Detailed design documentation for the Water Sensitive Urban Design (WSUD) components shall be prepared by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent accredited certifier, experienced in WSUD. The documentation shall be submitted to the certifier approval prior to the commencement of the relevant works.	Compliant
B96	All temporary stormwater works must be designed and undertaken in accordance with the relevant aspects of the Council's DCP 2014 Part 8.2, Australian Rainfall and Runoff (ARR) 2019, NSW Floodplain Development Manual 2005 and any other relevant Australian Standards.	Compliant
	Detailed design plans of the temporary works stormwater design, calculations and other supporting documentations prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) must be submitted to, and approved by, the Certifier prior to the commencement of the relevant works. A copy of the approved plans and documentation must be provided to Council prior to the commencement of the relevant works.	Compliant
	The detailed design of temporary works drainage shall be subject to any amendments warranted by Council's City Works Directorate as a result of the review and approval of the temporary works design plans.	Compliant
	To ensure satisfactory performance of the excavation, laying of pipes, back filling, disposal of excess soil and restoration including new kerb and outer works, the Applicant must maintain all trunk drainage works until dedication to Council.	Compliant
	A bond in the form of a cash deposit or Bank Guarantee of \$200,000 shall be lodged with Council prior to the issue of any Crown Building Works Certificate to guarantee this requirement will be met. The bond will be released on dedication to Council.	Compliant
B97	B97. Electronic copies of the input and output files of the design software used shall be submitted to Council in a form compatible with Council's computer software along with the plan and a hard copy of the input and output data prior to the issue of any Subdivision Certificate.	Compliant
B98	B98 Any temporary bunding and water diversions should be designed by an appropriately qualified Civil Engineer (registered on the NER of Engineers Australia), or equivalent. The bunding and diversions shall be monitored, especially at the onset of a storm event and measures put in place to remove or modify the structures (without compromising work health and safety standards) so that adjoining properties are not exposed to any greater flood impact.	Compliant
	Details demonstrating compliance must be submitted to the Certifier prior to the commencement of any works.	Compliant
B99	B99. To ensure Council's stormwater infrastructures are adequately protected, a pre-construction CCTV report on the existing stormwater pipeline and the existing kerb lintel pit through Lot 1 DP 859537 is to be submitted to Council and the Certifier prior to the commencement of any works.	Compliant
B100	B100. An electronic closed-circuit television report (track mounted CCTV camera footage) prepared by an accredited operator that assesses the condition of the existing drainage line adjacent to the site is required including Herring Road immediately adjacent to the site and Lyonpark Road immediately adjacent to the site. This report shall include the date of CCTV inspection and shall be submitted to Council's City Works Directorate for approval prior to commencement of any works.	Compliant
	The Applicant shall contact Council's Stormwater and Catchments section to obtain a map of Council's existing Stormwater network in the vicinity prior to conducting the CCTV survey.	Compliant
B101	B101. Council maintenance access to the existing gross pollutant trap located at the rear of 2-4 Lyonpark Road, Macquarie Park, within Shrimptons Creek, must be maintained until works are completed as part of Stage 1. A plan and letter confirming the location and permission for Council to access the site shall be provided to Council's City Works Directorate and the Certifier prior to the commencement of any works. The maintenance access shall remain open for all stages of the development.	Compliant
FLOODING		
B102	B102. The Applicant shall provide a copy of the hydrological and hydraulic models (including TUFLOW) used to prepare the relevant flood impact assessment and stormwater design reports for the development within the flood affected areas to Council prior to the issue of any Subdivision Works Certificate.	Compliant
BRIDGE – DETAILED DESIGN		
B103	B103. Detailed design plans, calculations and other supporting documentations prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia) must be submitted to the certifier, to the issue of any Subdivision Works Certificate for the bridge to be built across Shrimptons Creek connecting the proposed development to Lyonpark Road. The details shall include, but not limited to, the following:	Not Triggered
	(a) the minimum overall width of the bridge is to be 14 m	Not Triggered
	(b) the provision of a suitable guardrail along both edges of the bridging structure that complies with Section 2.4.5.3 of AS2890.1-2004 and RMS requirements	Not Triggered
	(c) provide the minimum height of the trafficable, including vehicle and pedestrian, areas of the bridge. From a stormwater perspective, the report shall clearly demonstrate the impact of the proposed bridge, including but not limited to abutments, piers, wing walls etc.	Not Triggered
	(d) maintain the height of the lowest structural element of the bridge at the 1% AEP (100-year ARI) flood level + 500 mm freeboard as a minimum	Not Triggered
	(e) the report shall assess the impact of embankment works on both north-western and north-eastern sides of the bridge on the proposed approach roads and the surrounding properties to ensure any adverse impact from ponding of water (if any) is alleviated	Not Triggered
	(f) concept drawings, correspondence and approvals from utility authorities shall be provided to Council with regards to any utility services that will need to be installed in the proposed bridge	Not Triggered

	(g) scour protection shall be provided for the bridge piers, abutment and constricted creek waterway and riparian corridor for events up to the 2% AEP (50-year ARI). Provision for appropriate plant access to the bridge for maintenance, including for repair and replacement of the scour protection, shall be provided.	Not Triggered
	The Applicant shall provide an independent review of the proposed bridge and associated structures. A copy of the plans and documentation must be provided to the Certifier prior to the commencement of the relevant works.	Not Triggered
	A copy of the approved plans, documentation and independent review, demonstrating compliance with the above, must be provided to the Certifier prior to the commencement of the relevant works.	Not Triggered
	PEDESTRIAN BRIDGE - DETAILED DESIGN AND FLOODING	
B104	Detailed design plans, calculations and other supporting documentations prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia) must be submitted to the Planning Secretary for approval prior to the issue of any Subdivision Works Certificate for the pedestrian bridge to be built across Shrimptons Creek below the road bridge. The design must be supported by detailed flood modelling, prepared by a suitably qualified Engineer, demonstrating the potential flood impacts of the pedestrian bridge and any potential flood hazard to pedestrians using the bridge.	Not Triggered
	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 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz)</i> for low probability of adverse comment; and these limits apply unless otherwise outlined in the CEMP .	Not Triggered
	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
	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.	Compliant
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.	Compliant
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.	Compliant
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.	Compliant
	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 CWMP referred to in Condition B44 , the Applicant must ensure that:	Compliant

	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; b) stockpiles of material are constructed and maintained to prevent cross contamination; and suitable erosion and sediment controls are in place for stockpiles.	Compliant 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; 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; 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; 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; 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; f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays; g) gates shall be closed between vehicle movements and shall be fitted with shade cloth; and h) cleaning of footpaths and roadways shall be carried out regularly.	Compliant Compliant Compliant Compliant Compliant Compliant Compliant 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; (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 (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 Compliant Compliant
	WORKS ON WATERFRONT LAND	
C40	All works on waterfront land must be carried out in accordance with the Guidelines for Controlled Activities (2019).	Compliant
	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.	Compliant
	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. 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. (a) Upon excavation of trenches as per the approved drainage drawings. (b) Upon installation of pit reinforcement but prior to concrete pour for cast in-situ pits. (c) Upon installation of pipes and other drainage structures prior to backfilling. (d) Upon backfilling of excavated areas and prior to the construction of the final pavement surface. (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. (f) Any stormwater pit with a depth greater than 2.5 metres shall be certified by a suitably qualified Structural Engineer.	Compliant Compliant Compliant Compliant Compliant Compliant
C47	For the purpose of any handover of the trunk drainage assets to Council, a final inspection shall be conducted in conjunction with the Certifier and Council's Engineer from the City Works Directorate following the completion of the trunk drainage works. Defects found at such inspection shall be rectified by the Applicant prior to the Certifier issuing the Compliance Certificate for the trunk drainage works.	Compliant
C48	Water quality targets in accordance with Council's DCP 2014 Part 8.2 and all relevant guidelines must be maintained throughout all construction phases. Testing shall be carried out at a frequency of no less than every three (3) months and inspections and certification shall be undertaken by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent. Certifications demonstrating compliance shall be submitted to the Certifier.	Compliant
C49	During construction, the following measures should be incorporated with direction from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia) or equivalent: (a) construction equipment, materials, stockpile, access roads and work platforms should not be sited within floodways where the distribution of flood flows will be significantly altered and increase flood impacts on adjoining properties (b) hazardous material should be sited so that the risk of such material entering a watercourse during a flood event is minimised	Compliant 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
	PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE	
	GFA AND HEIGHT CERTIFICATION	
D1	A Registered Surveyor is to certify that the GFA of Building A1 does not exceed 21,580 m ² and the height of the building does not exceed RL 138.3 m AHD. Details shall be provided to the Certifier demonstrating compliance with this condition prior to the occupation or use of Building A1.	Not Triggered
D2	A Registered Surveyor is to certify that the GFA Building C1 does not exceed 33,596 m ² and the height of the building does not exceed RL 124.95 m AHD to the top of the north-western tower, RL 121.95 m AHD to the top of the south-eastern tower, and RL 69.9 m AHD to the top of the three storey townhouses. Details shall be provided to the Certifier demonstrating compliance with this condition prior to the occupation or use of Building C1.	Not Triggered
	SOCIAL HOUSING	
D3	A minimum of 259 apartments within Building C1 must be provided as social housing. Details demonstrating compliance must be submitted to the Certifier prior to the occupation or use Building C1.	Not Triggered
	EXTERNAL WALLS AND CLADDING FLAMMABILITY	
D4	Prior to the occupation or use of each building, evidence shall be submitted to the Certifier demonstrating all external walls of the building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of Condition B14 .	Not Triggered
	CONTAMINATION	
D5	The recommendations of the Remedial Action Plan (Condition B56) are to be implemented, including provision of a Section A Site Audit Statement, issued by an EPA accredited site auditor, to the Certifier at the completion of remediation and validation works, certifying suitability of that part of the site requiring remediation as identified in the Remedial Action Plan for the approved use.	Compliant
D6	On completion of remediation work and prior to any occupation, the relevant requirements of clauses 17 and 18 of SEPP 55 – Remediation of Land, being notification to Council, shall be complied with. Groundwater is not to be abstracted from the site for beneficial use.	Compliant
	PROTECTION OF PUBLIC INFRASTRUCTURE	
D7	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Compliant
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Compliant
	TREE PLANTING	
D8	Prior to the occupation or use of each building, evidence shall be submitted to the Certifier demonstrating compliance with the required tree planting (Conditions B30 and B31).	Compliant
	COMMUNITY BUS SERVICE	
D9	A free community bus service for residents and employees within the site, must be provided, operated and funded by the Applicant to connect the site with Macquarie Park employment zones, Macquarie Shopping Centre and Macquarie Park Station during the weekday morning and evening peak hours. The bus service must commence operation prior to any occupation/commencement of use of Building C1. Details of the bus service must be prepared in consultation with Council and approved by TfNSW, prior to any occupation/commencement of use of Building C1.	Compliant
	REPAIR OF DAMAGE (ROADS AND PUBLIC DOMAIN)	
D10	All public footways, paving, sub-surface infrastructure, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles.	Compliant
	PUBLIC DOMAIN WORKS	
D11	All public domain works and landscaping/tree planting are to be completed in accordance with the approved plans prior to the occupation or use of each building.	Compliant
	ENVIRONMENTAL PERFORMANCE	
D12	Prior to the occupation or use of each building, the Applicant shall implement the commitments outlined in:	Compliant
	(a) Building A1: BASIX Certificate No. 893728M_02	Compliant
	(b) Building C1.1-C1.4: BASIX Certificate No. 919971M_02	Compliant
	(c) Building C1.5: BASIX Certificate No. 896458M_02.	Compliant
	ECOLOGICALLY SUSTAINABLE DEVELOPMENT	
D13	Prior to the occupation or use of each building, evidence shall be submitted to the Certifier demonstrating compliance with the recommendations and principles highlighted within the Ivanhoe Sustainability Strategy Stage 1, prepared by Frasers Property, dated August 2018.	Not Triggered
	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	
D14	Prior to the occupation or use of each building, evidence shall be submitted to the Certifier demonstrating consultation with NSW Police with regards to the location and coverage of CCTV surveillance, lighting, mailbox security, bicycle security and general crime and safety prevention for the development and compliance with Condition B54 .	Not Triggered
	WIND MITIGATION MEASURES	
D15	Prior to the occupation or use of each building, evidence shall be submitted to the Certifier demonstrating compliance with all wind mitigation recommendations of the Qualitative Wind Assessment, prepared by CPP, dated November 2018.	Not Triggered
	FIRE SAFETY CERTIFICATION	
D16	Prior to the occupation or use of each building, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and be prominently displayed in each building.	Not Triggered
	CAR PARKING, BICYCLE AND FACILITIES FOR CYCLISTS' CERTIFICATION	
D17	Prior to the occupation or use of each building, details shall be provided to the Certifier demonstrating compliance with the approved number of car parking and bicycle spaces required under Conditions B77, B78, B79 and B81 , and facilities for cyclists required under Condition B82 .	Not Triggered
	STRUCTURAL INSPECTION CERTIFICATE	
D18	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier prior to the occupation or use of each building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the Department and Council after:	Not Triggered
	a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Not Triggered
	b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Not Triggered
	POST CONSTRUCTION DILAPIDATION REPORT	
D19	Prior to the occupation or use of each building:	Not Triggered
	a) the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report. This report must ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.	Not Triggered
	b) the report is to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifier must:	Not Triggered
	c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions;	Not Triggered
	d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads;	Not Triggered
	e) a copy of this report is to be forwarded to the Certifier, the Planning Secretary and each of the affected property owners.	Not Triggered
	WASTE STORAGE AREAS	
D20	Prior to the occupation or use of each building, a final inspection of the waste storage areas and facilities must be undertaken by a member of Council's Waste Team. This is to ensure compliance with Council's design specifications and that necessary arrangements are in place for domestic waste collection by Council.	Not Triggered
D21	Signage to encourage correct recycling and reduce contamination is required within shared waste rooms / bin storage areas. Standard signage is available through Council.	Not Triggered
	ACOUSTIC COMPLIANCE	
D22	Prior to the occupation or use of each building, evidence shall be submitted to the Certifier demonstrating compliance with all noise mitigation measures required under Condition B33 .	Not Triggered
	GREEN TRAVEL PLAN	

D23	Prior to the occupation or use of any building, a detailed Green Travel Plan (GTP) prepared by a suitably qualified person, shall be endorsed by TINSW and submitted to the Certifier. The GTP is to be prepared outlining practical measures and initiatives to ensure that the approved development encourages greater use of sustainable modes of transport.	Not Triggered
TRAVEL ACCESS GUIDE		
D24	Prior to the occupation or use of each building, a Travel Access Guide (TAG), must be prepared by a suitably qualified person and provided to satisfaction of the PCA. The TAG must contain measures to promote public transport use, cycling and walking.	Not Triggered
DEDICATION OF BOUNDARY REALIGNMENT		
D25	Any boundary realignment to facilitate a footway resulting from road widening works on Epping Road or Herring Road must be dedicated as road to TINSW at a cost agreed with TINSW.	Compliant
MECHANICAL VENTILATION		
D26	Prior to the occupation or use of each building, the Applicant shall provide evidence to the Certifier, prior to the use of each building, that the installation and performance of any new mechanical systems complies with:	Not Triggered
	a) the Building Code of Australia;	Not Triggered
	b) Australian Standard AS1668 and other relevant codes;	Not Triggered
	c) the development consent and any relevant modifications; and	Not Triggered
	d) any dispensation granted by the Fire and Rescue NSW.	Not Triggered
WATER AUTHORITY COMPLIANCE		
D27	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the PCA prior to the commencement of use for each building.	Not Triggered
UTILITY PROVIDERS		
D28	Prior to the occupation or use of each building, written advice or certification shall be obtained from the relevant water supply authority, wastewater disposal authority, 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.	Not Triggered
NUMBERING		
D29	Prior to the occupation or use of each building, street numbers and the building name must be clearly displayed at either end of the ground level frontage of each building. If new street numbers or a change to street numbers is required, a separate application must be made to the relevant authority.	Not Triggered
STORMWATER		
D30	The trunk drainage system servicing the new Roads No.1, No.2, No.3 and any proposed pedestrian links shall be maintained by the Developer until any dedication is provided to Council via the registration of Council Easements.	
D31	Prior to the occupation or use, Works-As-Executed Drawings prepared by a registered surveyor for all new trunk drainage works shall be submitted to Council's Stormwater Engineer. The Works-As-Executed Drawings shall be accompanied by a certificate from a suitably qualified stormwater engineer (registered on the NER of Engineers Australia), or equivalent, certifying the drawings are a true and accurate representation of the constructed works.	Compliant
D32	To ensure Council's existing and new stormwater infrastructures are adequately protected, there are no damages and the construction has been completed and is fit for purpose, a post-construction CCTV report on Council's existing stormwater drainage pipeline and all new trunk drainage works through the proposed development site and to the downstream discharge point is to be submitted to Council accompanied by a certificate from a suitably qualified stormwater engineer (registered on the NER of Engineers Australia) or equivalent.	Compliant
D33	An electronic closed-circuit television report (track mounted CCTV camera footage) prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation) that assesses the condition of the existing drainage line adjacent to the site is required. The report is to be dated and submitted to the Certifier and Council's City Works Directorate, prior to occupation or use. The report shall be used by Council to compare with the pre-construction CCTV footage report, and to assess whether any rectification works will be required to Council's satisfaction at no cost to Council. The Applicant shall contact Council's Stormwater and Catchments section to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.	Compliant
D34	Existing Council easements within the site which will not convey runoff from an upstream catchment, public park, public road reserve or other public owned land shall be released. Council requires a certificate to be prepared by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, confirming that the existing Council drainage easement is redundant and can be extinguished. The release of the easement shall be registered and a registered copy of the document shall be submitted to the Certifier and Council prior to the occupation or use of the final stage of the Development.	Not Triggered
D35	Easements in favour of Council shall be created over all existing and new pipes or channels that convey runoff from a public park, public road reserve or other public owned land and traversing any future lots. This shall include overland flow paths for conveying surface runoff. The easement shall be for the purpose of Council constructing and maintaining stormwater drainage structures. The easement must be centrally located over the pipeline. The wording of the easement shall be submitted to, and approved by, Council's City Works Directorate prior to lodgement at NSW Land Registry. The easement shall be registered and a registered copy of the document shall be submitted to Council prior to the occupation or use of the final stage of the Development.	Not Triggered
D36	Following completion of the final stage of the drainage and associated works and prior to the issue of any Occupation Certificate, the Applicant shall submit all certifications from the Supervising Engineer for each hold point inspection required for the drainage works, as outlined in the condition for "Stormwater – Trunk Drainage Works – Hold Points during Construction" to Council's City Works Directorate. The certificates shall contain photographs of the completed works and commentary of the inspected works, including any deficiencies and rectifications that were undertaken.	Compliant
D37	An Operational Management and Maintenance Report is to be submitted to the Certifier and Council's City Works Directorate prior to the occupation or use of the final stage of the Development. The report shall provide an outline of the proposed long-term operational management and maintenance requirements of the stormwater quality management system on the site. A schedule or timetable for the proposed regular inspection and monitoring of the devices, maintenance techniques, reporting and record keeping requirements and associated rectification procedure shall be included in the report and shall be issued to the Certifier.	Not Triggered
FLOODING		
D38	A Detailed Flood Emergency Response Plan (FERP) is to be developed for all relevant buildings within the Ivanhoe Estate. The FERP shall consider floods up to and including the Probable Maximum Flood (PMF). Implementation and maintenance of the FERP shall be the responsibility of the relevant owner's corporation and relevant building management. All owners and tenants of the building must be made aware of the FERP. Details of the FERP prepared by a qualified Engineer are to be submitted to Council prior to the occupation or use of each building.	Not triggered
D39	The Applicant shall comply with the flood recommendations provided in the Flood Impact Assessment prepared by WBM BMT Ref no. L S20319.03.Rev4.Flood Impact, dated June 2018. A certificate from a suitably qualified Drainage Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Certifier confirming compliance with these recommendations prior to the occupation or use of each building.	Not triggered
D40	A certificate from a suitably qualified Chartered Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be provided to the Certifier, prior to the occupation or use of each relevant building, confirming the building structures are able to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event.	Not triggered
D41	A certificate from a suitably qualified Chartered Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be provided to the Certifier, prior to the commencement of use of the bridge, confirming that all bridge structures are able to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event. The bridge structural design shall include serviceability allowances for bridge scour of the piers, abutments and embankments for ultimate limit states design for events up to the 0.05% AEP (2000-year ARI) storm event.	Not triggered
ROADS		
D42	Prior to the commencement of use of each road, the Applicant shall provide Council's City Works & Infrastructure Directorate engineering plans prepared by suitably qualified Engineer, registered on the NER of Engineers Australia, providing details of the new roads, including the smooth connections to existing infrastructure along Herring Road and Lyonpark Road. Pavement testing and design shall be carried out in accordance with Council's Road Pavement Guidelines, specifically conforming to the following:	
	b) sampling, testing and evaluation of pavement materials;	Compliant
	c) pavement design and performance requirements; and	Compliant
	d) placing and compaction of the materials in the construction of the pavement.	Compliant
TELECOMMUNICATION AND UTILITY SERVICES		
D43	Prior to the commencement of use of each road, all telecommunication and utility services are to be placed underground along the new roads and servicing the proposed bridge. The relocation/adjustment of all public utility services affected by the proposed works shall be clearly indicated in the proposed design. Written approval or design certification from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.	Compliant
STREET LIGHTING		
D44	Prior to the commencement of use of each road, street lighting shall be provided along all new roads and pedestrian links in accordance with Council's Public Domain Technical Manual Section 6 – Macquarie Park Corridor. Reference shall also be made to Council's Street Lighting Schema for Macquarie Park and Design Guide for Council-owned Street Lighting, design template and checklist.	Compliant
DESIGN OF PUBLIC DOMAIN AND PUBLIC INFRASTRUCTURE WORKS		
D45	Details confirming all public domain works have been designed and constructed in accordance with Council's DCP 2014 Part 4.5 Macquarie Park Corridor, Part 8.5 - Public Civil Works, and Part 8.2 - Stormwater Management, and the Public Domain Technical Manual Section 6 – Macquarie Park Corridor, must be provided to Council and the Certifier prior to the commencement of use of each road.	Compliant
HIGH PEDESTRIAN ACTIVITY AREA		

D46	Prior to the commencement of use of Main Street, including the link to Lyonpark Road, the Applicant is to undertake necessary actions to obtain approval from TNSW (RMS) for the implementation of a 40 km/h High Pedestrian Activity Area zone throughout the Ivanhoe Estate to ensure maximum safety for all road user types. Exact locations must be confirmed with Council during the detailed road design stage. Should TNSW (RMS) not support the implementation of a 40 km/h zone, the speed limit for Main Street will be determined by TNSW (RMS).	Compliant
BUS STOPS AND SHELTERS		
D47	Prior to the commencement of any bus services utilising Main Street, the Applicant shall provide details of any proposed bus stops and provide illuminated bus shelters to meet Disability Discrimination Act standards. Bus stops and bus shelters shall be provided at no cost to Council.	Compliant
POSITIVE COVENANT FOR WASTE COLLECTION		
D48	Where it is necessary for waste collection vehicles to enter either building to service the waste containers, a Positive Covenant must be created on each property title(s) pursuant to the relevant section of the Conveyancing Act (1919), ensuring that future owners provide and maintain the access driveway and loading bay accommodating waste collection services undertaken by Council. The terms of the instrument are to be generally in accordance with the standard terms (available from Council) and undertaken in accordance with the City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7. The terms of the covenant are to be to the satisfaction of Council prior to endorsement and are to be registered on the title prior to the occupation or use of each building. The application to Council for endorsement of the Positive Covenant must be accompanied by a Works-As-Executed plan ensuring there is adequate swept path and height clearances so as to accommodate Council waste vehicles.	Not Triggered
CREATION OF EASEMENTS		
D49	An easement entitling Council waste contractors to enter both buildings for the purposes of garbage collection must be granted to Council by the owner of the land. The easement terms are to be generally in accordance with the standard terms (available from Council) and undertaken in accordance with the City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7 and must include covenants to the effect that parties will not be liable for any damage caused to the property by reason of the operation of any vehicle or other equipment used in connection with the collection of garbage and to the effect that the owner of the land shall indemnify the Council, its agents and persons.	Not Triggered
REGISTRATION OF EASEMENTS		
D50	Prior to the occupation or use of each building, the Applicant shall provide to the Certifier evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Registry Services.	Not Triggered
UTILITIES		
D51	Each building is to be connected to all available services (water, electricity and telephone) prior to the occupation or use. Such connections, and any extension of services required to the development, are to be carried out at full cost to the Applicant.	Not Triggered
CONTAMINATION		
D52	A Section A1 Site Audit Statement – or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan (prepared by a NSW EPA-accredited Site Auditor) – certifying that the site is suitable for the proposed use, must be submitted to the Planning Secretary and the Certifier prior to use of the relevant buildings and infrastructure included in this consent.	Compliant
PART E POST OCCUPATION – DURING OPERATION		
LOADING AND UNLOADING		
E1	All loading and unloading operations associated with the site and approved buildings must be carried out within the confines of the site at all times and must not obstruct other properties/units or the public way.	Not Triggered
E2	At all times the driveway and loading/unloading area must be kept clear of goods and must not be used for storage purposes, including garbage storage.	Not Triggered
E3	All vehicles must enter and exit the site and approved buildings in a forward direction.	Not Triggered
E4	All vehicles are to be wholly contained on-site before being required to stop.	Not Triggered
NO OBSTRUCTION OF THE PUBLIC WAY		
E5	The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.	Not Triggered
ANNUAL FIRE SAFETY CERTIFICATE		
E6	The owner of the building shall certify to Council or the relevant authority every year that the essential services installed for the purposes of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.	Not Triggered
FIRE SAFETY CERTIFICATION		
E7	The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with Condition D16 of this consent.	Not Triggered
BUNDING		
E8	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 <i>Storing and Handling Liquids: Environmental Protection – Participants Handbook</i> .	Not Triggered
NOISE CONTROL – PLANT AND MACHINERY		
E9	Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:	Not Triggered
	(a) transmission of "offensive noise" as defined in the <i>Protection of the Environment Operations Act 1997</i> to any place of different occupancy;	Not Triggered
	(b) a sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and	Not Triggered
	(c) notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00 am.	Not Triggered
TRAVEL ACCESS GUIDE		
E10	The TAG, required by Condition D24 , must be displayed in all common areas throughout each building for residents. The TAG must be updated annually to reflect changes in services and the environment.	Not Triggered
WASTE MANAGEMENT		
E11	The measures contained in the Waste Management Plan, prepared by Elephants Foot Recycling Solutions, dated 17 October 2018, must be implemented to ensure the effective management of operational waste associated with the approved buildings. No waste materials are to be stored outside the buildings or approved waste storage areas at any time.	Not Triggered
E12	No waste materials are to be stored outside the buildings or approved waste storage areas at any time. All waste servicing instructions from Council must be complied with at all times, including any directives regarding the presentation of bins to a designated collection point and the maintenance of waste storage areas.	Not Triggered
E13	All waste generated onsite must be removed at regular intervals and no less frequent than once weekly for garbage and once fortnightly for recycling. The collection of waste and recycling must not cause nuisance or interfere with the amenity of the surrounding area. Garbage and recycling must not be placed on public property for collection without the formal approval of Council. Waste collection vehicles servicing the development are not permitted to reverse in or out of the site.	Not Triggered
EXTERNAL LIGHTING		
E14	All external lighting is to be inward facing and limited to pathways and communal areas.	Not Triggered
OUTDOOR LIGHTING		
E15	All new outdoor lighting shall operate in compliance with AS 1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting (Condition B38).	Not Triggered
USE OF COMMUNAL FACILITIES		
E16	The use of the communal facilities within each building is restricted to the residents of each building and their guests only.	Not Triggered
ANTI-GRAFFITI		
E17	Where possible all ground level surfaces are to be treated with anti-graffiti coating to minimise the potential of defacement. In addition, any graffiti evident on the exterior facades and visible from a public place is to be removed within 48 hours.	Not Triggered
PLAN OF MANAGEMENT FOR LANDSCAPE MAINTENANCE		
E18	Within six months of the issue of the Occupation of each building, a Plan of Management for the ongoing maintenance of landscaped areas within common communal areas is to be prepared and adopted by the Owners Corporation or owner of the building.	Not Triggered
REPLACEMENT TREE PLANTING		
E19	Replacement trees shall be maintained for a minimum of 12 months. Should any trees die during this maintenance period, they must be replaced with an identical or similar species and be of pot size consistent with the original pot size of the tree to be replaced.	Not Triggered
IMPLEMENTATION OF BIODIVERSITY MANAGEMENT PLAN		
E20	The Biodiversity Management Plan (including Vegetation Management Plan and Weed Management Plan) must be implemented in accordance with the approved Biodiversity Management Plan (Condition B47) .	Not Triggered
FLOOD WARNING SIGNAGE		
E21	Appropriate flood warning signage is to be installed and maintained for the pedestrian bridge (Condition B103).	Not Triggered
PART F PRIOR TO THE ISSUE OF SUBDIVISION CERTIFICATE/S		
REQUIREMENTS OF THE EP&A ACT		
F1	In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the EP&A Act in relation to the issue of a Subdivision Certificate. For the purpose of this approval, the issue of a Subdivision Certificate/s is restricted to the subdivision defined by Condition A2.	Not Triggered
SUBDIVISION CERTIFICATE		
F2	A Subdivision Certificate shall be obtained prior to the registration of a final subdivision plan with the Registrar-General at the NSW Land and Property Information.	Not Triggered
F3	Before granting any Subdivision Certificate for stratum subdivision, the Certifier must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with before a Subdivision Certificate may be issued in relation to the plan of subdivision.	Not Triggered
BUILDING MANAGEMENT STATEMENT		

F4	Prior to the occupation or use of any building that includes stratum subdivision of the stage, a Building Management Statement must be prepared in the approved form prescribed by Schedule 8A of the Conveyancing Act 1919 or a Strata Management Statement must be prepared in the approved form prescribed by Part 6 of the Strata Schemes Development Act 2015 and submitted to the Certifier. The Building Management Statement or Strata Management Statement (as applicable) is to apply to the development the subject of the stage as a 'united building'. The Building Management Statement or Strata Management Statement (as applicable) must include details of the following:	Not Triggered
	a) the use, operation and arrangements for the supply of services, maintenance and upgrading of infrastructure of each stratum lot within the subdivision	Not Triggered
	b) the ongoing maintenance, upgrading, redevelopment and structural adequacy of each stratum lot within the subdivision	Not Triggered
	c) any other matters which the Certifier considers relevant and pertinent to the issue of a Subdivision Certificate.	Not Triggered
CREATION OF EASEMENTS		
F5	Easements for services, drainage, support and shelter, use of plant, equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over the appropriate lots in the subdivision pursuant to Section 88B of the Conveyancing Act 1919.	Not Triggered
REGISTRATION OF EASEMENTS		
F6	Prior to the issue of the final Subdivision Certificate, the Applicant shall provide to the Certifier evidence that all matters required to be registered on title, including easements noted on the draft subdivision plans listed in Part A, approvals and other consents have been lodged for registration or registered at the NSW Land Registry Services.	Not Triggered
ENCROACHING AND/OR SHARED SERVICES		
F7	Any pipes, service lines or the like servicing each lot shall be contained within their respective lots or, if service lines encroach upon adjoining lots within the subdivision, or are shared by more than one lot, appropriate easements must be created, pursuant to Section 88B of the Conveyancing Act 1919, over the service lines where any such encroachment occurs.	Not Triggered
ACCESS EASEMENT – GROUND LEVEL		
F8	Prior to, or upon, the registration of each stratum plan for the site, appropriate ground level access easement/s are to be created to provide access to each building from the public domain for each respective building owner/s, tenant/s and visitors, as relevant to the stratum lot/s the subject of the stratum plan to the satisfaction of the Certifier. Each easement is to address construction staging, including any restrictions to access as a result of the construction activities, including erecting hoardings.	Not Triggered
F9	Suitable easements for access or rights-of-way benefiting the public are to be created over the public domain areas of the residual lot at each stage in the stratum subdivision to ensure public access to the public domain areas. The rights of public access are to be triggered by an occupation certificate for the relevant public domain areas (temporary or permanent) within the site.	Not Triggered
STATEMENT OF COMPLIANCE – COMPLETION IN ACCORDANCE WITH DEVELOPMENT CONSENT		
F10	Prior to the issue of a Subdivision Certificate for stratum subdivision, a Statement of Compliance shall be provided to the Certifier demonstrating that the approved subdivision is consistent with relevant conditions of any relevant development consent (to the extent they are relevant and required for that stage) issued in respect to the building (or part of the building) or public domain areas, roads and infrastructure proposed to be subdivided. This includes, but is not limited to, any conditions relating to the allocation of the following to the respective lot(s):	Not Triggered
	d) Car parking spaces, bicycle parking spaces, loading spaces	Not Triggered
	e) Roads	Not Triggered
	f) Public domain and public infrastructure	Not Triggered
	g) Shared user paths	Not Triggered
	h) Stormwater/drainage and associated restoration works, including Sydney Water requirements	Not Triggered
	i) Waste	Not Triggered
	j) Flooding – structures and bridge.	Not Triggered
APPENDIX 1 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS		
WRITTEN INCIDENT NOTIFICATION REQUIREMENTS		
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A23 or, having given such notification, subsequently forms the view that an incident has not occurred.	Not Triggered
2	Written notification of an incident must:	Not Triggered
	a. identify the development and application number;	Not Triggered
	b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	Not Triggered
	c. identify how the incident was detected;	Not Triggered
	d. identify when the applicant became aware of the incident;	Not Triggered
	e. identify any actual or potential non-compliance with conditions of consent;	Not Triggered
	f. describe what immediate steps were taken in relation to the incident;	Not Triggered
	g. identify further action(s) that will be taken in relation to the incident; and	Not Triggered
	h. identify a project contact for further communication regarding the incident.	Not Triggered
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Not Triggered
4	The Incident Report must include:	Not Triggered
	a. a summary of the incident;	Not Triggered
	b. outcomes of an incident investigation, including identification of the cause of the incident;	Not Triggered
	c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and	Not Triggered
	d. details of any communication with other stakeholders regarding the incident.	Not Triggered
ADVISORY NOTES		
APPEALS		
AN1	The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.	Not Triggered
OTHER APPROVALS AND PERMITS		
AN2	The Applicant shall apply to Council or other relevant authority for all necessary permits, including crane permits, road opening permits, stormwater drainage, footpaths, kerb and gutter, street trees, street lighting and signage, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under section 68 (Approvals) of the Local Government Act 1993 or section 138 of the Roads Act 1993.	Compliant
CONTRIBUTIONS		
AN3	Section 7.11 contributions are to be payable consistent with the concept approval (SSD 8707).	Not Triggered (please refer condition A30 currently with DPIE for acceptance)
SHRIMPTONS CREEK TENURE		
AN4	Should the Applicant require Shrimptons Creek (or part thereof) to develop the site, then this property would need to be acquired.	Compliant
RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS		
AN5	The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Compliant
TEMPORARY STRUCTURES		
AN6	a) An approval under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 must be obtained from the Authority for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the BCA	Not Triggered
	b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Authority with the application under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 to certify the structural adequacy of the design of the temporary structures.	Not Triggered
DISABILITY DISCRIMINATION ACT		
AN7	This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	Not Triggered
COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999		
AN8	a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.	Compliant
	b) This application has been assessed in accordance with the EP&A Act. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the EPBC Act does not have application. The EPBC Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.	Compliant
BUILDING PLAN APPROVAL		

AN9	<p>The approved plans must be submitted to the Sydney Water Tap inTM online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.</p> <p>The Sydney Water Tap inTM online self-service replaces our Quick Check Agents as of 30 November 2015. The Tap inTM service provides 24/7 access to a range of services, including:</p> <ul style="list-style-type: none"> -building plan approvals • connection and disconnection approvals • diagrams • trade waste approvals • pressure information • water meter installations • pressure boosting and pump approvals • changes to an existing service or asset, e.g. relocating or moving an asset. <p>Sydney Water's Tap inTM online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tapin/index.htm.</p>	Not Triggered
WORKS AND SIGNPOSTING		
AN10	All works and signposting (including any adjustment/relocation works) shall be at no cost to TNSW (RMS).	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:	Mainland Civil Pty Ltd
Construction Compliance Report	SSDA 8903 Condition B20 & B21
Date:	June 2021

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:	Fraser's 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**

PROJECT NUMBER: 1378

PROJECT: Ivanhoe Estate, Macquarie park

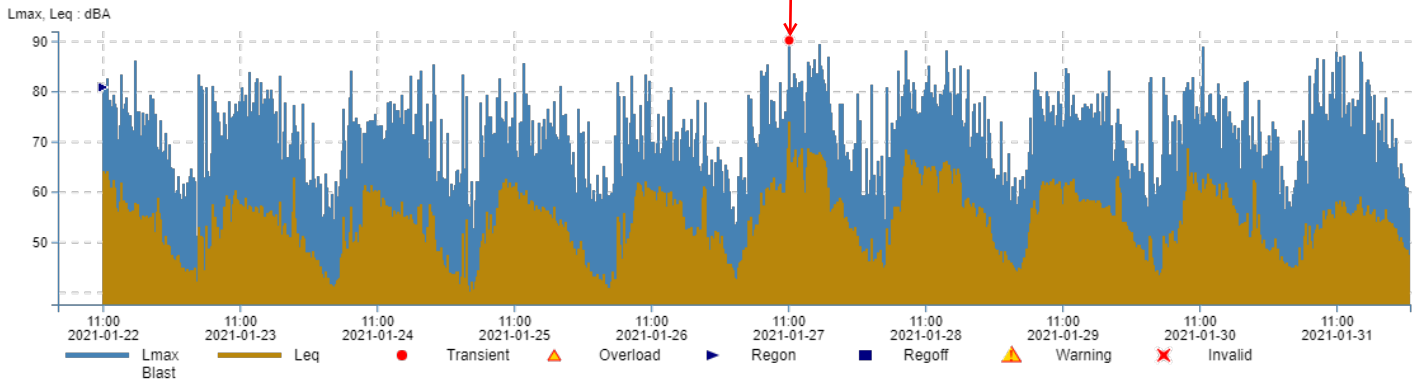
Name of Tester	Date	Time	pH Meter Reading	Turbidity Reading	Discharged to (Stormwater / Sewer)?	Area of Site being de-watered	Any substances visible on the surface of water?	Any Odour present?	Test Water Acceptable for Discharge?	Discharge Duration	Total Volume Discharged
Sai	24/3	10:30am	6.99	26.3	Storm water	Sediment Basin	Yes / <input checked="" type="radio"/> No	Yes / <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes / No	10hrs	400kL
Sai	25/3	8:15am	6.93	29.4	Storm water	Sediment Basin	Yes / <input checked="" type="radio"/> No	Yes / <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes / No	10hrs	400kL
Mitch	8/5	8:00am	6.74	21.8	Stormwater	Sed Basin	Yes / <input checked="" type="radio"/> No	Yes / <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes / No	6hrs	250kL
Mitch	9/5	8:15am	6.78	22.3	Stormwater	Sed Basin	Yes / <input checked="" type="radio"/> No	Yes / <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes / No	4hrs	150kL
Mitch	12/6	9:00am	6.81	25.7	Stormwater	Sed Basin	Yes / <input checked="" type="radio"/> No	Yes / <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes / No	6hrs	250kL
							Yes / No	Yes / No	Yes / No		
							Yes / No	Yes / No	Yes / No		
							Yes / No	Yes / No	Yes / No		
							Yes / No	Yes / No	Yes / No		
							Yes / No	Yes / No	Yes / No		
							Yes / No	Yes / No	Yes / No		

The acceptance criteria for the discharge of water into any water body or storm water system is:

pH	Turbidity (NTU)
6.5 – 8.0	0 – 50

Source: ANZECC Guidelines for Fresh and Marine Water Quality 2000 – Tables 3.3.2 and 3.3.3

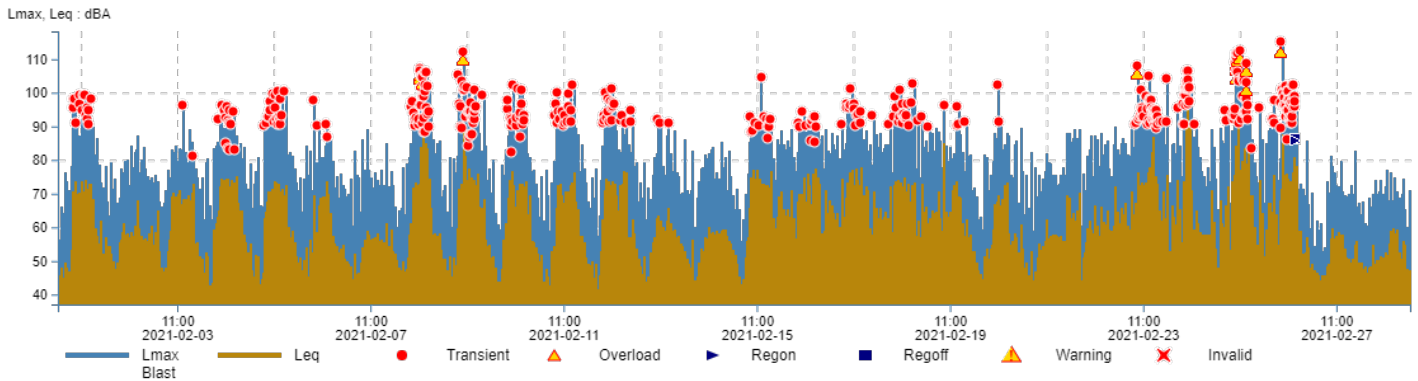
Project Macquarie Park Ivanhoe Place
Project maintainer Simon Osterman
Customer Mainland Civil
Customer contact Salvatore Panto (+61415544805)
Time frame 2021-01-01 00:00 - 2021-01-31 23:59 (Australia/Sydney)
Measure point MP_2
Location Hoarding Site Entrance
Sensor type S50
Serial no. 10015
Master(s) serial no. 2439
Latest calibration 2018-02-16
Standard Lmax + Leq
 40-115 dBA Fast
Unit dBA
Quantity Sound Pres.Level, Eqv.Sound Pres.L
Interval time 15 min
Max Lmax: 90.100 dBA, Leq: 73.90 dBA



X-span 2021-01-22 03:15:40 - 2021-01-31 23:59:00
Y-span Lmax, Leq : dBA: 37.67 - 92.045

	Lmax	Leq
Max	90.100 dBA	73.90 dBA
Date	2021-01-27	2021-01-27
Time	11:15:00	11:15:00

Project Macquarie Park Ivanhoe Place
Project maintainer Simon Osterman
Customer Mainland Civil
Customer contact Salvatore Panto (+61415544805)
Time frame 2021-02-01 00:00 - 2021-02-28 23:59 (Australia/Sydney)
Measure point MP_2
Location Hoarding Site Entrance
Sensor type S50
Serial no. 10015
Master(s) serial no. 2439
Latest calibration 2018-02-16
Standard Lmax + Leq
 40-115 dBA Fast
Unit dBA
Quantity Sound Pres.Level, Eqv.Sound Pres.L
Interval time 15 min
Max Lmax: 115.100 dBA, Leq: 94.80 dBA

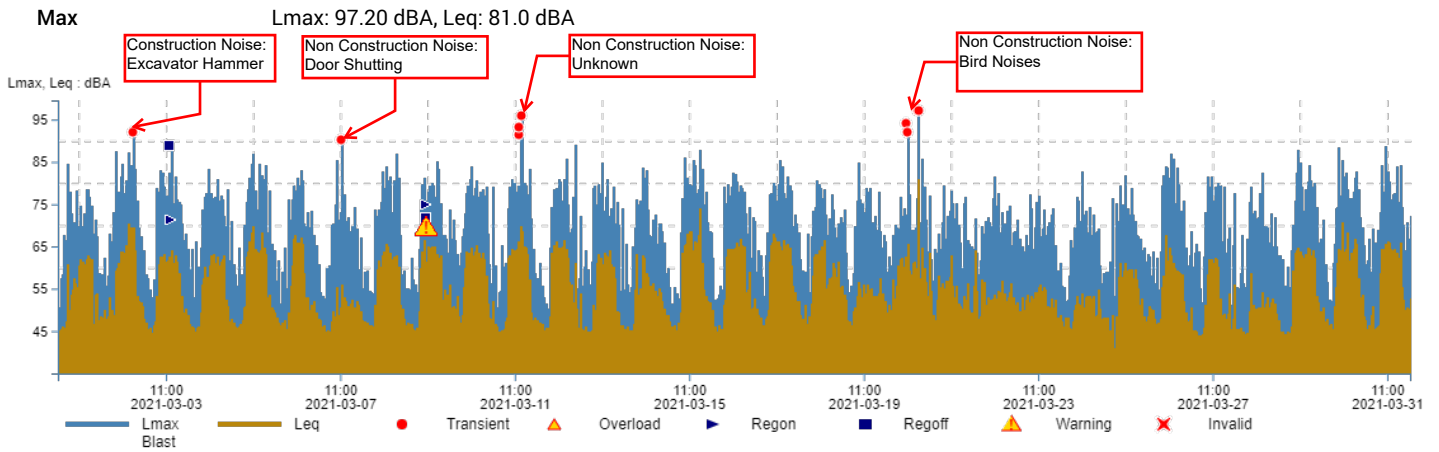


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Y-span Lmax, Leq : dBA: 37.26 - 118.42

	Lmax	Leq
Max	115.100 dBA	94.80 dBA
Date	2021-02-26	2021-02-24
Time	07:15:00	09:00:00

Project Macquarie Park Ivanhoe Place
Project maintainer Simon Osterman
Customer Mainland Civil
Customer contact Salvatore Panto (+61415544805)
Time frame 2021-03-01 00:00 - 2021-03-31 23:59 (Australia/Sydney)
Measure point MP_2
Location Hoarding Site Entrance
Sensor type S50
Serial no. 10015
Master(s) serial no. 2439
Latest calibration 2018-02-16
Standard Lmax + Leq
 40-115 dBA Fast
Unit dBA
Quantity Sound Pres.Level, Eqv.Sound Pres.L
Interval time 15 min

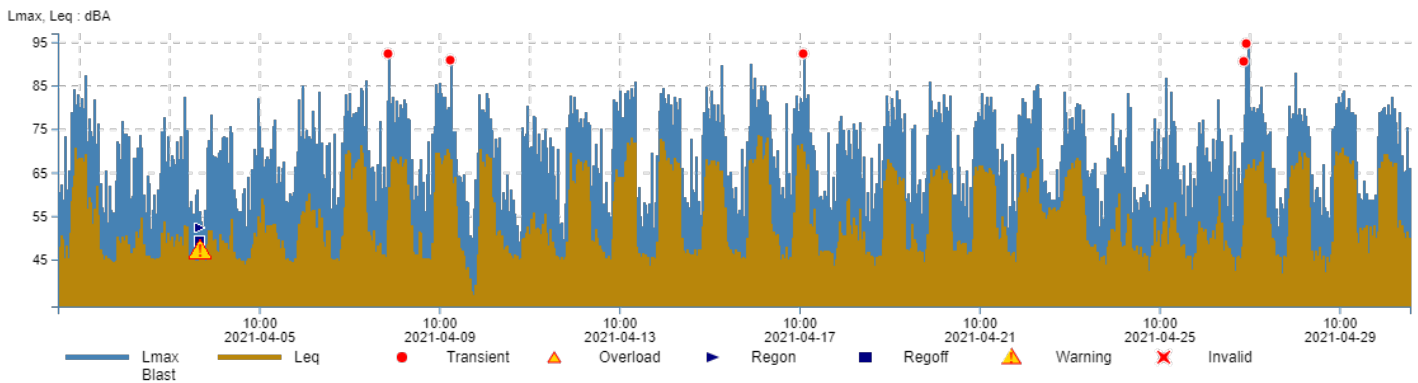


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Y-span Lmax, Leq : dBA: 35.11 - 99.71

	Lmax	Leq
Max	97.20 dBA	81.0 dBA
Date	2021-03-20	2021-03-20
Time	17:00:00	17:00:00

Project Macquarie Park Ivanhoe Place
Project maintainer Simon Osterman
Customer Mainland Civil
Customer contact Salvatore Panto (+61415544805)
Time frame 2021-04-01 00:00 - 2021-04-30 23:59 (Australia/Sydney)
Measure point MP_2
Location Hoarding Site Entrance
Sensor type S50
Serial no. 10015
Master(s) serial no. 2439
Latest calibration 2018-02-16
Standard Lmax + Leq
 40-115 dBA Fast
Unit dBA
Quantity Sound Pres.Level, Eqv.Sound Pres.L
Interval time 15 min
Max Lmax: 94.70 dBA, Leq: 73.60 dBA

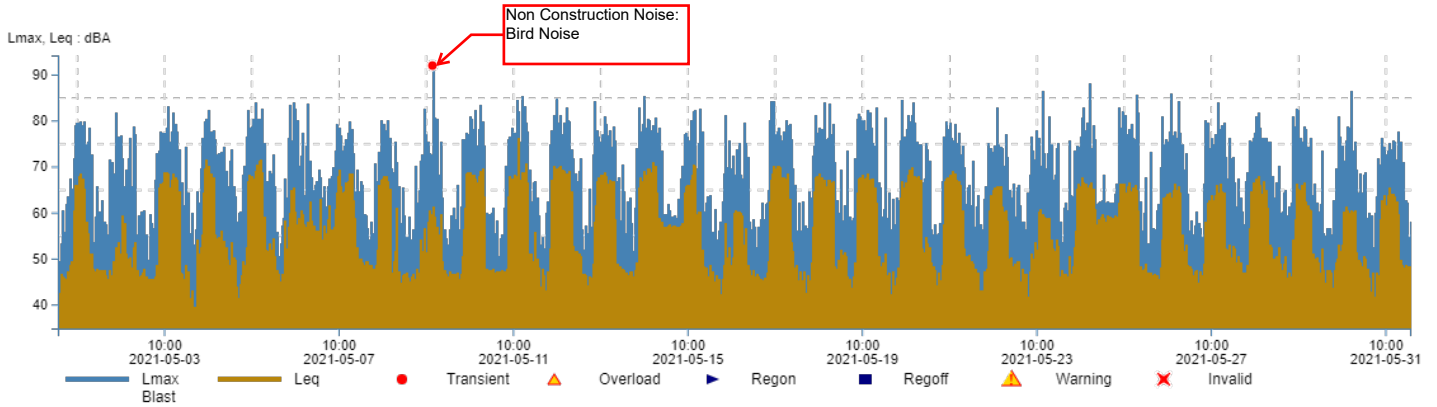


X-span 2021-04-01 00:00:00 - 2021-04-30 23:59:00

Y-span Lmax, Leq : dBA: 34.33 - 97.14

	Lmax	Leq
Max	94.70 dBA	73.60 dBA
Date	2021-04-27	2021-04-16
Time	08:30:00	11:30:00

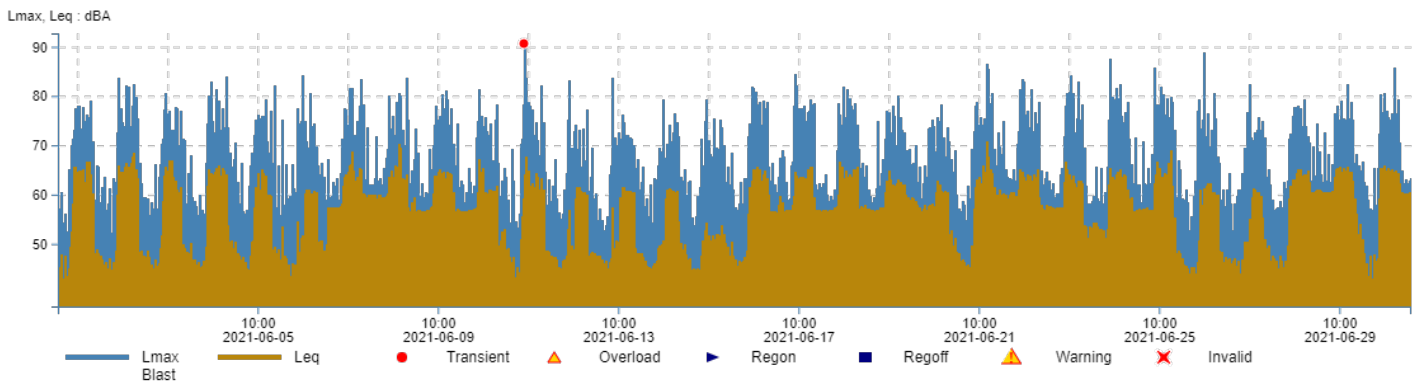
Project Macquarie Park Ivanhoe Place
Project maintainer Simon Osterman
Customer Mainland Civil
Customer contact Salvatore Panto (+61415544805)
Time frame 2021-05-01 00:00 - 2021-05-31 23:59 (Australia/Sydney)
Measure point MP_2
Location Hoarding Site Entrance
Sensor type S50
Serial no. 10015
Master(s) serial no. 2439
Latest calibration 2018-02-16
Standard Lmax + Leq
 40-115 dBA Fast
Unit dBA
Quantity Sound Pres.Level, Eqv.Sound Pres.L
Interval time 15 min
Max Lmax: 91.90 dBA, Leq: 76.100 dBA



X-span 2021-05-01 00:00:00 - 2021-05-31 23:59:00
Y-span Lmax, Leq : dBA: 34.94 - 94.27

	Lmax	Leq
Max	91.90 dBA	76.100 dBA
Date	2021-05-09	2021-05-11
Time	13:30:00	12:30:00

Project Macquarie Park Ivanhoe Place
Project maintainer Simon Osterman
Customer Mainland Civil
Customer contact Salvatore Panto (+61415544805)
Time frame 2021-06-01 00:00 - 2021-06-30 23:59 (Australia/Sydney)
Measure point MP_2
Location Hoarding Site Entrance
Sensor type S50
Serial no. 10015
Master(s) serial no. 2439
Latest calibration 2018-02-16
Standard Lmax + Leq
 40-115 dBA Fast
Unit dBA
Quantity Sound Pres.Level, Eqv.Sound Pres.L
Interval time 15 min
Max Lmax: 90.70 dBA, Leq: 70.70 dBA

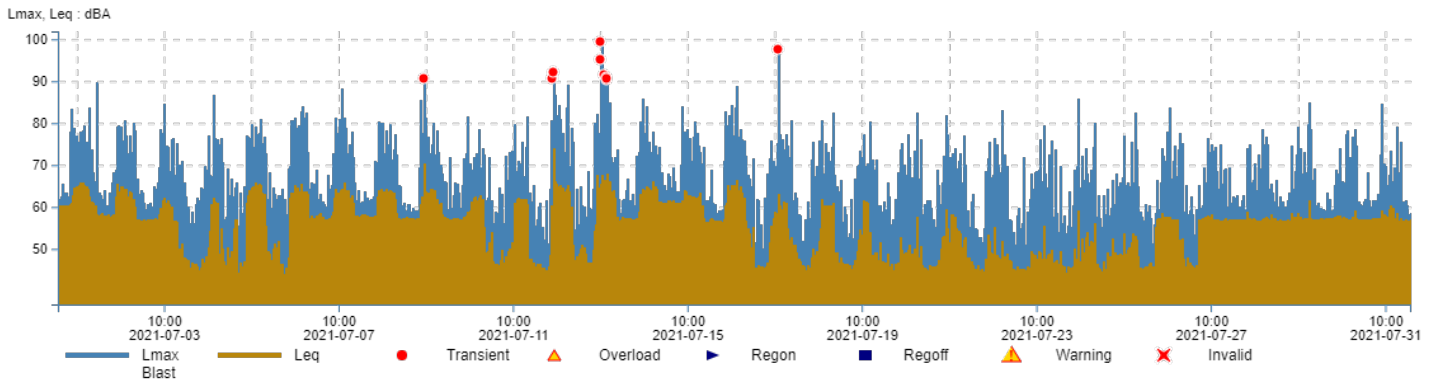


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Y-span Lmax, Leq : dBA: 37.41 - 92.84

	Lmax	Leq
Max	90.70 dBA	70.70 dBA
Date	2021-06-11	2021-06-21
Time	07:45:00	14:00:00

Project Macquarie Park Ivanhoe Place
Project maintainer Simon Osterman
Customer Mainland Civil
Customer contact Salvatore Panto (+61415544805)
Time frame 2021-07-01 00:00 - 2021-07-31 23:59 (Australia/Sydney)
Measure point MP_2
Location Hoarding Site Entrance
Sensor type S50
Serial no. 10015
Master(s) serial no. 2439
Latest calibration 2018-02-16
Standard Lmax + Leq
 40-115 dBA Fast
Unit dBA
Quantity Sound Pres.Level, Eqv.Sound Pres.L
Interval time 15 min
Max Lmax: 99.40 dBA, Leq: 74.100 dBA



X-span 2021-07-01 00:00:00 - 2021-07-31 23:59:00

Y-span Lmax, Leq : dBA: 36.93 - 102.035

	Lmax	Leq
Max	99.40 dBA	74.100 dBA
Date	2021-07-13	2021-07-12
Time	10:15:00	07:45:00

TEST REPORT

March 15, 2021

Mainland Civil Pty Ltd
PO Box 529
KOGARAH, NSW 2217Your Reference: 1 Ivanhoe Place, Macquarie Park
Job Number: 53034**Attention:** Salvatore Panto

Dear Salvatore,

In accordance with your instructions, Airsafe conducted air monitoring for dust fall out at the above site.

The following samples were processed on the dates indicated.

Samples:	1 Dust Fall Out Gauge
Date of Sampling:	27/01/21 – 26/02/2021
Date of Analysis:	12/03/21
Date of Preliminary Report Sent:	None issued

The results and associated quality control are contained in the following pages of this report.

Should you have any queries regarding this report please contact the undersigned.

Yours faithfully
AIRSAFE OHC PTY LTDJoshua Martin
Occupational Hygienist
B.Sc. Grad.Cert OH.
Master of Occupational Hygiene (underway)
Assoc. Member AIOH

PROJECT: 1 Ivanhoe Place, Macquarie Park

JOB NO: 53034

Background:

Airsafe was requested by Salvatore Panto of Mainland Civil Pty Ltd to conduct monthly air monitoring for dust fallout at one specified location during construction works at the site.

Monitoring Location:

Gauge ID	Details	GPS Coordinates	Height of sampling Point (AHD)	Classification
SH – 190304	Adjacent neighboring unit block, Western fencing	-37.781010 151.115880	1.8M	Industrial

Environmental Guidelines:

The Environment Protection Authority (EPA) has issued guidelines for dust fallout (insoluble solids). The unit of measure is grams per square metre per month ($\text{g/m}^2/\text{month}$). Additional analysis for total solids, ash, combustible matter and soluble solids can aid in the identification of dust sources, if required.

Current Background	Permitted Increase	Maximum Allowable
2 $\text{g/m}^2/\text{month}$	2 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$
3 $\text{g/m}^2/\text{month}$	1 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$
4 $\text{g/m}^2/\text{month}$	0 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$

Method:

Dust fallout was collected in accordance with AS 3580.10.1 Methods for Sampling and Analysis of Ambient Air Method 10.1: Determination of Particulate Matter-Deposited Matter-Gravimetric Method. One location (Western fence, entrance to site adjacent unit block) was tested; using a 150-mm diameter funnel feeding into a 4-litre bottle mounted 1.8 metres above the ground.

As best as possible, the gauge was sited in accordance with AS 3580.1.1 Methods for Sampling and Analysis of Ambient Air Part 1.1: Guide to Siting Air Monitoring Equipment, but there was a grove of trees above the sample.

Weather information for the month (at Maquarie NSW) was obtained from the Australian Bureau of Meteorology.

Analysis was completed by Envirolab Services, Chatswood (NATA 2901) using Sieving, desiccation, filtration, ashing & gravimetry.

Weather Data:

BOM Weather Data	MAQUARIE P	
Date	Rain	Wind (9am/3pm/Maximum)
27 January	0.0mm	28/24/- km/h
28 January	0.0mm	22/8/- km/h
29 January	2.2mm	26/28/- km/h
30 January	3.9mm	6/13/- km/h
31 January	2.0mm	26/24/- km/h
01 February	0.4mm	7/17/- km/h
02 February	32.9mm	17/24/-km/h
03 February	0.0mm	15/17-km/h
04 February	0.0mm	0/30-km/h
05 February	0.0mm	6/6/-km/h
06 February	0.0mm	11/13/-km/h
07 February	0.5mm	15/22/-km/h
08 February	1.0mm	22/20/-km/h
09 February	1.0mm	17/20/-km/h
10 February	0.0mm	11/15/-km/h
11 February	0.0mm	7/22/-km/h
12 February	0.0mm	19/26/-km/h
13 February	13.9mm	19/22/-km/h
14 February	17.3mm	19/22/-km/h
15 February	0.0mm	22/37/-km/h
16 February	5.9mm	19/22/-km/h
17 February	7.6mm	20/33/-km/h
18 February	1.8mm	20/2/-km/h
19 February	12.1mm	22/15/-km/h
20 February	0.3mm	4/13/-km/h
21 February	0.0mm	6/19/-km/h
22 February	0.0mm	15/28/-km/h
23 February	0.0mm	22/26/-km/h
24 February	0.0mm	13/19/-km/h
25 February	3.0mm	9/7//-km/h
26 February	0.0mm	11/22/-km/h

Results:

Gauge ID	Airsafe Sample ID	Insoluble solids (g/m ² /month)	Adjusted insoluble solids (g/m ² /month)*
SH – 190304	55773-1	3.0	0.0

Notes to table:

* Adjusted insoluble solids indicates for each gauge the amount of insoluble solids detected above/below the insoluble solids detected within the control gauge.

N/A Sample not tested

Discussion and Conclusion:

Dust fallout on the site complied with the environmental guideline, with a result of less than 4 grams per square metre per month (g/m²/month).

Air monitoring for dust fallout has been conducted at a Mainland Civil site in Ivanhoe Place, Macquarie Park. The result complied with the recommended guidelines.

Note:

The results relate only to the samples tested. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

This report has been prepared for the benefit of the client and no other party. AIRSAFE assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of AIRSAFE or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

In accordance with the scope of services, AIRSAFE has relied upon the data and has conducted field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report. On all sites, varying degrees of non-uniformity of conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of actual situations. The conclusions are based upon the data and the field monitoring and/or testing and are therefore merely indicative of the conditions of the site at the time of preparing the report.

It should also be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable Occupational Hygiene consultants under similar circumstances. No other warranty, expressed or implied, is made.

GAUGE LOCATIONS



Figure 1. Site location (adapted from maps.google.com.au; accessed on (15.03.2021)).

ANALYSIS RESULTS



EnviroLab Services Pty Ltd
 ABN 37 112 535 645
 12 Ashley St Chatswood NSW 2067
 ph 02 9910 6200 fax 02 9910 6201
 customerservice@envirolab.com.au
 www.envirolab.com.au

CERTIFICATE OF ANALYSIS 263528


Client Details	
Client	Airsafe Laboratories
Attention	Simon Gorham
Address	93 Beattie St, Balmain, NSW, 2041

Sample Details	
Your Reference	55773
Number of Samples	1 dust gauge
Date samples received	05/03/2021
Date completed instructions received	05/03/2021

Analysis Details	
Please refer to the following pages for results, methodology summary and quality control data.	
Samples were analysed as received from the client. Results relate specifically to the samples as received.	
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.	

Report Details	
Date results requested by	12/03/2021
Date of Issue	12/03/2021
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By
 Diego Bigolin, Team Leader, Inorganics

Authorised By

 Nancy Zhang, Laboratory Manager

Envirolab Reference: 263528
 Revision No: R00



Client Reference: 55773

Dust Deposition AS 3580.10.1		
Our Reference		263528-1
Your Reference	UNITS	55773-1
Date Sampled		27/01/21- 26/02/21
Type of sample		dust gauge
Dust Gauge Start Date	--	27/01/2021
Dust Gauge End Date	--	26/02/2021
Dust - No. of Days Collected	--	30
Date prepared	-	12/03/2021
Date analysed	-	12/03/2021
Insoluble Solids	g/m ² /month	3.0
Combustible Matter	g/m ² /month	3.0
Ash	g/m ² /month	<0.1
Soluble Matter	g/m ² /month	20
Total Solids	g/m ² /month	23

Client Reference: 55773

Method ID	Methodology Summary
AS 3580.10.1	Analysis of dust gauges by AS 3580.10.1 (analysis only).

Client Reference: 55773

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Client Reference: 55773

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

TEST REPORT

April 08 2021

Mainland Civil Pty Ltd
PO Box 529
KOGARAH, NSW 2217

Your Reference: 1 Ivanhoe Place, Macquarie Park
Job Number: 53034

Attention: Salvatore Panto

Dear Salvatore,

In accordance with your instructions, Airsafe conducted air monitoring for dust fall out at the above site.

The following samples were processed on the dates indicated.

Samples:	1 Dust Fall Out Gauge
Date of Sampling:	28/02/21 – 29/03/2021
Date of Analysis:	08/03/21
Date of Preliminary Report Sent:	None issued

The results and associated quality control are contained in the following pages of this report.

Should you have any queries regarding this report please contact the undersigned.

Yours faithfully
AIRSAFE OHC PTY LTD



Joshua Martin
Occupational Hygienist
B.Sc. Grad.Cert OH.
Master of Occupational Hygiene (underway)
Assoc. Member AIOH

PROJECT: 1 Ivanhoe Place, Macquarie Park

JOB NO: 53034

Background:

Airsafe was requested by Salvatore Panto of Mainland Civil Pty Ltd to conduct monthly air monitoring for dust fallout at one specified location during construction works at the site.

Monitoring Location:

Gauge ID	Details	GPS Coordinates	Height of sampling Point (AHD)	Classification
SH – 190304	Adjacent neighboring unit block, Western fencing	-37.781010 151.115880	1.8M	Industrial

Environmental Guidelines:

The Environment Protection Authority (EPA) has issued guidelines for dust fallout (insoluble solids). The unit of measure is grams per square metre per month ($g/m^2/month$). Additional analysis for total solids, ash, combustible matter and soluble solids can aid in the identification of dust sources, if required.

Current Background	Permitted Increase	Maximum Allowable
2 $g/m^2/month$	2 $g/m^2/month$	4 $g/m^2/month$
3 $g/m^2/month$	1 $g/m^2/month$	4 $g/m^2/month$
4 $g/m^2/month$	0 $g/m^2/month$	4 $g/m^2/month$

Method:

Dust fallout was collected in accordance with AS 3580.10.1 Methods for Sampling and Analysis of Ambient Air Method 10.1: Determination of Particulate Matter-Deposited Matter-Gravimetric Method. One location (Western fence, entrance to site adjacent unit block) was tested; using a 150-mm diameter funnel feeding into a 4-litre bottle mounted 1.8 metres above the ground.

As best as possible, the gauge was sited in accordance with AS 3580.1.1 Methods for Sampling and Analysis of Ambient Air Part 1.1: Guide to Siting Air Monitoring Equipment, but there was a grove of trees above the sample.

Weather information for the month (at Maquarie NSW) was obtained from the Australian Bureau of Meteorology.

Analysis was completed by Envirolab Services, Chatswood (NATA 2901) using Sieving, desiccation, filtration, ashing & gravimetry.

Weather Data:

BOM Weather Data	MAQUARIE PARK	
Date	Rain	Wind (Maximum/9am/3pm/)
28 February	0.0mm	km/h
01 March	0.0mm	48/4/20 km/h
02 March	0.0mm	80/17/9 km/h
03 March	0.0mm	31/15/13 km/h
04 March	22.4mm	46/28/15 km/h
05 March	8.0mm	54/15/19 km/h
06 March	40.6mm	44/13/20 km/h
07 March	0.0mm	44/7/28 km/h
08 March	18.8mm	33/15/17 km/h
09 March	7.2mm	37/17/4km/h
10 March	4.2mm	24/12/13 km/h
11 March	0.0mm	28/13/19 km/h
12 March	0.8mm	28/11/17 km/h
13 March	0.0mm	37/13/24 km/h
14 March	0.0mm	65/41/22 km/h
15 March	12.6mm	48/22/15 km/h
16 March	15.0mm	48/7/19 km/h
17 March	10.4mm	28/11/13 km/h
18 March	0.0mm	35/9/19 km/h
19 March	0.2mm	25/13/19 km/h
20 March	0.0mm	22/19/13 km/h
21 March	0.0mm	48/4/20 km/h
22 March	0.0mm	39/13/29 km/h
23 March	0.6mm	48/6/15 km/h
24 March	6.0mm	39/1/22 km/h
25 March	0.4mm	39/6/24 km/h
26 March	19.4mm	50/20/28 km/h
27 March	0.6mm	28/9/20km/h
28 March	0.0mm	39/5/16km/h
29 March	13.4mm	41/2/24 km/h

Results:

Gauge ID	Airsafe Sample ID	Insoluble solids (g/m ² /month)	Adjusted insoluble solids (g/m ² /month)*
SH – 190304	56130-1	1.4	0.0

Notes to table:

* Adjusted insoluble solids indicates for each gauge the amount of insoluble solids detected above/below the insoluble solids detected within the control gauge.

N/A Sample not tested

Discussion and Conclusion:

Dust fallout on the site complied with the environmental guideline, with a result of less than 4 grams per square metre per month (g/m²/month).

Air monitoring for dust fallout has been conducted at a Mainland Civil site in Ivanhoe Place, Macquarie Park. The result complied with the recommended guidelines.

Note:

The results relate only to the samples tested. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

This report has been prepared for the benefit of the client and no other party. AIRSAFE assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of AIRSAFE or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

In accordance with the scope of services, AIRSAFE has relied upon the data and has conducted field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report. On all sites, varying degrees of non-uniformity of conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of actual situations. The conclusions are based upon the data and the field monitoring and/or testing and are therefore merely indicative of the conditions of the site at the time of preparing the report.

It should also be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable Occupational Hygiene consultants under similar circumstances. No other warranty, expressed or implied, is made.

GAUGE LOCATIONS



Figure 1. Site location (adapted from maps.google.com.au; accessed on (15.03.2021)).

ANALYSIS RESULTS



Envirolab Services Pty Ltd
 ABN 37 112 535 645
 12 Ashley St Chatswood NSW 2067
 ph 02 9910 6200 fax 02 9910 6201
 customerservice@envirolab.com.au
 www.envirolab.com.au

CERTIFICATE OF ANALYSIS 265427

Client Details	
Client	Airsafe Laboratories
Attention	Simon Gorham
Address	93 Beattie St, Balmain, NSW, 2041

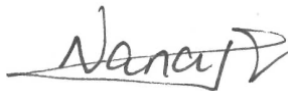
Sample Details	
Your Reference	56130, 1 Ivanhoe Place Macquarie Park
Number of Samples	1 dust gauge
Date samples received	30/03/2021
Date completed instructions received	30/03/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details	
Date results requested by	08/04/2021
Date of Issue	06/04/2021
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By
 Nick Sarlamis, Inorganics Supervisor

Authorised By

 Nancy Zhang, Laboratory Manager

Envirolab Reference: 265427
 Revision No: R00



Client Reference: 56130, 1 Ivanhoe Place Macquarie Park

Dust Deposition AS 3580.10.1		
Our Reference		265427-1
Your Reference	UNITS	56130-1
Date Sampled		28/01/21- 29/03/21
Type of sample		dust gauge
Dust Gauge Start Date	–	28/01/2021
Dust Gauge End Date	–	29/03/2021
Dust - No. of Days Collected	–	61
Date prepared	-	31/03/2021
Date analysed	-	31/03/2021
Insoluble Solids	g/m ² /month	1.4
Combustible Matter	g/m ² /month	0.7
Ash	g/m ² /month	0.7
Soluble Matter	g/m ² /month	3.8
Total Solids	g/m ² /month	5.2

Client Reference: 56130, 1 Ivanhoe Place Macquarie Park

Method ID	Methodology Summary
AS 3580.10.1	Analysis of dust gauges by AS 3580.10.1 (analysis only).

Client Reference: 56130, 1 Ivanhoe Place Macquarie Park

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Client Reference: 56130, 1 Ivanhoe Place Macquarie Park

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

TEST REPORT

May 12, 2021

Mainland Civil Pty Ltd
PO Box 529
KOGARAH, NSW 2217Your Reference: 1 Ivanhoe Place, Macquarie Park
Job Number: 56774**Attention:** Salvatore Panto

Dear Salvatore,

In accordance with your instructions, Airsafe conducted air monitoring for dust fall out at the above site.

The following samples were processed on the dates indicated.

Samples:	1 Dust Fall Out Gauge
Date of Sampling:	29/03/21 – 30/04/2021
Date of Analysis:	04/05/21
Date of Preliminary Report Sent:	None issued

The results and associated quality control are contained in the following pages of this report.

Should you have any queries regarding this report please contact the undersigned.

Yours faithfully
AIRSAFE OHC PTY LTDJoshua Martin
Occupational Hygienist
B.Sc. Grad.Cert OH.
Master of Occupational Hygiene (underway)
Assoc. Member AIOH

PROJECT: 1 Ivanhoe Place, Macquarie Park

JOB NO: 56774

Background:

Airsafe was requested by Salvatore Panto of Mainland Civil Pty Ltd to conduct monthly air monitoring for dust fallout at one specified location during construction works at the site.

Monitoring Location:

Gauge ID	Details	GPS Coordinates	Height of sampling Point (AHD)	Classification
SH – 190304	Adjacent neighboring unit block, Western fencing	-37.781010 151.115880	1.8M	Industrial

Environmental Guidelines:

The Environment Protection Authority (EPA) has issued guidelines for dust fallout (insoluble solids). The unit of measure is grams per square metre per month ($\text{g/m}^2/\text{month}$). Additional analysis for total solids, ash, combustible matter and soluble solids can aid in the identification of dust sources, if required.

Current Background	Permitted Increase	Maximum Allowable
2 $\text{g/m}^2/\text{month}$	2 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$
3 $\text{g/m}^2/\text{month}$	1 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$
4 $\text{g/m}^2/\text{month}$	0 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$

Method:

Dust fallout was collected in accordance with AS 3580.10.1 Methods for Sampling and Analysis of Ambient Air Method 10.1: Determination of Particulate Matter-Deposited Matter-Gravimetric Method. One location (Western fence, entrance to site adjacent unit block) was tested; using a 150-mm diameter funnel feeding into a 4-litre bottle mounted 1.8 metres above the ground.

As best as possible, the gauge was sited in accordance with AS 3580.1.1 Methods for Sampling and Analysis of Ambient Air Part 1.1: Guide to Siting Air Monitoring Equipment, but there was a grove of trees above the sample.

Weather information for the month (at Maquarie NSW) was obtained from the Australian Bureau of Meteorology.

Analysis was completed by Envirolab Services, Chatswood (NATA 2901) using Sieving, desiccation, filtration, ashing & gravimetry.

Weather Data:

BOM Weather Data	MAQUARIE PARK	
Date	Rain	Wind (9am/3pm/Maximum)
29 March	0.0mm	28/24/- km/h
30 March	4.2mm	22/8/- km/h
31 March	7.2mm	26/28/- km/h
01 April	0.0mm	6/13/- km/h
02 April	0.0mm	26/24/- km/h
03 April	0.0mm	7/17/- km/h
04 April	0.0mm	17/24/-km/h
05 April	0.0mm	15/17-km/h
06 April	0.6mm	0/30-km/h
07 April	0.0mm	6/6/-km/h
08 April	0.0mm	11/13/-km/h
09 April	0.5mm	15/22/-km/h
10 April	0.2mm	22/20/-km/h
11 April	0.0mm	17/20/-km/h
12 April	0.0mm	11/15/-km/h
13 April	0.0mm	7/22/-km/h
14 April	0.0mm	19/26/-km/h
15 April	0.0mm	19/22/-km/h
16 April	0.0mm	19/22/-km/h
17 April	0.0mm	22/37/-km/h
18 April	0.0mm	19/22/-km/h
19 April	0.0mm	20/33/-km/h
20 April	0.0mm	20/2/-km/h
21 April	0.0mm	22/15/-km/h
22 April	0.0mm	4/13/-km/h
23 April	0.0mm	6/19/-km/h
24 April	0.0mm	15/28/-km/h
25 April	0.0mm	22/26/-km/h
26 April	0.0mm	13/19/-km/h
27 April	0.0mm	22/26/-km/h
28 April	0.0mm	13/19/-km/h
29 April	0.0mm	22/26/-km/h

Results:

Gauge ID	Airsafe Sample ID	Insoluble solids (g/m ² /month)	Adjusted insoluble solids (g/m ² /month)*
SH – 190304	55773-1	8.7	4.7

Notes to table:

* Adjusted insoluble solids indicates for each gauge the amount of insoluble solids detected above/below the insoluble solids detected within the control gauge.

N/A Sample not tested

Discussion and Conclusion:

Dust fallout on the site were above with the environmental guideline, with a result 8.7grams per square metre per month (g/m²/month).

Air monitoring for dust fallout has been conducted at a Mainland Civil site in Ivanhoe Place, Macquarie Park. The result is above with the recommended guidelines.

Appropriate strategies to suppress and minimise dust must be employed if similar work is carried out in following months.

Note:

The results relate only to the samples tested. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

This report has been prepared for the benefit of the client and no other party. AIRSAFE assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of AIRSAFE or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

In accordance with the scope of services, AIRSAFE has relied upon the data and has conducted field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report. On all sites, varying degrees of non-uniformity of conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of actual situations. The conclusions are based upon the data and the field monitoring and/or testing and are therefore merely indicative of the conditions of the site at the time of preparing the report.

It should also be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable Occupational Hygiene consultants under similar circumstances. No other warranty, expressed or implied, is made.

GAUGE LOCATIONS



Figure 1. Site location (adapted from maps.google.com.au; accessed on (15.03.2021)).

ANALYSIS RESULTS



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 www.envirolab.com.au

CERTIFICATE OF ANALYSIS 268220

Client Details	
Client	Airsafe Laboratories
Attention	Simon Gorham
Address	93 Beattie St, Balmain, NSW, 2041


Sample Details	
Your Reference	56774, 1 Ivanhoe Place Macquarie Park
Number of Samples	1 dust gauge
Date samples received	04/05/2021
Date completed instructions received	04/05/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details	
Date results requested by	07/05/2021
Date of Issue	05/05/2021
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By
 Priya Samarawickrama, Senior Chemist

Authorised By

 Nancy Zhang, Laboratory Manager

EnviroLab Reference: 268220
 Revision No: R00



Client Reference: 56774, 1 Ivanhoe Place Macquarie Park

Dust Deposition AS 3580.10.1		
Our Reference		268220-1
Your Reference	UNITS	56774-1
Date Sampled		29.03.2021- 30.04.2021
Type of sample		dust gauge
Dust Gauge Start Date	--	29/03/2021
Dust Gauge End Date	--	30/04/2021
Dust - No. of Days Collected	--	33
Date prepared	-	05/05/2021
Date analysed	-	05/05/2021
Insoluble Solids	g/m ² /month	8.7
Combustible Matter	g/m ² /month	2.5
Ash	g/m ² /month	6.2
Soluble Matter	g/m ² /month	1.1
Total Solids	g/m ² /month	9.7

Client Reference: 56774, 1 Ivanhoe Place Macquarie Park

Method ID	Methodology Summary
AS 3580.10.1	Analysis of dust gauges by AS 3580.10.1 (analysis only).

Client Reference: 56774, 1 Ivanhoe Place Macquarie Park

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Client Reference: 56774, 1 Ivanhoe Place Macquarie Park

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

TEST REPORT

May 28, 2021

Mainland Civil Pty Ltd
PO Box 529
KOGARAH, NSW 2217

Your Reference: 1 Ivanhoe Place, Macquarie Park
Job Number: 57144

Attention: Salvatore Panto

Dear Salvatore,

In accordance with your instructions, Airsafe conducted air monitoring for dust fall out at the above site.

The following samples were processed on the dates indicated.

Samples:	1 Dust Fall Out Gauge
Date of Sampling:	30/04/21 – 24/05/2021
Date of Analysis:	27/05/21
Date of Preliminary Report Sent:	None issued

The results and associated quality control are contained in the following pages of this report.

Should you have any queries regarding this report please contact the undersigned.

Yours faithfully
AIRSAFE OHC PTY LTD



Joshua Martin
Occupational Hygienist
B.Sc. Grad.Cert OH.
Master of Occupational Hygiene (underway)
Assoc. Member AIOH

PROJECT: 1 Ivanhoe Place, Macquarie Park

JOB NO: 57144

Background:

Airsafe was requested by Salvatore Panto of Mainland Civil Pty Ltd to conduct monthly air monitoring for dust fallout at one specified location during construction works at the site.

Monitoring Location:

Gauge ID	Details	GPS Coordinates	Height of sampling Point (AHD)	Classification
SH – 190304	Adjacent neighboring unit block, Western fencing	-37.781010 151.115880	1.8M	Industrial

Environmental Guidelines:

The Environment Protection Authority (EPA) has issued guidelines for dust fallout (insoluble solids). The unit of measure is grams per square metre per month ($\text{g/m}^2/\text{month}$). Additional analysis for total solids, ash, combustible matter and soluble solids can aid in the identification of dust sources, if required.

Current Background	Permitted Increase	Maximum Allowable
2 $\text{g/m}^2/\text{month}$	2 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$
3 $\text{g/m}^2/\text{month}$	1 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$
4 $\text{g/m}^2/\text{month}$	0 $\text{g/m}^2/\text{month}$	4 $\text{g/m}^2/\text{month}$

Method:

Dust fallout was collected in accordance with AS 3580.10.1 Methods for Sampling and Analysis of Ambient Air Method 10.1: Determination of Particulate Matter-Deposited Matter-Gravimetric Method. One location (Western fence, entrance to site adjacent unit block) was tested; using a 150-mm diameter funnel feeding into a 4-litre bottle mounted 1.8 metres above the ground.

As best as possible, the gauge was sited in accordance with AS 3580.1.1 Methods for Sampling and Analysis of Ambient Air Part 1.1: Guide to Siting Air Monitoring Equipment, but there was a grove of trees above the sample.

Weather information for the month (at Macquarie NSW) was obtained from the Australian Bureau of Meteorology.

Analysis was completed by Envirolab Services, Chatswood (NATA 2901) using Sieving, desiccation, filtration, ashing & gravimetry.

Weather Data:

BOM Weather Data	MAQUARIE PARK	
Date	Rain	Wind speed (Maximum)
30 April	0.0mm	28 km/h
01 May	0.0mm	30 km/h
02 May	0.0mm	31 km/h
03 May	0.0mm	26 km/h
04 May	0.0mm	33 km/h
05 May	18.0mm	35 km/h
06 May	25.4mm	69 km/h
07 May	16.4mm	39 km/h
08 May	0.4mm	24 km/h
09 May	0.0mm	26 km/h
10 May	0.0mm	37 km/h
11 May	0.0mm	33 km/h
12 May	0.4mm	37 km/h
13 May	0.8mm	31 km/h
14 May	0.0mm	50 km/h
15 May	0.0mm	65 km/h
16 May	0.0mm	50 km/h
17 May	0.0mm	43 km/h
18 May	0.0mm	30 km/h
19 May	0.0mm	26 km/h
20 May	0.0mm	28 km/h
21 May	0.0mm	28 km/h
22 May	1.4mm	30 km/h
23 May	0.2mm	30 km/h
24 May	1.0mm	31 km/h

Results:

Gauge ID	Airsafe Sample ID	Insoluble solids (g/m ² /month)	Adjusted insoluble solids (g/m ² /month)*
SH – 190304	55773-1	6.3	6.3

Notes to table:

* Adjusted insoluble solids indicates for each gauge the number of insoluble solids detected above/below the insoluble solids detected within the control gauge.

N/A Sample not tested

Discussion and Conclusion:

Air monitoring for dust fallout has been conducted at a Mainland Civil site in Ivanhoe Place, Macquarie Park. The result is above with the recommended guidelines.

Dust fallout on the site were above with the environmental guideline, with a result 6.3grams per square metre per month (g/m²/month).

Appropriate strategies to suppress and minimise dust must be employed if similar work is carried out in following months.

Note:

The results relate only to the samples tested. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

This report has been prepared for the benefit of the client and no other party. AIRSAFE assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of AIRSAFE or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

In accordance with the scope of services, AIRSAFE has relied upon the data and has conducted field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report. On all sites, varying degrees of non-uniformity of conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of actual situations. The conclusions are based upon the data and the field monitoring and/or testing and are therefore merely indicative of the conditions of the site at the time of preparing the report.

It should also be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable Occupational Hygiene consultants under similar circumstances. No other warranty, expressed or implied, is made.

GAUGE LOCATIONS



Figure 1. Site location (adapted from maps.google.com.au; accessed on (15.03.2021)).

ANALYSIS RESULTS



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 ph 02 9910 6200 fax 02 9910 6201
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 www.envirolab.com.au

CERTIFICATE OF ANALYSIS 269869

Client Details	
Client	Airsafe Laboratories
Attention	Joshua Martin
Address	93 Beattie St, Balmain, NSW, 2041

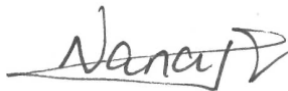
Sample Details	
Your Reference	57144, 1 Ivanhoe Place, Macquarie Park NSW 2113
Number of Samples	1 dust gauge
Date samples received	25/05/2021
Date completed instructions received	25/05/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details	
Date results requested by	28/05/2021
Date of Issue	27/05/2021
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By
 Priya Samarawickrama, Senior Chemist

Authorised By

 Nancy Zhang, Laboratory Manager

Envirolab Reference: 269869
 Revision No: R00



Client Reference: 57144, 1 Ivanhoe Place, Macquarie Park NSW 2113

Dust Deposition AS 3580.10.1		
Our Reference		269869-1
Your Reference	UNITS	57144-1
Date Sampled		30.04.2021 - 24.05.2021
Type of sample		dust gauge
Dust Gauge Start Date	–	30/04/2021
Dust Gauge End Date	–	24/05/2021
Dust - No. of Days Collected	–	25
Date prepared	-	26/05/2021
Date analysed	-	26/05/2021
Insoluble Solids	g/m ² /month	6.3
Combustible Matter	g/m ² /month	1.8
Ash	g/m ² /month	4.5
Soluble Matter	g/m ² /month	1.4
Total Solids	g/m ² /month	7.7

Client Reference: 57144, 1 Ivanhoe Place, Macquarie Park NSW 2113

Method ID	Methodology Summary
AS 3580.10.1	Analysis of dust gauges by AS 3580.10.1 (analysis only).

Client Reference: 57144, 1 Ivanhoe Place, Macquarie Park NSW 2113

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Client Reference: 57144, 1 Ivanhoe Place, Macquarie Park NSW 2113

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
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Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.