

23rd November 2020

Eric Hausfield
Suite 7
76 Henry Street
Penrith

CONDITION B18 and B19 COMPLIANCE REPORTING

Dear Eric

Fraser's Property Ivanhoe Pty Ltd needs to comply with following two conditions:

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.

B19. The Pre-Construction Compliance Report must include:

- (a) Details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and**
- (b) The expected commencement date for construction.**

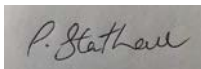
In Order to comply with Condition B18 please find attached with this letter a copy of the Pre-Construction Compliance Report. This has been submitted to the Department email address:
compliance@planning.nsw.gov.au

In Order to comply with Condition B19 (a) the attached report outlines how the conditions of consent are compiled with.

As Part of Condition B19 (b) Fraser's Property Ivanhoe Pty Ltd are to advise the expected commencement date for construction. Currently the forecast to commence is November 30th 2020.

Feel free to contact me if you have any queries.

Kind Regards,



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PART B Prior to COMMENCEMENT OF WORKS	Compliance Reporting B18/B19/B20
CROWN BUILDING WORK	Notes, Comments and Supporting Documentation.
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:	Note
(a) the date of the invitation for tenders to carry out Crown building work; or	Tenders for the Stage 1A Civil works has been completed (October 2020)
(b) in the absence of tenders, the date on which the Crown building work commences.	Intention to Commence December 2020
NOTIFICATION OF COMMENCEMENT	
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.	The Department has been notified that work will be commencing. This was done in advance (inOctober 2020).
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.	The Department has been notified that Stage 1A Civil works are commencing.
BUILDING CODE OF AUSTRALIA (BCA) COMPLIANCE	
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:	This is ongoing. Addressed by Certificates from the relevant consultants at the time deemed relevant to the PCA .
(a) complying with the deemed to satisfy provisions; or	
(b) formulating an alternative solution which:	
i) complies with the performance requirements; or	
ii) is shown to be at least equivalent to the deemed to satisfy provision; or	
iii) a combination of (a) and (b).	
Independent Environmental Audit	
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.	Environmental Earth Sciences have prepared a program of independent environmental audits. This has been submitted to DPI&E.
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.	The First Audit is due to commence in the first Quarter of 2021
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.	Noted
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:	Noted
(a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;	Noted
(b) assesses whether the development is complying with the terms of this consent;	Noted
(c) reviews the adequacy of any document required under this consent; and	Noted
(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	Noted
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.	Noted.
Note:	
Community Communication Strategy	
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.	The Communication strategy has been uploaded to the portal. Refer to the Elton Community Communication Strategy.
B11. The Community Communication Strategy must:	
(a) identify people to be consulted during the design and construction phases;	Refer to the communication strategy for details .
(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Refer to the communication strategy for details .
(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Refer to the communication strategy for details .
(d) set out procedures and mechanisms:	Refer to the communication strategy for details .
(i) through which the community can discuss or provide feedback to the Applicant;	Refer to the communication strategy for details .
(ii) through which the Applicant will respond to enquiries or feedback from the community; and	Refer to the communication strategy for details .
(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.	Refer to the communication strategy for details .
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	Noted. The Communication strategy has been loaded upto the portal.
B13. The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	Noted. The communication strategy is ongoing.
External Walls and Cladding	
B14. The external walls of all buildings must comply with the relevant requirements of the BCA.	Noted. This has captured in the consultants design certificates and drawings for Building A1 . Building C1 is pending.
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.	Noted. This has captured in the consultants design certificates and drawings for Building A1 . Building C1 is pending.

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.	Noted.
Access To Information	
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:	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available. For Detail Refer to the Elton Communication strategy
(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(i) the documents referred to in Condition A2 of this consent;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(ii) all current statutory approvals for the development;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(iii) all approved strategies, plans and programs required under the conditions of this consent;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(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;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(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;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(vi) a summary of the current stage and progress of the development;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(vii) contact details to enquire about the development or to make a complaint;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(viii) a complaints register, updated monthly;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(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;	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(x) any other matter required by the Planning Secretary; and	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Note this will be Ongoing for the life of the project. If and when requested by the Planning secretary Fraser will make the releant information available.
Compliance Reporting	
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.	This report has been submitted in December 2020
B19. The Pre-Construction Compliance Report must include:	
(a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and	Please refer to this attached summary report.
(b) the expected commencement date for construction.	The Expected site establishment for the works is December 2020 (Site Sheds, Fencing, tree protection) and construction works commencing in Early 2021
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.	The first Report is submitted in December 2020. The next report shall be submitted in July 2021.
B21. The Construction Compliance Reports must include:	
(a) a results summary and analysis of environmental monitoring;	Noted. The first Environmental Audit will occur in January/February 2021. Following site Establishment and installation of environmental controls and initial testing.
(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;	Noted. Going forwards all complaints will be monitored and dealt with inline with the requirements.
(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;	The CEMP has been submitted to Ryde Council.
(d) a register of any modifications undertaken and their status;	MOD-1 was submitted and has subsequently been approved.
(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;	Noted. The first Environmental Audit will occur in January/February 2021. Following site Establishment and installation of environmental controls and initial testing.
(f) a summary of all incidents notified in accordance with this consent; and	Noted.
(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	Noted.
Compliance	
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.	This is dealt with through the Construction Contract for each Contractor on site. In addition the contractors induction process, SWMS and scopes help to provide oversight in ensuring the conditions of consent are complied with.
COMPLAINTS AND ENQUIRIES PROCEDURE	
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:	Refer below for details
(a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;	1800 25 85 65
(b) a postal address to which written complaints and enquiries may be sent; and	Level 2, 1C Homebush Bay Drive, Rhodes NSW 2138 Australia
(c) an email address to which electronic complaints and enquiries may be transmitted.	hello@ivanhoestate.com.au
STRUCTURAL DETAILS	
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:	This is ongoing. Addressed by Certificates from the relevant consultants at the time deemed relevant to the PCA .
(a) the relevant clauses of the BCA; and	Noted
(b) the development consent.	Noted

PRE-CONSTRUCTION DILAPIDATION REPORT	
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.	This has been carried out by the Civil Works Contractor. For the Stage 1A civil works.
GROSS FLOOR AREA (GFA) CERTIFICATION	
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.	Noted. This has been confirmed by the Architect Bates and covered in Detail in their design certificate .
MAXIMUM HEIGHT	
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 .	Noted. This has been confirmed by the Architect Bates and covered in Detail in their design.
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.	This has been noted and will be incorporated into the design (Pending).
TREE PLANTING	
B29. A minimum of 476 new trees are to be planted comprising:	
(a) 47 trees within the Building A1 site	Refer to Hassell Landscape Plan and Design Certificate for details .
(b) 48 trees within the Building C1 site	This has been deferred
(c) 381 trees adjacent to new streets.	Refer to Hassell Landscape Plan and Design Certificate for details.
Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	Noted. Design Documents are submitted to the Certifier in advance.
B30. The new trees required under Condition B31 must be planted in accordance with the minimum pot sizes specified in the table below.	Noted.
Minimum Planting Pot Size	
1000 Litre	
750 Litre	
400 Litre	
200 Litre	
100 Litre	
Total	
Details demonstrating compliance with this requirement are to be submitted to the Certifier prior to the issuing of any Crown Building Works Certificate.	Noted. These are covered on the Hassell Landscape plans and certificates.
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.	Noted.
SCHEDULE OF MATERIALS	
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.	This has been completed for Building A1. Note this needs to be completed for C1.
COMPLIANCE WITH ACOUSTIC ASSESSMENT	
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.	Noted this will occur prior to commencement of the relevant works.
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.	Noted this will occur prior to commencement of the relevant works.
COMPLIANCE WITH WIND IMPACT ASSESSMENT	
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.	Conditions require acoustic treatment to buildings. Frasers have advised no acoustic treatments external to the buildings are required, this was confirmed by the Acoustic Assessment.
ENVIRONMENTAL SUSTAINABILITY	
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.	Sustainability strategy provided to PCA .Demonstrate compliance with this strategy for subdivision works. FPA sustainability Team to provided statement to EH.
REFLECTIVITY	
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.	This has been covered off in the design Statement by Bates Smart and incorporated into their design.
OUTDOOR LIGHTING	
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.	This condition relates to construction of the buildings. (Refer to Condition D44 for Street lighting. Note the D61 Ryde Council approved plans for Street lighting have been submitted to the Certifier).
ROAD OCCUPANCY LICENCE	

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.	ROL's required prior to commencement of work in public roads. ROL's to be provided to me prior to commencement of those works.
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	
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:	The CEMP has been reviewed by the Environmental Auditor and submitted to Ryde Council. It covers off the details covered in the condition B40 Items a) to i)
a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;	Stage 1A Civil works and Bulk Excavation of Building A1 Basement.
b) describe all activities to be undertaken on the site during site establishment and construction of the development;	
c) include a Dust Management Plan, incorporating the mitigation measures outlined in the Air Quality Assessment, prepared by WSP, dated October 2018	
d) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;	
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;	
f) be prepared in consultation with Council and include specific consideration of measures to address any requirements of Council during site establishment and construction;	
g) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;	
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;	
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;	
j) management of groundwater during construction;	
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	
l) include arrangements for community consultation and complaints handling procedures during construction.	
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.	
Prior to the commencement of works, a copy of the CEMP must be submitted to Council and the Planning Secretary.	Noted this has been actioned.
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN	
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 TfNSW (Sydney Coordination Office) and submitted to the Certifier. The CPTMP must be prepared in consultation with Council, TfNSW (Sydney Coordination Office), and TfNSW (RMS). The CPTMP shall address (but not be limited to):	The CPTMP has been submitted and approved by the relevant authorities and covers off Items B41 a) to l)
a) location of the proposed work zone;	
b) haulage routes;	
c) construction vehicle access and traffic control arrangements;	
d) proposed construction hours;	
e) estimated number of construction vehicle movements;	
f) any changes required to on-street parking;	
g) construction program;	
h) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction;	
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 TfNSW (Sydney Coordination Office);	
j) measures to ensure construction vehicles do not arrive at the site or surrounding areas outside approved hours;	
k) measures proposed to mitigate any associated general traffic, public transport, pedestrian access and cyclist impacts/conflicts;	
l) measures to encourage public transport use and other non-car travel options by construction workers.	
Prior to the commencement of works, a copy of the CPTMP must be submitted to Council, TfNSW and the Planning Secretary.	
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN	
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):	Noted this has been completed and is inline with Council and EPA requirements and covers off items B42 a) to h). The details are covered off in the MLC Management Plan and in the ADWJ plans, in addition has been reviewed by the Senior Environmental Scientist.
a) be prepared in accordance with the EPA's <i>Interim Construction Noise Guideline</i>	
b) identify nearby sensitive receivers and land uses;	
c) identify the noise management levels for the project;	
d) identify the construction methodology and equipment to be used and the key sources of noise and vibration;	
e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration;	

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	
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	
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.	
Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Planning Secretary.	
AIR QUALITY AND ODOUR MANAGEMENT PLAN	
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:	Noted this management has been completed and is inline with Council and EPA requirements and covers off items B43 a) to d). The details are covered off in the MLC Management Plan and have been submitted to the PCA
(a) staged excavation to limit the surface area of exposed odorous material;	For Details refer to the Management plan
(b) application of odour suppressants;	For Details refer to the Management plan
(c) effective covering of stockpiles and truckloads of excavation spoil; and	For Details refer to the Management plan
(d) expedited removal of odorous material from the development to a facility legally able to accept those wastes.	For Details refer to the Management plan
The AQOMP must include proactive and reactive management strategies, key performance indicators, monitoring measures, record keeping, response mechanisms, contingency and compliance reporting measures.	For Details refer to the Management plan
CONSTRUCTION WASTE MANAGEMENT PLAN	
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:	Noted this management has been completed and is inline with Council requirements and covers off items B44 a) to d). The details are covered off in the MLC Management Plan and have been submitted to the PCA and Council.
(a) the estimated volume or weight of materials that will be reused, recycled or removed from the site;	For Details refer to the Management plan
(b) on-site material storage areas during construction;	For Details refer to the Management plan
(c) materials and methods used during construction to minimise waste;	For Details refer to the Management plan
(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;	For Details refer to the Management plan
(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	For Details refer to the Management plan
(f) identification within the CWMP of the responsibility for the transferral of waste and recycling bins within the property to the collection point.	For Details refer to the Management plan
All requirements of the approved CWMPs must be implemented during the excavation and construction of the development.	For Details refer to the Management plan
CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN	
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.	Noted this management has been completed and is inline with Council requirements (even though the MOD covers off council involvement) and covers off items B45 a) to d). The details are covered off in the MLC Management Plan, ADWJ Design and have been developed in conjunction with the PCA.
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:	
(a) location and extent of all necessary sediment and erosion control measures for the site;	For Details refer to the Management plan
(b) catchment plan;	For Details refer to the Management plan
(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;	For Details refer to the Management plan
(d) all relevant details and calculations of the sediment basins including sizes, depths, flocculation, outlet design, all relevant sections, pump out systems, and depths;	For Details refer to the Management plan
(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;	For Details refer to the Management plan
(f) identification and management of any stormwater run-on to the site from adjacent sites;	For Details refer to the Management plan
(g) location of any temporary stockpiles (soil, spoil, topsoil or otherwise) and accompanying sediment and erosion control measures;	For Details refer to the Management plan
(h) location and details of all vehicle wash down bays and associated erosion and sediment control measures such as earthen bunds; and	For Details refer to the Management plan
(i) a daily and weekly site inspection checklist consistent with IECA Best Practice Erosion and Sediment Control documents.	For Details refer to the Management plan
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:	Refer to ADWJ Plans and the Management Plan.
(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 ;	For Details refer to the Management plan
(b) using type D soils (unless otherwise demonstrated by an analysis of site soils by a qualified geotechnical);	For Details refer to the Management plan
(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	For Details refer to the Management plan
(d) to include a gypsum flocculent to be added to the sediment basin in accordance with Appendix E of the Blue Book.	For Details refer to the Management plan
GEOTECHNICAL DESIGN, CERTIFICATION AND MONITORING PLAN	

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.	Enstruct Group have been engaged for the preliminary design. Enstruct Design documentation and Certification covers off conditions B46 a)
This engineer is to prepare the following documentation:	
(a) Certification that the civil and structural details of all subsurface structures are designed to:	
· provide appropriate support and retention to neighbouring property;	
· 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	
· 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.	
(b) A Geotechnical Monitoring Plan (GMP) to be implemented during construction that:	Refer to MLC Management Plans for Details.
· is based on a geotechnical investigation of the site and subsurface conditions, including groundwater;	
· 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;	
· 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	
· details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.	
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.	
BIODIVERSITY MANAGEMENT PLAN	
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:	Deferred - Refer to condition B47 as provide a letter to FPA that the first stage of works on site (Stage 1) does not impact the EEC area. Frasers have always advised the certifier that once stage 2 civil works commence this would need to be triggered off. The civil staging plans to show where the stage 1A works are.
a) pre-clearance surveys and clearance supervision of hollow bearing trees	
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.	
c) the rehabilitation and management of vegetation adjacent to Shrimptons Creek for a minimum of 5 years.	
d) the use of local provenance species appropriate for the threatened ecological communities and plant community types present on the site	
e) the monitoring of vegetation to ensure its long-term viability for 5 years	
f) a Weed Management Plan .	
A copy of the final BMP must be submitted to the Planning Secretary and an approved copy provided to the Certifier.	PCA approves during Stage 2 works and submits to planning
STORMWATER DRAINAGE SYSTEMS – EPPING ROAD AND HERRING ROAD	
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 TfNSW (RMS) for approval. A copy of the final approved plans must be submitted to the Certifier prior to the commencement of any works.	Noted. Please be advised that no stormwater works proposed in Epping Road or Herring Road as part of Stage 1A approval
Note: A plan checking fee will be payable and a performance bond may be required before TfNSW (RMS) approval is issued.	Noted.
CLEARANCE FROM LAND – HERRING ROAD	
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 TfNSW (RMS) prior to the commencement of any works for Building A1. All temporary works and anchors are to be removed upon completion of works.	Statement from Beverage Williams to be provided. (Pending)
DESIGN OF RETAINING WALLS	
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.	Noted. Details to be provided.
UTILITY SERVICES	
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.	Design has been approved by Ausgrid
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.	Refer to Approved Design from Ausgrid, Fibrecorp, Sydneywater. Note there is no Gas in the development.
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.	Refer to Approved Design from Ausgrid, Fibrecorp, Sydneywater. Note there is no Gas in the development.
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)	

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 prior to the issue of the relevant Crown Building Works Certificate for each building.	
CONTAMINATION	
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 inground utilities prior to undertaking any construction works. Details confirming compliance must be submitted to the Certifier prior to the commencement of any works.	R
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:	
(a) NSW EPA Sampling Design Guidelines	
(b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017	
(c) Guidelines for Consultants Reporting on Contaminated Sites 2011	
(d) National Environment Protection (Assessment of Site Contamination) Measure 2013 as amended	
(e) other guidelines approved under section 105 of the <i>Contaminated Land Management Act 1997</i> .	
Details confirming compliance must be submitted to the Certifier prior to the commencement of any construction works.	
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.	
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.	
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.	Refer to MOD-1
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 submitted to the certifier prior to the commencement of Any works	Refer to MOD-1
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.	
NO OBSTRUCTION OF THE PUBLIC DOMAIN WITHOUT A WORKS PERMIT	
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.	This condition is ongoing and Work Permits will be obtained as required and will notify the Certifier.
HAZARDOUS MATERIALS MANAGEMENT PLAN	
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:	Refer to MOD-1
g) ensure the development complies with the <i>NSW Occupational Health and Safety Regulation 2001</i> and Part 7 of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> ;	
h) be consistent with Safe Work Australia's codes of practice <i>How to Safely Remove Asbestos 2011</i> and <i>How to Manage and Control Asbestos in the Workplace 2011</i> ;	
i) identify any known or potential areas of concern on site for hazardous and asbestos containing materials;	
j) outline the procedures for identification, handling and disposal of hazardous materials;	
k) include an Asbestos Management Plan;	
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;	
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;	
n) include a suitable airborne asbestos fibre monitoring program for all asbestos removal works areas; and	
o) outline the procedures for validation and inspection following the completion of asbestos removal works and issuing of asbestos clearance certificates.	
Prior to the commencement of works, a copy of the HMMP must be submitted to the EPA, SafeWork NSW and the Planning Secretary.	
B64. The Applicant shall comply with any notification requirements to SafeWork NSW concerning the handling and removal of any asbestos.	
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'.	
BASIX CERTIFICATION	
B66. The development must be implemented and all BASIX commitments thereafter maintained in accordance with:	Ongoing
(a) Building A1: BASIX Certificate No. 893728M_02	

(b) Building C1.1-C1.4: BASIX Certificate No. 919971M_02	
(c) Building C1.5: BASIX Certificate No. 896458M_02	
An updated certificate must be issued if amendments are made.	
The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Crown Building Works Certificate plans for each building.	
SYDNEY WATER REQUIREMENTS	
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.	Ongoing
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS	
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.	Ongoing
B69. All taps and shower heads to have 4 Star Wels Rating	
B70. New Urinal Suites, urinals and flushing control mechanisms installed as part of the approved works must demonstrate a 4 Star Wels rating	
B71. Systems must include smart flushing to reduce unnecessary flushing	
SANITARY FACILITIES FOR DISABLED PERSONS	
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	Ongoing
ADAPTABLE HOUSING	
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:	Noted
(a) the required number of units are able to be adapted for people with a disability in accordance with the BCA; and	
(b) compliance with <i>Australian Standard AS4299 – Adaptable Housing</i> .	
ACCESS FOR PEOPLE WITH DISABILITIES	
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.	Ongoing
MECHANICAL VENTILATION	
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.	Ongoing
CHILDCARE CENTRE CAR PARKING	
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.	Ongoing.
NUMBER OF CAR PARKING SPACES	
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.	This is reflected in the Bates Design
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.	Ongoing
B79. B79 – A Minimum of 12 car share spaces in association with Stage 1	These spaces will be incorporated into C1.
LAYOUT OF CAR PARKING AREAS	
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. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate.	Ongoing
NUMBER OF BICYCLE PARKING SPACES	
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.	Ongoing.
Bicycle parking allocation: Building A1	
Residential	
Visitors	
Bicycle parking allocation: Building C1	
Residential	
Visitors	
FACILITIES FOR CYCLISTS	
B79. 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.	Ongoing
WASTE STORAGE ROOMS	
B80. The waste storage rooms within each building shall be constructed to comply with all the relevant provisions of Council's Development Control Plan 2014, including:	Ongoing

(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;	
(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;	
(c) the walls being cement rendered to a smooth, even surface and coved at all intersections;	
(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;	
(e) the room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.	
Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	
GARBAGE CHUTES	
B81. 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 Better Practice Guide for Waste Management in Multi-Unit Dwellings.	Refer to waste Management Report
Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	
GROUNDWATER DESIGN	
B82. The design and construction of each building must consider potential seepage inflow after the completion of construction.	Regarding condition B82 this is associated with Crown Building works and will be addressed accordingly
B83. Sufficient permanent drainage shall be provided beneath and around the outside of the basement to ensure that natural groundwater flow is not impeded, and:	
(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	
(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	
(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.	
Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	
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.	
B84. 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.	
Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	
B85. Contaminated groundwater—i.e. constituent concentrations above appropriate National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013) thresholds—shall not be reinjected into any geological formation. The reinjection 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 reinjected must be demonstrated to be compatible with, or improve, the intrinsic or ambient groundwater in the vicinity of the reinjection site.	
Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Crown Building Works Certificate for each building.	
BIODIVERSITY	
B86. 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.	16 Credits have been paid for, through ecoaus and Issued to Andy Nixey.
PUBLIC DOMAIN	
B87. 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</i> (PDTM) Section 6 – <i>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.	These have been captured in ADWJ plans
ROADS	
B88. 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</i> , Section 6 – <i>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.	These have been captured in ADWJ plans

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 TfNSW (RMS) proposed signalised intersection upgrade.	
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.	
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.	
Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	
B89. 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</i> , Section 6 – <i>Macquarie Park Corridor</i> and Council's technical standards and specifications. <u>In the event of any inconsistency, the approved Landscape Plans are to prevail.</u> 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.	
Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	
STORMWATER	
B90. 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 <u>satisfactory road levels.</u> Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	These have been captured in ADWJ plans
B91. 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. Details demonstrating compliance must be submitted to the Certifier prior to the commencement of the relevant works.	
B92. 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. 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. 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 warranted by Council's City Works Directorate as a result of the review and approval of the design plans. 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.	
B93. To ensure satisfactory performance of the excavation, laying of pipes, back filling, disposal of excess soil and restoration including new kerb and gutter works, the applicant must maintain all trunk drainage works until dedication to Council.	
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 Subdivision Certificate to guarantee this requirement will be met. The bond will be released on dedication to Council.	This BG has been provided to Council. Receipt has been sent to EH.
B94. 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.	These have been provided
B95. 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.	This has been provided
B96. 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. <u>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.</u>	This has been provided
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.	This has been provided

<p>B97. 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</p>	<p>This has been provided</p>
<p>Works Directorate and the Certifier prior to the commencement of any works. The maintenance access shall remain open for all stages of the development.</p>	
<p>FLOODING</p>	
<p>B98. 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.</p>	<p>This has been provided</p>
<p>BRIDGE – DETAILED DESIGN</p>	
<p>B99. 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:</p>	<p>This forms part of Stage 2 works.</p>
<p>(a) the minimum overall width of the bridge is to be 14 m</p>	
<p>(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</p>	
<p>(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.</p>	
<p>(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</p>	
<p>(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</p>	
<p>(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</p>	
<p>(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.</p>	
<p>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.</p>	