

9 Mahogany Avenue, Macquarie Park NSW 2113

Community Facilities Building C2

SSD 15822622 (Condition B6 & B7)

Pre-Construction Compliance Report

Job No:6410



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1. Introduction

The Pre-Construction Compliance Report (PCCR) has been prepared for the work occurring under SSD15822622, at 9 Mahogany Avenue, Macquarie Park NSW 2113, Stage 2 Community facility building Project (the Project).

The site (Building C2 / C2 / Village Green & Community Centre) is located within Frasers Property Australia's Ivanhoe Estate (Midtown) Development, located in Macquarie Park near the corner of Epping Road and Herring Road within the Ryde Local Government Area (LGA). Building C2 is located centrally within the Ivanhoe Estate; and will be situated between Buildings C1 & C3.

1.1 Project Description

The Works will involve a Design and Construct Contract (AS4902 modified) for the Design and Construction Works of the C2 building. The works included in SSD 15822622 consists of the construction of a Community Centre, local café, gym and pool facilities, and a local village green park area including:

- Construction of plant room areas.
- Construction of cold-shell gym tenancies on the ground floor plane, including all services and elements required to enable issuance of an Occupation Certificate of the cold-shell tenancy upon Practical Completion.
- Construction of pool and adjoining facilities in accordance with the preliminary design.
- Landscape works are to include park areas and playground areas as noted in the preliminary design.
- Public domain areas located on the ground plane adjacent the C2 building boundary.
- An extension of the neighboring residential tower noted as Building C1 which was subject to a respective FEBQ and FER.
- Utilities Services and Infrastructure

1.2 Background:

Project Application Number:	SSD 15822622
Project Name:	Ivanhoe Estate, Macquarie Park
Description of Project:	Construction of Community Building C2
Project Address:	1 Ivanhoe Place Macquarie Park NSW
Expected Date of Construction Commencement:	27.08.2024

1.3 Purpose of this report

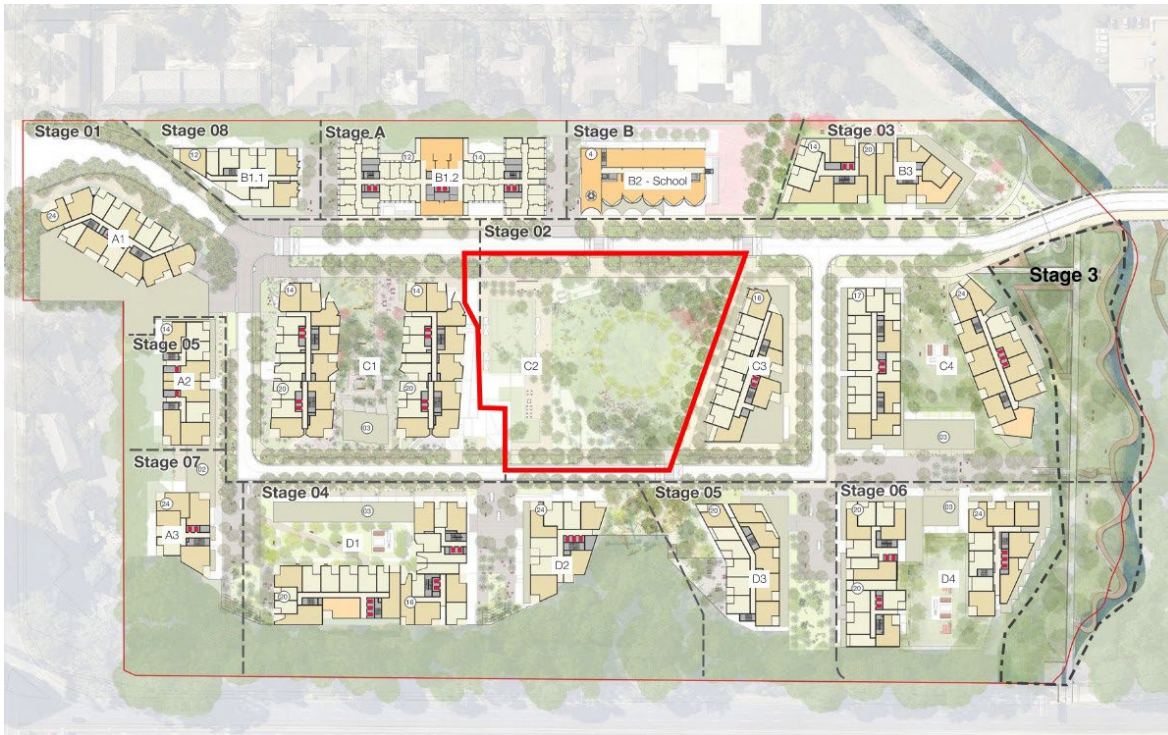
The Pre-Construction Compliance Report addresses all requirements needing to be satisfied prior to the commencement of Construction and in accordance with Compliance Reporting Post Approval Requirements. The requirements of the PCCR related to planning conditions B6 to B8 are provided below in Table 1.

Table 1 – Compliance Reporting

Condition	Condition Requirement	How Addressed
B6.	<p>A Pre-Construction Compliance Report must be prepared for the development and submitted to the Certifying Authority for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.</p>	<p>This Pre-Construction Compliance Report has been submitted to the Secretary and Certifying Authority before the commencement of construction.</p> <p>Record Keeping System for communications with Certifying Authority.</p>
B7.	<p>The Pre-Construction Compliance Report must include:</p> <p>(a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and</p> <p>(b) the expected commencement date for construction.</p>	<p>This Pre-Construction Compliance Report has been submitted to the Secretary and Certifying Authority before the commencement of construction.</p> <p>Record Keeping System for communications with Certifying Authority. Details of this consent are identified in the compliance status table.</p>
B8.	<p>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.</p>	<p>Record Keeping System for submission to Planning Secretary</p>

1.3 Staging of the Works

The Works are being carried out in a single stage with relation to Building C2 while maintaining access for works undertaken on the remainder of the site and ensuring an efficient construction methodology.



Site Location Plan

Below is an indicative program for Crown Certificates/Construction Certificates (CC) in line with the construction program:

Table 2 – CC Application Program

Construction Certificate No.1 - 23.08.2024
Piling, earthworks, stormwater and demolition
Construction Certificate No.2 - 22.10.2024
Full above ground Structure to roof, base build services
Construction Certificate No.3 - 16.01.2025
Façade, external works, public domain and landscaping and updates to BCA, DDA & FER & JV3 as required

1.4 Key Project Personnel

All employees, contractors (and their sub-contractors) have been made aware of, and have been instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development as per Condition A2.

Organisation	Position	Representative	Contact Details
Head Contractor Grindley	Construction Manager	Evan Graves	0404321756 egraves@grindley.com.au
Project Manager Grindley	Project Director	Peter Wilson	0414 914 514 pwilson@grindley.com.au

1.5 Reporting Timing

This Compliance Report is to be submitted to the Planning Secretary prior to commencement of construction. Construction works for the Project are notified to be commencing 27th August 2024.

The Reporting Period for this Pre-Construction Compliance Report is from the granting of consent on the 28th of November 2022 to the proposed notified date of commencement of Construction.

The Schedule of Compliance reporting is presented in Table 4 below; Construction Start Date: 27th August 2024.

Table 3 - Compliance Reporting Program

Report	Timing	Anticipated Lodgment Date
Pre-Construction Compliance Report (B6)	No later than 48 hours prior to commencement of construction	No later than 20 th August 2024
Construction Compliance Report #1	26 weeks intervals from date of commencement of construction	No later than 8 th January 2025
Construction Compliance Report #2	26 weeks intervals from date of commencement of construction	No later than 9 th July 2025
Construction Compliance Report #3	26 weeks intervals from date of commencement of construction	No later than 7 th January 2026
Construction Compliance Report #4	26 weeks intervals from date of commencement of construction	No later than Not applicable
Pre-Operation Compliance Report (B28b)	Prior to the commencement of Operation	No later than 16 th January 2026
Operations Compliance Reports	At intervals, no greater than 52 weeks from the date of commencement of operations	*Operation date to be confirmed. 10 th January 2027

Note 1: Condition B5: notification 48 hours prior to construction start is 23.08.2024

Note 2: Works are assumed to be completed 'target' program 20.3.26.

Note 3: The anticipated date of Compliance Reporting is the approximate date nominated for lodgment of the Compliance Reports and may vary according to any changes in date of commencement of Construction and date of commencement of Operation..

2 Previous Reports Actions

This Pre-Construction Compliance Report is the first compliance Report for SSD 15822622 as set out in Compliance Monitoring and Reporting Program.

3 Modifications Undertaken

One modification has been lodged since consent was granted. Documents relating to the assessment and determination of the Project and its modifications are located at the Department’s major projects website, refer <https://www.planningportal.nsw.gov.au/major-projects/projects/mod-2-amendments-building-c2-and-stratum-subdivision-updates-conditions-consent>

SSD-15822622-Mod-2 approval includes the following changes:

Location	Item
Basement	Basement layout revised and extent of excavation reduced.
Lower Ground	Curved glazing and circular stair removed. Stairs relocated around lift.
Lower Ground - Gym	Gym sliding glass doors replaced with fixed windows.
Lower Ground - Gym	Gym amenities layout revised.
Lower Ground - Pool	Pool amenities layout revised.
Lower Ground - Pool	Pool sliding glass doors replaced with fixed windows.
Lower Ground - Pool	Pool shifted west to reduce extent of pool by one bay and increase landscaping.
Lower Ground - Landscape	Reflective pond and fence removed to be replaced with bioswale.
Upper Ground - Cafe	Skylight removed.
Upper Ground - Cafe	Glazed hob replaced with solid upstand at North and East facades.
Upper Ground - Community	Community Room 1 facade revised glazed hob replaced with solid upstand.
Upper Ground - Community	Community Room 2 facade revised to have less glazing and more solid.
Upper Ground - Gardens	Extent of balcony planters above pool reduced.
Roof - Pergola	Pergola extent reduced.
Roof - Pergola	Pergola planter and maintenance walkway removed.
Roof - Plant	Rooftop plant lift access replaced with stair access only.
Roof - Lift	Reduce height of lift structure.

4 Compliance Status Summary

Details and Status of Compliance to each of the Conditions of Consent are recorded in the Table of Compliance provided in Appendix A.

Table 3 – Summary of Status Descriptors

Status	Descriptor
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-Compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant

Table 4 – Detail of Non-Compliance

CC ID	Condition Requirement	Reason for Non-Compliance	Action / recommendation

Pre-Construction Compliance Report will be lodged no later than 48 hours prior to commencement of construction. Anticipated lodgment date for this report will be no later than 10th July 2024.

5 Incidents

A register of all incidents, as defined by the conditions of consent, is to be maintained with the following information:

- a. The cause and nature of the incident, the date it occurred and the date it was identified;
- b. Location of the incident;
- c. How the incident was identified;
- d. The agency, or agencies to whom the incident was reported;
- e. Details of any corrective and preventative action required by agencies and any undertaken by the proponent; and
- f. The response to the incident, including details of timing for undertaking such actions (i.e. that corrective and preventative action is not required, has commenced or is completed).

6 Complaints

Getting in touch

Call: 13 38 38

Email: midtowncommunityfeedback@frasersproperty.com.au

Visit: 1 Ivanhoe Place, Macquarie Park NSW 2086

A list or table of complaints received, as defined by the Conditions is to be maintained with the following information:

- The number of complaints received; and
- A summary of the main areas of the complaint.

The below table will be maintained for all complaints received. Grindley have received no complaints to date.

Date of Complaint	Date of Response	Method of Complaint	Nature of Complaint	Project Response	Complaint Status

In accordance with Condition B11– A complaints register will be maintained and updated monthly on the Project website.

7 Construction Environmental Management plan (CEMP) Condition B9 (c)

The Construction Environmental Management Plan has not received any reviews within the reporting period. This is a pre-construction compliance report, and no construction has been carried out during the reporting period.

Appendix A

Compliance Table

Please see the below Compliance Table.

ITEM	CONDITION	EVIDENCE/ COMMENTS	COMPLIANCE STATUS
PART A - ADMINISTRATIVE CONDITIONS			
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimize, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Contained within current Management Plans. Commitment that Management plans will be complied with throughout the duration of works under this Consent, with evidence to be provided throughout works such as: Monitoring records, Site Inspection Records Environmental Action Registers, Incident reports, Management plan/s review tracking, and Audit results and close outs	Compliant
TERMS OF CONSENT			
A2	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 approved plans in the table below. (e) in accordance with the following modification applications: (i) the Section 4.55(1A) application prepared by Ethos Urban dated 13 September 2023 appendices. (ii) the Section 4.55(1A) application prepared by Ethos Urban dated 14 September 2023, as modified by the submissions reports dated 6 February 2024 and 19 April 2024.	a) Pre-Construction Compliance Report (this Report) Refer to details contained within this table for Compliance to Conditions b) Record of written direction No directions received from the Planning Secretary to date c) Current Management plans and Sub-plans In accordance with the EIS and Response to Submissions d) Check of Current Plans Approved plans are in place for Construction	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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; and (b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).	Record of Written direction. Record of implementation of any written direction and or response to written direction	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c) or Condition A2(d). 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.	Review & Cross Check Requirements (General Note)	Compliant

LIMIT OF CONSENT			
A5	This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	Front page of SSD 15822622 with evidence of date of the Works associated with the development.	Compliant
PRESCRIBED CONDITIONS			
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	a) Erection of Site Signage – Erected signage b) Residential building work – Note c) Entertainment venues – N/A d) Signage for maximum number of persons – N/A e) Shoring and adjoining properties Sandstone crescent has shoring walls which are adjacent to road, this road is owned by the person having the benefit of the development consent. This condition is not applicable.	Compliant
LONG SERVICE LEVY			
A9	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	LSL paid - Refer to Receipt L0000156469 on 27.6.24	Compliant
LEGAL NOTICES			
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices to date	Not Triggered
EVIDENCE OF CONSULTATION			
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Record keeping for communications with Certifier. Record keeping for communications with Council and Transport for New South Wales	Compliant
STRUCTURAL ADEQUACY			
A12	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA/NCC.	Structural Design Certificates confirming design to BCA issued by Van Der Meer Engineers for CC1. CC2 & CC3 will follow.	Compliant
DESIGN INTEGRITY			
A13	Necessary arrangements must be implemented by the Applicant to ensure Chrofi (Building C2), Studio Johnston (Building C3) and Cox Architecture (Building C4) are engaged in the design documentation phase to ensure the integrity design quality of the development is maintained through the construction phase to completion of the building works.	General note - Verification Letter provided	Compliant
OPERATION OF PLANT AND EQUIPMENT			

A14	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Plant equipment records to be maintained. Plant prestart checks and authorisations with evidence of plant operator competence (tickets, licenses etc).	Not Triggered
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APPLICABILITY OF GUIDELINES			
A15	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Record keeping systems for communications with the Planning Secretary. Management Plans e.g. CEMP contain guidelines, AS and protocols as current to date of this Consent.	Compliant
A16	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Monitoring reports and audit reports	Not Triggered
MONITORING AND ENVIRONMENTAL AUDITS			
A17	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.	Monitoring reports and audit reports	Not Triggered
INCIDENT NOTIFICATION, REPORTING AND RESPONSE			
A18	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No Incident to date	Not Triggered
A19	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	No Incident to date	Not Triggered
NON-COMPLIANCE NOTIFICATION			
A20	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	No Non-Compliance to date	Not Triggered
A21	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No Non-Compliance to date	Not Triggered
A22	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No Non-Compliance to date	Not Triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS			

A23	<p>Within three months of:</p> <p>(a) the submission of a compliance report under Condition B6 and B8;</p> <p>(b) the submission of an incident report under Condition A18;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under Condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	<p>Notification to Department and Certifier, that a review is being undertaken.</p> <p>Any change to be provided to the satisfaction of the Certifier.</p>	Not Triggered
A24	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p>	<p>Notification to Department and Certifier, that a review is being undertaken.</p> <p>Any change to be provided to the satisfaction of the Certifier.</p>	Not Triggered
A25	<p>SWIMMING POOL</p> <p>The public swimming pool must be designed, installed and operated in accordance with the:</p> <p>(a) Swimming Pools Act 1992 & Swimming Pools Regulation 2018</p> <p>(b) Australian Standard AS 1926.1-2012 Swimming Pool Safety</p> <p>(c) Public Health Act 2010 & Public Health Regulation 2012</p>	<p>This will be addressed in CC2.</p>	Not Triggered
PART B - PRIOR TO COMMENCEMENT OF WORKS			
CROWN BUILDING WORK			
B1	<p>Crown building work cannot be commenced unless the relevant 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:</p> <p>(a) the date of the invitation for tenders to carry out Crown building work; or</p> <p>(b) in the absence of tenders, the date on which the Crown building work commences or a Construction Certificate is issued.</p>	<p>Note - CC1 not issued yet</p>	Not Triggered
NOTIFICATION OF COMMENCEMENT			
B2	<p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p>	<p>Note - CC1 not issued yet</p>	Not Triggered
B3	<p>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.</p>	<p>Note - CC1 not issued yet</p>	Not Triggered
BUILDING CODE OF AUSTRALIA COMPLIANCE			

B4	<p>The approved works must comply with the applicable performance requirements of the BCA/NCC 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:</p> <ul style="list-style-type: none"> (a) complying with the deemed to satisfy provisions; or (b) formulating an alternative solution which: <ul style="list-style-type: none"> (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). 	<p>Design Certificates confirming design to BCA issued by Consultants and Engineers issued for CC1.</p> <p>CC2 & CC3 will follow.</p>	Compliant
ACCESS TO INFORMATION			
B5	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (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; (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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly ; (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; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary. 	<p>Closed out For Items: (a) (i), (ii), (iii) and (vii)</p> <p>Measures in place for Record keeping and communications with the Certifier.</p>	Compliant
COMPLIANCE REPORTING			
B6	<p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.</p>	<p>This pre-construction compliance report will be issued to the Department of Planning</p>	Compliant

B7	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.	A Pre-Construction Compliance Report will be submitted to the Planning Secretary prior to commencement of construction i.e. CC1 works.	Compliant
B8	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.	Noted as above	Not Triggered
B9	The Construction Compliance Reports must include: (a) a results summary and analysis of environmental monitoring; (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; (c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period; (d) a register of any modifications undertaken and their status; (e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; (f) a summary of all incidents notified in accordance with this consent; and (g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	Record Keeping System for submission to Planning Secretary. Noted - Will include as part of the 6 monthly compliance report submission.	Not Triggered
COMPLIANCE			
B10	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.	Instructions to comply with the conditions included in the tender process. Consent conditions included in tender packages	Compliant
COMPLAINTS AND ENQUIRIES PROCEDURE			
B11	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: (a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; (b) a postal address to which written complaints and enquiries may be sent; and (c) an email address to which electronic complaints and enquiries may be transmitted.	Refer to complaints section of this report for details	Compliant
COMMUNITY COMMUNICATION STRATEGY			

B12	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.	Complaints and enquiries procedure set up. Record keeping system for the development to be ongoing. Refer to complaints section of this report for details	Compliant
B13	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) include the telephone number, postal address and email required in Condition B11 (c) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (d) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (e) 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.	Complaints and enquiries procedure set up. Record keeping system for the development to be ongoing. Refer to complaints section of this report for details	Compliant
B14	Details demonstrating compliance with Condition B11 and Condition B12 must be submitted to the Certifying Authority and the Planning Secretary no later than one month before the commencement of any work.	Record Keeping System for submission to Planning Secretary and Certifying Authority no later than one month before the commencement of any work.	Compliant
EXTERNAL WALLS AND CLADDING			
B15	The external walls of all buildings must comply with the relevant requirements of the BCA/NCC.	Record keeping for communications with the Certifier. Condition not applicable for CC1.	Not Triggered
B16	Before the issue of a Crown Building Works Certificate or Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority 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 aluminum composite panels comply with the requirements of the BCA/NCC.	Note - Refer comment above	Not Triggered
B17	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Record keeping system for submission to the Certifying Authority and Planning Secretary	Not Triggered
PRE-CONSTRUCTION DILAPIDATION REPORT			
B18	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, being Building C1 and the surrounding road network, noting that if they remain under construction at the time of the preparation of such report, that the report will	Report submitted to Certifying Authority and Council	Compliant

	provide a record of the condition of the building/road at that point in time. The report shall be submitted to the Certifying Authority and Council, prior to issue of a Crown Building Works Certificate or Construction Certificate, or any works commencing, whichever is earlier.		
GROSS FLOOR AREA (GFA) CERTIFICATION			
B19	The GFA of Building C2 must not exceed 1,527 m2. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate for each building.	Confirmation submitted to confirm the GFA to the Certifying Authority.	Compliant
B20	Prior to the issue of the first Crown Building Works Certificate, or the first construction certificate, for the Community Facility the Applicant must provide the Certifying Authority with evidence that demonstrates, to the satisfaction of the Certifying Authority, that the GFA of the Community Facility across both Building C1 (approved under SSD 8903) and Building C2 will be at least 700 m+.	Confirmation submitted to confirm the GFA to the Certifying Authority	Compliant
GROSS FLOOR AREA (GFA) CERTIFICATION			
B21	The maximum height of Building C2 must not exceed RL 64.7 m AHD. The measurement of maximum height excludes plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate.	Elevations submitted to confirm the maximum height of Building C2 does not exceed RL 64.7 m AHD., to the Certifying Authority.	Compliant
B22	The maximum height of Building C3 must not exceed RL 105.9 m AHD. The measurement of maximum height excludes plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate.	Not applicable for C2 Building.	Not Triggered
B23	The maximum height of Building C4 must not exceed RL 101.4 m AHD to the top of the north-western tower, RL 121.6 m AHD to the top of the south-eastern tower, and RL 58.68 m AHD to the top of the three story townhouses. The measurement of maximum height excludes plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Crown Building Works Certificate or Construction Certificate.	Not applicable for C2 Building.	Not Triggered
TREE PLANTING			

B24	A minimum of 280 new trees are to be planted comprising: (a) 90 trees within the Building C2 and Village Green site (b) 20 trees within the Building C3 site (c) 170 trees within the Building C4 site. Details demonstrating compliance must be submitted to the Certifying Authority prior to the commencement of the relevant works.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
SCHEDULE OF MATERIALS			
B25	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 Certifying Authority with the application for the relevant Crown Building Works Certificate or Construction Certificate for each building.	Record keeping system for submission to the Certifying Authority and Planning Secretary. Not applicable to CC1 will be closed as part of Future CC2 and CC3.	Not Triggered
COMPLIANCE WITH ACOUSTIC ASSESSMENT			
B26	All performance parameters, requirements, engineering assumptions and recommendations contained in the Acoustic Assessment, prepared by Acoustic Logic, dated 16 July 2021, revision 7, must be implemented as part of the detailed design assessment and implemented into the design drawings for each building. Details demonstrating compliance must be submitted to the Certifying Authority.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
B27	Prior to the commencement of construction work for each building, plans shall be submitted to the Certifying Authority demonstrating compliance with the recommendations of the Environmental Noise Impact Assessment (prepared by Acoustic Logic, reference number 2021325.1/1607AR7/GW, dated 16 July 2021) with regard to construction methodology.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
COMPLIANCE WITH WIND IMPACT ASSESSMENT			
B28	Prior to the commencement of relevant construction work for each residential building, plans shall be submitted to the Certifying Authority demonstrating compliance with the recommendations of Environmental Wind Tunnel Study, prepared by SLR, reference number 610.30337-R02-v1.0, dated 24 December 2021.	Not applicable to C2 Building	Not Triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT			
B29	The detailed design of the development must incorporate the environmental sustainability objectives, measures and initiatives outlined in the Midtown Stage 2 Sustainability Report, prepared by Frasers Property, dated July 2021. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.	Record keeping system for submission to the Certifying Authority.	Compliant
B30	The Applicant must submit to the satisfaction of the Certifying Authority evidence demonstrating that the development will achieve a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.3 (Green Building Council Australia). Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered

	Crown Building Works Certificate or Construction Certificate.		
ABORIGINAL CULTURAL HERITAGE			
B31	Prior to the commencement of construction work, a copy of the final Aboriginal Cultural Heritage Assessment Report must be provided to all Registered Aboriginal Parties.	Copy of records/ certificates of Compliance. Record Keeping for communications with Aboriginal Parties.	Compliant
REFLECTIVITY			
B32	The visible light reflectivity from building materials used for each building shall reflect the assumptions made within the Solar Reflection Screening Analysis prepared by RWDI (dated 8 July 2021) being a maximum of 20% for glazing, between 20% and 80% for glass railings and other materials having negligible specular reflectivity and shall be designed so as to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifying Authority prior to the commencement of the relevant works for each building.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
OUTDOOR LIGHTING			
B33	All outdoor lighting within the site shall comply with, where relevant, AS/NZ1 58.3. 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.	Lighting strategy Occupation Certificate issuance. Submission to the Certifying Authority	Not Triggered
ROAD OCCUPANCY LICENCE			
B34	Where required, a Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the Roads Act 1993 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.	Acquire Road Occupancy Permit. Issue TCP with submission. Not applicable for CC1.	Not Triggered
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN			
B35	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 Certifying Authority. The CEMP must be prepared in consultation with Council.	Copy of records/ certificates of Compliance. Record Keeping for communications with certifier.	Compliant
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN			
B36	Prior to the commencement of any 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 Certifying Authority. The CPTMP must be prepared in	Construction Traffic & Pedestrian Management Plan prepared in accordance with condition requirements. Record of communications with Council &	Compliant

	consultation with Council, TfNSW (Sydney Coordination Office), and TfNSW (RMS).	TfNSW. Issued to Certifier, Council & TfNSW.	
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN			
B37	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 Certifying Authority. The CNVMP must be prepared in consultation with, and address the relevant requirements of the EPA.	Copy of records/ certificates of Compliance. Record Keeping for communications with certifier.	Compliant
AIR QUALITY AND ODOUR MANAGEMENT PLAN			
B38	Prior to the commencement of any works, an Air Quality and Odour Management Plan (AQOMP) must be prepared and submitted to the Certifying Authority. The AQOMP must recommend measures to minimise and manage any odors arising from excavation, stockpiling and removal of contaminated soils.	Copy of records/ certificates of Compliance. Record Keeping for communications with certifier.	Compliant
CONSTRUCTION WASTE MANAGEMENT PLAN			
B39	Prior to the commencement of any works and prior to the issue of any Crown Building Works Certificate or Construction Certificate for each building, the Applicant must prepare a Construction Waste Management Plan (CWMP). A copy of the plan must be provided to the Certifying Authority and Council. The CWMP must include, but is not limited to, the following information:	Copy of records/ certificates of Compliance. Record Keeping for communications with certifier and council.	Compliant
CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN			
B40	A Construction Soil and Water Management Plan (CSWMP) must be prepared prior to the commencement of works to manage soil and water impacts during construction of the development. The CSWMP must be prepared in consultation with Council and a copy provided to Council, prior to the issue of a Crown Building Works Certificate or Construction Certificate for each building.	Copy of records/ certificates of Compliance. Record Keeping for communications with certifier and council.	Compliant
GEOTECHNICAL DESIGN, CERTIFICATION AND MONITORING PLAN			
B41	B41. The development of Building C3 and Building C4 involves the construction of subsurface structures and excavation that has potential to adversely impact neighboring 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.	Not applicable to C2 Building	Compliant
DESIGN OF RETAINING WALLS			
B42	Any proposed retaining wall must be designed in accordance with the requirements of the detailed geotechnical report. All proposed retaining walls including the footings, shall be located within private property and not be located within any proposed public road corridor. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of the relevant	Copy of records/ certificates of Compliance. Record Keeping for communications with certifier and council.	Compliant

	Crown Building Works Certificate or Construction Certificate for each building.		
UTILITY SERVICES			
B43	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, if required.	Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73.	Compliant
B44	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.	Record keeping for communications with the Certifier & and other agencies as relevant.	Compliant
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)			
B45	To minimise the opportunity for crime in accordance with CPTED principles, the recommendations provided in the CPTED Report, prepared by Ethos Urban, dated July 2021, shall be incorporated in the architectural plans prior to the prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.	Copy of records/ certificate of compliance. Not applicable to CC1.	Not Triggered
CONTAMINATION			
B46	Prior to the commencement of any works, an Unexpected Contamination Finds Protocol (UFP), prepared by a suitably qualified and experienced expert, shall be provided to the Certifying Authority. The UFP must be implemented for the duration of construction works.	Addressed in Grindley Site specific management plan	Compliant
NO OBSTRUCTION OF THE PUBLIC DOMAIN WITHOUT A WORKS PERMIT			
B47	Prior to the issue of a Subdivision Works Certificate, Crown Building Works Certificate or Construction Certificate 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.	Record keeping for communications with the Certifier & Council and other agencies as relevant.	Compliant
BASIX CERTIFICATION			
B48	The development must be implemented and all BASIX commitments thereafter maintained in accordance with: (a) Building C3: BASIX Certificate No. 1207739M 05 (b) Building C4: BASIX Certificate No. 1199962M 06. An updated certificate must be issued if amendments are made. The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Crown Building Works Certificate or Construction Certificate plans for each building.	Not applicable to C2 Building	Not Triggered

SYDNEY WATER REQUIREMENTS			
B49	An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the issue of any Crown Building Works Certificate or Construction Certificate for each building,	Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73.	Not Triggered
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS			
B50	All toilets installed as part of the approved works must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to the commencement of the relevant works.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
B51	All taps and shower heads installed as part of the approved works must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to the commencement of the relevant works.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
B52	New urinal suites, urinals and urinal flushing control mechanisms installed as part of the approved works must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to the commencement of the relevant works.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
B53	Urinals must include 'smart controls' to reduce unnecessary flushing in publicly accessible bathrooms. Continuous flushing urinal systems are not approved. Details demonstrating compliance with the requirement are to be submitted to the Certifying Authority prior to the commencement of the relevant works.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
SANITARY FACILITIES FOR DISABLED PERSONS			
B54	The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA/NCC. Plans demonstrating compliance with this condition shall be submitted to the Certifying Authority prior to the commencement of the relevant works.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
ADAPTABLE HOUSING			
B55	Prior to issue of the relevant Crown Building Works Certificate or Construction Certificate for each building, the Certifying Authority is to ensure that the overall Stage 2 development has 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: (a) the required number of units are able to be adapted for people with a disability in accordance with the BCA/NCC; and (b) compliance with Australian Standard A54299 — Adaptable Housing.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
ACCESS FOR PEOPLE WITH DISABILITIES			

B56	Access and facilities for people with disabilities must be designed in accordance with the BCA/NCC. 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 Certifying Authority.	Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
MECHANICAL VENTILATION			
B57	All mechanical ventilation systems shall be designed and installed in accordance with the BCA/NCC 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 demonstrating compliance shall be submitted to the Certifying Authority prior to the commencement of relevant works.	Submission of information for occupation certificate. Record keeping system for submission to the Certifying Authority. Not applicable to CC1	Not Triggered
NUMBER OF CAR PARKING SPACES			
B58	A minimum of 19 car parking spaces are to be provided for Building C2 within the Building C1 basement approved under SSD 8903, consisting of 12 car parking spaces for the pool and gym and 7 car parking spaces for the community facility. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.	Not applicable to C2 Building	Not Triggered
B59	A maximum of 145 residential car parking spaces, 8 visitor car parking spaces and 10 retail car parking spaces are to be provided for Building C3. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.	Not applicable to C2 Building	Not Triggered
B60	A maximum of 396 residential car parking spaces (263 market and 108 social), including 25 visitor car parking spaces are to be provided for Building C4. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.	Not applicable to C2 Building	Not Triggered
LAYOUT OF INTERNAL PARKING AREAS			
B61	The layout of the proposed car parking areas within each residential 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 — 2018. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.	Not applicable to C2 Building	Not Triggered
NUMBER OF BICYCLE PARKING SPACES			
B62	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	Submission of information for occupation certificate. Record keeping system for submission to the Certifying Authority. Not applicable to CC1.	Not Triggered

	must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate.		
FACILITIES FOR CYCLISTS			
B63	The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 - 2015. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.	Submission of information for occupation certificate. Record keeping system for submission to the Certifying Authority. Not applicable to CC1.	Not Triggered
WASTE STORAGE ROOMS			
B64	The waste storage rooms within each residential building shall be constructed to comply with all the relevant provisions of Council's Development Control Plan 2014, including: (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 Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.	Not applicable to C2 Building	Not Triggered
GARBAGE CHUTES			
B65	All garbage chutes must be designed in accordance with the requirements of the BCA/NCC and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwelling 9 Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each residential building.	Not applicable to C2 Building	Not Triggered
GROUNDWATER DESIGN			

B66	<p>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 Protection of the Environment Operations Act 1997 and any requirements of the relevant controlling authority.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.</p> <p>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.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.</p>	Ground water not anticipated for C2 Building, Record keeping for communications to the satisfaction of the Certifier.	Compliant
GROUNDWATER TAKE AND LICENSING			
B67	<p>Water access licences and sufficient water entitlements must be held prior to the commencement of any works which would result in the groundwater take exceeding 3ML exemption limit. This includes both permanent entitlements for ongoing water take, and entitlements for any additional lake during construction.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>	Ground water not anticipated for C2 Building, Record keeping for communications to the satisfaction of the Certifier.	Compliant
LANDSCAPING			
B68	<p>A Bush Regenerator shall review the proposed planting palettes/schedules for the development to ensure the site landscaping/planting associated with Building C2, Building C3 and Building C4 uses native species of local provenance.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>	Record keeping for communications to the satisfaction of the Certifier.	Not Triggered

B69	<p>Detailed landscape plans and details drawn to scale, and technical specification, by a registered landscape architect must be prepared and submitted to the Planning Secretary.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>	Record keeping for communications to the satisfaction of the Certifier.	Not Triggered
VERTICAL TRANSPORTATION SERVICES DESIGN REQUIREMENTS			
B70	<p>The vertical transportation services within Building C4 shall be designed to comply with the average waiting times and handling capacities as summarised in the Traffic Analysis Outcome Performance Levels for Building C4 table, prepared by Donnelley Simpson Cleary, dated 5 August 2020, reference 8162/AB1.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>	Not applicable for C2 building.	Not Triggered
BUILDING C4 AMENDMENTS			
B71	<p>Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, amended architectural plans for Building C4, prepared in consultation with the Government Architect NSW, shall be submitted to and approved by the Planning Secretary, addressing the following:</p> <p>(a) centrally locate the office/reception desk in Lobby B of Building C4.2, to provide a direct line of sight from the lobby entrance</p> <p>(b) amend the structural wall in Lobby A of Building C4.2 to columns, to provide greater flexibility and use of space</p> <p>(c) provide a breakout area from the corridor on Levels 4, 7, 10, 13, 16, 19, 20 of Building C4.1, to improve the amenity of the corridor</p> <p>(d) provide high level glazing to the bathrooms of Building C4.2 at the north/west brick blade element with consideration of public artwork</p> <p>(e) provision of a covered communal open space on the rooftop of Building C4.2</p> <p>(f) investigate opportunity to improve access to the office/reception desk in Lobby B, for residents in the northern side of Building C4.2</p> <p>(g) include sliding screens and/or fencing to the terraces of Unit C4.2-LG.03 and Unit C4.2-GF.02 to provide visual privacy and screening for the occupants of the studio units.</p> <p>(h) include sliding screens and/or fencing to the terrace of Unit C4.2-LG.01 to provide visual privacy and screening from the central courtyard and pathways.</p> <p>(i) include details of landscape buffering to provide visual screening and privacy to the ground floor units</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant</p>	Not applicable for C2 building.	Not Triggered

	Crown Building Works Certificate or Construction Certificate.		
WASTE MANAGEMENT			
B72	<p>Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, amended plans and amended Waste Management Plans, prepared in consultation with Council, shall be submitted to and approved by the Planning Secretary, addressing the following:</p> <p>(a) Provide a bin holding room for bins awaiting collection adjacent to the loading dock of Building C3, that does not impede truck access and/or maneuvering.</p> <p>(b) Details of where bulky waste material will be stored in Building C3 when awaiting collection and how bulky waste material will be taken up to the loading dock for collection.</p> <p>(c) Provide a bin holding room for bins awaiting collection capable of accommodating the required bin allocation for Building C4.</p> <p>(d) Provide two rooms on each floor of the Market Tower of Building C4.</p> <p>(e) Detail where bulky waste material will be stored while awaiting collection on Basement Level 1 for the Market Tower of Building C4.</p> <p>(f) Detail where the tug will be stored in Building C4.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate</p>	Not applicable to C2 Building	Not Triggered
PUBLIC ART PLAN			

B73	<p>Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, a Public Art Plan will be submitted to and approved by the Planning Secretary.</p> <p>The Public Art Plan will explore opportunities for public art within the Village Green, and Building C4 with reference to the Connecting with Country Strategy (prepared by The Fulcrum Agency, dated 21 June 2021, revision C).</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>	Document to be prepared in consultation with Council and approved by the Planning Secretary. Not applicable for CC1.	Not Triggered
PUBLIC DOMAIN/VILLAGE GREEN			
B74	<p>All public domain areas are subject to the standards and requirements of Council's DCP 2014 Part 4.5 Macquarie Park Corridor and Part 8.5 Public Civil Works, and Council's Public Domain Technical Manual Section 6 - Macquarie Park Corridor. In the event of any inconsistency, the Concept Approval, and the approved plans under Stage 1 SSD 8903 and Stage 2 SSD 15822622 are to prevail.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate.</p>	Record keeping for communications with Certifier, Council, Planning Secretary and other agencies as relevant.	Not Triggered
B75	<p>For any staging of the Village Green, a detailed construction management and staging plan must be prepared in consultation with Council. Details demonstrating compliance must be submitted to the Certifying Authority and Council prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building or Subdivision Works Certificate.</p>	Record keeping for communications with Certifier, Council, Planning Secretary and other agencies as relevant. Village Green is not staged.	Not Triggered
VEHICLE FOOTPATH CROSSING AND GUTTER CROSSOVER			

B76	<p>Any new vehicle footpath crossings and associated gutter crossover shall be designed for the approved vehicular access location/s. The reconstruction of this infrastructure may be required in order that it has a service life that is consistent with that of the development. The location, design and construction shall be in accordance with Stage 1 Public Domain Drawings and Australian Standard AS2890.1 — 2004 Offs/reel Parking.</p> <p>The drawings shall be prepared by a suitably qualified Civil Engineer using the standard B99 vehicle profile. The drawings shall show the proposed vehicle footpath crossing width, alignment, and any elements impacting design such as service pits, underground utilities, power poles, signage and/or trees. In addition, a benchmark (to Australian Height Datum) that will not be impacted by the development works shall be included.</p> <p>All grades and transitions shall comply with Australian Standard AS 2890.1-2004 Off street Parking. The width of the new crossing shall be sufficient to accommodate turning maneuvers of the largest vehicle requiring access to the site as demonstrated by swept paths submitted to and reviewed by Council. The driveway must be designed without splays and shall be constructed at right angle to the alignment of the kerb and gutter, and located no closer than 1m from any power pole and 3m from any street tree.</p> <p>Details demonstrating compliance must be submitted to the Certifying Authority and Council prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate for each building.</p>	Not Applicable to C2 Building	Not Triggered
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ANTICIPATED ASSETS REGISTER

B77	<p>In the case that public infrastructure improvements are required, the developer is to submit a listing of anticipated infrastructure assets to be constructed on Council land or dedicated to Council as part of the development works. The new elements may include but are not limited to new road pavements, new Multi-Function Poles (MFPs), new concrete or granite footways, new street trees and tree pits, street furniture, bus shelters, kerb and gutter and driveways. This information should be presented via the Anticipated Asset Register file available from Council’s Assets and Infrastructure Department. The listings should also include any assets removed as part of the works. The Anticipated Asset Register is to assist with council’s future resourcing to maintain new assets. There is potential for the as-built assets to deviate from the anticipated asset listing, as issues are resolved throughout the public domain assessment and Roads Act Approval process. Following completion of the public infrastructure works associated with the development, a Final Asset Register is to be submitted to Council, based upon the Village Green Works-As-Executed plans.</p>	Record keeping for communications with Certifier, Council, Planning Secretary.	Compliant
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VILLAGE GREEN

B78	Prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, detailed landscape drawings (prepared by a registered landscape architect) for the Village Green will be submitted to the Certifying Authority.	Record keeping for communications with Certifier, Council, Planning Secretary. Future CC not part of CC1	Not Triggered
FLOOD AND OVERLAND FLOW PROTECTION			
B79	A certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Certifying Authority stating compliance with this condition prior to the issue of the of the relevant Crown Building Works Certificate or Construction Certificate	Record keeping for communications with Certifier.	Compliant
STORMWATER - COUNCIL DRAINAGE - REFLUX VALVE			
B80	A design certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, shall be provided to the Certifying Authority, prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).	Record keeping for communications with Certifier.	Not Triggered
STORMWATER - COUNCIL DRAINAGE - CREEK DISCHARGES			
B81	The proposed site drainage discharge to the creek shall be made as per the standard detail in Council's DCP (2014) Part 8.2 Stormwater and Stormwater Management Technical Manual. Amended stormwater plans complying with this condition shall be submitted to the Certifying Authority prior to the issue of the relevant Crown Building Works Certificate or Construction Certificate. The plans shall be prepared by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng)	Record keeping for communications with Certifier.	Compliant
STORMWATER - COUNCIL DRAINAGE - STRUCTURAL ADEQUACY			
B82	Council stormwater pits which are being connected into shall be surveyed and confirmed to be capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits shall be cast in-situ and conforming to Council's standard drainage pit details. A certificate from a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Certifying Authority, prior to the commencement of any works, certifying compliance with this condition.	Record keeping for communications with Certifier.	Compliant

Appendix B

Compliance Declaration

Compliance Report Declaration Form

Project Name	Ivanhoe C2
Project Application Number	SSD 15822622
Description of Project	Stage C2 of precinct development – Design and Construction of Building C2 and surrounding works
Project Address	9 Mahogany Avenue, Macquarie Park NSW 2113,
Proponent	Grindley
Title of Compliance Report	SSD 15822622 Condition B6 & B7
Date	16 ^h August 2024

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:

- i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. the findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- v. the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years’ imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Peter Wilson
Title	Project Director
Signature	
Qualification	Bachelor of Construction Management (Building) Green Star Accredited Building Supervision, Advanced Certificate Carpentry and Joinery Certificate
Company	Grindley Construction
Company Address	55 Grandview Street, Pymble NSW 2073