

SCHEDULE 1 - CONDITIONS OF CONSENT DEVELOPMENT APPLICATION 62/2013

General matters:

1. Approved plans

The development is to be carried out in accordance with the following plans, prepared by Architectus Group Pty Ltd, endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Drawing No. and Issue	Title	Date
DA0000 Issue M	Cover Sheet	2.9.13
DA0001 Issue J	Existing Site Survey	2.9.13
DA0001-A Issue J	Demolition Plan	2.9.13
DA0003 Issue J	Existing Site Plan	2.9.13
DA0004 Issue L	Site Plan	2.9.13
DA0005 Issue L	Master Plan	2.9.13
DA0008 Issue J	GFA Calculations	2.9.13
DA1000 Issue K	Basement 2	2.9.13
DA1001 Issue L	Basement 1 & 2A	02.9.13
DA1001A Issue L	Basement 1A	02.9.13
DA1002 Issue L	Ground Floor	02.9.13
DA1003 Issue K	Level 1	2.9.13
DA1004 Issue J	Level 2	2.9.13
DA1005 Issue J	Podium Floor Plan Levels 3/5/7	2.9.13
DA1006 Issue J	Podium Floor Plan Levels 4/6/8	2.9.13
DA1007 Issue J	Level 9	2.9.13
DA1008 Issue J	Typical Tower Floor Plan	2.9.13
DA1009 Issue J	Level 14	2.9.13
DA1010 Issue J	Plant	2.9.13
DA1011 Issue J	Roof	2.9.13
DA2001 Issue K	East West Section	2.9.13
DA2002 Issue K	North South Section	2.9.13
DA2010 Issue K	Section Details	2.9.13
DA2011 Issue J	Section Details	2.9.13
DA2012 Issue E	Section Details	2.9.13
DA3001 Issue K	North Elevation	2.9.13
DA3002 Issue K	East Elevation	2.9.13
DA3003 Issue K	South Elevation	2.9.13
DA3004 Issue K	West Elevation	2.9.13
AP0011A	Alignment Levels Plan	6.8.13
AP0012A	Alignment – Long Sections	6.8.13

AP0013A	Alignment – Cross Sections	6.8.13
AP0014A	Alignment – Cross Sections	6.8.13

The approved subdivision plan is the following drawing prepared by Ross John Hansen being:

Drawing Ref and Issue	Title	Date
16728 - Draft	Sheet 1 of 3 - Stage 1	14.12.12
16728 - Draft	Sheet 2 of 3 - Stage 1	14.12.12
16728 - Draft	Sheet 3 of 3 - Stage 1	14.12.12

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.

- Demolition work must 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

- Trees to be removed are:

Tree No	Name	Common Name	Location
1-5	<i>Platanus x hybrida</i>	Plane Tree	Refer to arborist report - condition 61
7-8	<i>Lophostemon confertus</i>	Brush Box	Refer to arborist report - condition 61

- All 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.

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

- The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

Reason: To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

- Location of vehicular dive structure

- Any private vehicular dive structure is to be constructed in Position 'A' as shown on drawings (DA1001 Issue L, DA1001A Issue L and DA1002 Issue L all dated 2.9.13), but only if the owner of Lot 1, DP 863571 gives written permission to the location of the vehicular dive structure in Position 'A', and/or if a development consent for the redevelopment of Lot 1, DP 863571 and Part Lot 1, DP 791300 is issued showing any private vehicular dive structure in Position 'A'.

- (b) If (a) above cannot be met by December 31, 2014 any private vehicular drive structure must be constructed in the location of Position 'B', as shown on drawings (DA1001 Issue L, DA1001A Issue L and DA1002 Issue L).

The Construction Certificate relating to any private vehicular drive structure must not be approved until the earlier of (a) or (b) occurs.

Reason: This condition is imposed to ensure that the sequence of development in Parramatta Square and the location of infrastructure recognises existing access arrangements and enables the efficient use of public land for public facilities.

7. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).
8. Prior to commencement of any construction works associated with the approved development (including excavation), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.
Reason: To ensure compliance with legislative requirements.
9. Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:
 - Work Health and Safety Act 2011
 - NSW Protection of the Environment Operations Act 1997 (NSW) and
 - NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).**Reason:** To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.
10. All roof water and surface water is to be connected to an approved drainage system complying with Council's specifications and policy requirements. (refer to conditions 29-32)
Reason: To ensure satisfactory stormwater disposal.
11. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600 mm in height or within 900 mm of any property boundary.
Reason: To minimise impact on adjoining properties.
12. The preliminary Site investigation has identified the presence of contamination on the site. The further investigation shall be conducted and a final report of the investigation must be supplied to Council. At the completion of the investigation a Site Audit Statement shall be issued by an approved NSW Environment Protection Authority Auditor in accordance with the NSW Environment Protection Authority's "Guidelines for the NSW Site Auditor Scheme"
A site remediation plan and validation reports must be submitted to Council and approval obtained for such prior to issue of the construction certificate.

Reason : To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner and poses no risk to human health or the environment.

Prior to the release of a Construction Certificate:

13. A monetary contribution comprising \$3,149,091.42 is payable to Parramatta City Council in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Civic Improvement Plan (Amendment No. 1). Payment must be by EFTPOS, bank cheque or credit card only. The contribution is to be paid to Council prior to the issue of a construction certificate/ subdivision certificate [choose one]. 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 City Centre Civic Improvement 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.

Reason: To comply with legislative requirements.

14. An *Environmental Enforcement Service Charge* must be paid to Council prior to the issue of a Construction Certificate.

The fee will 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.

15. An *Infrastructure and Restoration Administration Fee* must be paid to Council prior to the issue of a Construction Certificate.

The fee will 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.

16. In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- a) Have no expiry date;
- b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA 62/2013;
- c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

Bonds must be provided as follows:

Bond Type	Amount
Hoarding -	\$20,000
Street Furniture -	\$4,000
Nature Strip and Roadway -	\$20,000
Street Trees -	\$0

A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to Parramatta City Council with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

17. The Construction Certificate is not to be issued unless the Certifying Authority is satisfied 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.
18. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).
Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.
19. External materials must be pre colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place. Details must accompany the construction certificate to the satisfaction of the Certifying Authority.
Reason: To have a minimal impact on the neighbouring property.
20. Plans submitted for approval with the Construction Certificate shall demonstrate compliance with the recommendations in the report by Morris-Goding Accessibility Consulting (Reference: Amended DA Final v2 dated) 6 August 2013.
21. Access and services for people with disabilities must be provided to the 'affected part' of the building in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code 2013. Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the Certifying Authority.
Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards

22. Plans submitted for approval with the Construction Certificate shall demonstrate compliance with the recommendations in the report by Acoustic Logic regarding glazing and acoustic seals (Reference: 20120818.1 dated 21.11.12)
23. Plans submitted for approval with the Construction Certificate shall demonstrate compliance with the ESD commitments and strategies within the report by Arup Pty Ltd (Reference: ESD-DA-RR01 dated 18.1.2013)
24. An excavation permit under section 140 of the Heritage Act 1977 shall be obtained from the Heritage Branch of the Office and Environment and Heritage.
25. An Aboriginal Heritage Impact Permit under section 90 of the National Parks and Wildlife Act 174 shall be obtained from the Office and Environment and Heritage.
26. Archival recording of the existing building (Macquarie House) shall be undertaken prior to its demolition. That recording shall be undertaken by a suitably qualified person, and completed in accordance with the NSW Heritage Branch's guidelines for the photographic recording of items of local significance. Copies of the archival recording shall be provide to Parramatta City Council and the Mitchell Library. Evidence of compliance with this condition shall be provided to Principal Certifying Authority prior to the release of the Construction Certificate.
27. A Heritage Interpretation Strategy, prepared by a suitably qualified person, shall be lodged with and approved by Parramatta City Council. The Strategy shall address Aboriginal, historical archaeological, built heritage and intangible values of all the site, to effectively communicate the significance of each part of the site and the area as a whole.

The Strategy shall guide the preparation of visual installations/ interpretation panels to be accommodated within the approved project.

28. Water quality treatment devices must be installed to manage surface runoff water to satisfy the outcomes noted below. Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.
 - Gross pollutants, MUSIC = 100% reduction
 - Total suspended load, MUSIC = 83.8% reduction
 - Total phosphorus, MUSIC = 62.9% reduction
 - Total nitrogen, MUSIC = 55.3% reduction

Reason: To ensure appropriate water quality treatment measures are in place.

29. The site stormwater discharge pipe shall be connected into Council's existing drainage pipe in the street. The final drainage plan shall be prepared to address the following issues prior to the issue of the Construction Certificate subject to the satisfaction of Council's development engineer:
 - Provide a new grated stormwater pit (to Council's standard drawings) on both sides of the street gutter in connecting into Council's existing drainage pipe in the road.
 - Provide a longitudinal section for the above proposed Ø450mm stormwater pipe crossing the road to connect into the existing pipe in the street. The longitudinal section shall show details of the existing public utility services in the road reserve, to avoid blocking the proposed connection of the site discharge pipe. This issue shall be addressed on the

engineering plan prior to the issue of Construction Certificate to ensure a proper and adequate stormwater connection of the site discharge pipe.

Reason: To ensure satisfactory storm water disposal.

30. In order to make satisfactory arrangements for the operation of the stormwater pump-out system, the system shall be designed and constructed to ensure the following are provided:
- (a) A holding tank capable of storing (minimum 10.0m³ volume) of the run-off from a 100 year ARI - 2 hour duration storm event allowing for pump failure.
 - (b) Two pump system (on alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
 - The permissible site discharge (PSD) rate; or
 - The rate of inflow for the one hour, 5 year ARI storm event.
 - (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
 - (d) A 100 mm freeboard to all parking spaces.
 - (e) Submission of full hydraulic details and pump manufacturers specifications.
 - (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.
 - (g) Connection of the subsoil pipes into the stormwater pits with a silt trap.
 - (h) Cross-sectional details of the proposed pump holding tank shall be provided. The pump holding tank shall have a minimum holding capacity of 10m³ for the storage. If possible, the cross-sectional details shall also include the details of the cut-off point levels of the dual pump system.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

31. Structural certification from a suitably qualified structural engineer should be submitted with the application for a Construction Certificate indicating that all columns, buildings and structures and On-Site Detention tanks have been designed to withstand inundation, debris and buoyancy forces of floodwater through the site for all storms up to and including the Probable Maximum Flood (PMF) assuming total pipe blockage.
32. No work shall start on the stormwater system until the detailed final storm water plans have been submitted to the satisfaction of Council's development engineer prior to the issue of the Construction Certificate. Prior to the approval of the stormwater drainage plans, the drainage engineer preparing the drainage plans shall ensure that:
- a. The final drainage plans are consistent with the requirements and conditions of this development consent.
 - b. The proposed On-Site Detention (OSD) System has been designed 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

- The design achieves a Site Storage Requirement of 470m³/ha and a Permissible Site Discharge of 80 L/s/ha (as per 3rd edition of UPRCT's handbook).
- When using the Extended/Flood detention method (4th edition of UPRCT's handbook), the Site Reference Discharge (Lower Storage), SRDL of 40 l/s/ha, Site Storage Requirement (Lower Storage) SSRL of 300 m³/ha and Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 455 m³/ha as per the submitted OSD calculation.
- The drainage plan shall show an access for maintenance reaching each orifice plate of the primary and the secondary outlet and its sediment trap.
 - Provide an overflow pipe - above the 1:100 ARI top of water level – bypassing the orifice plates in the OSD tank to act as an internal overflow weir in case of orifice blockage.
 - The proposed overflow weir slot (3500x100mm) shall be provided with a grill along its opening.
 - The OSD tank shall be structurally adequate to take the designated live load.
 - The OSD tank is not to be located under habitable rooms.
 - The detailed drainage plan is to show the roof catchment areas that are to be harvested into the OSD system.
 - Any proposed HumeCeptor shall be shown on the detailed drainage plan and located within the boundary of the development site and be easily accessible for maintenance. In this case, details of the HumeCeptor would be provided with details of the incoming and outgoing pipes prior to the issue of Construction Certificate.
 - The design engineer is to ensure that cross-ventilation through the tank is provided by the use of grated openings or similar.

Detailed drainage plans with cross sectional details of OSD storage areas; pits etc, OSD Detailed Design Submission and OSD Detailed Calculation Summary Sheet 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.

33. Prior to the issue of a Construction Certificate, longitudinal driveway sections are to be prepared by a qualified civil/traffic engineer and be submitted to and approved by the Certifying Authority. These profiles are to be at 1:100 scale along both edges of the proposed driveway, starting from the centreline of the frontage street carriageway to the proposed basement floor level. The civil/traffic engineer shall provide specific written certification on the plans that:
 - a. Vehicular access can be obtained using grades of 25% (1 in 4) maximum and
 - b. All changes in grade (transitions) comply with Australian Standard 2890.1 (2004) – “Off-street car parking” to prevent the scraping of the underside of the vehicles.

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

34. Prior to the issue of a Construction Certificate the applicant shall nominate an appropriately qualified civil engineer (at least NPER) to supervise all public area civil and drainage works to ensure that they are constructed in compliance with Council's “Guidelines for Public Domain Works”.

The engineer shall:

- a. provide an acceptance in writing to supervise sufficient of the works to ensure compliance with:
 - all relevant statutory requirements,
 - all relevant conditions of development consent
 - construction requirements detailed in the above Specification, and
 - the requirements of all legislation relating to environmental protection,
 - b. On completion of the works certify that the works have been constructed in compliance with the approved plans, specifications and conditions of approval and,
 - c. Certify that the Works as Executed plans are true and correct record of what has been built.
35. Prior to the issue of any Construction Certificate or the commence of any works including demolition 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,
- ii. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,
- iii. The locations of proposed Work Zones in the egress frontage roadways,
- iv. Location of any proposed crane standing areas,
- v. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- vi. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- vii. The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
- viii. A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
- ix. A detailed description of locations that will be used for layover for trucks waiting to access the construction site.

- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site. Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Works Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

(c) Traffic Control Plan(s) for the site:

- i. All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication '*Traffic Control Worksites Manual*' and be designed by a person licensed to do so (minimum RMS '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.

(d) Where applicable, the plan must address the following:

- i. Evidence of RMS concurrence where construction access is provided directly or within 20 m of an Arterial Road,
- ii. 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.
- iii. 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.

36. A Pedestrian Management Plan must be submitted to the satisfaction Principal Certifying Authority prior to the commencement of any works on site. It must include details of the:

- a) Proposed ingress and egress of vehicles to and from the construction site
- b) Proposed protection of pedestrians adjacent to the site
- c) Proposed pedestrian management whilst vehicles are entering and leaving the site
- d) Proposed route of construction vehicles to and from the site

The Management Plan shall be implemented during all phases of the development until the Occupation Certificate is issued.

37. Where any shoring is to be located on or is supporting Council's property, or any adjoining private property, engineering drawings certified as being adequate for their intended purpose prepared by an appropriately qualified and practising structural engineer, showing all details, including the extent of encroachment and the method of removal and de-stressing of shoring elements, shall be submitted with the Construction Certificate. A copy of this documentation must be provided to the Council for record purposes. Any recommendations made by the qualified practising structural engineer shall be complied with.

Reason: To ensure the protection of existing public infrastructure and adjoining properties.

38. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing No. [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.

Reason: To ensure appropriate vehicular access is provided.

39. Any exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1. Details demonstrating compliance are to be provided with the Construction Certificate.

Reason: To preserve community health and ensure compliance with acceptable standards.

40. 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.

41. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorized Water Servicing Coordinator.

Please refer to the “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 the assessment of an application a “Notice of Requirements” will detail:

- Water and sewer extensions/upgrades to be built; and
- Charges that will be incurred.

Please make early contact with the co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services, the building, and driveway or landscape design. The Notice of requirements must be obtained and submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate

Reason: Statutory requirement.

42. The approved plans must be submitted to a Sydney Water Quick Check agent or Sydney Water 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. This process will result in the plans being appropriately stamped.

The Principal Certifying Authority must ensure the plans are stamped by Sydney Water prior to the issue of any Construction Certificate and works commencing on site.

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

43. Parking spaces are to be provided in accordance with the approved plans referenced in condition 1 and AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council’s parking requirements and Australian Standards.

44. 85 bicycle spaces/racks are to be provided on-site and used accordingly, as shown on the submitted DA plan (Dwg DA1002 Issue L – 2.9.13).

Reason: To comply with Council's parking requirements.

45. Appropriate security access measures (security access card reader) shall be provided at the centre of the driveway (not on the wall) to the carpark and a grade of less than 5% for 6m on the approach in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

Reason: To ensure management is provided of the carpark and comply with Australian Standards.

46. Prior to the issue of the construction certificate, the PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, height clearance, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To ensure appropriate vehicular manoeuvring is provided.

47. A combined entry and exit driveway off Civic Place is to be provided adjacent to the Australia Post Building, as shown as driveway location "A" on the DA plans (DA1001 Issue L, DA1001A Issue L and DA1002 Issue L all dated 2.9.13) and constructed according to AS 2890.1- 2004 and Council's specification.

Reason: To comply with Australian Standards Council requirements.

48. Driveway and ramp access gradients are to comply with Clause 2.5 and Clause 3.3 of AS 2890.1-2004.

Reason: To comply with Australian Standards.

49. 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 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

Reason: To comply with Australian Standards and ensure pedestrian safety.

50. Additional splays are to be provided to the ramps between basement levels to improve passing opportunities between Basement levels 1 and 2, as demonstrated by the swept paths included in Attachment 2 of the Traffic Impact Addendum Statement (Appendix F).

Reason: To improve passing opportunities between Basement levels 1 and 2.

51. An extension of the parking bay on Smith Street is to be provided by the applicant at no cost to Council. The parking bay shall be extended to 18m north of the Sydney Water site boundary alignment. Prior to the issue of the construction certificate a detailed design of the parking bay extension is to be submitted to Council's Service Manager – Traffic and Transport for approval.

Reason: To comply with Council's requirements.

52. The Principal Certifying Authority shall be provided with evidence to demonstrate that a commercial waste contractor has vehicles capable of accessing the basement loading bays.

53. Prior to the issue of the Construction Certificate plans to the satisfaction of Council shall be submitted for approval demonstrating the driveway access ramp allows for safe, direct and

accessible driveway crossing from the footpath and future colonnade along 153 Macquarie Street and 1A Civic Place in line with the public domain guidelines located in:

- http://www.parracity.nsw.gov.au/__data/assets/pdf_file/0006/92562/Public_Domain_Guidelines_Aug_2011_Part_A_A4.pdf and
- http://www.parracity.nsw.gov.au/__data/assets/pdf_file/0007/92563/Public_Domain_Guidelines_Aug_2011_Part_B_A3.pdf

54. Prior to the issue of the Construction Certificate revised Public Domain Plan to the satisfaction of Council shall be submitted for approval. This Plan shall address the following matters:

- a) The plans shall be consistent with the most current advice of Council's Public Domain Guidelines and Public Space Design and Specification for Parramatta Square
- b) Materials and Technical Specification to future scope and to assume the following
 - Pavement to be equal to Austral Black Granite
 - Tactile Indicators to be equal to D-TAC Stainless Steel TGSi and Directional Indicators
 - Street Furniture Seats to be equal to Hub Jellicoe Street Seat and Street Bench
 - Bins to be equal to Hub s2 120 L
 - Bollards to be equal to Hub Auckland Bollard
 - Bike Racks to be equal to Hub S2
 - Light Poles to be equal to Hess City Elements 230
 - A sign indicating the Laneway name will be required to nominated specifications.
- c) Lighting of the public domain shall be as follows:
 - Street Lights will be required in Smith Street, Macquarie Street and the laneway between the site and No. 153 Macquarie Street - to nominated specifications.
 - All new lighting to the Parramatta Square area shall be to nominated specifications.
 - Lighting the colonnade area shall be to nominated specifications
- d) Landscaping shall be revised to satisfy the following requirements:
 - The trees shown in the Square Area, *Waterhousia floribunda*, shall be replaced with a larger, preferably deciduous, tree(s). Additionally, a mix of deciduous and evergreen would ensure that there was generous shade in summer as well as winter sun.
 - Trees in the Square are required to be 8m plus in height at planting.
 - The street trees in Smith Street are to be *Platanus Hybrida* as per Parramatta City Centre Street Tree Masterplan 2013.
 - A minimum 1 street tree is required in Macquarie Street and to be *Flindersia australis* as per Parramatta City Centre Street Tree Masterplan 2013.
 - The round planter at the corner of Macquarie and Smith Streets shall be deleted.
 - The number and location of additional planters necessary to achieve a suitable outcome for pedestrian comfort at the building entrances at the northern and south-western sides of the development (on Macquarie St and the Smith Street Forecourt) shall be agreed in conjunction with council's Urban Design Team, and detailed on the plans approved to satisfy this condition.

e) The plans shall address the following matters:

- Existing services pits are to be shown and shall the plans shall demonstrate that the elements can be located where they are currently drawn;
- The pedestrian ramps on opposite sides of the street and crossing areas and traffic lights are to be shown to ascertain that the kerb ramps are located in the proper location;
- The ramp on Macquarie Street shall be moved further west to allow greater space between the ramps and because the very wide footpath on the northern side of street can accommodate the changed ramp location;
- The remnant driveway crossing creating the curve in the pavement near Section 11 will no longer exist and should be removed and the pavement shown to the implied kerb line;
- The banding to the kerb edge defining the entrance should be removed from the footpath area;
- It is not clear what is intended for the making good of the paved area outside of the property line but adjacent to the temporary drive crossing. The extent of the proposed "make good" works should be clearly shown and with a sensible geometry. If nothing is proposed as this land is not owned by the property owner then the implied making good should be removed from the plans.
- A sign indicating the Lane's name will be required to future spec.

55. A Public Arts Plan, shall be submitted for approval by Council. That Plan shall demonstrate:

- a) Arrangements for the commissioning an artist(s) to design, create and install public art to the value of 0.5% of the total cost of the development;
- b) That the site specific artwork/s are consistent to the proposed themes and treatment areas outlined in the Arts Plan submitted to Council; and
- c) That on completion of the artwork design stage, the applicant will submit all additional documentation to Council that details the realisation of the Arts Plan through final design concepts, site plan for artworks, maintenance schedule, construction documentation and project management prior to its implementation.

Prior to the commencement of works:

56. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval 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) within 7 days; and
- (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

Reason: To comply with legislative requirements.

57. Prior to work commencing, adequate toilet facilities are to be provided on the work site.
Reason: To ensure adequate toilet facilities are provided.
58. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.
Reason: To ensure public safety.
59. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:
- (a) Unauthorised entry of the work site is prohibited;
 - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
 - (c) The name, address and telephone number of the Principal Certifying Authority;
 - (d) The development consent approved construction hours;
- The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
This condition does not apply where works are being carried out inside an existing building that is capable of being secured.
Reason: Statutory requirement.
60. The applicant shall ensure that all necessary processes and approvals have been obtained from relevant service providers or agencies with regard to the decommissioning and demolition of existing utility services.
61. Prior to works commencing the project arborist shall certify that relevant tree protection measures have been completed as outlined in the Apex Tree and Garden Experts report dated 21 January, 2013. These measures relate to the 3 trees in the traffic island that are to be retained, and the 7 Chinese Tallowood trees that are to be retained.
62. 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 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.
63. No materials (including waste and soil), equipment, structures or good of any type are to be stored, kept or placed within 5 m 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.
64. No service, structure, conduit or the like shall be fixed or, attached to any tree.
Reason: To ensure the protection of the tree(s).
65. Prior to any demolition commencing, 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

(polychlorinated biphenyls) materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist at a minimum must include the following information:

- (a) The location of hazardous materials within the site;
- (b) A description of the hazardous material;
- (c) The form in which the hazardous material is found, e.g. Asbestos Cement (AC) sheeting, transformers, contaminated soil, roof dust etc.;
- (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 to the point of disposal, 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.

66. A **Construction Environmental Management Plan** (CEMP) must be prepared in accordance with the *Department of Infrastructure, Planning and Natural Resources (2004) Guidelines for the Preparation of Environmental Management Plans* and submitted to the relevant authorities at least 4 weeks prior to the commencement of construction.

The CEMP must be prepared and implemented in accordance with the procedures, safeguards and mitigation measures identified in the EA and in consultation with relevant stakeholders.

The CEMP must contain all the Construction Sub Plans, including:

- a) Construction Noise and Vibration Management Sub Plan,
- b) Construction Contaminated Land Management Sub Plan,
- c) Construction Soil and Water Management Sub Plan.

The approved CEMP must be made publicly available.

67. An **Operation Environmental Management Plan** (OEMP) must be prepared in accordance with the *Department of Infrastructure, Planning and Natural Resources (2004) Guidelines for the Preparation of Environmental Management Plans* and submitted to the relevant authority at least 4 weeks prior to the commencement of operation. The OEMP must be prepared and implemented in accordance with the procedures, safeguards and mitigation measures identified in the EA and in consultation with relevant stakeholders. The OEMP must incorporate a monitoring and review program which contains (but is not limited to):

- a) an Operation Noise Management Sub Plan,
- b) an Operation Air Quality/Odour Management Sub Plan.

The approved OEMP must be made publicly available.

68. A minimum of five (5) working days prior to any demolition work commencing, written notice is to be given to Parramatta City Council and all adjoining occupants. This notice is to include:

- The date when demolition will be commenced;
- Details of the principal contractors name, address, contact telephone number during business hours;
- Council's after hours contact number; and
- The appropriate NSW WorkCover Authority licence.

Reason: To protect the amenity of the area.

69. A Hoarding Application to enclose public space is to be accompanied by the appropriate fee calculated according to Council's adopted fees and charges, together with details showing the location and type of hoarding proposed as required by Council's Hoarding Policy.

No demolition or works can commence until approval for the hoarding has been obtained.

70. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- Above;
- Below; or
- On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works re being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

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 authorised by this consent conducted above, below or on any public land owned or controlled by Council.

71. Prior to demolition commencing the Principal Certifying Authority (PCA) must inspect the site to confirm no asbestos is contained within the structure(s) to be demolished.

If bonded or friable asbestos material is found, work is not to commence until the PCA is satisfied that appropriate measures are in place for the handling, storage, transport and disposal of the bonded or friable asbestos material.

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 any works commencing on the driveway crossover and prior to the issue of any Occupation 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 a fee in accordance with Council's adopted 'Fees and Charges' at the time of payment.

Note 1: 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.

Note 2: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

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

74. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

No drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

Reason: To protect Council's assets throughout the development process.

75. Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with a copy forwarded to Council) a dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

This condition also applies to the Lancer Barracks site on Smith Street.

The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report.

Where the consulting geotechnical engineer is of the opinion that no dilapidation reports for adjoining structures are required, certification to this effect must be provided for consideration by the Principal Certifying Authority prior to any excavation being commenced. A copy of the dilapidation report must be submitted to Council.

In the event access to adjoining allotments for the completion of a dilapidation survey is denied, the applicant must demonstrate in writing that all reasonable steps have been taken to advise the adjoining allotment owners of the benefit of this survey and details of failure to gain consent for access to the satisfaction of the Principle Certifying Authority.

Note: This documentation is for record keeping purposes only, and can be made available to an applicant or affected property owner should it be requested to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

Reason: Management of records.

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

- The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs must be to Australian Height Datum.
- Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
- The proposed methods for temporary and permanent support required by the extent of excavation can be established.
- The impact on groundwater levels in relation to the basement structure.
- The drawdown effects if any on adjacent properties (including the road reserve), resulting from 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 potential for the excavation to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development. This design is to ensure there is no change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path of groundwater results, artificial drains such as perimeter drains and through drainage may be utilised.

- The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where 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 for the various stages of the works in order verify the design intent before certification can be issued and before proceeding with subsequent stages.

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with demonstrated 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 properties and structures both during and after construction. The report must contain site specific geotechnical recommendations and must 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.

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

77. 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 the 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.

During construction or works:

78. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

79. Dust control measures must be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the *Protection of the Environment Operations Act 1997*.

Reason: To protect the amenity of the area.

80. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition must be stored or

placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

Reason: To ensure pedestrian access.

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

Alternatively, if plant and equipment is unable to be placed within the site, prior to the placement of skip bins, concrete pumps, cranes, machinery, any temporary traffic control measures or the like on Council's roads, footpath or nature strip, approval under Section 138 of the Roads Act 1993 is required.

Reason: To protect public infrastructure and land and to ensure public safety and proper management of public land

82. 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 (e.g. loading and unloading of goods, transferring of tools, machinery 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.

83. Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

Vibration levels resulting from demolition and excavation activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

Reason: to protect the amenity of the area.

84. A Waste Data file is to be maintained during the works recording:

- Details of all contractors associated with the demolition, excavation and construction;
- Waste disposal receipts/dockets for any demolition or construction material removed from the site.

These records must be retained and made available upon request.

Reason: To ensure appropriate lawful disposal of waste

85. Any fill material, required by this consent, 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. The certification of each delivery is to be kept on site and produced for inspection if requested.
Reason: To ensure the site does not become contaminated and appropriate compaction levels can be achieved.
86. A survey certificate is to be submitted to the Principal certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.
Reason: To ensure the development is being built as per the approved plans.
87. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) 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.
Reason: To ensure proper management of Council assets.
88. 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.
Reason: To ensure maintenance of Council's assets.
89. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands.
Reason: To ensure no adverse impacts on neighbouring properties.
90. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.
Reason: To protect public safety.
91. 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 within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval 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 and the area where the operation will occur, 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 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 they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers

(skips) being impounded. Storage of building materials and waste containers within Council's open space areas, 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 work zones, 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.

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

92. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. SD004. The reinstatement must be completed prior to the issue of an Occupation Certificate. All costs must be borne by the applicant.

Reason: To provide satisfactory drainage.

93. The project arborist shall ensure that relevant tree protection measures are implemented as outlined in the Apex Tree and Garden Experts report dated 21 January, 2013.

Prior to the issue of an Occupation Certificate:

94. The developer must submit to the Principal Certifying Authority a letter from the telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and cable television services, prior to the issuing of any Occupation Certificate

Reason: To ensure provision of appropriately located telecommunication facilities.

95. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from and approved electrical energy provider prior to the issue of a Occupation Certificate.

Reason: To ensure appropriate electricity services are provided.

96. Certification from a suitably qualified person shall be provided to the satisfaction of the Principal Certifying Authority demonstrating that the basement level fuel store for the building generator has been constructed and completed to satisfy all relevant Australia Standards and requirements of WorkCover Authority of NSW.

97. Certification from a suitably qualified person shall be provided to the satisfaction of the Principal Certifying Authority demonstrating completion of all matters nominated in the ESD report by Arup Pty Ltd (Reference: ESD-DA-RR01 dated 18.1.2013)

98. The "Flood Emergency Management Strategy Report" by Aecom shall be revised as follows:

- The report shall specifically detail measures in relation to motor vehicles in basement car park;

- The report shall specifically detail all maintenance and routine testing so that emergency warning system operates as required at all times;
- The report shall identify specific flood emergency training to be regularly undertaken by wardens.
- The report shall detail requirements for its regular review so that it remains current with changing circumstances.

99. Prior to the release of the Occupation Certificate, the parking bay extension on Smith Street referred to in condition 51 is to be constructed in accordance with AS 2890.1- 2004 and Council's specification.

Reason: To comply with Council's requirements.

100. The public artworks approved by the required Arts Plan are to be completed and installed to the satisfaction of Council prior to the issue of the Occupation Certificate.

101. The scope of works nominated in the approved Heritage Interpretations Strategy shall be installed on site, to the satisfaction of Council, prior to the issue of any Occupation Certificate.

102. Works-As-Executed stormwater plans are to address the following:

- The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations 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.
- The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table).
- OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- Approved verses installed Drainage Design (OSD) Calculation Sheet.

The above is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the Occupation Certificate when lodged with Council.

Reason: To ensure works comply with approved plans and adequate information are available for Council to update the Upper Parramatta River Catchment Trust.

103. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the instruments are to be generally in accordance with Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" to Council's satisfaction.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.

Reason: To ensure maintenance of on-site detention facilities.

104. A separate application must be made for a Subdivision Certificate. The application is to be accompanied by a final Occupation.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).

105. A written application to Council's Civil Assets Team for the release of a bond must quote the following:

- Council's Development Application number; and
- Site address.

The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.

An Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released.

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.

106. All public domain works as detailed on the plans/documents approved to satisfy conditions elsewhere in this Notice, shall be installed and completed to the satisfaction of Council prior to the issue of the Occupation Certificate.

107. 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.

108. Prior to the issue of any Occupation Certificate the Principal Certifying Authority shall be satisfied that the following crime prevention measures (CPTED) have been completed:

- a) Ceilings and walls in the basement parking area, and connecting stairwells, should be painted a light colour to maximise the reflection of light;
- b) Lighting should be provided at entry points (vehicular and pedestrian) and to all communal open space and public areas. This lighting can be automatically controlled by time clocks and/or sensors where appropriate;
- c) Lighting should be provided in accordance with the relevant Australian Standards;
- d) Installation of surveillance cameras, linked to recording facilities, throughout the basement including at the basement entry looking toward the entry gate and also back up the ramp, and the loading areas;
- e) Installation of signage, particularly in the rear bicycle storage area, stating:
" These premises are under constant CCTV surveillance"

- f) Access into the basement from the street and pedestrian connections from within the building shall be secured by means of a 'swipe' card system and/or intercom to restrict unauthorised access;
- g) Access to communal areas such as waste storage rooms also to be made secure by means of a 'swipe' card system;
- h) Fire exit doors should be fitted with measures to restrict unauthorised access

Use of the site:

109. The specific use or occupation of the premises must be the subject of further development approval for such use or occupation.

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

110. Arrangements for the management of waste shall be in accordance with the Operational Waste Management Plan by Waste Audit (Reference: August 2013 - Rev 6).

Advisory Notes:

Dewatering

Should dewatering of excavation be required, an aquifer interference approval under the Water Management Act 2000 will need to be sought from the NSW Office of Water prior to commencement of construction, and a copy of that approval provided to the Principal Certifying Authority.

Roads Act 1993

The applicant shall obtain from Parramatta City Council an approval under the Roads Act 1993 for any works on or over the road reserve prior to the issue of any Construction Certificate.