

**RICHARD CROOKES**  
  
CONSTRUCTIONS

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

# **CONSTRUCTION COMPLIANCE REPORT**

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

10 October 2022



## REVISION REGISTER

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

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## EXECUTIVE SUMMARY

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

# INTRODUCTION

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

## 1

Main Works Contractor: Richard Crookes Constructions Pty Ltd

Works: Stage 1 Construction Works (Lot C1)

Period of Works: May 2022 - February 2024

Address: 1 Ivanhoe Place, Macquarie Park, NSW 2113

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

The buildings consist of the following areas:

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

The Project consists of four residential building towers including a mix of social, affordable and market style apartment living as well as four terrace houses of which RCC is the principal contractor.

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

The head contractor's scope of works includes:

- Design, development and coordination of documentation/shop drawings for construction.
- Construction of three level basement car park area.
- Construction of one common podium structure consisting of communal area shared by all residents of apartments located on the podium.
- Construction of four residential apartment buildings (C1.1, C1.2, C1.3 and C1.4) consisting of 492 apartments.
- Construction of four townhouses (C1.5).
- Landscape works to include communal landscape areas and public areas.
- Public domain areas located on the ground plane adjacent the C1 building boundary.

- Installation of building services including electrical services, mechanical systems, hydraulic systems, vertical transportation servicing the residential areas, water heating, embedded network requirements, landscape irrigation systems, fire services, BMS system, access control systems for residential areas, vehicular turntable and substation design approvals and installation.
- Extension and/or augmentation of services/utilities servicing the site and residential development, including energy, water, stormwater, communications and sewer and wastewater.
- Green Star certification

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

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

Development Consent: SSSA.Application Number: SSD 8903 including MOD-01 and MOD-02

Applicant: NSW Land & Housing Corporation/Frasers Property Australia

Consent Authority: Minister for Planning and Public Spaces

## STAGING & SEQUENCE

### 1.1

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

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

### 1.2

## PROJECT CONTACTS

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

CONTACT	COMPANY NAME	MOBILE	EMAIL
Matthew Hollis (Snr Project Manager)	Richard Crookes Constructions	0401 626 177	hollism@richardcrookes.com.au
Andrew King (Site Manager)	Richard Crookes Constructions	0418 200 515	kinga@richardcrookes.com.au

CONTACT	COMPANY NAME	MOBILE	EMAIL
Micheal Archibald (WHS&E Advisor)	Richard Crookes Constructions	0478 094 713	archibaldm@richardcrookes.com.au
Patrick Nahas (Snr Project Engineer)	Richard Crookes Constructions	0452 500 390	nahasp@richardcrookes.com.au

## PREVIOUS REPORT ACTIONS

Nil items to report.

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# MODIFICATIONS UNDERTAKEN

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

## 3

### Summary of Modifications

SSA 8903: Approved by the Minister for Planning and Public Spaces on 30 April 2020, for Stage 1 of the Ivanhoe Estate redevelopment, including:

- Site preparation works
- Construction of Buildings A1 and C1
- Landscaping and public domain works
- Amalgamation and subdivision

SSA 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).

SSA 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.

SSA 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.

SSA 8903 MOD 4: Approved by the Acting Director, Key Sites Assessments, on 5 August 2022 to modify conditions for the removal of seven additional trees.

## COMPLIANCE STATUS SUMMARY

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

### 4

#### RCC Weekly Environmental Inspections

Reference	Inspection Type	Status	Description	Date Created	Date Completed
ISP-35752	18.3 Environmental Inspection	Complete	Environmental Walk	5/10/2022	5/10/2022
ISP-33970	18.3 Environmental Inspection	Complete	Environmental Walk	26/09/2022	26/09/2022
ISP-33113	18.3 Environmental Inspection	Complete	Environmental Walk	12/09/2022	12/09/2022
ISP-32895	18.3 Environmental Inspection	Complete	General inspection at C15	8/09/2022	8/09/2022
ISP-32483	18.3 Environmental Inspection	Complete	Environmental walk (prep for Mondays audit)	1/09/2022	1/09/2022
ISP-32172	18.3 Environmental Inspection	Complete	Environmental Walk	29/08/2022	29/08/2022
ISP-31673	18.3 Environmental Inspection	Complete	Environmental Walk	22/08/2022	22/08/2022
ISP-31128	18.3 Environmental Inspection	Complete	Environmental Walk	15/08/2022	15/08/2022
ISP-30745	18.3 Environmental Inspection	Complete	Environmental Walk	8/08/2022	8/08/2022
ISP-30651	18.3 Environmental Inspection	Complete	Environmental Walk	6/08/2022	6/08/2022
ISP-29909	18.3 Environmental Inspection	Complete	Environmental Walk	25/07/2022	25/07/2022
ISP-29528	18.3 Environmental Inspection	Complete	Environmental Walk	19/07/2022	19/07/2022
ISP-29168	18.3 Environmental Inspection	Complete	Environmental Walk	13/07/2022	13/07/2022
ISP-26521	18.3 Environmental Inspection	Complete	Environmental Walk	4/07/2022	4/07/2022
ISP-26212	18.3 Environmental Inspection	Complete	Environmental Walk	29/06/2022	29/06/2022
ISP-25513	18.3 Environmental Inspection	Complete	Environmental Walk	20/06/2022	20/06/2022
ISP-24622	18.3 Environmental Inspection	Complete	Environmental Walk	6/06/2022	6/06/2022
ISP-24174	18.3 Environmental Inspection	Complete	Environmental Walk	30/05/2022	30/05/2022
ISP-23707	18.3 Environmental Inspection	Complete	Environmental Walk	23/05/2022	23/05/2022
ISP-23237	18.3 Environmental Inspection	Complete	Environmental Walk	16/05/2022	16/05/2022
ISP-23233	18.3 Environmental Inspection	Complete	Environmental Walk	16/05/2022	16/05/2022
ISP-22450	18.3 Environmental Inspection	Complete	Environmental walk.	4/05/2022	4/05/2022
ISP-20927	18.3 Environmental Inspection	Complete	Environmental Insection	8/04/2022	12/04/2022

**RCC Internal Environmental Audit (6 monthly)**

**5.5b Audit Report Quality, Environmental**



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

Close out meeting with Site team

Notes: All items discussed

**Results Summary & Analysis of Environmental Monitoring (3<sup>rd</sup> May 2022 – 10<sup>th</sup> October 2022)**

<b><u>Air Quality</u></b>	<b><u>Nil to report for period.</u></b>	<b><u>Bulk &amp; Detailed excavation works completed prior to this reporting period (by others). As a result, there is no dust, air and odour monitoring applicable for this period.</u></b>
<b><u>Soil &amp; Water</u></b>	<b><u>Nil to report for period.</u></b>	<b><u>Bulk &amp; Detailed excavation works for C1 completed prior to this reporting period (by others). As a result, there is no soil and water monitoring applicable for this period on C1. Water from site being pumped to sediment pond &amp; being treated by Civil Contractor (working on future stages in precinct) prior to release to stormwater system.</u></b>
<b><u>Noise &amp; Vibration</u></b>	<b><u>Nil to report for period.</u></b>	<b><u>Noise &amp; Vibration monitoring triggered from excavation activities only. General construction works occurred during the reporting period.</u></b>
<b><u>Waste</u></b>	<b><u>&gt;95% Recycling</u></b>	<b><u>Waste Recycling Rate &gt; 95%</u></b>
<b><u>Geotechnical</u></b>	<b><u>Nil to report for period.</u></b>	<b><u>Geotechnical Monitoring requirements not applicable for this reporting period. Excavation works for the C1 Building have been completed (by others) prior to this reporting period.</u></b>

## Preconstruction Independent Environment Audit

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

Condition of consent number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action / Action taken / Response (as applicable)	Proposed Action Due Date
<b>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).</b>					
<b>B42. Construction Noise and Vibration Management Plan (CNVMP)</b>	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.	<b>Closed.</b>
<b>B42. CNVMP</b>	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 <b>Appendix C</b> 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).	<b>Closed.</b>
<b>B45. Construction Soil and Water Management Plan (CSWMP)</b>	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 <b>Figure 5.7.3a Basin Detail Plan</b> 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.	<b>Closed.</b>
<b>Proponent responses</b>					
<b>C36 Stockpile Management</b>	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.	<b>Closed.</b>
<b>B40 (c) Construction Environmental Management Plan (CEMP)</b>	include a Dust Management Plan, incorporating the mitigation measures outlined in the Air Quality Assessment, prepared by WSP, dated October 2018.	Section 5.8.4 refers to multiple monitors, but only one dust gauge installed each month. What is the reasoning for not having multiple dust gauges installed onsite?	Due to the size of the site, multiple dust gauges should be installed for monthly monitoring.	Mainland maintained the dust monitors on site during the duration of works, please note Mainland works on stage 1A civil is now completed and Practical completion issued September 2021. Please refer to the dust monitoring results attached in the compliance report.	<b>Closed.</b>
<b>B42 (f) Construction Noise and Vibration Management Plan (CNVMP)</b>	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	<b>Closed.</b>
<b>B45. Construction Soil and Water Management Plan (CSWMP) 5.7 SWMP: Table 5.7.2– Soil and Water Sources and Mitigation Methods</b>		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.	<b>Closed.</b>
<b>B42 Construction Noise and Vibration Management Plan (CNVMP)</b>		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	<b>Closed.</b>

# INCIDENTS

## WHS&E INCIDENT REPORT SUMMARY

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

## COMPLAINTS

Getting in touch

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

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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. Complaint is not related to Building C1 Works. Incorrectly mentioned in this report.	Closed	No

Reporting period: May - October 2022

Date of complaint	Date of response	Nature of complaint	Development approval	Project response	Complaint status	Emergency complaint?
12/05/22	12/05/22	After hours lighting complaint	SSDA 8903	Crane 2 & scaffold flood lights turned off unless required. No out of hours works were underway at this time. Site was closed / locked, lights remained on creating	Closed	No

Date of complaint	Date of response	Nature of complaint	Development approval	Project response	Complaint status	Emergency complaint?
				a glare which led to the complaint.		
16/05/22	18/05/22	After hours lighting complaint	SSDA 8903	<p>Main light in question temporarily disconnected</p> <p>Lights will be turned off manually at end of each shift (for upcoming few days)</p> <p>Timer to be installed on access lighting for lights to be on at 5.30am &amp; off at 8.00pm No out of hours works were underway at this time. Site was closed / locked, lights remained on creating a glare which led to the complaint.</p>	Closed	No
19/08/22	03/09/22	Construction noise (from Midtown Estate) outside of DA Hours	SSDA 8903	Contractors formally reminded of approved working hours of construction. Council inspector attended precinct due to an alleged noise complaint, but was unable to determine which site within the immediate area was the cause of the complaint as there are multiple sites within proximity of each other.	Closed	No



## ENVIRONMENTAL MANAGEMENT PLAN (CONDITION B21C)

No changes required to the Environmental Management plan for this reporting period. Upon changes to site conditions, review to be conducted.

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**APPENDIX A - COMPLIANCE TABLE**

<b>PART A</b>		<b>Current Status</b>	<b>Comments</b>
A1	Obligation to minimise harm to the environment	Closed	Note
A2	Terms of consent - the development may only be carried out: a) in compliance with the conditions of this consent b) in accordance with all written directions of the Planning Secretary c) in accordance with the EIS, Response to Submissions and additional information d) in accordance with the management and mitigation measures	Closed	Note
A3	a) The content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary b) The implementation of any actions or measures contained in any such document referred to in Condition A3(a)	Closed	Note
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	Closed	Note
A5	The consent will lapse 5 years from the date of consent unless works associated with the development physically commence	Closed	Note
A6	No works, including tree removal, are approved to 6-8 Lyon park Road, Macquarie Park (Lot 62 DP570271)	Closed	Not part of scope
A7	This consent only approves the location of a childcare centre within Building A1	Closed	Not part of scope
A8	Future stages of subdivision to create additional lots not approved by this consent are to be subject to separate development application(s)	Closed	Not part of scope
A9	The Applicant must comply with all relevant prescribed conditions of development consent	Closed	Note
A10	Long Service Levy	Closed	Receipt prepared by Long Service Corporation dated 27 April 2021
A11	Legal Notices	Closed	Note
A12	Evidence of Consultation	Closed	Note
A13	Structural Adequacy	Closed	Note
A14	Design Integrity	Closed	Note
A15	Temporary U - Turn facilities	Closed	Not part of scope
A16	Staged subdivision	Closed	Note
A17	Operation of Plant and Equipment	Closed	Note
A18	Applicability of Timelines	Closed	Note
A19	Following A18	Closed	Note
A20	Monitoring and Environmental Audits	Closed	Prepared by Environmental Earth Sciences dated 17 December 2020

A21	Incident Notification, Reporting and Response	Closed	Note
A22	Following A21	Closed	Note
A23	Non Compliance Notification	Closed	Note
A24	Following A23	Closed	Note
A25	Following A23	Closed	Note
A26	Revision of Strategies, Plans and Program	Closed	Note
A27	Review Process	Closed	Note
A28	Improvements to the environmental performance of the development	Closed	Note
<b>PART B</b>		<b>Current Status</b>	<b>Comments</b>
B1	Crown Building Work	Closed	
B2	Notification of Commencement	Closed	
B3	Staged Works Notification	Closed	
B4	Building Code of Australia (BCA) Compliance	Closed	Note
B5	Independent environmental audit	Closed	
B6	Note for B5 - The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle	Ongoing	
B7	Note for B5 - The environmental audit program prepared and submitted to the Planning Secretary in accordance with Conditions B5 and B6 above must be implemented and complied with for the duration of the development	Ongoing	
B8	Note for B5 - All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which: (a) Assesses the environmental performance of the development, and its effects on the surrounding environment including the community; (b) Assesses whether the development is complying with the terms of this consent; (c) Reviews the adequacy of any document required under this consent; and (d) Recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	Ongoing	
B9	Note For B5 - Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary. Note: The audit team must be led by a suitably qualified auditor and include experts in any lie/ds specified by the Planning Secretary.	Ongoing	
B10	Community Communications Strategy - A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction	Closed	
B11	Notes for B10 - The Community Communication Strategy must: (a) Identify people to be consulted during the design and construction phases; (b) Set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) Provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) Set out procedures and mechanisms: (i) Through which the community can discuss or provide feedback to the Applicant; (ii) Through which the Applicant will respond to enquiries or feedback from the community; and (iii) To resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. ** Please note for the communication strategy items, please provide evidence that items a to d have been included **	Ongoing	

B12	Notes for B11 - Details demonstrating compliance with Condition B11 must be submitted to the Certifier and the Planning Secretary no later than one month before the commencement of any work  Please provide evidence of submission of the Community Communication Strategy has been submitted to the secretary at least one month before works commences	Ongoing	
B13	Community Communication Strategy - Strategy must be implemented for a minimum of 12 months following the completion of construction	Ongoing	
B14	External Walls and Cladding Flammability	Ongoing	Being closed progressively with CCs as issued
B15	BCA Compliance for External Walls	Ongoing	Being closed progressively with CCs as issued
B16	Notes for B15 - The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it	Ongoing	Being closed progressively with CCs on the planning portal as issued
B17	Access to Information	Ongoing	Note
B18	Compliance Reporting	Closed	
B19	Notes for B18	Closed	
B20	Construction Compliance Reports	Ongoing	Note
B21	Notes for B20 - Construction Compliance Reports	Ongoing	Note
B22	Consent Compliance	Ongoing	Part of ongoing induction process
B23	Complaints and Enquiries Procedure	Ongoing	Note
B24	Structural Details	Ongoing	Being closed progressively with CCs as issued
B25	Pre-Construction Dilapidation Report	Closed	
B26	Gross Floor Area (GFA) Certification	Closed	Closed with issue of CC
B27	Maximum Height	Closed	Closed with issue of CC
B28	Max Heights for C1 for Crown Building Works Certificate	Closed	Closed with issue of CC
B29	Tree Planting	Ongoing	
B30	Notes for B29	Ongoing	
B31	Tree Street Plan for Subdivision Works Certificate	Ongoing	
B32	Schedule of Materials for the relevant Crown Building Works Certificate for each building.	Closed	
B33	Compliance with Acoustic Assessment	Ongoing	Being closed progressively with CCs as issued
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.	Ongoing	Being closed progressively with CCs as issued
B35	Compliance with Wind Impact Assessment	Closed	
B36	Environmental Sustainability	Ongoing	Being closed progressively with CCs as issued
B37	Reflectivity	Ongoing	Being closed progressively with CCs as issued
B38	Outdoor Lighting	Ongoing	Being closed progressively with CCs as issued
B39	Road occupancy Licence	Ongoing	Note
B40	Construction Environmental Management Plan	Closed	
B41	Construction Pedestrian and Traffic Management Plan	Closed	
B42	Construction Noise and Vibration Management Plan	Closed	
B43	Air Quality and Odour Management Plan	Closed	
B44	Construction Waste Management Plan	Closed	
B45	Construction Soil and Water Management Plan	Closed	
B46	Geotechnical Design, Certification and Monitoring Plan	Closed	
B47	Biodiversity Management Plan	Ongoing	
B48	Stormwater Drainage Systems - Epping Road and Herring Road	Ongoing	
B49	Clearance from Land - Herring Road	Closed	N/A - Building A1
B50	Design of Retaining Walls	Ongoing	
B51	Utility Services	Closed	
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	Closed	
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	Closed	
B54	Crime Prevention through Environmental Design (CPTED)	Ongoing	Being closed progressively with CCs as issued
B55	Contamination	Closed	
B56	Updated Remedial Action Plan	Closed	
B57	A Site Audit statement and accompanying Site Audit report must be submitted to the	Closed	
B58	Remediation and validation strategy	Closed	
B59	An unexpected contamination finds protocol (UFP), prepared by a qualified expert shall be	Closed	
B60	The Applicant is required to engage a site auditor accredited under the Contaminated	Closed	
B61	Assessment of Contamination reports	Closed	
B62	No Obstruction of the Public Domain without a Works Permit	Ongoing	
B63	A Hazardous Materials Management Plan (HMMP), prepared by a qualified expert shall be provided to the certifier	Closed	
B64	Handling of Asbestos	Ongoing	Ongoing with site works, no asbestos encountered to date
B65	Protection of the Environment Operations (Waste) Regulation 2014 requirements	Closed	
B66	Basix Certification	Ongoing	Being closed progressively with CCs as issued
B67	Sydney Water Requirements	Ongoing	Being closed progressively with CCs as issued
B68	Installation of Water Efficient Fixtures and Fittings	Ongoing	Being closed progressively with CCs as issued
B69	Installation of Taps and Shower Heads	Ongoing	Being closed progressively with CCs as issued

B70	Installation of Urinals	Ongoing	Being closed progressively with CCs as issued
B71	Notes for B70 - Smart Control System	Ongoing	Being closed progressively with CCs as issued
B72	Sanitary Facilities for Disabled Persons	Ongoing	Being closed progressively with CCs as issued
B73	Adaptable housing	Ongoing	Being closed progressively with CCs as issued
B74	Access for People with Disabilities	Ongoing	Note
B75	Mechanical Ventilation	Ongoing	Being closed progressively with CCs as issued
B76	Childcare Centre Car Parking	Closed	N/A - Building A1
B77	Number of Car Parking Spaces A1	Closed	N/A - Building A1
B78	Number of Car Parking Spaces C1	Closed	Closed with CC issued
B79	A minimum of 12 car share spaces must be provided within the site in association with stage 1	Ongoing	Being closed progressively with CCs as issued
B80	Layout of Car Parking Areas	Ongoing	Being closed progressively with CCs as issued
B81	Number of Bicycle Parking Spaces	Ongoing	Being closed progressively with CCs as issued
B82	Notes for B81	Ongoing	Being closed progressively with CCs as issued
B83	Waste Storage Rooms	Ongoing	Being closed progressively with CCs as issued
B84	Garbage Chutes	Ongoing	Being closed progressively with CCs as issued
B85	Ground Water Design	Closed	
B86	Permenant Drainage Under Basement	Closed	Note
B87	Nominate the method of disposal of Pumped Water	Ongoing	Being closed progressively with CCs as issued
B88	Contaminated groundwater	Closed	
B89	Biodiversity	Closed	N/A - Not part of scope
B90	Public Domain	Ongoing	Note
B91	Roads	Closed	N/A - Not part of scope
B92	B91 Cont - Streets	Closed	N/A - Not part of scope
B93	Stormwater	Ongoing	Being closed progressively with CCs as issued
B94	The drainage system in Public Roads	Closed	N/A - Not part of scope
B95	Engineering Works	Ongoing	Being closed progressively with CCs as issued
B96	Temporary Stormwater Works	Closed	Note
B97	Electronic copies of software	Closed	
B98	Any temporary binding and water diversions should be designed by	Closed	Note
B99	Council stormwater Infrastructure Protection	Ongoing	Note
B100	Condition of Existing Drainage cctv Check	Closed	Note
B101	Council Maintenance access must be Maintained	Closed	Note
B102	Flood Impact Assessment	Closed	N/A - Not part of scope
B103	Road Bridge - Detailed Design	Closed	N/A - Not part of scope
B104	Pedestrian Bridge - Detailed Design and Flooding	Closed	N/A - Not part of scope

**PART C**

**Current Status**

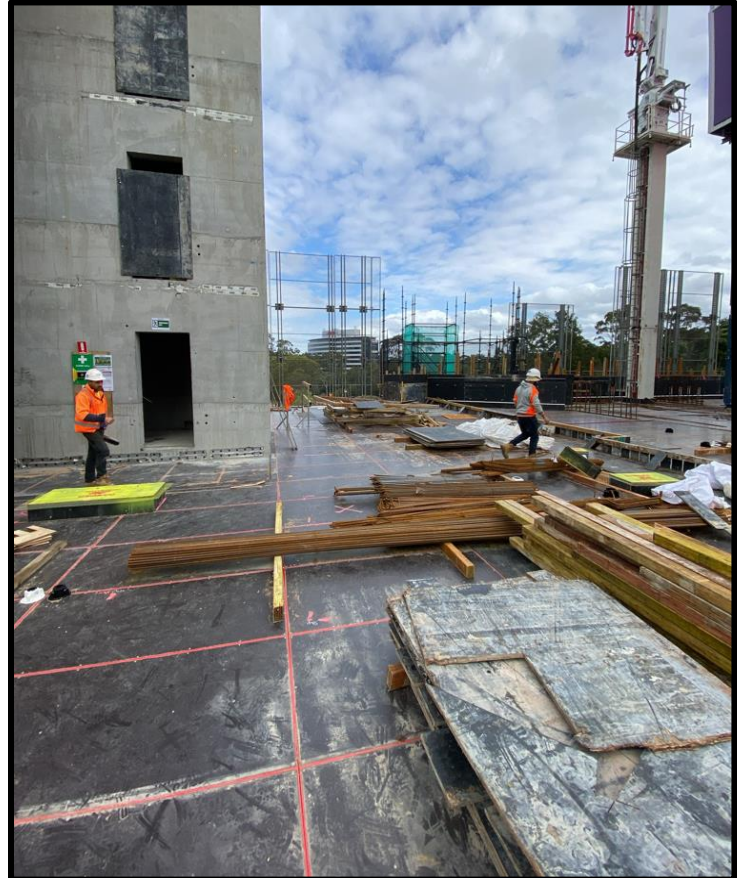
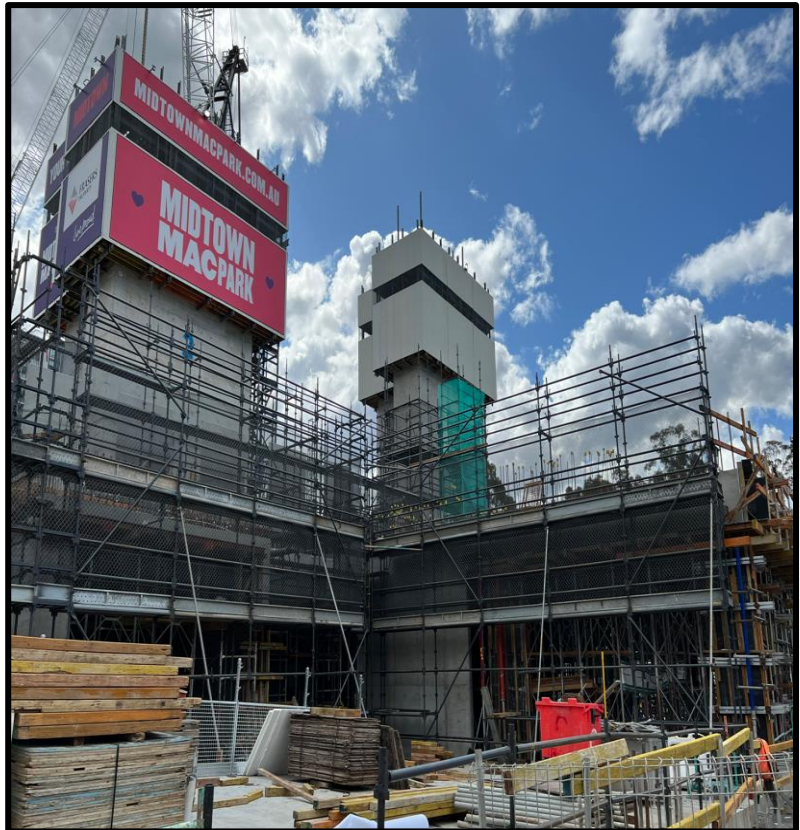
**Comments**

		<b>Current Status</b>	<b>Comments</b>
C1	Hours of Construction	Ongoing	Note
C2	Hours of construction cont.	Ongoing	Note
C3	C2 cont.	Ongoing	Note
C4	C3 cont.	Ongoing	Note
C5	Noisy Works Hours	Ongoing	Note
C6	IMPLEMENTATION OF MANAGEMENT PLANS	Ongoing	Note
C7	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT	Ongoing	Note
C8	C7 cont.	Ongoing	Note
C9	C7 cont.	Ongoing	Note
C10	Piling	Closed	Not part of scope
C11	Vibration from construciton	Ongoing	Note
C12	DISPOSAL OF SEEPAGE AND STORMWATE	Ongoing	Note
C13	APPROVED PLANS TO BE ONSITE	Closed	Note
C14	Site Notice	Closed	Note
C15	CONTAMINATION	Ongoing	
C16	Contamination Fill Material	Ongoing	
C17	C16 Cont.	Ongoing	
C18	Long Term Environmental Management Plan	Ongoing	
C19	Identifying Contaminiton	Closed	Note only
C20	Change of Risk to Pre-existing Contamination	Closed	Note
C21	C20 cont.	Closed	Not part of scope
C22	SAFEWORK NSW REQUIREMENT	Ongoing	
C23	HOARDING/FENCING REQUIREMENTS	Ongoing	
C24	PUBLIC ACCESS TO TEMPORARY TURNING HEADS	Closed	Not part of scope
C25	RETAINING STRUCTURES WITHIN PROPERTY BOUNDARY	Closed	NA - Building A1
C26	Heritage Objects	Ongoing	
C27	IMPACT OF BELOW GROUND (SUB SURFACE) WORKS – ABORIGINAL OBJECTS	Ongoing	
C28	WASTE MANAGEMENT	Ongoing	
C29	LOADING AND UNLOADING DURING CONSTRUCTION	Ongoing	
C30	DEMOLITION AND CONSTRUCTION VEHICLES	Closed	Note
C31	MANAGEMENT OF CONSTRUCTION WASTE	Ongoing	
C32	IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIAL	Ongoing	
C33	C32 cont.	Closed	Not part of scope
C34	COVERING OF LOADS	Closed	Not part of scope
C35	VEHICLE CLEANSING	Ongoing	
C36	STOCKPILE MANAGEMENT	Ongoing	
C37	EROSION AND SEDIMENT CONTROL	Ongoing	
C38	DUST CONTROL MEASURES	Ongoing	

C39	PROTECTION OF TREES	Closed	Note
C40	WORKS ON WATERFRONT LAND	Closed	No waterfront land
C41	GROUNDWATER LICENCING	Ongoing	
C42	GROUNDWATER MANAGEMENT	Closed	Note
C43	GROUNDWATER MONITORING	Ongoing	
C44	C43 cont.	Ongoing	
C45	C43 cont.	Ongoing	
C46	STORMWATER	Ongoing	
C47	Trunk Drainage Works	Ongoing	
C48	Water Quality Target Testing	Ongoing	
C49	Water Quality Requirements	Ongoing	
C50	NO OBSTRUCTION OF THE PUBLIC WAY	Ongoing	
C51	DAMAGE TO THE PUBLIC WAY	Ongoing	
C52	BUNDING	Ongoing	
C53	SETTING OUT OF STRUCTURES	Ongoing	
C54	CONTACT TELEPHONE NUMBER	Ongoing	



## APPENDIX B - FIGURES & PHOTOS





## SYDNEY

LEVEL 3, 4 BROADCAST WAY  
ARTARMON NSW 2064

PO BOX 1024  
CROWS NEST NSW 1585

PHONE: 02 9902 4700  
FAX: 02 9439 1114

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## NEWCASTLE

LEVEL 1, 118A BELFORD STREET  
BROADMEADOW NSW 2292

PHONE: 02 4952 6777

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## TAMWORTH

SUITE 1, 493 PEEL STREET  
TAMWORTH NSW 2340

PHONE: 02 6766 5225

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## CANBERRA

UNIT 1, 155 NEWCASTLE STREET  
FYSHWICK ACT 2609

PO BOX 771  
FYSHWICK ACT 2609

PHONE: 02 6143 2900

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## BRISBANE

LEVEL 6, 25 KING STREET  
BOWEN HILLS QLD 4006

PHONE: 07 3099 0899

