

## REPORT TO THE JOINT REGIONAL PLANNING PANEL (SYDNEY WEST)

<b>Application Number:</b>	DA 340/2015
<b>Address:</b>	169 Macquarie Street, Parramatta
<b>Property description:</b>	Lot 1 DP 1192394
<b>Proposal:</b>	Fit-out and first use of part of a 15 storey commercial building for the University of Western Sydney
<b>Cost of works</b>	\$36.1 million
<b>Date lodged:</b>	5 June, 2015
<b>Applicant</b>	University of Western Sydney
<b>Owner</b>	The Trust Company Australia Pty Ltd
<b>Council Planner:</b>	Myfanwy McNally - Manager, City Significant Development
<b>Report Author:</b>	David Ryan (Executive Director) City Plan Strategy and Development

### EXECUTIVE SUMMARY

This application seeks consent for:

- The first use of 11 floors of a 15 storey commercial building, currently under construction, by the University of Western Sydney (UWS); and
- The fit-out of that part of the building for the University's purposes.

The works are not able to proceed as complying development under Part 3, Division 3 (Educational Establishments) of State Environmental Planning Policy (Infrastructures) 2007. Consequently approval under Part 4 of the Environmental Planning and Assessment Act is required.

The use of the building is consistent with prior approvals, and the fit out works are wholly internal. No statutory or merit issues arise. The application is recommended for approval.

It is noted that ownership of the land has recently passed from Council following the registration of the subdivision associated with DA 62/2013. Nevertheless City Plan Strategy and Development Pty Ltd (CPSD) was engaged to provide an independent town planning assessment of this application, including the preparation of this report. Assessment of various matters was provided by the relevant departments within Council.

### 1. BACKGROUND

At its meeting on 12 September, 2013 the Joint Regional Planning Panel (Sydney West) determined to grant consent to Development Application DA 62/2013 for the following works at the site, which occupies the northeast corner of Parramatta Square:

*Demolition, tree removal and construction of a 15 storey building containing ground floor retail and 14 commercial levels over basement car parking.*

In November 2014 consent was granted by Council for several minor modifications to that approval.

In March 2015 Council granted its consent to DA 769/2015 to identify an "educational establishment" as an additional approved use for the building.

Multiple design amendments to the base building were then approved by the Panel on 13 May 2015.

## 2. SITE DESCRIPTION, LOCATION AND CONTEXT

Following registration of a recent subdivision the building approved under DA 62/2013 is located within Lot 1 DP 1192394, which has a street address of No. 169 Macquarie Street Parramatta, but is also known as 1 Parramatta Square.

Lot 1 DP 1192394 is located on the southern side of Macquarie Street, at the western side of the intersection with Smith Street. Construction of the building approved under DA 62/2013 has now commenced. The location of the site, its setting and context is shown at Figure 1 below.

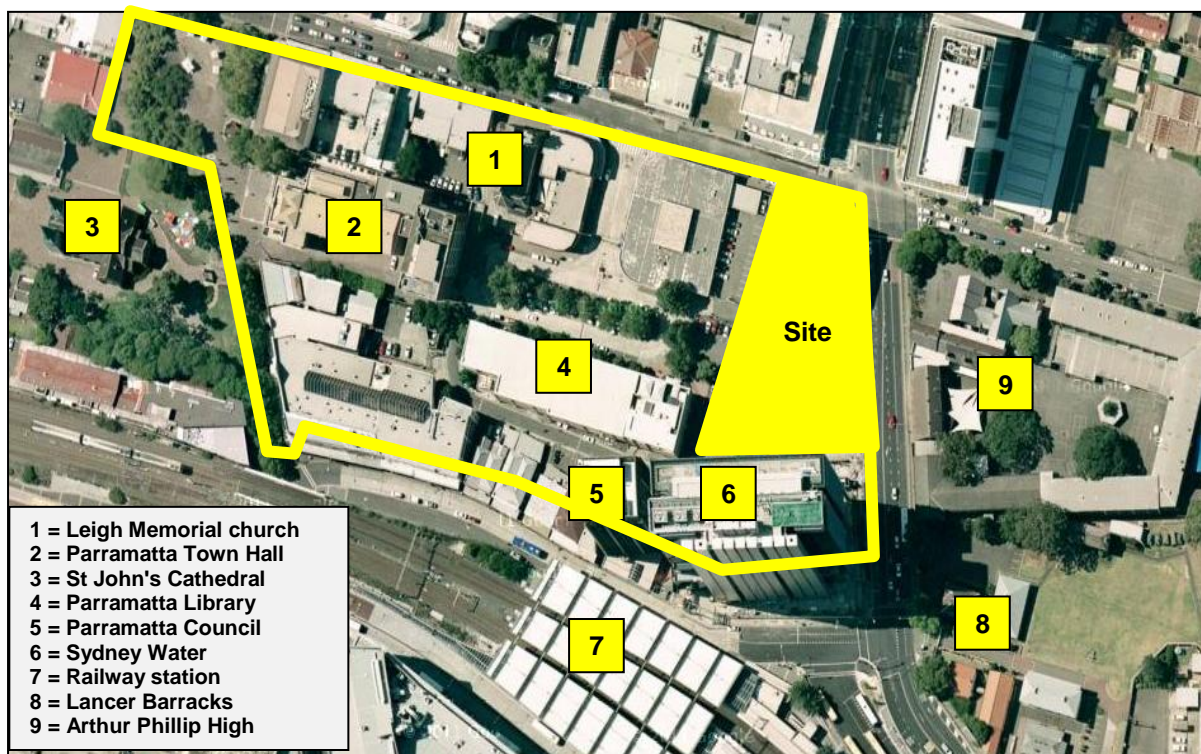


Figure 1: Site location and context

## 3. THE APPLICATION

This application seeks consent for the use and fit-out of 11 floors of the building by the University of Western Sydney. No external works are proposed. A summary of the project scope is provided in the following table:

Table 1: Scope of works

Level	Scope
Ground Level	<ul style="list-style-type: none"> <li>– Entrances from Parramatta Square and Macquarie Street;</li> <li>– Concierge and security office;</li> <li>– University related pop-up store;</li> <li>– Business exhibition spaces; and</li> </ul>

	<ul style="list-style-type: none"> <li>– Building lifts and escalators.</li> <li>– Retail tenancies at western and southern elevations (consistent with prior approval)</li> <li>– Restaurant tenancy to eastern elevation (consistent with prior approval)</li> </ul>
Level 1 – Student facilities	<ul style="list-style-type: none"> <li>– Study areas and student central space;</li> <li>– Library hub;</li> <li>– Private meeting/study rooms;</li> <li>– Staff working area and kitchen/tea point;</li> <li>– Male and female prayer rooms and wash room;</li> <li>– Informal learning spaces;</li> <li>– Student quiet space;</li> <li>– IT Hub and printing room; and</li> <li>– Club and society space and student representative room.</li> </ul>
Level 2 – Student facilities	<ul style="list-style-type: none"> <li>– Studio learning space;</li> <li>– Media and student lounge;</li> <li>– Group study areas and quiet rooms/booths;</li> <li>– Meeting rooms; and</li> <li>– Staff room.</li> </ul>
Level 3 – Student facilities	<ul style="list-style-type: none"> <li>– Studio learning space and student lounge;</li> <li>– 3D printing room;</li> <li>– Group study areas and quiet rooms; and</li> <li>– Group and individual meeting rooms.</li> </ul>
Level 4 – Student facilities	<ul style="list-style-type: none"> <li>– Studio learning space;</li> <li>– Media and student lounge;</li> <li>– Group study areas and quiet rooms/booths;</li> <li>– Meeting rooms; and</li> <li>– Staff room.</li> </ul>
Level 5 – Student facilities	<ul style="list-style-type: none"> <li>– Studio learning space and student lounge;</li> <li>– Group study areas and quiet rooms; and</li> <li>– Group and individual meeting rooms.</li> </ul>
Level 6 – Student facilities	<ul style="list-style-type: none"> <li>– Studio learning space;</li> <li>– Media and student lounge;</li> <li>– Group study areas and quiet rooms/booths;</li> <li>– Meeting rooms; and</li> <li>– Staff room.</li> </ul>
Level 7 – Student facilities	<ul style="list-style-type: none"> <li>– Studio learning space and student lounge;</li> <li>– Group study areas and quiet rooms; and</li> <li>– Group and individual meeting rooms.</li> </ul>
Level 8 – Student facilities	<ul style="list-style-type: none"> <li>– Neighbourhood spaces; and</li> <li>– Meeting rooms.</li> </ul>
Level 9 – conference and function facilities	<ul style="list-style-type: none"> <li>– Conference and multi-functional room;</li> <li>– Dining area and function room;</li> <li>– Café and catering facilities;</li> <li>– Lounge and overflow space; and</li> <li>– Outdoor terrace.</li> </ul>
Level 10 – Post Graduate Lounge	<ul style="list-style-type: none"> <li>– meeting rooms and group work spaces;</li> <li>– post graduate coursework room;</li> <li>– seating and informal learning space;</li> <li>– kitchen and eating space; and</li> <li>– study areas and meeting rooms.</li> </ul>

Two points to note with this application are:

- The UWS tenancy does not apply to levels 11-14 of the building. The future use of those levels therefore remain subject to condition 108 of Development Consent 63/2013; and
- The UWS tenancy does not include the use and fitout of the areas on the ground floor identified as "future retail" and "proposed restaurant". Those spaces similarly remain the subject of condition 108 of Development Consent 63/2013.

#### 4. ASSESSMENT

Section 79C(1) of the Environmental Planning and Assessment Act 1979 addresses the evaluation of a development application, and identifies the matters to be considered by Council when assessing a development application. The Table below provides a summary response to those matters:

Table 2: Section 79C of the EPA Act

<b>Section</b>	<b>Comment</b>
<b>Section 79C(1)(a)(i):</b> Any environmental planning instrument	Relevant - see section 5
<b>Section 79C(1)(a)(ii):</b> Any draft environmental planning instrument	Relevant - see section 6
<b>Section 79C(1)(a)(iii):</b> Any development control plan	Relevant - see section 7
<b>Section 79C (1)(a)(iia):</b> Any planning agreement under Section 93F	Not applicable
<b>Section 79C(1)(a)(iv):</b> Matters prescribed by the regulations	Not applicable
<b>Section 79C(1)(a)(iv):</b> Any coastal zone management plan	Not applicable
<b>Section 79C(1)(b)-(e):</b> Impacts; site suitability, submissions, public interest	Relevant - see sections 8-11

#### 5 Environmental planning instruments

The development application is subject to the provisions of:

- State Environmental Planning Policy (State and Regional Development) 2011;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and
- Parramatta City Centre LEP 2007.

An evaluation against those instruments is provided below.

##### 5.1 State Environmental Planning Policy (State and Regional Development) 2011

The proposal is development nominated in Part 4 of this Policy, in this instance being development for an educational facility with a CIV of over \$5 million and general development with a CIV of more than \$20 million. Consequently the Joint Regional Planning Panel is the consent authority for this application.

## 5.2 State Environmental Planning Policy (State and Regional Development) 2011

The scope of works is such that this application is not inconsistent with any provisions in this Plan.

## 5.3 Parramatta City Centre Local Environmental Plan 2007

The use and fitout of an "educational establishment" is permitted with consent in the B3 Commercial Core zone and consistent with the objectives as informed by consent No. 769/2015.

The scope of works is such that no other provisions within this Plan are directly applicable to this application.

## **6 Draft environmental planning instruments**

### 6.1 Draft Parramatta Local Environmental Plan 2011 - Amendment No. 10

This Planning Proposal (PP) is a matter for consideration relative to section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act, as it applies to this site and has been publicly exhibited. The purpose of this draft amendment (Planning Proposal) to PLEP 2011 is to:

- Achieve the integration and inclusion of the land and provisions currently within the City Centre LEP 2007 into Parramatta LEP 2011; and
- Add additional local provision clauses relating to the City Centre into PLEP 2011.

The terms of the PP are such that it has no implications for this application as no fundamental change to existing controls is proposed.

## **7. Development control plans**

### 7.1 Parramatta City Centre DCP 2011

DCP 2011 comprises the following Parts:

- Part 1 - Introduction
- Part 2 - Site planning
- Part 3 - Development principles
- Part 4 - Special precincts
- Part 5 - Other provisions

Section 4.3.3.7 of the DCP includes objectives and controls for special areas within City Centre, with subsection (b) applying specifically to Parramatta Square. Again the scope of works is such that none of the provisions within this Plan are directly applicable to this application.

## **8. Section 79C(1)(b) - The likely impacts of the development**

### 8.1 Extended construction hours

Council's standard hours of construction are as follows:

- Weekdays: 7.00am and 5.00pm
- Saturdays: 8.00am to 5.00pm
- Sundays and public holidays: No work

Council's standard condition of consent for construction hours also notes that, for development within the city centre, subject to a written request being lodged 30 days prior, consent may be granted to extended construction hours for certain works including fit-outs.

Noting that circumstance the applicant has requested the following extended hours of construction be approved for this application:

- 7.00am - 9.00pm any day except public holidays

Given the nature of the project, some additional flexibility in hours of work is reasonable, though not to the extent proposed by the applicant. This report therefore recommends a limited extension of 'standard' construction hours for Mondays-Saturdays, as well as maintaining flexibility for further variations upon written application. This approach is consistent with other similar approvals granted for CBD projects.

The scope of works is such that no adverse outcomes have been identified with regard to considerations of the natural/built environments or social/economic impacts.

#### **9. Section 79C(1)(c) – Site Suitability**

The suitability of the site to be used for the purposes of an education facility was established with the approval granted to prior development application DA 769/2015.

#### **10. Section 79C(1)(d) – Response to notification**

The application was notified in accordance with Council's Development Control Plan 2011 and no submissions were received.

#### **11. Section 79C(1)(e) – The Public Interest**

No circumstances have been identified to indicate the proposed amendments would be contrary to the public interest.

#### **12. Section 94A Development Contributions Plan**

This Plan, as revised by Amendment 4 which commenced on 19th August 2015, provides that all development within Parramatta CBD with a cost greater than \$250,000 will be the subject of a levy. The amended Plan does not include "savings provisions" for developments lodged prior to the commencement of Amendment 4.

The applicant is seeking an exemption from the payment of such a levy for the following reasons:

- UWS is prescribed as "the Crown" by clause 226 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) for the purposes of division 4, Part 4 of the



- EPA Act (Crown applications);
- Section 89 of the EPA Act provides that for Crown applications, a consent authority is unable to impose a condition of consent without the approval of the applicant, or the Minister;
  - An exemption is appropriate as UWS is a public institution which relies on government grants, donations, and community funding to provide new facilities for both the University community, and the wider public at large. The levying of a development contribution would divert a portion of these public funds, which have been specifically provided for an educational purpose, to local services without any direct nexus to the impact on those services;
  - This application is only to occupy part of the base building, for which a s94 levy has already been paid; and
  - The request for an exemption is further supported by the Department of Planning and Environment's Circular D6 which, in summary, states that educational establishments are not likely to require the provision of public services and amenities in the same way as commercially based development. Consequently the Circular indicates that contributions for only a very narrow ranges of matter should be sought, and those are not applicable in this instance.

Given the above circumstances it is concluded that, in this instance no s94A levy should be applied to this application.

### 13. REFERRALS

The Table below provides a summary of assessment provided by departments within Council:

Table 3: Internal referrals

Building Surveyor	No objections. Conditions from existing approval adequate
Waste management	No objections. Conditions from existing approval adequate
Environment and Health	No objections. Conditions provided

### 14. CONCLUSION

Development Application 340/2015 seeks consent for the use and fit-out of 11 floors of the building by the UWS. No external works are proposed.

It is our position, upon balancing advice received from all relevant sources, that this development is fundamentally sound in terms of its design, function and relationship with its neighbours. We are also satisfied that the proposal has reasonably responded to all relevant planning controls and achieved appropriate outcomes.

Approval of the applications is recommended subject to the nominated conditions.

### RECOMMENDATION

That:-

- A. That Development Application 340/2015 be approved subject to the conditions in Schedule 1.



**David Ryan (Executive Director)**  
**City Plan Strategy and Development**

**Myfanwy McNally**  
**Manager City Significant Development**

## **SCHEDULE 1 - PROPOSED CONDITIONS FOR DA 340/2015**

### **GENERAL MATTERS**

#### **1. Approved plans**

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

<b>Drawing No. and Issue</b>	<b>Title</b>	<b>Date</b>
ID2200 Issue A	General arrangement plan level 00	26.5.15
ID2201 Issue A	General arrangement plan level 01	26.5.15
ID2202 Issue A	General arrangement plan level 02	26.5.15
ID2203 Issue A	General arrangement plan level 03	26.5.15
ID2204 Issue A	General arrangement plan level 04	26.5.15
ID2205 Issue A	General arrangement plan level 05	26.5.15
ID2206 Issue A	General arrangement plan level 06	26.5.15
ID2207 Issue A	General arrangement plan level 07	26.5.15
ID2208 Issue A	General arrangement plan level 08	26.5.15
ID2209 Issue A	General arrangement plan level 09	26.5.15
ID2210 Issue A	General arrangement plan level 10	26.5.15

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

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

- All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).
- Prior to commencement of any construction works associated with the approved development (including excavation), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

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

- This consent does not apply to the use and fitout of the areas on the ground floor identified as "future retail" and "proposed restaurant" and Drawing ID2200, Issue A, nor to levels 11-14 of



the building. The future use of those areas remain the subject of condition 108 of Development Consent 63/2013.

**Prior to the release of a Construction Certificate:**

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

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment. Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

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

The fee will be in accordance with Councils adopted 'Fees and Charges' at the time of payment. Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

7. The Construction Certificate is not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

**Reason:** To ensure that the levy is paid.

8. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

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

9. Access and services for people with disabilities must be provided to the 'affected part' of the building in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code 2013. Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the Certifying Authority.

**Reason:** To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards

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

Please refer to the "Your Business" section of Sydney Water's web site at <http://www.sydneywater.com.au> then the "e-developer" icon or telephone 13 20 92.

Following the assessment of an application a "Notice of Requirements" will detail:

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

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

**Reason:** Statutory requirement.

**Prior to the commencement of works:**

11. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
  - (a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
  - (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

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

**Reason:** To comply with legislative requirements.

12. Prior to work commencing, adequate toilet facilities are to be provided on the work site.  
**Reason:** To ensure adequate toilet facilities are provided.
13. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.  
**Reason:** To ensure public safety.
14. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:
  - (a) Unauthorised entry of the work site is prohibited;
  - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
  - (c) The name, address and telephone number of the Principal Certifying Authority;
  - (d) The development consent approved construction hours;

The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

This condition does not apply where works are being carried out inside an existing building that is capable of being secured.

**Reason:** Statutory requirement.

15. The applicant shall ensure that all necessary processes and approvals have been obtained from relevant service providers or agencies with regard to the decommissioning and demolition of existing utility services.
16. A Hoarding Application to enclose public space is to be accompanied by the appropriate fee calculated according to Council's adopted fees and charges, together with details showing the location and type of hoarding proposed as required by Council's Hoarding Policy.

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

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

- Above;
- Below; or
- On

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

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

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

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

**Reason:** To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

#### **During construction or works:**

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

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

19. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition must be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.

**Reason:** To ensure pedestrian access.

20. All plant and equipment used in the construction of the development, including concrete pumps, wagons, lifts, mobile cranes, etc., must be situated within the boundaries of the site and so

placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

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

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

21. All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the following hours:

Monday to Saturdays inclusive: 7.00am - 7.00pm

Sundays and Public holidays: No work is to be carried out.

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.

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

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

These records must be retained and made available upon request.

**Reason:** To ensure appropriate lawful disposal of waste

23. 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.

24. 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.

25. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.  
**Reason:** To protect public safety.
26. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:
  - (a) On-street mobile plant: E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
  - (b) Storage of building materials and building waste containers (skips) on Council's property.
  - (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
  - (d) Kerbside restrictions - construction zones:  
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

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

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

**Prior to the issue of an Occupation Certificate:**

27. An Occupation Certificate for this development application shall not be issued until such time as an Occupation Certificate for the base building, approved under DA 62/2013, has been issued.
28. An Occupation Certificate shall not be issued until the applicant has provided written evidence to the Principal Certifying Authority to demonstrate how the Flood Emergency Management Strategy Report prepared to satisfy condition 97 of the consent granted to DA 62/2013 will be implemented.
29. The developer must submit to the Principal Certifying Authority a letter from the telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and cable television services, prior to the issuing of any Occupation Certificate

**Reason:** To ensure provision of appropriately located telecommunication facilities.

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

**Reason:** To ensure appropriate electricity services are provided.

**Use of the site:**

31. Arrangements for the management of waste shall be in accordance with the operational waste management plan by Waste Audit (Reference: August 2013 - Rev 6) identified in condition 3 of the consent granted to DA 769/2014.

**Advisory Notes:**

- A. Separate approval will be required for any signage that is not categorised as exempt development.