

Recommendation

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979

APPROVAL SUBJECT TO CONDITIONS

- (a) **That** Western Sydney Joint Regional Planning Panel as the consent authority support the variation to Clauses 4.3 of the PLEP 2011 under the provisions of clause 4.6.
- (b) **That** the Western Sydney Joint Regional Planning Panel as the consent authority grant development consent to Development Application No. DA/315/2013 for the demolition, tree removal and construction of a 19 storey mixed use residential and commercial development comprising a commercial use on the ground floor and 208 apartments over a basement car park including landscaping and site works at 2-8 East Street, Granville for a period of five (5) years from the date on the Notice of Determination for physical commencement to occur subject to the following conditions:

General Matters

APPROVAL SUBJECT TO CONDITIONS

That Council as the consent authority determine the application by granting development consent under Section 80(3) of the Environmental Planning and Assessment Act 1979. Upon strict compliance with all conditions appearing in Schedule 1 and with the issue of confirmation to that effect in writing from Council, the “deferred commencement” consent shall revert to development consent, inclusive of all conditions appearing in Schedule 2, pursuant to Section 80(1) of the Act.

1. The development is to be carried out in compliance with the following plans by annotation and documentation listed below and endorsed with Council's stamp.

Drawing N°	Dated
Site Analysis DA01A	10/5/13
Basement Level 4 DA02A	10/5/13
Basement Level 3 DA03A	10/5/13
Basement Level 2 DA04A	10/5/13
Basement level 1 DA05B	21/6/13
Ground Floor Level DA06B	21/6/13
Level 1 DA07B	21/6/13
Typical Levels 2 & 3 DA08	21/6/13
Level 4 DA09B	21/6/13
Typical Levels 5 & 6 DA10B	21/6/13
Typical Levels 7-10 DA11B	21/6/13
Typical Levels 11-13 DA12B	21/6/13
Typical Levels 14-16 DA13B	21/6/13
Typical Levels 17-18 DA14B	21/6/13

Drawing N°	Dated
Roof Plan DA16A	10/5/13
Site elevations DA17C, DA18C	18/7/13
Section a-a DA19C	18/7/13
Site Details DA20B	18/6/13
Site Calculation Diagrams DA23A	10/5/13
Alignment Levels Plan	18/6/13
Alignments Plan C01A	June 2012
Longitudinal section existing lip of gutter line C02A	18/6/13
Cross Section C03A	18/5/13
Standard Drawings and Details	18/6/13
Schedule of Finishes: North elevation	Undated
Landscape Plan – Ground Floor	9/5/13
Landscape Plan – Level 1	9/5/13
Landscape Plan – Level 2	9/5/13
Landscape Plan – Level 4	9/5/13
Landscape Plan – Level 11	9/5/13
Landscape Details & Specification	9/5/13
Stormwater Plan Cover Sheet SW00A	9/5/13
Concept Stormwater Design SW01A, SW02A	9/5/13
Concept Stormwater Design Catchment Plan SW03A	9/5/13
Concept Stormwater Design Details & Calculation Sheet SW04A	9/5/13
Concept Stormwater Design Typical WSUD Stormfilter Device	9/5/13
Survey Plan Reference: 29671	3/4/12
Endeavour Energy Standard Layout for a single transformer indoor distribution substation Number 297557 Issue A	30/7/05
Endeavour Energy Standard layout for a two transformer indoor distribution substations Number 297558 Issue B	8/7/05
Document(s)	Undated
Statement of Environmental Effects	Undated
Water and Sewer Servicing Strategy REF: 13135	Undated
Traffic and Parking Assessment Report	6/5/13
Pedestrian Wind Environment Statement	26/6/13
SEPP 65 Design Verification Statement	15/4/13
Housing Energy rating report No. 15110006	9/5/13
Geotechnical Investigation	30/4/13
Flood Risk Management Report Issue C	24/9/13
Contamination Report	6/5/13
Nathers Certificate	9/5/13
Public Arts Plan	May 2013

Drawing N°	Dated
Acoustic Impact Assessment	30/4/13
Access Report	11/5/13
Arboricultural Impact Assessment	16/4/13

2. 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 and the Environmental Planning & Assessment Regulation 2000.

3. 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

4. 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.

5. All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings and recommendations detailed in the following documents:

- Geotechnical Report by Geotechnique Pty Ltd dated 30 April
- 2013 - Ref 128691/1-AA
- Structural Report by Wehbe Consulting dated 1 August 2013 - ST356
- The following drawings prepared by McDonald Sheet Piling dated 31.07.2013:
 - Drawing No. MDSP-13-109-01
 - Drawing No. MDSP-13-109-02
 - Drawing No. MDSP-13-109-03
 - Drawing No. MDSP-13-109-04
 - Drawing No. MDSP-13-109-05
 - Drawing No. MDSP-13-109-06

Reason: Rail Corp condition.

Prior to the release of a Construction Certificate:

6. Parking spaces are to be provided in accordance AS 2890.1, AS2890.2 and AS 2890.6 and with the approved plans referenced in condition 1, except that 1 parking space is to be converted to a carshare parking space and is to be marked and provided on site, which is to comply with 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.

7. 105 bicycle spaces/racks are to be provided on-site and used accordingly. The dimensions and configuration of the bicycle storage shall comply with AS 2890.3 –1993.

Reason: To comply with Council's parking requirements.

8. Prior to the issue of the construction certificate, the Principal Certifying Authority (PCA) shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, 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

9. 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.

10. The following items are to be submitted to RailCorp for review and endorsement prior to the issuing of a Construction Certificate or the commencement of works (whichever occurs first):

- An assessment of the effect of construction/excavation induced settlement due to groundwater drawdown with water movement below the toe of the proposed sheet. If it is identified that settlement as a result of water drawdown affects the settlement below the rail, a track monitoring plan will be required to be submitted to RailCorp for endorsement. The PCA is not to issue the Construction Certificate until it has received written confirmation from RailCorp that this condition has been complied with.
- All piling and excavation works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects.
- No rock anchors/bolts are to be installed into RailCorp's property.
- No modifications may be made to that approved design without the consent of RailCorp.

11. An acoustic assessment is to be submitted to Council prior to the issue of a construction certificate demonstrating how the proposed development will comply with the Department of Planning's document titled ~Development Near Rail Corridors and Busy Roads - Interim Guidelines.

- Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.
- The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of RailCorp.
- The Principle Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from RailCorp confirming that this condition has been satisfied.

Reason: RailCorp Condition

12. Tree to be retained is:

Tree No	Name	Common Name	Location	DBH Diameter at breast height (mm)	Minimum Tree Protection Zone (m)
1 x	<i>Callistemon viminalis</i>	Bottlebrush	Front	500	5.0

Details are to be provided to the Principle Certifying Authority prior to the issuance of the Construction Certificate.

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

13. Trees to be removed are:

Tree No	Name	Common Name	Location
1 x	<i>Eucalyptus crebra</i>	Narrow Leaf Ironbark	Front
1 x	<i>Corymbia citriodora</i>	Lemon Scented Gum	Front

Details are to be provided to the Principle Certifying Authority prior to the issuance of the Construction Certificate.

Reason: To allow appropriate development of the site.

14. Prior to finalising the Construction Drawings for submission, a Geotechnical Report shall be prepared specifically for the development site, by a suitably qualified Geotechnical Engineer. The Structural & Foundation designs and the excavation methods proposed for the development shall be assessed in accordance with the recommendations made in the Geotechnical Report. In this regard, a Structural Certification from a suitably qualified structural engineer shall be submitted with the application for Construction Certificate, addressing that the final design drawings are prepared in accordance with the recommendations of the Geotechnical Report. A copy of the Geotechnical Report shall be submitted for approval by the Principal Certifying Authority (PCA). The Geotechnical / Civil engineering report should address (but is not limited to) the following:
- i. The type and extent of substrata formations by the provision of a minimum of 4 representative bore hole 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 bore hole logs shall be related to Australian Height Datum.
 - ii. 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.
 - iii. 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).
 - iv. The existing groundwater levels in relation to the basement structure, where influenced.
 - v. 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.
 - vi. 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 / Hydro Geological 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 C of AS 2870 - 1996.

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

15. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing No. [DS9 & DS10]. Disused crossing shall be removed and constructed with kerb and gutter. Details must accompany an application for a Construction Certificate to the satisfaction of Principal Certifying Authority with the application for the Construction Certificate.

Reason: To ensure appropriate vehicular access is provided.

16. All works associated with the construction and/or extension of a driveway crossover/layback within Council owned land requires an application to be lodged and approved by 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).

The application for a driveway crossing requires the completion of the relevant application form and accompanied by plans, grades/levels and specifications. A

fee in accordance with Councils adopted 'Fees and Charges' will need to be paid at the time of lodgement.

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.

17. Prior to commencement of any excavation work on council's road, nature strip or concrete footpath, a Road Opening Permit shall be obtained from council by lodging the application for a Road Opening Permit. Upon completion of the work, the road, the nature strip, and concrete footpath shall be reinstated to its original state to the satisfaction of Council.

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

18. 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 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.

19. If development involves excavation that extends below the level of the base, of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- Protect and support the adjoining premises from possible damage from the excavation
- Where necessary, underpin the adjoining premises to prevent any such damage.

Note: If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

Reason: As prescribed under the Environmental Planning and Assessment Regulation 2000.

On Site Detention

20. No work shall start on the storm water 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 drainage plans are consistent with the following approved drainage related concept plans:

- Concept Stormwater Design – Basement Level 4 Plan, Drawing No. SW01, Sheet 2 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Ground Floor Plan, Drawing No. SW02, Sheet 3 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Catchment Plan, Drawing No. SW03, Sheet 4 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Details & Calculation Sheet, Drawing No. SW04, Sheet 5 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Typical WSUD Stormwater Device, Drawing No. SW05, Sheet 6 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.

(Please Note: The DA approved Concept drainage Plans are concept in nature only and not to be used as construction drawings).

- 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.
- d. Detailed drainage plan with full cross sectional details of OSD tank in relation to the buildings, pits, connections etc, OSD Detailed Design Submission and OSD Detailed Calculation Summary Sheet for the detention system are submitted. All access covers to the OSD tank, DCP and the basement pump holding tank are hinged and secured with non-corrosive child proof locking devices. To enable cross ventilation to the OSD tank, adequate grated openings are incorporated in the final design.
- e. Structural details and a Certificate of Structural Compliance of the proposed OSD Tank and the pump holding underground tank, cover slabs are included with the final drawings submitted with the Construction Certificate application.
- f. The OSD tank walls are designed by a qualified practicing Structural Engineer certifying that the walls and its foundations are structurally adequate.
- g. The final drainage plans submitted for Construction Certificate Application are in accordance with the Architectural drawings and layouts approved by Council with the Development Application. The basement perimeter walls are designed based on tank construction method to prevent any flood waters entering the basement, as specified in the Flood Assessment Report.

Reason: To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding. To ensure the pump holding tank & associated cover slab and walls are structurally adequate.

Sydney Water Approval for Stormwater Disposal

21. Prior to issue of the Construction Certificate, an approval shall be obtained from Sydney Water, for the stormwater connection and disposal into their Stormwater Channel, adjacent to the development site. In this regard the Final Stormwater Plan indicating the details of the discharge outlet pipe connection in to the channel shall be submitted to Sydney Water for their approval.

Reason: To ensure Sydney Water requirements are met.

Removal of Boardwalks and Decks in High Hazard Flood Affected Areas

22. Due to the High Hazard Flood affected areas, all external raised public Boardwalk and Deck structures shall be removed in the final Construction Drawings submitted for approval. The flood affected area shall be kept clear of all structures. Any pathways constructed for the access within the flood affected areas shall be constructed at the natural ground level with suitable materials that cannot be washed away by flood waters. Vegetation in the High Hazard Flood area should also be confined to that of small stature which presents minimal obstruction to, yet remains stable in high velocity / turbulent conditions. In this regard the final Landscape Plan submitted for Construction Certificate approval shall be revised accordingly.

Reason: To ensure the High Hazard Flood Affected areas are kept clear of any obstructions.

Confirmation of Ground floor levels and Basement Access Level

23. Prior to issue of the Construction Certificate, the Principal Certifying Authority shall ensure the Final Finished Ground Floor Levels and the basement access / entry point levels are in accordance with recommendation of the Flood Assessment Report, Issue C, dated 24.08.2013, prepared by SCG Consultant Pty Ltd.

Reason: To ensure the recommended floor levels are achieved in the final Construction plans.

24. In order to maximise visibility in the basement carpark, the ceiling shall be painted white. This requirement shall be shown on the Construction Certificate plans.

Reason: To protect public safety.

25. To avoid chemicals, grease and other pollutants from discharging from the development and causing harm to the environment, all cleaning, washing and degreasing of motor vehicles shall be carried out in an area set aside for the purpose and shall be drained to a sump and cleansed via a coalescing plate separator prior to discharge into the sewer. The submission of documentary evidence is required from the Trade Waste Section of Sydney Water

Corporation Ltd confirming that satisfactory arrangements have been made with the Corporation regarding the disposal of dirty water into the sewerage system, prior to the issue of the Construction Certificate.

26. All land titles within the site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the Department of Lands, prior to a Construction Certificate being issued.

Reason: To comply with the *Conveyancing Act 1919*.

27. Prior to finalising the Construction Drawings for submission, a Geotechnical Report shall be prepared specifically for the development site, by a suitably qualified Geotechnical Engineer. The Structural & Foundation designs and the excavation methods proposed for the development shall be assessed in accordance with the recommendations made in the Geotechnical Report. In this regard, a Structural Certification from a suitably qualified structural engineer shall be submitted with the application for Construction Certificate, addressing that the final design drawings are prepared in accordance with the recommendations of the Geotechnical Report. A copy of the Geotechnical Report shall be submitted for approval by the Principal Certifying Authority (PCA). The Geotechnical / Civil engineering report should address (but is not limited to) the following:

- vii. The type and extent of substrata formations by the provision of a minimum of 4 representative bore hole 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 bore hole logs shall be related to Australian Height Datum.
- viii. 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.
- ix. 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).
- x. The existing groundwater levels in relation to the basement structure, where influenced.
- xi. 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.

- xii. 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 / Hydro Geological 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:

- vii. No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- viii. 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.
- ix. 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.
- x. 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.
- xi. Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- xii. 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 C of AS 2870 - 1996.

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

On Site Detention

- 28. No work shall start on the storm water 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 the final drainage plans are consistent with the following approved drainage related concept plans:

- Concept Stormwater Design – Basement Level 4 Plan, Drawing No. SW01, Sheet 2 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Ground Floor Plan, Drawing No. SW02, Sheet 3 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Catchment Plan, Drawing No. SW03, Sheet 4 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Details & Calculation Sheet, Drawing No. SW04, Sheet 5 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.
- Concept Stormwater Design – Typical WSUD Stormwater Device, Drawing No. SW05, Sheet 6 of 6, Revision No. A, dated 09.05.2013, prepared by Consulting Engineer, S & G Consultants Pty Ltd.

(Please Note: The DA approved Concept drainage Plans are concept in nature only and not to be used as construction drawings).

- 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.
- d. Detailed drainage plan with full cross sectional details of OSD tank in relation to the buildings, pits, connections etc, OSD Detailed Design Submission and OSD Detailed Calculation Summary Sheet for the detention system are submitted. All access covers to the OSD tank, DCP and the basement pump holding tank are hinged and secured with non-corrosive child proof locking devices. To enable cross ventilation to the OSD tank, adequate grated openings are incorporated in the final design.
- e. Structural details and a Certificate of Structural Compliance of the proposed OSD Tank and the pump holding underground tank, cover slabs are included with the final drawings submitted with the Construction Certificate application.
- f. The OSD tank walls are designed by a qualified practicing Structural Engineer certifying that the walls and its foundations are structurally adequate.
- g. The final drainage plans submitted for Construction Certificate Application are in accordance with the Architectural drawings and layouts approved by Council with the Development Application. The basement perimeter walls are designed based on tank construction method to prevent any flood waters entering the basement, as specified in the Flood Assessment Report.

Reason: To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding. To ensure the pump holding tank & associated cover slab and walls are structurally adequate.

Sydney Water Approval for Stormwater Disposal

- 29. Prior to issue of the Construction Certificate, an approval shall be obtained from Sydney Water, for the stormwater connection and disposal into their Stormwater Channel, adjacent to the development site. In this regard the Final

Stormwater Plan indicating the details of the discharge outlet pipe connection in to the channel shall be submitted to Sydney Water for their approval.

Reason: To ensure Sydney Water requirements are met.

30. In order to maximise visibility in the basement carpark, the ceiling shall be painted white. This requirement shall be reflected on the Construction Certificate plans.

Reason: To protect public safety.

31. To avoid chemicals, grease and other pollutants from discharging from the development and causing harm to the environment, all cleaning, washing and degreasing of motor vehicles shall be carried out in an area set aside for the purpose and shall be drained to a sump and cleansed via a coalescing plate separator prior to discharge into the sewer. The submission of documentary evidence is required from the Trade Waste Section of Sydney Water Corporation Ltd confirming that satisfactory arrangements have been made with the Corporation regarding the disposal of dirty water into the sewerage system, prior to the issue of the Construction Certificate.

32. No permanent elements of the basement wall or associated drainage shall be encroaching on adjoining properties or Council's Road reserve. Where any shoring is to be located on or is supporting Council's 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 temporary 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.

Note 1: This development consent is for works wholly within the property. Development consent does not imply approval of works outside of the property regardless of whether the information is shown on the development application plans.

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

33. 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.

34. In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds are required to be submitted to Council to guarantee 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 (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate has not been issued or not required.

35. The bond may be paid, by EFTPOS, bank cheque, credit card or be an unconditional bank guarantee.
Should a bank guarantee be the proposed method of submitting a security bond it must:
- a) Have no expiry date;
 - b) Be forwarded direct from the issuing bank with a cover letter that refers to Development Consent **DA/315/2013**;
 - c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.
36. 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 shall be provided as follows:

Nature strip and roadway \$ 20,000

Street Trees \$4,000

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

Advisory note: Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details - see Building and Developing then Quick Check;
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building, and;
- Developing then Building and Renovating or telephone 13 20 92.

37. A monetary contribution comprising \$425,266.48 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.

Reason: In accordance with the Section 94A Plan.

38. Prior to the issuing of the Construction Certificate details are to be submitted to the Principle Certifying Authority that the footings and slabs of the development have been designed to withstand the impacts of salinity. The

design of the development is to take into consideration the guidelines within the Department of Infrastructure, Planning and Natural Resources document - *Western Sydney Salinity Code of Practice 2003*.

Reason: To ensure appropriate safeguards against salinity.

39. Following demolition activities, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. The soil investigation must be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites and the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007.

A site audit statement must be issued at the completion of the investigation by an approved NSW Environment Protection Authority Auditor in accordance with the NSW Environment Protection Authority's Guidelines for the NSW Site Auditor Scheme.

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

40. 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.

41. Following excavation and removal of any underground storage tank the land shall be assessed in accordance with the NSW Environment Protection Authority's Guidelines for Assessing Service Station Sites (1994). A report on the investigation is to be supplied to Council's Environment and Health unit.

- 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.

Reason: To ensure that the land is left in a safe and healthy condition.

42. Following excavation and removal of any underground storage tank the land must be assessed in accordance with the NSW Environment Protection Authority's Guidelines for Assessing Service Station Sites (1994). A report on the investigation is to be supplied to Council's Environment and Health unit.

At the completion of the investigation a site audit statement must 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.

Reason: To ensure that the land is safe for development.

43. If required by Rail/Corp, prior to the issue of a Construction Certificate the applicant shall undertake a services search to establish the existence and location of any rail services. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site the Applicant must discuss with RailCorp as to whether these services are to be relocated or incorporated within the development site.
Reason: Railcorp Condition.
44. Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows and other external features (e.g. roof terraces and external fire escapes) that are and are within 20m of the rail corridor, the Applicant is required to install measures (e.g. awning windows, louvres, enclosed balconies etc.) which prevent the throwing of objects onto tile rail corridor. The Principle Certifying Authority shall not issue the Construction Certificate until it /has confirmed that these measures are to be installed and have been indicated on the Construction Drawings.
Reason: Railcorp Condition.
45. Prior to the issue of a Construction Certificate the Applicant is to provide RailCorp with a report from a qualified structural engineer demonstrating that the structural design of tile development satisfies the requirements of AS5100. The Principle Certifying Authority shall not issue the Construction Certificate until it has received written confirmation from RailCorp that it has received and endorsed this report and the Principle Certifying Authority has also confirmed that the measures recommended in engineers report have been indicated on the Construction Drawings.
Reason: Railcorp Condition.
46. Prior to the issuing of a Construction Certificate the Applicant is to submit to RailCorp a plan showing all craneage and other aerial operations for the development and must comply with all RailCorp requirements The Principle Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from RailCorp confirming that this condition has been satisfied.
Reason: Railcorp Condition.
47. That the Applicant engages an Artist/s to develop site specific artwork/s which is consistent to the proposed themes and treatment areas outlined in the Arts Plan referred to in condition No.1.
Reason: To provide public art in accordance with Council's policies.
48. On completion of the artwork design stage, the Applicant will be required to submit all additional documentation to the principle certifying authority. This documentation must detail the realisation of the Arts Plan through final design concepts, site plan for artworks, construction documentation and project management prior to its implementation. The proposed artwork must be approved by Council's Arts Planner prior to the issue of the Construction Certificate.
Reason: To provide public art in accordance with Council's policies.

49. All basement storage areas must have a minimum storage of 6 cubic metres for studio and one bedroom apartments, 8 cubic metres for two bedroom apartments, and 10 cubic metres for all three bedroom and greater. Details are to be provided to the Principal Certifying Authority prior to the issuance of the construction certificate.

Reason: To provide satisfactory amenity to residents.

Prior to Commencement of works

50. 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 to the Civil Assets Unit. The dilapidation report is required to report on any existing damage to kerbs, footpaths, roads, nature strip, street trees and furniture bounded by all street frontage/s of the development site to 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.

51. 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.

52. The site must be enclosed with a 1.8m 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.

53. 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.

54. The preparation of an appropriate hazard management strategy by a 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.

55. 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.

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

56. 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, e.g. 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.

57. 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.

58. 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 lodgment of the application.

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

59. 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.

60. Council property adjoining the construction site must be fully supported at all times during all excavation and construction works. Details of shoring, propping and anchoring of works adjoining Council property, prepared by a qualified structural engineer or geotechnical engineer, must be submitted to and approved by the Principal certifying Authority (PCA), before the commencement of the works. A copy of these details must be forwarded to Council. Backfilling of excavations adjoining Council property or any void remaining at completion of construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

61. A Tree Protection Zone (TPZ) is to be established prior to any works commencing around the street trees that are to be retained. 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 designated a "No-Go Zone" and is required to be kept weed and grass free for the entire duration of works. "Tree Protection Zone" signage is to be attached to

protective fencing; this must include the name and contact details of the site Arborist.

Reason: To protect the street trees to be retained on the site during tree protection signage construction works.

62. 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.

63. 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 full dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the required excavation face to twice the excavation depth.

The report should include a photographic survey of 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 as determined necessary by that qualified professional based on the excavations for the proposal and the recommendations 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 shall be provided for approval by the Principal Certifying Authority prior to any excavation. A copy of the dilapidation report shall be submitted to Council.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the Principal Certifying Authority that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

Note: This documentation is for record keeping purposes only, and may be used by an applicant or affected property owner to assist in any action required 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.

64. Council property adjoining the construction site must be fully supported at all times during all excavation and construction works. Details of shoring, propping and anchoring of works adjoining Council property, prepared by a qualified structural engineer or geotechnical engineer, must be submitted to and approved by the Principal certifying Authority (PCA), before the commencement of the works. A copy of these details must be forwarded to Council. Backfilling of excavations adjoining Council property or any void remaining at completion of construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

65. 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/315/2013;
- 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 shall be provided as follows:

Bond Type	Amount
Hoarding - (see Schedule of Fees and charges (\$2500 - \$10,000 per street frontage in 2012/2013 financial year)	\$10,000
Street Furniture - (\$2000 per item in 2012/2013 financial year)	\$ Nil
Nature Strip and Roadway - (applies to all developments with a cost greater than \$50K and swimming pools regardless of cost. See Schedule of Fees and Charges, \$1000 - \$20,000 per street frontage in 2012/2013 financial year)	\$ \$20,000
Street Trees - (\$2000 per street tree 2012/2013 financial year rate)	\$4,000

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.

66. 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:

- all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- all site boundaries are to be secured and maintained to prevent unauthorised access to the site
- all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis
- the site is to be maintained clear of weeds
- 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.

67. Prior to any excavation and or stump grinding 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 received 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.

68. 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.

69. 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:

Eg. 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.

70. 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.

71. Prior to the commencement of works, the Applicant shall peg-out the common boundary with RailCorp's property and/or easement to ensure that there is no encroachments in relation to the new works. This work is to be undertaken by a registered surveyor.

Reason: Railcorp Condition.

72. Prior to the commencement of works, a joint inspection of the rail infrastructure and property in the vicinity of the project (especially the retaining wall and rail track formation) is to be carried out by representatives from Rail/Corp and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by Rail/Corp.

Reason: Railcorp Condition.

73. Prior to any demolition works commencing the Applicant shall enter into an Agreement with RailCorp to control the demolition of the existing encroachments within the rail corridor.

Reason: Railcorp Condition.

74. Prior to any demolition works commencing a Risk Assessment Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed demolition works are to be submitted to RailCorp for review and comment on the impacts on rail corridor. Demolition works shall not commence until written confirmation has been received from RailCorp confirming that this condition has been satisfied.
Reason: Railcorp Condition.
75. Prior to any excavation and/or construction works commencing a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the excavation and/or construction works are to be submitted to RailCorp for review and comment on the impacts on rail corridor. Demolition works shall not commence until written confirmation has been received from RailCorp confirming that this condition has been satisfied.
Reason: Railcorp Condition.
76. During all stages of the development extreme care shall be taken to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
Reason: Railcorp Condition.
77. Given the site's location next to the rail corridor, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from RailCorp.
Reason: Railcorp Condition.
78. Rainwater from the roof must not be projected and/or falling into the rail corridor and must be piped down the face of the building which faces the rail corridor.
Reason: Railcorp Condition.
79. No work is permitted within the rail corridor, or its easements, at any time unless prior approval or an Agreement has been entered into with RailCorp.
Reason: Railcorp Condition.
80. Landscaping and fencing along the rail corridor shall meet RailCorp's requirements. The Principle Certifying Authority shall not issue a Construction Certificate until written confirmation has been received from RailCorp that this requirements has been met.
Reason: Railcorp Condition.
81. No scaffolding is to be used within 6 horizontal metres of the rail corridor unless prior written approval has been obtained from RailCorp. To obtain approval the applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor.

Reason: Railcorp Condition.

82. The trees identified on the approved plans as being retained shall be protected prior to and throughout the demolition/construction process in accordance with the relevant conditions of this consent.

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

83. A Tree Protection Zone (TPZ) is to be established prior to any works commencing around the tree that is to be retained. 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 designated a "No-Go Zone" and is required to be kept weed and grass free for the entire duration of works. "Tree Protection Zone" signage is to be attached to protective fencing; this must include the name and contact details of the site Arborist.

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

84. 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.

(b) The name, address, and telephone number of the developer and site Arborist.

Reason: To protect existing trees during the construction phase.

(c) The consent from Council is to be obtained prior to any pruning works being undertaken on any tree, including trees 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:

85. No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any fire electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.

Reason: Railcorp Condition.

86. All approved tree removals shall be carried out by a by a certified AQF Level 3 Arborist and conform to the provisions of 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.

87. 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

88. 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.

89. 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 on or adjacent to the site.

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

90. All excavation within three (3) metres from the tree identified to be retained on site shall 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

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

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

92. 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.

93. 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.

94. 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.

95. 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 interim noise manual. Dust nuisance to surrounding properties should be minimised.

Reason: To protect the amenity of the area.

96. No building materials skip bins, concrete pumps, cranes, machinery, signs or vehicles used in or resulting from the construction, excavation or demolition relating to the development shall be stored or placed on Council's footpath, nature strip or roadway.

Reason: To ensure pedestrian access.

97. 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.

98. 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 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.

99. A Waste Data file is to be maintained, recording building/demolition contractor's 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.

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. 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.
102. 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.
103. 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 Councils 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.

104. 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.

105. 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.

106. No trees on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction including the erection of any fences, hoardings or other temporary works.

Reason: Protection of existing environmental infrastructure and community assets.

107. 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 street tree.

Reason: To ensure the protection of the trees to be retained on the site.

108. All excavation within three (3) metres from the street trees identified to be retained on site shall 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

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

Reason: To ensure the protection of the trees.

110. 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.

111. All stormwater drainage shall comply with AS3500.3. The installation of new stormwater drainage components must be completed by a licensed contractor in accordance with AS3500.3 and the Building Code of Australia.

Reason: To protect the environment.

112. 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.

113. 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.

114. Trees to be retained are referred to in the following table:

Tree No	Name	Common Name	Location	DBH Diameter at breast height (mm)	Minimum Tree Protection Zone (m)
1 x	<i>Callistemon viminalis</i>	Bottlebrush	Front	500	5.0

Reason: To allow appropriate development of the site.

Compliance with the Recommended Floor Levels

115. The Principal Certifying Authority shall ensure the finished ground floor levels and the basement entry point levels are confirmed and Certified by a Registered Surveyor, at the formwork stage, prior to pouring concrete for the floor slabs. The ground floor levels and basement entry point level shall be in accordance with the recommended levels, as specified in the Flood Assessment Report.

Reason: To ensure compliance with recommended Finished Ground Floor Levels, before preceding the construction of the upper floors.

Prior to the release of an Occupation Certificate:

116. Prior to the commencement of works and prior to the issue of the Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the project (especially the retaining wall and rail track formation) is to be carried out by representatives from Rail/Corp and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by Rail/Corp.

Reason: Railcorp Condition.

117. If required by RailCorp, the Applicant is to provide written evidence that the area previously occupied by the encroachments has not been contaminated, and if proven to be contaminated, to be remediated at the Applicants cost. The timing of any remediation to be determined by RailCorp. The Principle Certifying Authority is not to issue the Occupation Certificate until written confirmation has been received from RailCorp confirming that this condition 11 has been satisfied.

Reason: Railcorp Condition.

118. The developer must provide a plan of how future maintenance of the development facing the rail corridor is to be undertaken. The maintenance plan is to be submitted to RailCorp prior to the issuing of the Occupancy Certificate. The Principle Certifying Authority shall not issue an Occupation Certificate until written confirmation has been received from. RailCorp advising that the maintenance plan has been prepared to its satisfaction.

Reason: Railcorp Condition.

119. A convex mirror is to be installed within the basement 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 prior to the issuance of the occupation certificate.

Reason: To ensure safety of drivers.

120. 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.

121. All roof water and surface water is to be connected to an approved drainage system complying with Council's specifications and policy requirements.

The Principal Certifying Authority shall ensure that:

- There will be no damage or overhang as a result of this proposed development over the existing easements to drain water throughout the site.
- The overland flow from upstream catchment running above the surface of these easements to the street shall not be blocked by any solid structure such as a wall or a wall etc.

Reason: To ensure satisfactory stormwater disposal.

122. 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.

123. 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.

Reason: To comply with Council requirements.

124. 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 the following documentation is completed and submitted:
- 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 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 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 and adequate information are available for Council to update the Upper Parramatta River Catchment Trust.

125. Prior to issue of the Occupation Certificate a certificate shall be submitted to the PCA This certificate shall be prepared by a suitably qualified engineer with experience in structural design stating that the OSD tanks have been inspected and constructed in accordance with the approved structural details.
126. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919, 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 the Council's draft terms of Section 88B instrument for protection of on-site detention facilities and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the

Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the On-Site Detention facility, in relation to the building footprint, must be shown on a scale sketch or a works as executed plan, attached as an annexure to the request forms. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority prior to issue of an Occupation Certificate.

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

127. 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 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 coordinator, since building of water/sewer extensions can be timed consuming and may impact on other services and building, driveway or landscape design. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of the plan of subdivision.

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

128. A written application for release of the bond(s), quoting Council's development application number and site address is required to be lodged with Council's Civil Assets Team prior to the issue of any occupation certificate or completion of demolition works where no construction certificate has been applied for.

The bond is refundable upon written application to Council and is subject to all work being restored to Council's satisfaction.

Once the site and adjacent public road reserve has been inspected and in the case of any damage occurring it has been satisfactory repaired Council will advise in writing that this condition has been satisfied and will organise for the bond to be released. The occupation certificate shall not be released until the PCA has been provided with a copy of the letter advising either that no damage was caused to Council's Assets or that the damage has been rectified.

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

Advisory Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice

129. 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.

Reason: To comply with legislative requirements.

130. 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.

Reason: To comply with legislative requirements.

131. Prior to the issue of any Occupation Certificate, the developer is to provide evidence that satisfactory arrangements with the NBN Co have been made where relevant and implemented at no cost to Council for the provision of broadband access to the development.

Reason: To ensure that appropriate provision has been made to accommodate broadband access to the development.

NOTE: For more information contact NBN Co.

Development Liaison Team:

Call 1800 881 816

Email newdevelopments@nbnco.com.au

Web www.nbnco.com.au/NewDevelopments

132. 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.

133. 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.

134. A street number is to be placed on the site in a readily visible location, (numbers having a height of not less than 75mm) prior to occupation of the building.

Reason: To ensure a visible house number is provided.

135. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 475090M_02, will be complied with prior to occupation.

Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

136. An Operational Management and Maintenance Report is required to be lodged with the Occupation Certificate application as a separable section of the Stormwater Drainage Plan to provide an outline of the proposed long term operational management and maintenance requirements of the stormwater system on the site. As a guide the maintenance report is required to cover all aspects of on-site facilities associated with the management of stormwater quality and is to outline the following requirements:

- (i) aims and objectives (including water quality and filter media parameters);
- (ii) a plan showing the location of the individual components of the system
- (iii) manufacturer's data and product information sheets for any proprietary products
- (iv) location of inspection and monitoring points shown clearly on the plan
- (v) describe inspection/maintenance techniques and the associated rectification procedures
- (vi) A schedule or timetable for the proposed regular inspection and monitoring of the devices, (Council recommends a visual inspection at least 3 times per year between October and May the following year, with a maximum of 3 months between successive inspections). Inspection should be made not less than 24 hours and not more than 72 hours after the cessation of rainfall if the total rainfall on any day exceeds 30mm
- (vii) record keeping and reporting requirements
- (viii) review and update requirements

The report is required to be prepared by a suitably qualified and experienced professional to the satisfaction of Council and utilise the maintenance checklists located in the 'Product Design Manual' or (in the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland).

In this regard, the approved report is required to be implemented in perpetuity to the satisfaction of Council. Regular inspection records are required to be maintained and made available to Council upon request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the treatment measure/s.

137. 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 the following documentation is completed and submitted:
- 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 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 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 and adequate information are available for Council to update the Upper Parramatta River Catchment Trust.

138. 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:

- compare the post-construction dilapidation report with the pre-construction dilapidation report, and
- have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

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.

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

139. All land titles within the site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the Department of Lands, prior to an Occupation Certificate being issued.

Reason: To comply with the *Conveyancing Act 1919*.

140. Submission of a letter confirming satisfactory arrangements have been made for the provision of electricity services from Endeavour Energy or an approved electricity provider.

Reason: To ensure appropriate electricity services are provided.

141. Prior to issue of the Occupation Certificate the PCA shall ensure that all visitor parking spaces are nominated within a distance of the width of six (6) car spaces from the basement entry. A sign shall be erected at the end of the visitor car parking area clearly indicating that there is "Resident Parking Only Past this Point".

Reason: To avoid visitor entry into resident parking areas.

142. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) 2011 including:

- a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
- b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
- c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- d) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet.

Reason: To ensure provision of adequate waste storage arrangements

143. 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:

- 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).
- OSD Works-As-Executed survey certification form and dimensions form (refer to UPRCT Handbook - Form B10 & Form Attachment B).
- Certificate of Hydraulic Compliance from a qualified Hydraulic Engineer (refer to UPRCT Handbook – Form B11 Certificate).

- A Certificate of Structural Adequacy and Compliance for both the OSD tank & pump holding tank cover slabs are submitted from a suitably qualified Structural Engineer.
- Approved verses installed Drainage Design (OSD) Calculation Sheet.
- 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 and adequate information are available for Council to update the Upper Parramatta River Catchment Trust Data Base.

144. Reconstruction of the existing footpath with 1.2 m wide by 80 mm thick concrete footpath across the East Street property frontage within the road reserve. All disused vehicular crossings shall be removed and replaced with integral concrete kerb and gutters. Details of the proposed footpath works and the kerb & gutter works (Drawings) shall be submitted to and approved by Council's Infrastructure Division prior to commencement of any works in the public area. Proof of completion of construction work shall be submitted to the satisfaction of Council, prior to release of the occupation certificate. All costs are to be borne by the applicant.

Reason: To provide pedestrian passage.

145. All individual parcels of land holding a separate title within the development site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the Department of Lands, prior to an Occupation Certificate being issued.

Reason: To comply with the *Conveyancing Act 1919*.

146. 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.

147. A Flood Evacuation Report and Procedure shall be prepared by an appropriate Consulting Engineer. This report shall be based on the recommendations made in the Flood Assessment Report, Issue C (Revised to include Council

Comments), dated 24.09.2013, prepared by SCG Consultants Pty Ltd. This report is to demonstrate how the occupants of the development will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak storm event (i.e. first floor of the building etc.). The report shall be submitted the Principal Certifying Authority, prior to the issue of the Occupation Certificate. A copy of the report shall be attached to the Occupation Certificate, when forwarded to Council.

Reason: To make property owners / occupants aware of the procedure in the case of flood.

148. Prior to the issue of the Occupation Certificate, the applicant must install a pool type safety fence along the Sydney Water Channel, to prevent any entry to the channel. Suitable Flood Warning Signs shall be displayed at easily visible locations to warn people of the potential of flooding in the area.

Reason: To ensure adequate Flood Warning Signs are in place for the flood affected areas within the development site.

149. In order to be effective, the Proposed Flood Gate must operate as intended whenever required for the duration of all triggering events for the entire life of the proposed development. Appropriate contract maintenance arrangements would need to be put in place for all regular testing, operation and maintenance on gate, raising / lift mechanism, seals, power supply and backup power supply to maximise potential for as required operation. A frequent Maintenance Contract Agreement with suitable maintenance contractor shall be made. Details of the agreement shall be submitted to the Principal Certifying Authority, prior to the issue of the Occupation Certificate. A copy of the Contract shall also be submitted to Council for records.

Reason: To ensure appropriate maintenance contract agreement is in place for the long term regular maintenance of the proposed flood gate.

Compliance with Development consent

150. The Occupation Certificate shall not be issued until documentary evidence of compliance with the entire Development Consent No. **DA/315/2013** has been submitted to Principal Certifying Authority.

Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and conditions of consent.

151. Prior to the issuing of an Occupation Certificate the Applicant is to submit the as-built drawings to RailCorp and Council. The as-built drawings are to be endorsed by a Registered Surveyor confirming that there has been no encroachment into RailCorp property or easement.

152. The Principle Certifying Authority is not to issue the Occupation Certificate until written confirmation has been received from RailCorp confirming that this condition has been satisfied.

153. The artworks are to be completed in full in line with the documentation submitted and the artworks are installed to the satisfaction of Council prior to the issue of the Occupation Certificate.

The Use of the Site:

154. 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.

155. 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.

156. Separate waste bins are to be provided on site for recyclable waste.

Reason: To provide for the appropriate collection recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.

157. All waste storage areas are to be maintained in a clean and tidy condition at all times.

Reason: To ensure the ongoing management of waste storage areas.

158. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

Reason: To ensure waste is adequately stored within the premises

159. A single antennae for the purpose of receiving television signals and a single satellite dish for the purpose of receiving satellite signals shall be installed for the entire building and not affixed to balconies or walls of individual units, and shall not be visible from the Weston Street frontage.

Reason: To ensure the amenity of the units and visual amenity of the building

160. All landscape works shall be maintained for a minimum period of two (2) years after the final completion, in accordance with the approved landscape plan and conditions.

Reason: To ensure restoration of environmental amenity.

161. In the use of the site, the water feature as annotated on p 20 of the arts plan shall be maintained in a working and good condition by the body corporate

Reason: To provide public art in accordance with Council's policies.

