

## **Schedule A – Deferred Commencement**

Pursuant to the provisions of S. 80(3) of the Environmental Planning and Assessment Act, 1979 the development application be granted a Deferred Commencement Consent subject to the completion of the following:

- Decommissioning and removal of the Underground Storage Tanks and/or Underground Petroleum Storage System (UPSS) is to be carried out in accordance with the Protection of the Environment (Underground Petroleum Storage Systems) Regulation 2008, State Environmental Planning Policy (SEPP) 55, Office of Environment and Heritage UPSS Technical Note: Decommissioning, Abandonment and Removal of UPSS (Jan 2010), Australian Standards AS4897 – 2008: Design, installation and operation of underground petroleum storage systems, AS4976 – 2008: Removal and Disposal of Underground Petroleum Storage Tanks, Occupational Health and Safety Regulation 2001, and WorkCover NSW Code of Practice for Storage and handling of Dangerous Goods.
- Within 60 days after decommissioning and removal (or remediation, if required) of existing UPSS, a site validation report in accordance with SEPP 55 and POEO (UPSS) Regulation 2008 is to be submitted to Parramatta City Council verifying that the site is suitable for continued and future use. Such report shall be completed by a suitably qualified contaminated land consultant, with reference to the Department of Environment, Climate Change and Water's Contaminated Sites Series.
- If the validation report deems that remediation is required, a remedial action plan must (RAP) be developed, and remediation must be undertaken in accordance with the RAP. After remediation, a further site validation report is required, assessing whether the goals set in the RAP have been reached.

The above requirements shall be satisfied with 24 months. If these requirements are not satisfied, the consent shall lapse.

Upon compliance with the above requirements, a full Consent will be issued subject to the following conditions:

## **Schedule B – General Matters**

1. The development is to be carried out in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

<b>Drawing N<sup>o</sup></b>	<b>Dated</b>
Landscape Concept Plan. Drawing No. 10029DA1. Revision C.	8 August 2011
Basement Stormwater Plan and Drainage Details. Job No. 11AH026. Drawing No. D01. Revision C.	20 June 2011

Drawing N <sup>o</sup>	Dated
Ground Floor Stormwater Plan and Drainage Details. Job No. 11AH026. Drawing No. D02. Revision E.	18 August 2011
Stormwater system details. Job No. 11AH026. Drawing No. D03. Revision A.	23 August 2011
Standard Enviropod Filter for Gully Pit Details. Job No. 11AH026. Drawing No. D04. Revision A.	23 August 2011
Site Analysis. DA01. Job No. 1988. Issue A.	15 June 2011
Site Plan. DA02. Job No. 1988. Issue A.	15 June 2011
Basement Level. DA03. Job No. 1988. Issue A.	15 June 2011
Elevations 1. DA07. Job No. 1988. Issue A	15 June 2011
Elevations 2. DA08. Job No. 1988. Issue A	15 June 2011
Ground Floor. DA04. Job No. 1988. Issue A.	15 June 2011
First Floor Plan. DA05. Job No. 1988. Issue A.	15 June 2011
Second Floor Plan. DA06. Job No. 1988. Issue A.	15 June 2011

Document(s)	Dated
Acoustic Report. Report No. 4656.	1 August 2011
Arbocultural Impact Assessment. 7020.	30 August 2011
Arts Plan.	July 2011
BCA Report	20 July 2011
Traffic Report	August 2011
General Terms of Approval from the NSW Office of Water	10 October 2011
Waste Management Plan	Undated

**Note:** In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

**Reason:** To ensure the work is carried out in accordance with the approved plans.

2. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans and documentation submitted with the Construction Certificate are to be amended to satisfy all relevant conditions of this development consent.

**Reason:** To ensure compliance with legislative requirements.

3. All building work must be carried out in accordance with the current provisions of the Building Code of Australia.

**Reason:** To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

4. The development shall be constructed within the confines of the property boundary. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council's reserve area.  
**Reason:** To ensure no injury is caused to persons.
5. All footings and walls adjacent to a boundary must be set out by a registered surveyor. Prior to commencement of any brickwork or wall construction a surveyor's certificate must be submitted to the Principal Certifying Authority indicating the position of external walls in relation to the boundaries of the allotment.  
**Reason:** To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.
6. The development shall be constructed within the confines of the property boundary. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council's footpath area.  
**Reason:** To ensure no injury is caused to persons.
7. Demolition work shall be carried out in accordance with Australian Standard 2601-2001 - *Demolition of Structures* and the requirements of the NSW WorkCover Authority.  
**Reason:** To ensure appropriate demolition practices occur.
8. No portion of the proposed structure including any fencing and/or gates shall encroach onto or over adjoining properties.  
**Reason:** To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.
9. Fencing must be maintained and / or replaced along the boundary with the public reserve to the satisfaction of Council to clearly delineate public and private areas.
10. No gates are permitted to provide access between the property and council reserve.
11. No access through or storage of materials in the reserve to ensure protection of the waterway riparian corridor and unrestricted public access (including the right of the public to pass, re-pass and remain upon the land for recreational and access purposes).
12. To control the spread of weeds or exotic seeds into the adjoining bushland reserve, a strip of filter fabric is to be attached to the sediment fence prior to the commencement of demolition excavation or building works. The filter fabric is to be a minimum of 50mm into the existing ground, is to extend a minimum of 150mm above existing ground and to be securely attached to the entire length of the sediment fence. The build-up of sediment against the filter fabric

is to be regularly removed and disposed of responsibly off-site to maximise ongoing effectiveness.

13. Works must be carried out so that no materials are eroded, or likely to be eroded, are deposited, or likely to be deposited, on the bed or banks or into the waters of Duck River and no material is likely to be carried by natural forces to the bed, banks or waters of Duck River.
14. The planted garden bed along entire extent of rear boundary fence is to be supported by utilising native species (as turf is invasive into adjacent bushland and to provide screening to soften development interface).
15. 181 off-street parking spaces (including 2 disabled parking spaces) are to be provided, permanently marked on the pavement and used accordingly. The dimensions for parking spaces and aisle width to be in accordance with AS 2890.1-2004 (minimum of 2.4m wide x 5.4m long clear of columns plus 300mm clearance adjacent walls and 6.2m aisle width minimum. At blind aisles, the aisle is to be extended by 1.0m (minimum) beyond the last parking space).
16. The dimensions and configuration of the disabled parking spaces are to comply with AS 2890.6-2009 (a dedicated space plus a shared space - 2.4m wide x 5.4m long each with a bollard installed on the shared space).
17. The proposed one-way traffic movement within the basement level parking is to be marked permanently with pavement directional arrows.
18. Loading bays/dock, as shown on the plan, is to be provided on site in accordance with Council's DCP 2005 and AS 2890.2-2002.
19. *A combined entry and exit driveway (6m wide providing access to the basement level with 300mm clearance both sides between kerbs) is to be provided and constructed according to AS 2890.1- 2004 and Council's specification. The entry and exit driveway to the loading dock providing access to the loading dock located on the northern end of the property boundary is to be widened to 12.5m wide and constructed in accordance with Figure 3.1 of AS 2890.2-2002 and Council's specification. .*
20. Driveway and ramp gradients are to comply with Clause 2.5, Clause 2.6 and Clause 3.3 of AS2890.1-2004.
21. The driveway width (w) at the concrete layback is to comply with Council's Standard Vehicular Crossing plan (DS8).
22. Column locations are to be installed in accordance with Clause 5 and Figures 5.1 and 5.2 of AS 2890.1-2004.
23. Traffic facilities to be installed, such as; wheel stops, bollards, kerbs, signposting, pavement markings, lighting and speed humps, shall comply with AS2890.1-2004.

24. Ground Clearance Template as shown in Appendix C of AS 2890.1-2004 must be used to check that adequate ground clearance is provided on ramps, circulation roadways, access driveways or other vehicular paths where there is a grade change or an irregularity in the vertical alignment e.g. a hump, dip or gutter.
25. Sight distance to pedestrians exiting the property is to be provided by clear lines of sight in a splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1. The required sight lines to pedestrians or other vehicles in or around the site should not be compromised by the landscaping, signage fences, walls or display materials.
26. The minimum available headroom clearance to be signposted at all entrances is to be 2.2m (for cars and light vans including all travel paths to and from parking spaces) and 2.5m (for parking spaces for people with disabilities) measured to the lowest projection of the roof (fire sprinkler, lighting, sign, and ventilation), according to AS 2890.1-2004 and 2890.6-2009.
27. A convex mirror is to be installed within the ramp access (one near the entry driveway & one at the bottom of the ramp access) with its height and location adjusted to allow an exiting driver a full view of the driveway in order to see if another vehicle is coming through.
28. Regulatory "No Stopping" parking restrictions are to be installed outside the site on Factory Street to a distance of 20m to the north and south of the proposed driveways, subject to the approval of the Parramatta Traffic Committee and Council. All costs associated with the supply and installation of the appropriate signs are to be paid for by the applicant at no cost to Council. The applicant is to submit an application to Council's Service Manager-Traffic and Transport regarding the "No Stopping" parking restrictions at least 4 months prior to final occupation of the building.
29. Occupation of any part of footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
30. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
31. The construction and materials to be used for the headwall shall be in accordance with the guidelines issued by the NSW Office of Water and is to be undertaken to the satisfaction of NSW Office of Water.

32. A Flood Evacuation Plan is to be prepared in accordance with Council's *Local Floodplain Risk Management Policy* and a copy submitted to Council.

**Reason:** To ensure compliance with Council's Local Floodplain Risk Management Policy.

33. Any fencing to the rear of the site is limited to the edge of the car park and is not to be within the riparian zone.

34. Stormwater system shall be constructed as per the stamped Stormwater plan addressing the issues and incorporating all the notes and comments annotated on the plan. The stormwater plan consists of the following amended drawings **together with the comments, notes annotated thereon.**

- i. **"Basement Stormwater Plan & Drainage Details"**, Drawing #D01, Job # 11AH026, Revision **"C"** dated 20/06/2011; prepared by Australian Consulting Engineers (1 sheet)
- ii. **"Ground Floor Stormwater Olan & Drainage Details"**, Drawing #D02, Job # 11AH026 **Revision "E" dated 01/12/2011**; prepared by Australian Consulting Engineers (1 sheet)
- iii. **"Stormwater System Details – 19 Cartridge with 3100 Concrete Manhole"**, Drawing #D03, Job # 11AH026, Revision **"A"** dated 20/06/2011; prepared by Australian Consulting Engineers (1 sheet)
- iv. **"Standard Enviropod Filter for Gully Pit Details"**, Drawing #D04, Job # 11AH026, Revision **"A"** dated 20/06/2011; prepared by Australian Consulting Engineers (1 sheet)

**Reason:** To ensure satisfactory storm water disposal.

35. To minimise disturbance to these existing mature native trees located in the reserve in the vicinity of the proposed drainage structures, no excavation shall take place within the critical root zone (CRZ), measured as a radius from the centre of the trunk of the tree. Excavation may occur between the critical and primary root zones (PRZ) but only by hand. In the event that major structural roots or feeder roots (>50mm in diameter) are encountered between the critical and primary root zones, appropriate measures should be implemented to ensure the long term retention of the tree.

36. Trees to be retained are:

Tree No	Name	Common Name	Location	DBH Diameter at breast height (mm)	Minimum Tree Protection Zone (m)
1	<i>Pinus radiata</i>	Monterey Pine	North boundary - adjacent	410	4.4
2/2 x 5	<i>Melaleucas styphelioides</i>	Prickly Leaf Paperbark	North boundary	270	2.9
3/3 x 5	<i>Melaleuca linariifolia</i>	Snow in Summer	North boundary	320	3.5
4/4 x 4	<i>Melaleuca bracteata</i>	Golden Honey Myrtle	North boundary	190	2.1

	'Revolution Gold'				
5	<i>Agonis flexuosa</i>	Willow Myrtle	North boundary	300	2.9
6/5 x 7	<i>Callistemon viminalis</i>	Bottlebrush	North boundary	190	2.0
20	<i>Schinus areira</i>	Peppercorn Tree	Front	1100	11.9
23	<i>Melaleuca quinquenervia</i>	Paperbark	Front	310	3.4
30	<i>Corymbia maculata</i>	Spotted Gum	Rear – Riparian Area	260	2.8
31	<i>Corymbia maculata</i>	Spotted Gum	Rear – Riparian Area	90	2.8
32	<i>Corymbia maculata</i>	Spotted Gum	Rear – Riparian Area	90	2.8
33	<i>Corymbia maculata</i>	Spotted Gum	Rear – Riparian Area	270	2.9
34	<i>Corymbia maculata</i>	Spotted Gum	Rear – Riparian Area	270	2.9
35/7 x 5	<i>Casuarina glauca</i>	Swamp Oak	Rear	390	4.2
36/8 x 2	<i>Corymbia maculata</i>	Spotted Gum	Rear – Riparian Area	290	3.1

**Reason:** To protect significant trees which contribute to the landscape character of the area.

Trees to be removed are:

37. Tree No	Name	Common Name	Location
7	<i>Dead</i>	Dead	North boundary
8	<i>Melaleuca quinquenervia</i>	Paperbark	Front
9	<i>Melaleuca quinquenervia</i>	Paperbark	Front
10	<i>Melaleuca quinquenervia</i>	Paperbark	Front
11	<i>Eucalyptus microcorys</i>	Tallowwood	Front
12	<i>Eucalyptus microcorys</i>	Tallowwood	Front
13	<i>Casuarina glauca</i>	Swamp Oak	Front

14	<i>Corymbia maculata</i>	Spotted Gum	Front
15	<i>Casuarina glauca</i>	Swamp Oak	Front
16	<i>Casuarina glauca</i>	Swamp Oak	Front
17	<i>Casuarina glauca</i>	Swamp Oak	Front
18/6 x 3	<i>Casuarina glauca</i>	Swamp Oak	Front
19	<i>Corymbia maculata</i>	Spotted Gum	Front
19a	<i>Eucalyptus haemastoma</i>	Scribbly Gum	Front
21	<i>Melaleuca quinquenervia</i>	Paperbark	Front
22	<i>Eucalyptus microcorys</i>	Tallowwood	Front
24	<i>Eucalyptus microcorys</i>	Tallowwood	Front
25	<i>Grevillea 'Moonlight'</i>	Moonlight Grevillea	Front
26	<i>Melaleuca quinquenervia</i>	Paperbark	Front
27	<i>Melaleuca quinquenervia</i>	Paperbark	Front
28	<i>Casuarina glauca</i>	Swamp Oak	Rear
29	<i>Casuarina glauca</i>	Swamp Oak	Rear
37/9 x 2	<i>Melaleuca quinquenervia</i>	Paperbark	Rear
38/10 x 3	<i>Melaleuca quinquenervia</i>	Paperbark	Rear

**Reason:** To allow appropriate development of the site.

38. All approved tree removals shall be carried out by a qualified Arborist and conform to the provisions of AS4373-2007, Australian standards for Pruning Amenity Trees and Tree work draft code of practice 2007. The developer is responsible for all tree removal and stump grinding.

**Reason:** To ensure works are carried out in accordance with Tree work draft Code of practice 2007.



39. The applicant's arboricultural service provider is to provide eight (8) street trees in the Factory Street frontage. Eight (8) *Melaleuca decora* (White Cloud Tree) shall be supplied in 45 litre container and planted with a setback of three (3) metres from any driveway. Each tree is to be a minimum height of 1.5 metres at planting and is to be maintained at all times. All trees are to be grown and planted in accordance with Natspec - Clarke .R, *Specifying Trees: A guide to the assessment of tree quality, 2003*.  
**Reason:** To ensure restoration of environmental amenity
40. All trees supplied above a 25 L container size for the site must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No.2*. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer. **NOTE:** All tree planting shall be located a minimum of two (2) metres to any boundary or underground services and shall have a minimum container size of 45 litres.  
**Reason:** To minimise plant failure rate and ensure quality of stock utilised
41. All trees planted within the site must have an adequate root volume to physically and biologically support the tree. No tree within the site shall be staked or supported at the time of planting.  
**Reason:** To ensure the trees are planted within the site area able to reach their required potential.
42. The trees identified on the endorsed plans and identified within the submitted Tree Report as being retained shall be protected prior to and throughout the demolition/construction process in accordance with the Arboricultural Impact Assessment by Redgum Arboricultural & Horticultural Consultants (Ref No – 7020) dated 30 August 2011 and the relevant conditions of this consent.  
**Reason:** To ensure the protection of the tree(s) to be retained on the site.

Prior to the release of a construction certificate

43. Deleted
44. A monetary contribution comprising **\$190,300.00** is payable to Parramatta City Council pursuant to Section 94A of the *Environmental Planning and Assessment Act, 1979* and the *Parramatta Section 94A Development Contributions Plan*. Payment must be by cash, EFTPOS, bank cheque or credit card only. The contribution is to be paid to Council prior to the issue of a **construction certificate**. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

Parramatta Section 94A Development Contributions Plan (Amendment No. 1) can be viewed on Council's website at:

[http://www.parracity.nsw.gov.au/build/forms\\_and\\_planning\\_controls/developer\\_contributions](http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions)

45. An *Environmental Enforcement Service Charge* is to be paid to Council prior to the issue of a construction certificate. The fee paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment.  
Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.  
**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.
46. An *Infrastructure and Restoration Administration Fee* is to be paid to Council prior to the issue of a construction certificate. The fee to be paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment.  
Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.  
**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.
47. The Construction Certificate is not to be released unless the Principle Certifying Authority is satisfied that the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.  
**Reason:** To ensure that the levy is paid.
48. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at <http://www.sydneywater.com.au> then the "e-developer" icon or telephone 13 20 92.
- Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Notice of requirements must be obtained and submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.  
**Reason:** Statutory requirement.
49. Should any proposed work be undertaken where it is likely to disturb or impact upon a utility installation (e.g. power pole, telecommunications infrastructure, etc) written confirmation from the affected utility provider that they have agreed to the proposed works shall be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate or any works commencing, whichever comes first. The arrangements and costs associated with any adjustment to a utility installation shall be borne in full by the applicant/developer.  
**Reason:** To ensure no unauthorised work to public utility installations and to minimise costs to Council.
50. Prior to the commencement of any works on the site the applicant must submit, a Construction and/or Traffic Management Plan to the satisfaction of

the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:

- (a) Construction Management Plan for the Site
    - A plan view of the entire site and frontage roadways indicating:
      - i. Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
      - i. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,
      - ii. The locations of proposed Work Zones in the egress frontage roadways,
      - iii. Location of any proposed crane standing areas,
      - iv. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
      - v. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
      - vi. The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
  - (b) Traffic Control Plan(s) for the site:
    - i. All traffic control devices installed in the road reserve shall be in accordance with the Roads and Traffic Authority, NSW (RTA) publication '*Traffic Control Worksite Manual*' and be designed by a person licensed to do so (minimum RTA 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
    - ii. Approval shall be obtained from Parramatta City Council for any temporary road closures or crane use from public property.
- A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage must be provided and a copy of this route is to be made available to all contractors.
  - Where applicable, the plan must address the following:
    - A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
    - Minimising construction related traffic movements during school peak periods,

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

**Reason:** To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

51. The construction certificate will not be issued over any part of the site requiring a controlled activity approval under the Water Management Act 2000 until a copy of the approval has been submitted to the Principal Certifying Authority and Council, if the not the PCA.

**Reason:** To ensure that the requirements of the office of Water are met.

52. Documentary evidence confirming that satisfactory arrangements have been made with Integral Energy for the provision of electricity supplies to the developments is to be provided to the Principal certifying authority, prior to the issuing of any Construction certificates.

**Reason:** To ensure adequate electricity supply to the development.

53. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, storm water drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) see Your Business then Building and Developing then Building and Renovating or telephone 13 20 92. The Principal Certifying Authority must ensure the plans are stamped by Sydney Water prior to works commencing on site.

**Reason:** To ensure the requirements of Sydney Water have been complied with.

54. No construction works shall start on the stormwater system until the detailed final storm water plans have been approved by the Principal Certifying Authority. Prior to the approval of storm water drainage plans, the person issuing the Construction Certificate shall ensure that:

- a. The final stormwater plans are consistent with, and address and incorporate all the notes/issues marked on the Plans i.e. the stormwater plan with the stamp "Stormwater Plan Rectification Requirements" stamped on the following drawings ***together with the comments, rectification requirements, notes annotated thereon.***

- i. **"Basement Stormwater Plan & Drainage Details"**, Drawing #D01, Job # 11AH026, Revision **"C"** dated 20/06/2011; prepared by Australian Consulting Engineers (1 sheet)
- ii. **"Ground Floor Stormwater Olan & Drainage Details"**, Drawing #D02, Job # 11AH026, ***Revision "E" dated 01/12/2011***; prepared by Australian Consulting Engineers (1 sheet)
- iii. **"Stormwater System Details – 19 Cartridge with 3100 Concrete Manhole"**, Drawing #D03, Job # 11AH026, Revision **"A"** dated 20/06/2011; prepared by Australian Consulting Engineers (1 sheet)
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**Note:** The Stormwater Plans are for DA approval only and shall not be used for construction purposes as the construction plan (drawing). Separate Rectified Plan addressing the issues and incorporating all notes marked on this plan shall be submitted for Construction Certificate Approval.

- b. The proposed On-Site Detention (OSD) System has been designed and certified by a suitably qualified Hydraulic Engineer, in accordance with the Upper Parramatta River Catchment Trust "On-Site Detention Handbook" and Council's Drainage Code E4 and stormwater Drainage Guidelines.
- c. The design achieves, a Site Storage Requirement of **470 m<sup>3</sup>/ha** and a Permissible Site Discharge of **80 L/s/ha** (as per 3<sup>rd</sup> edition of UPRCT's handbook) with the OSD storage capacity of **760m<sup>3</sup>** as shown on the approved stormwater plan.
- d. Detailed Stormwater plans with cross sectional details of OSD storage areas; pits etc, OSD Detailed Design Submission (**Form B9**) and OSD Detailed Calculation Summary Sheets are submitted and are acceptable.

**Reason:** To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

55. The stormwater management systems are designed in accordance with the water sensitive urban design principles and shall comply with the Parramatta City Council's Development Control Plan. The quality of the stormwater flow from the developed site shall be improved to achieve following pollutant retention target prior to discharge into the creek system (Duck Creek). The designer shall ensure and certify that the stormwater management system will achieve these following objectives.

- **Gross Pollutants** (Trash litter and vegetation larger than 5mm) at least **70%** of average annual load shall be captured.
  - **Fine Sediment** (Contaminant particles between 0.1mm and 0.5mm) at least **80%** of average annual load shall be captured.
  - **Coarse Sediment** (Contaminant particles 0.1mm or less) at least **50%** of average annual load shall be captured.
  - **Nutrients (Total phosphorus and total nitrogen)** at least **45%** of the average annual load for each nutrient shall be captured.
  - **Hydrocarbons, motor oils, oil and grease** at least i) **90%** of the average annual load or ii) Total discharge from site of Total Petroleum Hydrocarbons (TPH) <10 mg/L at all times, whichever is greater shall be captured.
- a. Prior to issue of Construction Certificate, the certifier shall ensure that the designer has provided sufficient details demonstrating that the proposed development does not adversely impact on the receiving creek
  - b. The configuration of the stormwater quality improvement devices shall be such that the treatment measures are in the order from primary to tertiary treatment as stated in the "**Table 3.2: WSUD Treatment**

**Measure Categories”** of design guideline titled **“Water Sensitive Urban Design - Technical Guidelines for Western Sydney** . The treatment system components shall be re-configured according to this order. The stormwater plan shall be amended to represent the actual configuration of the treatment system components.

- c. The Post Development Music model layout shall be amended to represent the actual layout/ configuration and the order as shown on the Amended stormwater plan and that the model and the stormwater plan are consistent in terms of the configuration/ order of the system components. The combined effectiveness of the treatment measures proposed shall meet the water quality improvement objectives.
- d. The proposed **“Stormfilter”** unit should have Oil & Grease separation capability. Details of the proposed units shall be submitted for the approval of the Principal Certifying Authority prior to the determination of the Construction Certificate. The certifier shall ensure that the designer has designed the unit(s) in accordance with the manufacturer’s/ supplier’s specifications and complied with all the requirements specified by the manufacturer/ supplier of the unit(s).
- e. Drawings showing the cross section details, dimensions and Invert levels etc shall be prepared and submitted to the principal certifying authority together with the application for construction certificate for its approval. No works relating to the associated stormwater quality improvement system shall commence prior to obtaining the approval from the Principal Certifying Authority.
- f. “Standard Operation & Maintenance Procedure Manual” with operation procedure and maintenance schedule for each of the component and the system as a whole shall be prepared and submitted to the Principal certifying authority for its approval. The certifier shall ensure that a copy of the manual shall be submitted to the council prior to issue of the Construction Certificate. Provisions shall be made to ensure that the occupant and the person/ body responsible for maintenance of the OSD system shall obtain a copy of the manual.

**Reason:** To ensure that the water quality management measures are implemented.

- 56. No work relating to stormwater system in public domain shall commence until the detailed final stormwater plan in public domain/reserve/ river bank has been approved by council’s City Infrastructure Unit. Details including long section and cross section details, bedding and backfill materials etc. of the proposed **300mm** diameter pipe-work and work on headwall within the reserve/ river bank shall be submitted for Council’s (City Infrastructure Unit) approval prior to commencement of any associated work. The designer of the stormwater plan is responsible to ensure that the design are in compliance with the Council’s requirements and addressed stormwater related issues including the followings:

Upon completion of the work separate Work-As-Executed plan shall be prepared on the approved stormwater plan and submitted to council for record and sign off.

**Reason:** To ensure that the stormwater work in public domain comply with council's requirements.

57. A Reinforced Cement Concrete (RCC) Headwall works shall be constructed in according with the Council's Standard Drawing **DS36**. The headwall works shall be finished with the **Apron** at the front consisting of Riprap with **400mm Boulder** in **Gabion wire basket**. The area behind the wing walls shall be finished with Riprap with 400mm Boulder in **Gabion wire basket**. The headwall and all associates works such as wing walls, apron etc. shall be constructed to the satisfaction of **NSW Office of Water**.

**Reason:** To prevent erosion of and protection of river bank with satisfactory disposal of stormwater

58. Prior to the commencement of any excavation works on site the applicant shall submit, for approval by the Principal Certifying Authority (PCA), a geotechnical/civil engineering report which addresses (but is not limited to) the following:

- a. The type and extent of substrata formations by the provision of a minimum of 4 representative borehole logs which are to provide a full description of all material from ground surface to 1.0m below the finished basement floor level and include the location and description of any anomalies encountered in the profile. The surface and depth of the borehole logs shall be related to Australian Height Datum.
- b. The appropriate means of excavation/shoring in light of point (a) above and proximity to adjacent property and structures. Potential vibration caused by the method of excavation and potential settlements affecting nearby footings/foundations shall be discussed and ameliorated.
- c. The proposed method to temporarily and permanently support the excavation for the basement adjacent to adjoining property structures and road reserve if nearby (full support to be provided within the subject site).
- d. The existing groundwater levels in relation to the basement structure, where influenced.
- e. The drawdown effects on adjacent properties (including road reserve), if any, the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater. Where it is considered there is the potential for the development to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development without a change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path is constructed, artificial drains such as perimeter drains and through drainage may be utilised.
- f. Recommendations to allow the satisfactory implementation of the works. An implementation program is to be prepared along with a suitable monitoring program (as required) including control levels for

vibration, shoring support, ground level and groundwater level movements during construction. The implementation program is to nominate suitable hold points at the various stages of the works for verification of the design intent before sign-off and before proceeding with subsequent stages.

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with previous experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent property and structures both during and after construction. The report shall contain site specific geotechnical recommendations and shall specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

- i. No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- ii. No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- iii. No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- iv. Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- v. Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- vi. An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

The Principal Certifying Authority (PCA) shall take responsibility to ensure that the above issues are addressed and requirements complied with prior to issue of Approval.

**Reason:** To ensure the ongoing safety and protection of property.

59. If an excavation associated with the erection or demolition of a building extend below the level of the base of the footings of a building on an adjoining allotment of land; the person causing the excavation to be made; must preserve and protect the building from damage; and if necessary, must underpin and support the building in an approved manner. At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made must give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building



being erected or demolished and submit to the Principal Certifying Authority details of the date and manner by which the adjoining owner(s) were advised.

**Reason:** To control excavation procedures.

60. Retaining wall for excavation shall be constructed when cut or fill exceeds 600mm. Where necessary to prevent damage to the adjoining properties all approved retaining walls associated with the approved development are to be constructed to the construction of the ground floor.

**Reason:** To prevent damage to the adjoining properties.

61. A final Waste Management Plan is to be submitted to the Certifying Authority for assessment and approval which ascertains the details of all private contractors to be used to manage the waste collection during the demolition and construction of the development, the frequency of collection and how many bins are to be provided. A copy of the final Waste Management Plan is to be submitted to Council for information.

62. Deleted.

63. Deleted

64. Deleted

#### Prior to the commencement of works

65. The preparation of an appropriate hazard management strategy by an licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with the WorkCover Authority's *"Guidelines for Practices Involving Asbestos Cement in Buildings"*. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

**Reason:** To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

66. On demolition sites where buildings are known to contain bonded or friable asbestos material, a standard sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the NSW WorkCover Authority hotline or the website [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au).

**Reason:** To comply with the requirements of the NSW WorkCover Authority

67. Prior to the commencement of demolition work a licensed demolisher who is registered with the WorkCover Authority must prepare a Work Method Statement to the satisfaction of the Principal Certifying Authority (Council or an accredited certifier) and a copy sent to Council (if it is not the PCA). A copy of the statement must also be submitted to the WorkCover Authority.

The statement must be in compliance with AS2601-1991 Demolition of Structures,” the requirements of WorkCover Authority and conditions of the development approval, and must include provisions for:

- (a) enclosing and making the site safe. Any temporary protective structures must comply with the “Guidelines for Temporary Protective Structures (April 2001)”;
- (b) induction training for on-site personnel;
- (c) inspection and removal of asbestos and contamination and other hazardous materials;
- (d) dust control. Dust emission must be minimised for the full height of the building. A minimum requirement is that perimeter scaffolding, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process. Compressed air must not be used to blow dust from the building site;
- (e) disconnection of Gas and Electrical Supply;
- (f) fire fighting services on site are to be maintained at all times during demolition work. Access to fire services in the street must not be obstructed;
- (g) access and egress. No demolition activity shall cause damage to or adversely affect the safe access and egress of this building;
- (h) waterproofing of any exposed surfaces of adjoining buildings;
- (i) control of water pollution and leachate and cleaning of vehicles tyres. Proposals shall be in accordance with the “Protection of the Environmental Operations Act 1997”;
- (j) working hours, in accordance with this Development Consent;
- (k) confinement of demolished materials in transit;
- (l) proposed truck routes, in accordance with this development consent; and
- (m) location and method of waste disposal and recycling in accordance with the “Waste Minimisation and Management Act 1995”.

The demolition by induced collapse, the use of explosives or on-site burning is not permitted.

**Reason:** To provide a Work Method Statement.

68. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:

- (a) The location of hazardous materials throughout the site;
- (b) A description of the hazardous material;

- (c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- (d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- (e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- (f) Identification of the disposal sites to which the hazardous materials will be taken.

**Reason:** To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

69. A minimum of five (5) working days prior to any demolition work commencing a written notice is to be given to Parramatta City Council and all adjoining occupants. Such written notice is to include the date when demolition will be commenced and details of the principal contractors name, address, business hours contact telephone number, Council's after hours contact number and the appropriate NSW WorkCover Authority licence.

**Reason:** To protect the amenity of the area.

70. Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$10 million in relation to the occupation of approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note and provide protection for Council as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

**Note:** Applications for hoarding permits, vehicular crossing etc will require evidence of insurance upon lodgement of the application.

**Reason:** To ensure the community is protected from the cost of any claim for damages arising from works on public land.

71. Prior to demolition commencing, either the Principal Certifying Authority or Council's building surveyor must inspect the site. Should the building to be demolished be known or suspected by reason of the buildings age or otherwise to be found to be wholly or partly clad with bonded or friable asbestos material, approval to commence demolition will not be given until the PCA or/and Council is satisfied that appropriate measures are in place for the handling, storage, transport and disposal of the bonded or friable asbestos material. Prior to commencement of demolition an inspection fee is to be paid in accordance with Council's current fee schedule.

**Reason:** To ensure proper handling, storage, transport and disposal of asbestos materials.

72. Demolition works involving the removal, repair, disturbance and disposal of more than 10 square metres of bonded asbestos material must only be undertaken by contractors who hold the appropriate NSW WorkCover Authority licence(s) and approvals.

**Reason:** To comply with the requirements of the NSW WorkCover Authority

73. Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
- (a) appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed within 7 days; and
  - (b) notify Council in writing of their intention to commence works (at least 2 days notice is required prior to the commencement of works).
- The PCA must determine when inspections and compliance certificates are required.
- Reason:** To comply with legislative requirements.
74. Prior to work commencing, adequate toilet facilities are to be provided on the work site prior to any works being carried out.
- Reason:** To ensure adequate toilet facilities are provided.
75. The site must be enclosed with a 1.8 m high security fence to prohibit unauthorised access. The fence must be approved by the Principal Certifying Authority and be located wholly within the development site prior to commencement of any works on site.
- Reason:** To ensure public safety.
76. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
- (a) Stating that unauthorised entry to the work site is prohibited;
  - (b) Showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
  - (c) Showing the name, address and telephone number of the Principal Certifying Authority for the work.
  - (d) Showing the approved construction hours in accordance with this development consent.
  - (e) Any such sign must be maintained while the excavation building work or demolition work is being carried out, but must be removed when the work has been completed.
  - (f) This condition does not apply to building works being carried out inside an existing building.
- Reason:** Statutory requirement.
77. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site are to be maintained in a safe and tidy manner. In this regards the following is to be undertaken:
- I. all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism

- II. all site boundaries are to be secured and maintained to prevent unauthorised access to the site
- III. all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis
- IV. the site is to be maintained clear of weeds
- V. all grassed areas are to be mown on a monthly basis

**Reason:** To ensure public safety and maintenance of the amenity of the surrounding environment.

78. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, storm water drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) see Your Business then Building and Developing then Building and Renovating or telephone 13 20 92. The Principal Certifying Authority must ensure the plans are stamped by Sydney Water prior to works commencing on site.

**Reason:** To ensure the requirements of Sydney Water have been complied with.

79. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having benefit of this consent are required to forward the written confirmation from NDBYD to their Principal Certifying Authority (PCA) prior to any excavation occurring.

**Reason:** To prevent any damage to underground utility services.

80. Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

**Reason:** To ensure soil and water management controls are in place before site works commence.

81. Prior to commencement of any work on the council's road, road reserve or footpath, a Road Opening Permit must be obtained from council by lodging the application for Road Opening Permit. Upon completion of the work, the road, road reserve, and footpath shall be reinstated to its original state to the satisfaction of Council and the cost shall be borne by the applicant.

**Reason:** To ensure Council's approval is obtained prior to commencement of work on council's road, road reserve and footpath and reinstated to its original state upon completion of the works.

82. A heavy-duty vehicular crossing shall be constructed in accordance with Council's **Standard Plan # DS9 & DS10**. Details shall be submitted to the

satisfaction of Principal Certifying Authority with the application for the Construction Certificate. A Vehicle Crossing application shall be submitted to Council together with the appropriate fee prior to any work commencing for construction of the vehicular crossing.

**Reason:** To ensure appropriate vehicular access is provided

83. Prior to the issue of a Construction Certificate, an application is required for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment which must be obtained from Parramatta City Council. All footpath crossings, laybacks and driveways are to be constructed according to Council's Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings **DS1** (Kerbs & Laybacks); **DS7** (Standard Passenger Car Clearance Profile); **DS8** (Standard Vehicular Crossing); **DS9** (Heavy-Duty Vehicular Crossing) and **DS10** (Vehicular Crossing Profiles).

In order to apply for a driveway crossing, you are required to complete the relevant application form with supporting plans, levels and specifications and pay the appropriate fee of \$171.30

**Note:** This development consent is for works wholly within the property. Development consent does not imply approval of the footpath or driveway levels, materials or location within the road reserve, regardless of whether the information is shown on the development application plans.

**Reason:** To provide suitable vehicular access without disruption to pedestrian and vehicular traffic.

84. Prior to commencement of any works, including demolition and excavation, the applicant is to submit to the Principal Certifying Authority (and Council if not the PCA) of documentary evidence including photographic evidence of any existing damage to the neighbouring properties and the Council's property. Council's property includes footpaths, kerbs, gutters and drainage pits. A dilapidation survey of the neighbouring properties and the Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works. Failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs

**Reason:** To ensure that the applicant bears the cost of all restoration works to the neighbouring properties and the Council's property damaged during the course of this development.

85. A Tree Protection Zone (TPZ) is to be established prior to any works commencing around those trees that are to be retained as shown in the Arboricultural Impact Assessment by Redgum Arboricultural & Horticultural Consultants (Ref No – 7020) dated 30 August 2011. The area is to be enclosed with protective fencing consisting of 1.8m high fully supported chain-wire link or welded mesh fence. The area enclosed shall be a designated a "No-Go Zone" and is required to be kept weed and grass free for the entire duration of works.

**Reason:** To protect the trees to be retained on the site during construction works.

86. Prior to works commencing, tree protection signage shall be attached to each tree protection zone, displayed in a prominent position and the sign repeated where the fence changes direction, Each sign shall contain in a clearly legible form, the following information:
- (a) That the tree protection zone is a No Go Zone
  - (b) This fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted
  - (c) The name, address, and telephone number of the developer and site Arborist.

**Reason:** To protect existing trees during the construction phase.

87. The consent from Council is to be obtained prior to any pruning works being undertaken on any tree, including tree/s located in adjoining properties. Pruning works that are to be undertaken must be carried out by a certified AQF Level 3 Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

**Reason:** To ensure the protection of the tree(s) to be retained.

#### During Construction or Works

88. A copy of this development consent, stamped plans and accompanying documentation is to be retained for reference with the approved plans on-site during the course of any works. Appropriate builders, contractors or sub-contractors shall be furnished with a copy of the notice of determination and accompanying documentation.

**Reason:** To ensure compliance with this consent.

89. No vehicle access is to be provided from the premises into the adjoining bushland reserve.

**Reason:** To ensure protection of the bushland reserve and manage the impacts of the development.

90. Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the NSW Department of Environment and Conservation's Environmental Noise Manual and the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

91. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction in accordance with the requirements of the NSW Department of Environment and Conservation (DEC) including the intermin noise manual. Dust nuisance to surrounding properties should be minimised.

**Reason:** To protect the amenity of the area.

92. All plant and equipment used in the construction of the development, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries.

**Reason:** To ensure public safety and amenity on public land.

93. The applicant shall not enter or undertake any work within adjoining public lands (i.e. parks, reserves, roads etc) without the prior written consent of Council. In this regard the applicant is to liaise with Council prior to the commencement of any design works or preparation of a Construction Management Plan.

**Reason:** Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

94. All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Note – Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

- Delivery of cranes required to the site outside of normal business hours;
- Site is not located in close proximity to residential use or sensitive land uses;
- Internal fit out work.

**Reason:** To protect the amenity of the area.

95. The applicant shall record details of all complaints received during the construction period in an up to date complaints register. The register shall record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.



The complaints register shall be made available to Council and/ or the principal certifying authority upon request.

96. Noise emissions and vibration must be minimised and work is to be carried out in accordance with Department of Environment and Conservation guidelines for noise emissions from construction/demolition and earth works which are to comply with the provisions of the Protection of the Environment Operations Act 1997. Vibration levels induced by demolition activities shall not exceed 5mm/sec peak particle velocity (ppv) when measured at the footing of any nearby building.

**Reason:** To ensure residential amenity is maintained in the immediate vicinity.

97. Where demolition is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the Department of Environment and Climate Change (DECC) licensed waste facility for bonded or friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

**Reason:** To ensure appropriate disposal of asbestos materials.

98. All bonded and friable asbestos waste material on-site shall be handled and disposed off-site at a Department of Environment and Climate Change licensed waste facility by an DECC licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 1996 and the EPA publication Assessment, Classification and Management of Liquid and Non-Liquid Wastes 1999 and any other regulatory instrument as amended.

**Reason:** To ensure appropriate disposal of asbestos materials.

99. Any fill material imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. Records of each individual certification are to be kept on site and produced for inspection when requested.

**Reason:** To ensure the site does not become contaminated and appropriate compaction levels can be achieved.

100. A survey certificate is to be submitted to the Principal certifying Authority at footing and/or formwork stage. The certificate shall indicate the location of the building in relation to all boundaries, and shall confirm the floor level prior to any work proceeding on the building.

**Reason:** To ensure the development is being built as per the approved plans.

101. All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all

fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines

**Reason:** To ensure imported fill is of an acceptable standard.

102. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

**Reason:** To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

103. Any damage to Council assets that impact on public safety during construction is to be rectified immediately to the satisfaction of Council at the cost of the developer.

**Reason:** To protect public safety.

104. The vehicular entry/exits to the site within Council's road reserve must prevent sediment from being tracked out from the development site. This area must be laid with a non-slip, hard-surface material, which will not wash into the street drainage system or watercourse. The access point is to remain free of any sediment build-up at all times.

**Reason:** To ensure soil and water management controls are in place before site works commence.

105. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely on the property. The applicant, owner or builder must apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:  
e.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location.

Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

- (d) Kerbside restrictions, construction zones:  
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a construction zone, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

**Reason:** Proper management of public land.

106. All redundant lay-backs and vehicular crossings shall be reinstated to conventional kerb and gutter, foot-paving or grassed verge as appropriate **in accordance with Council's Standard Plan No. DS1**. All costs shall be borne by the applicant, and works shall be completed **to the satisfaction of Council** prior to the issue of an Occupation Certificate.

**Reason:** To provide satisfactory drainage.

107. Appropriate sign(s) shall be provided and maintained within the site at the point(s) of vehicular egress to compel all vehicles to stop before proceeding onto the public way.

**Reason:** To ensure pedestrian safety.

108. A Waste Data file is to be maintained, recording building/demolition contractors details and waste disposal receipts/dockets for any demolition or construction wastes from the site. The proponent may be required to produce these documents to Council on request during the site works.

**Reason:** To confirm waste minimisation objectives under Parramatta Development Control Plan 2005 are met.

109. No materials (including waste and soil), equipment, structures or good of any type shall be stored, kept or placed within five (5) metres from the trunk or within the drip line of any tree.

**Reason:** To ensure the protection of the tree(s) to be retained on the site.

110. All excavation within three (3) metres from the tree/s identified to be retained on site is to be supervised by an AQF Level 3 arborist, who shall undertake any remedial work, including the pruning of roots, if necessary.

**Reason:** To provided adequate protection of trees

111. No service, structure, conduit or the like shall be fixed or, attached to any tree.

**Reason:** To ensure the protection of the tree(s).

112. The grass verge must be reinstated with a graded uniform cross fall, using clean uniform topsoil and rolled turf.

**Reason:** To ensure restoration of environmental amenity.

### **Prior to the release of an Occupation certificate**

113. Occupation or use, either in part or full, is not permitted until an Occupation Certificate has been issued. The Occupation Certificate must not be issued unless the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia and until all preceding conditions of this consent have been complied with.

Where Council is not the Principal Certifying Authority, a copy of the Occupation Certificate together with registration fee must be provided to Council.

114. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority that is responsible for critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. Where Council is not the PCA, the PCA is to forward a copy of all records to Council.

The record must include details of:

- (a) the development application and Construction Certificate number;
  - (b) the address of the property at which the inspection was carried out;
  - (c) the type of inspection;
  - (d) the date on which it was carried out;
  - (e) the name and accreditation number of the certifying authority by whom the inspection was carried out; and
  - (f) whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.
115. An effective evacuation report and procedure shall be prepared by an appropriate consulting engineer. The report shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate. A copy of the report shall be provided to Council for record keeping purposes. The report shall incorporate an effective evacuation process and procedure for egress both from the site in the early stages of a storm to upper floor evacuation during the peak of storm events.
- Reason:** For the property to ensure future property owners are made aware of the procedure in the case of flood.

116. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of our website at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the "e-developer" icon or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.

117. Works-As-Executed stormwater plans shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate, certifying that the stormwater drainage system has been constructed and completed in

accordance with the approved stormwater plans. The person issuing the Occupation Certificate shall ensure that:

- Stormwater system including On-Site Detention systems, and the dish/swale drain channel for the overland flow path have been built according to and comply with the requirements including the OSD storage volume as shown on the stormwater plan.
- The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink.
- The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- As built On-Site Detention (OSD) storage volume calculated in tabular form (depth verses area and volume table) and certified by the registered surveyor.
- OSD Works-As-Executed survey certification form and dimensions form (refer to UPRCT Handbook - Form B10 and Form Attachment B).
- Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook – Form B11 Certificate). The person issuing Hydraulic certificate shall ensure that all the works have been completed and comply with the approved plans.
- Approved verses installed Drainage Design (OSD) Calculation Sheet.
- Structural Engineer's Certificate for the OSD tank structure, basement pump-out tank structure, OSD basin (retaining) wall etc.
- The original Work-As-Executed plans and all documents mentioned above have been submitted to Council's Development Services Unit.

**Reason:** To ensure works comply with approved plans.

118. Prior to the issue of the occupation certificate the PCA shall ascertain that all the requirements of the Vegetation Management Plan for the riparian zone have been implemented.

**Reason:** To ensure the restoration of riparian corridors

119. The artworks shall be installed in accordance with the approved arts plan.

**Reason:** To ensure the appropriate implementation of the approved public art plan.

120. A Notification Agreement outlining the electrical construction requirements and associated fees shall be obtained from energy provider prior to the release of the linen plans.

**Reason:** To ensure electricity supply is available to all properties.

121. As constructed plan of Water quality management system shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate, certifying that the water quality management system has been constructed and completed in accordance with the designed plans. The person issuing the Occupation Certificate shall ensure that:

- As constructed plan of the Water Quality management system including the details of devices such as gross pollutant traps, Sand Filters, etc have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, flow capacity, treatment capacity etc. and that they are prepared on the copies of the approved plans issued with the Construction Certificate and variations are marked in red ink.
- water quality management system including Water Quality Improvement Devices (SQID's) such as gross pollutant trap (GTP's), Sand Filters etc have been built according to and comply with the requirements as stated in the council's Stormwater design Guideline.
- Certificate of compliance of the system from a qualified professional engineer certifying that the system have been built according to the plan and meet the following water quality improvement objectives:
  - **Gross Pollutants** (Trash litter and vegetation larger than 5mm) at least **70%** of average annual load shall be captured.
  - **Fine Sediment** (Contaminant particles between 0.1mm and 0.5mm) at least **80%** of average annual load shall be captured.
  - **Coarse Sediment** (Contaminant particles 0.1mm or less) at least **50%** of average annual load shall be captured.
  - **Nutrients (Total phosphorus and total nitrogen)** at least **45%** of the average annual load for each nutrient shall be captured.
  - **Hydrocarbons, motor oils, oil and grease** at least i) **90%** of the average annual load or ii) Total discharge from site of Total Petroleum Hydrocarbons (TPH) <10 mg/L at all times, whichever is greater shall be captured.

**Reason:** To ensure works comply with approved plans.

122. A positive covenant shall be created on the property title under the provision of the Conveyancing Act 1919, to ensure that the required Stormwater Quality Improvement devices/system will be adequately maintained. Proof of registration shall be submitted to the Council and Principal Certifying Authority prior to occupation or use of on-site.

**Note:** The covenant is to be submitted to Council for approval prior to lodgement with the Land and Property Information Service of NSW. Documents relating proof of completion of the stormwater Quality Management system and certification of compliance shall be submitted to the council together with the covenant.

**Reason:** To ensure maintenance of on-site detention system.

123. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

- (d) compare the post-construction dilapidation report with the pre-construction dilapidation report, and
- (e) Carry out site inspection to verify the report and ensure that any damage to the public infrastructure as a result of the construction work have been rectified immediately by the developer at his/her cost.

A copy of this report is to be forwarded to Council.

**Reason:** To establish the condition of adjoining properties prior building work and any damage as a result of the building works.

124. The completed Waste Data File is to be submitted to Council for review and approval prior to the issue of the Occupation Certificate.

125. The consent holder is to submit details of the process for bin cleaning and that if a caretaker is to be responsible, that these details is also to be provided to Council prior to the release of the Occupation Certificate.

126. As there is a change in the building classification, the building must comply with the Category 1 Fire Safety Provision applicable to the proposed new use. In this regard the following measures are required to be provided prior to the issue of the Occupation Certificate

**Reason:** To comply with legislative requirements of the Environmental Planning & Assessment Act 1979 an Environmental Planning and Assessment Regulations 2000

127. The Certifying Authority shall arrange for a qualified Landscape Architect/Designer to inspect the completed landscape works to certify adherence to the DA conditions and Construction Certificate drawings. All landscape works are to be fully completed prior to the issue of an Occupation Certificate.

**Reason:** To ensure restoration of environmental amenity.

128. The landscaping shall be completed in accordance with the consent and approved plans, prior to occupation or use of the premises and shall be maintained at all times.

**Reason:** To ensure landscaping is completed in accordance with the approved plans and maintained.

#### Use of the site

129. No approval is granted to the use of the building. A separate development application will need to be made for the use of the site.

**Reason:** To ensure development consent is obtained prior to that use commencing.

130. No hours of operation are approved under this Development Application.

**Reason:** To minimise noise impact of mechanical equipment.

131. Any External Plant/ air-conditioning system shall not exceed a noise level of 5 dBA above background noise level when measured at the side and rear boundaries of the property.

**Reason:** To minimise noise impact of mechanical equipment.

132. The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.

**Reason:** To ensure the removal of graffiti.

**Advisory Note:**

The applicant is advised that any future applications for the occupation of the site will need to clearly demonstrate that noise generation, parking requirements and number of loading docks is appropriate for the use, having regard to the sites sensitive interface with adjacent residential properties