

PA0001 # Approved plans and supporting documentation

1. The development is to be carried out in accordance with the following plans 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:

2. Drawing No.	Prepared By	Dated
Subdivision Plan Reference 6892	SDG Surveyors	30/11/15
Cover Page DA00 Revision A	Aleksandar Design Group	1/7/16
Site Analysis/Demolition Plan DA01 Revision A	Aleksandar Design Group	1/7/16
Site/Roof Plan DA02A Revision A	Aleksandar Design Group	1/7/16
Typical Basement 02-04 DA 03 Revision F	Aleksandar Design Group	24/2/17
Basement 01 Plan DA 04 Revision F	Aleksandar Design Group	24/2/17
Ground Floor Plan DA 05 Revision H	Aleksandar Design Group	24/2/17
Level 1 Plan DA 06 Revision E	Aleksandar Design Group	14/12/16
Level 02- Level 05 Plan DA 07 Revision C	Aleksandar Design Group	14/12/16
Level 06 Plan DA 08 Revision C	Aleksandar Design Group	14/2/16
Level 07 Plan DA09 Revision B	Aleksandar Design Group	14/12/16
Level 08 DA10B Revision B	Aleksandar Design Group	14/12/16
Level 09-level 10 Plan DA11 Revision B	Aleksandar Design Group	14/12/16
Level 11 DA 12 Revision B	Aleksandar Design Group	14/12/16
Level 12 – Level 14 Plan DA13 Revision B	Aleksandar Design Group	14/12/16
Level 15 Plan DA14 Revision B	Aleksandar Design Group	14/12/16
Level 16-Level 17 DA 15 Revision B	Aleksandar Design Group	14/12/16
Level 18-Level 19 DA 16 Revision B	Aleksandar Design Group	14/12/16
Level 20-Level 21 DA 17 Revision B	Aleksandar Design Group	14/12/16
Level 22 DA18 Revision B	Aleksandar Design Group	14/12/16
Level 23 DA 19 Revision B	Aleksandar Design	14/12/16

Final recommended conditions of consent
5-7 Parkes Street, Parramatta DA/730/2016)

	Group	
Section A-A DA 200 Revision B	Aleksandar Design Group	14/12/16
Elevation 1 (North) DA 201 Revision B	Aleksandar Design Group	14/12/16
Elevation 2 (East & West) DA 202 Revision C	Aleksandar Design Group	13/2/17
Elevation 3 (South) DA 203 Revision C	Aleksandar Design Group	13/2/17
Façade Detail DA 204 Revision A	Aleksandar Design Group	1/7/16
Post Adaptation Plans DA 500 Revision A	Aleksandar Design Group	1/7/16
Shadow Diagram DA 400 Revision B	Aleksandar Design Group	2/3/17
Civil Development Application Drawings Project No. 15-340 Sheet no's DAC001, DAC010, DAC011, DAC020, DAC021, DAC030, DAC031, DAC050, DAC080 (Issue D, dated 17/01/07); DAC0002 (Issue C dated 17/01/17); DAC015, DAC081 (Issue C dated 16/12/16) and DAC016, DAC017 (Issue B dated 17/01/17)	AT&L Engineers	January 2017
Stormwater Drainage Plan: Project No: 217-1630 Sheet H01 to H17 (inclusive) Rev A	Green Arrow Hydraulics	Jan 2107
Landscape Site Plan SK00 Revision F	Carmichael Studio	December 2016
Landscape Plan Ground Floor SK1A Revision I	Carmichael Studio	January 2017
Public Domain Plan Ground Floor SK1 Revision I	Carmichael Studio	January 2017
Landscape Plan Level 01 SK02 Revision H	Carmichael Studios	December 2016
Landscape Plan Level 08 SK03 Revision E	Carmichael Studios	December 2016
Landscape Plan Level 11 SK04 Revision C Revision E	Carmichael Studios	December 2016
Landscape Plan Level 15 SK05 Revision E	Carmichael Studios	December 2016

Document(s)	Prepared By	Dated
Statement of Environmental	City Plan Services	July 2016

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Effects		
Letter to Parramatta City Council – SP2 Reservation	City Plan Services	7/7/16
Letter Confirming Removal of SP2 Corridor	NSW Roads and Maritime Services	24/2/17
Response to Submissions	JBA	20/1/16
Additional Information: Architectural Plans	JBA	22/2/17
Traffic Impact Assessment	GTA Consultants	29/1/16
Traffic and Parking Review (Amended Plans)	The Transport Planning Partnership	23/2/17
Waste Management Plan (construction)	ParkMeng Pty Ltd	9/2/16
Waste Management Plan (Operational)	Elephants Foot	15/4/16
Solar Access Analysis	SLR	18/1/16
Reflectivity and Glare Assessment	SLR	20/1/16
Building Code of Australia 2015 Capability Statement for DA submission	Technical Inner sight	19/1/16
Arts Plan	Milne and Stonehouse artists	February 2016
BASIX Certificate No.698496M	NSW Department of Planning and Environment	9 August, 2016
Civil Development Application Report: Proj no: 15-340 Rev: 03	Glen James, at&l	Jan 2017
Post DA Design Amendments to Council Flood Levels	Cardno	19/12/16
Arborist Letter Ref: 4111 referencing Arboricultural Impact Assessment by Urban Tree Management dated 9 November 2010 Reference 13060.	prepared by TALC (Peter Richards)	1 December 2016
Preliminary Geotechnical Investigation Report	Consulting Earth Scientists	17/12/15
Traffic Noise, Mechanical Plant and Construction Noise & Vibration Management Plan	Rodney O Stevens	21 January 2016

(acoustic report) reference number R150436R1		
5-7 Parkes Street Parramatta Access Program	Access Australia Planning and Design Pty Ltd	12/4/2017
Capital Investment Value Report	MMDCC	20 January 2016
SEPP 65 design statement	Aleksandar Design Group	Undated
Response to Design Jury Comments	Aleksandar Design Group	Undated
Design Competition Report	Parramatta Council	12/10/2015
Design Jury Review Ref no. 1523	Russel Olsson & Associates	17/02/17
D04349591 Stage 2 Contamination report.	Environmental Investigations	Oct 2010
Review of Stage 2 Contamination Report no. E1250.1 AB	Environmental Investigations	3/2/2016
Voluntary Planning Agreement 5-7 Parkes Street, Parramatta	City of Parramatta Council ABN 49 907 174 773 and Parkmeng Pty Ltd CAN 601 875 398	28 June 2016

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.

(a) LA0001 #Tree Retention

2. Trees to be retained are:

Tree No.	Name	Common Name	Location	DBH Diameter at breast height (mm)	Tree Protection Zone (m)
1	<i>Phoenix canarienses</i>	Canary Island Date Palm	Refer to Arborist report	950mm	2.8 metres
2	<i>Araucaria cunninghamii</i>	Hoop Pine	Refer to Arborist report	260mm	2.1 metres

7	<i>Ficus macrocarpa</i> <i>var. hillii</i>	Hills Weeping Fig	Refer to Arborist report	500mm	4.2 metres
8	<i>Ficus macrocarpa</i> <i>var. hillii</i>	Hills Weeping Fig	Refer to Arborist report	720mm	6 metres

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

LA0002 Demolition & tree removal

3. Trees greater than 5 metres in height must not be removed or damaged otherwise approved by this consent.

Reason: To preserve existing landscape features.

(b) EWA0001 Waste facilities in Mixed Use Developments (Previously PA26)

4. Separate waste processing and storage facilities are to be provided for residential and commercial tenants in mixed use developments. These facilities should be designed and located so that they cannot be accessed by the public, and are accessible by a private waste contractor for collection. A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities.

Reason: To ensure waste is adequately separated and managed in mixed use developments.

(c) EWA0002 Amenity of waste storage areas (Previously PA27)

5. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

(d) EWA0002 Amenity of waste storage areas (Previously PA27)

6. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

EWA0003 Contaminated waste from brothel (Previously

Prior to the release of a Construction Certificate:

7. Parking spaces are to be provided in accordance with the approved plans referenced in condition 1 and with AS 2890.1, AS2890.2 and AS 2890.6. Note that the width of the retail spaces is to be widened to 2.6m minimum. Details are to be illustrated on plans submitted with the construction certificate.
Reason: To comply with Council's parking requirements and Australian Standards.
8. The dimensions and configuration of the bicycle storage/racks and motorcycle spaces are to comply with AS 2890.3 – 2015 and AS 2890.1-2004. Details are to be illustrated on plans submitted with the construction certificate.
Reason: To comply with Council's parking requirements.
9. Prior to the issue of the construction certificate, the PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, 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
10. The gradients of the internal ramps (basement level 1 to basement level 4 shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be illustrated on plans submitted with the construction certificate.
Reason: To comply with Australian Standards.
11. 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 from Anderson Street. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials. Any such materials may only be permitted if they are less than or equal to 900mm height above the driveway level.
Reason: To comply with Australian Standards and ensure pedestrian safety.

PA0002 Building work in compliance with BCA

12. 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.

PA0003 Construction Certificate

13. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), 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.

PA0004 No encroachment on Council and/or Adjoining proper

14. The development must be constructed within the confines of the property boundary to a height of 15 metres from the finished floor level of the adjoining pavement. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

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

PA0011 #Demolition of Buildings

15. Approval is granted for the demolition of all structures currently on the property, subject to compliance with the following:-

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such

- written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
 - (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
 - (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
 - (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
 - (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
 - (i) Demolition is to be completed within 5 days of commencement.
 - (j) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
 - (k) 1.8m high Protective fencing is to be installed to prevent public access to the site.
 - (l) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Council prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;

- (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

PB0001 Home Warranty Insurance for \$20,000 over

16. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:
- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or
 - (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

- Note: A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purpose of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.
- Reason: To comply with the Home Building Act 1989.

PB0002 Long Service Levy payment for Constr. over \$25,000

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

Reason: To ensure that the levy is paid.

PB0003 Building work in compliance with BCA

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

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

19. A monetary contribution comprising \$1,718,399.50 is payable to Parramatta City Council in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Civic Improvement Plan (Amendment No. 4). Payment must be by EFTPOS, bank cheque or credit card only. The contribution is to be paid to Council prior to the issue of a construction certificate/ subdivision certificate [choose one]. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. Parramatta City Centre Civic Improvement Plan (Amendment No. 4) can be viewed on Council's website at:

http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions

Reason: To comply with legislative requirements.

PB0029 Environmental Enforcement Service Charge - All DAs

20. 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.

PB0030 Infrastructure & Restoration Adm. fee for all DAs

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

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

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

PB0038 #Security Bonds (For minor development)

22. 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/730/2016;
- (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 2016/2017 financial year)	\$30,000
Development Sites Bond - (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 2016/2017 financial year)	\$60,000

A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta 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.

PB0008 No external service ducts for multi-unit develop

23. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure the quality built form of the development.

PB0012 Single master TV antenna

24. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on each building to service the development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To protect the visual amenity of the area.

PB0028 SEPP 65 verification

25. Design Verification issued by a registered architect is to be provided with the application for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP 65.

Reason: To comply with the requirements of SEPP 65.

PB0032 Constr. Noise Managt. Plan for townhouses & above

26. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' and accompany the application for a Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

- (a) Identification of nearby residences and other sensitive land uses.
- (b) Assessment of expected noise impacts.
- (c) Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts.
- (d) Community Consultation and the methods that will be implemented for the whole project to liaise with affected community members to advise on and respond to noise related complaints and disputes.

Reason: To prevent loss of amenity to the area.

PB0033 Energy Provider requirements for Substations

27. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.

If a substation is required of the energy provider, it must be located internally within a building/s.

Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve.

Reason: To ensure adequate electricity supply to the development and to ensure appropriate streetscape amenity.

PB0039 #Adaptable Dwellings for Multi-unit and RFB's

28. The development must incorporate 18 adaptable dwellings. Plans submitted with the construction certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

Reason: To ensure the required adaptable dwellings are appropriately designed.

29. The applicant must surrender Development Consent No. 948/2010 dated 30 April 2012 for demolition of existing structures and construction of a five (5) storey mixed use development containing ground floor commercial tenancies and 56 residential apartments over 2 levels of basement car parking accessed from Anderson Street.

Reason: To ensure that there is certainty as to the consent applying to the subject land.

30. The development is to comply with the terms and conditions specified within the agreed voluntary planning proposal for the site executed on 28 June 2016.

Reason: To ensure the requirements of the agreed voluntary planning agreement are complied with during the development process.

31. "Survey Plan – TRIM Ref: 04349677

The survey plan must show the area/land that is to be dedicated as 'road dedication' and 'open space' adjoining 'Jubilee Park' in accordance with the Voluntary Planning Agreement for this site.

Details are to be provided to the Principle Certifying Authority prior to the release of the construction certificate.

32. A significant Sydney Water stormwater asset is located within Jubilee Park along the western boundary and is subject to the proposed park embellishment works. Any works over or adjacent this Sydney Water infrastructure will need to be designed and constructed in accordance with Sydney Water Technical Guidelines for Building Over and Adjacent to Pipe Assets (2015). The detailed construction plans will also require Sydney Water approval as per the Sydney Water Building Over and Adjacent to Sydney Water Stormwater Assets Policy (2015) and be certified by a structural engineer. Details are to be provided to the Principle Certifying Authority prior to the release of the construction certificate.

33. The stairs, railings and steps facing 'Jubilee Park' leading to/from the subject development need to remain 'wholly' within the 'proposed'

property boundary and 'totally' outside the land proposed to be 'dedicated' as 'open space' (3m wide strip fronting Jubilee Park). Details are to provide to the Principle Certifying Authority prior to the release of the construction certificate.

34. The applicant must submit a Final Arts Plan for approval prior to the issue of the Construction certificate. This submission should include all detailed documentation. In this regard, the Arts Plan must show proposed artworks, achieving the following:

1. The work in the foyer shall be highly visible from the street, allowing for a strong opportunity for engagement with passers-by.
2. The work on the north-eastern corner is to be located under the building soffit and will be of sufficient scale and visual impact to play a significant role in the way the buildings presents both to the park and the street.

Details are to be provided to the Principle Certifying Authority prior to the release of the construction certificate.

35. The Final Arts Plan shall detail the design development process through final design concepts, budget, engineering specifications, materials, site plan for artworks, construction documentation and project management, and plan for maintenance. Details are to be provided to the Principle Certifying Authority prior to the release of the construction certificate.

Reason: To ensure an appropriate Arts plan is submitted.

A1. Supervision of Design Development

36. To ensure that the quality of the winning design by Tony Caro Architecture/Aleksander Design Group/Order Architects is maintained through all development approval stages and construction, the Design Competition Jury will monitor design excellence and integrity at key project milestones including the following:

- During the pre-lodgement meeting
- During the Development Application stage, when the following information will be required:
 - Key cross sections, partial plans and partial elevations through external walls, balconies and other key external details. Drawings are to be fully annotated showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented
 - Revised 3D photomontages
- Prior to issue of the Construction Certificate
- Prior to the issue of the Occupation Certificate
- Prior to lodgement of any Section 96 which modifies the design

The Jury will provide written certification that the design at the above stages is substantially the same and retains the design excellence exhibited in the winning submission, subject to the amendments required as set out in Section D.3 above.

The Architectural Competition winning architects shall be retained during the construction process to ensure the retention of the design intent, regardless of whether the site is on sold.

All members of the jury or a majority of jurors must be reconvened to discuss the findings and/or direction of the jury.

This new 'regime' did not start until after the design competition for Parkes Street however as this process ensures design excellence is maintained throughout the construction process this site will be subject to the new 'regime'.

Jury members will be paid for the time that is involved in reviewing the drawings and attending presentations at DA, CC and OC stages. The jury can chose to convene a presentation by the architects or undertake a desktop review.

37. The following levels are required:

- a) The minimum finished floor levels of all habitable rooms, corridors etc shall be 11.8m AHD.
- b) The minimum finished floor levels of all residential rooms, corridors etc shall be 13.0 m AHD.
- c) The basement driveway must be provided with a passive crest and associated bunding and flood doors to prevent ingress of floodwaters into the basement at least up to the level of 11.8m AHD.
- d) A 'Floodbreak' or equivalent self-operating flood barrier and associated walling etc and flood doors must be provided near the top of the basement driveway to provide additional flood protection to the basement up to the the PMF level which is 13 m AHD.
 - The minimum finished floor levels of all habitable rooms, corridors etc shall be 11.8m AHD.
 - The minimum finished floor levels of all residential rooms, corridors etc shall be 13.0 m AHD.

- The basement driveway must be provided with a passive crest and associated bunding and flood doors to prevent ingress of floodwaters into the basement at least up to the level of 11.8m AHD.
- A 'Floodbreak' or equivalent self-operating flood barrier and associated walling etc and flood doors must be provided near the top of the basement driveway to provide additional flood protection to the basement up to the the PMF level which is 13 m AHD. Details must be submitted to Council's Team Leader Technical Specialists for approval which must occur prior to the release of the Construction Certificate.
- An egress route via stairs must be provided from all basement levels directly to a safe refuge point within the building, located at or above the PMF of 13m AHD. This route must be protected with flood gates 'Floodbreak' type barriers or other appropriate measures.

Details must be submitted to the Principle Certifying Authority (PCA) for approval prior to the release of the Construction Certificate.

Reason: Flood Protection

38. An egress route via stairs must be provided from all basement levels directly to a safe refuge point within the building, located at or above the PMF of 13m AHD. This route must be protected with flood gates 'Floodbreak' type barriers or other appropriate measures. Details must be submitted to Council's Team Leader Technical Specialists for approval which must occur prior to the release of the Construction Certificate. Details must be submitted to the Principle Certifying Authority (PCA) for approval prior to the release of the Construction Certificate.
39. All roof water and surface water is to be connected to an operable drainage system. Site water is to drain into Council's pipeline and shall not connect into the Jubilee Park Culvert. Details must be submitted to the Principle Certifying Authority (PCA) for approval prior to the release of the Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

40. 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 600mm in height or within 900mm of any property boundary.

The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated then written approval from the

affected neighbour shall be obtained and submitted to the certifying authority prior commencement of the works.

Structural details, certified by a practicing structural engineer, shall accompany the application for a Construction Certificate for assessment and approval by the certifying authority.

Reason: To minimise impact on adjoining properties.

(e) DB0003 Sydney Water Quick check

41. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to the Principal Certifying Authority upon request prior to works commencing.

Please refer to the website

<http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

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

DB0004 Dial Before you Dig Service (Previously EB04)

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

Reason: To ensure Council's assets are not damaged.

DB0007 Basement carpark and subsurface drainage
(Previously EB07)

43. The basement stormwater pump-out system, must be designed and constructed to include the following:
- (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
 - (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
 - (i) The permissible site discharge (PSD) rate; or
 - (ii) The rate of inflow for the one hour, 5 year ARI storm event.

- (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
- (d) A 100 mm freeboard to all parking spaces.
- (e) Submission of full hydraulic details and pump manufacturers specifications.
- (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.
- (g) Subsurface drainage including agricultural line or similar, is to be included to de-water the external walls of the basement car park. The sub-surface drainage shall connect to the basement pump out system.
- (h) Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

DB0010 Design to withstand flooding (Previously EB10)

44. The building must be designed and certified by a suitably qualified practicing engineer to ensure the building does not fail due to flooding.

A Flood Evacuation & Management Plan must also be prepared by a suitably qualified professional.

The design and certification of the building and the Flood Evacuation & Management Plan must be prepared and submitted with the application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure the structure can withstand flooding events.

DB0013 #Water treatment for stormwater (Previously EB13)

45. Stormwater 360 Stormfilter and Stormwater 360 Enviropod water quality treatment devices must be installed to manage surface runoff water to Parkes Street to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

DB0014 Underground electricity supply for townhouses&above (Previously EB14)

46. Electricity provision within the site is to be designed so that in the future the electrical connection from this site can be made to an underground connection within the street. Certification from an energy provider

addressing their requirements for this provision is to be forwarded to the Certifying Authority with the application for a Construction Certificate.

Reason: To enable future upgrading of electricity services.

DB0015 Shoring for adjoining Council property (Previously EB15)

47. Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practising structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details shall accompany the application for a Construction Certificate. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practising structural engineer must be complied with.

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

DB0017A Construction of a heavy duty vehicular crossing

48. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

49. A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to any work commencing.

Reason: To ensure appropriate vehicular access is provided.

DB0018 Exhaust fumes (Previously EB18)

50. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 1998 – 'The use of ventilation and air conditioning in buildings' – 'Fire and smoke control in multi-compartmented buildings'. Details showing compliance are to accompany an application for a Construction Certificate.

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

DB0020 Security roller shutters for basement car parking
(Previously EB20)

51. Where a security roller shutter or boom gate prevents access to visitor carparking, an intercom system is required to be installed to enable visitor access to the car parking area. Details of the system and where it is to be located is to accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure visitor carparking is accessible.

Platform Lift

52. The platform lifts proposed on site shall be Stairway Platform Lifts to comply with AS1735.7 (1998). A level landing space of 1500X1500mm shall be provide within the property at the base of the lifts. The lifts shall not encroach into public footpath when not in use. The lifts shall be provided with back-up batteries for use in the event of power failure. Signage for the use of the lifts complying with AS1428.1 (2009) shall be provided.

Access Facilities

53. All the public domain, site entries, and other public-accessible areas must comply with the DDA and AS1428 (2009) requirements. Any required accessible facilities, including ramps, hand rails, TGSIs at site entries, shall be located within the site boundaries without encroaching pedestrian desire lines or clear paths of travel. The proposed steps near public footpath shall be recessed to ensure sufficient space for TGSIs and handrails.

Prior to work commencing

DB0022 Support for Council Roads, footpath, drainage reserves (Previously EB23)

54. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

DB0023 Construction adjacent to a drainage easement (Previously EB24)

55. Foundations adjacent to a drainage easement are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3". The engineering details are to form part of the Construction Certificate documentation.

Reason: To ensure Council's assets are not damaged.

DB0026 Driveway Grades (Previously E27)

56. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 (2004) – “Off-street car parking” to prevent the underside of the vehicles scraping. Details are to be provided with the application for a Construction Certificate.

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

57. No work in the public domain adjoining the site, including kerb and gutter, kerb ramps, concrete footpaths, footway restorations, road work and the drainage connection from the site to the Council drainage system (kerb inlet pit) may take place until the approval in writing of Council’s Assets Engineer has been obtained.

Reason: To protect Council’s assets

58. Provide a detailed plan/design of the existing internal stormwater capture harvesting, use and drainage system, including rainwater tanks, pits, pipes, gross pollutant traps and connection into the filtration tank. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

59. Include an oil-separating secondary treatment device for implementation within the treatment train from roads and car parking areas. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

60. Redesign the filtration tank in accordance with the standards set by Stormwater360 or other equivalent supplier. It is imperative that the system include a high flow bypass weir, in order to dispose of site water during severe storm events. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

A1.1.1 LB0001 Planter Box Details

61. The following must be provided with an application for a Construction Certificate:

- a) Construction details showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens are to be provided by a suitably qualified structural engineer.

- b) A specification for the soil volume, soil depth and soil area must meet the prescribed standards in “*Apartment Design Guide – tools for improving the design of residential apartment development*” (NSW Department of Planning and Environment, 2015) to be provided by a suitably qualified Landscape Architect/Designer for all proposed tree plantings with an expected mature height of five (5) metres or greater.
- c) A specification (‘Fit-for-purpose’ performance description) for soil type must be provided by a suitably qualified Landscape Architect/Designer.
- d) Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and certification must be provided by a suitably qualified Landscape Architect/Designer.

Reason: To ensure the creation of functional gardens.

LB0003 #Tree Retention

62. Prior to the issue of the Construction Certificate, the Certifying Authority must be satisfied the footings of the proposed building will be designed so as not to impact on the trees required to be retained. In order to reduce the impact on the root structure, isolated piers or pier and beam construction is to be used within the following radius of the nominated tree(s):

Tree No.	Name	Common Name	Radius from the trunk
1	<i>Phoenix canarienses</i>	Canary Island Date Palm	2.8 metres
2	<i>Araucaria cunninghamii</i>	Hoop Pine	2.1 metres
7	<i>Ficus macrocarpa</i> var. <i>hillii</i>	Hills Weeping Fig	4.2 metres
8	<i>Ficus macrocarpa</i> var. <i>hillii</i>	Hills Weeping Fig	6 metres

Plans submitted with the Construction Certificate application must reflect the above requirements.

Reason: To ensure adequate protection of existing trees.

LB0006 #Statement on specific tree protection

63. A detailed Construction Management Plan and a Methodology Statement, prepared by a suitably qualified arboriculture’s (Australian Qualification Framework Level 5), must accompany the application for a Construction Certificate. This statement is to identify the measures to be implemented for protection of trees numbered 1, 2, 7 and 8 during construction and the expected future health of the trees. The statement is to be structured so that each of the following stages of construction are individually addressed, namely:

- (a) Excavation;
- (b) Canopy trunk and tree root protection;
- (c) Construction of any retaining wall;
- (d) Installation of services (i.e. bridging of roots); and
- (e) Back filling

Reason: To ensure adequate protection of existing trees.

64. An authorisation shall be obtained for the take of groundwater as part of the activity. Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application. The authorisation shall be subject to a currency period of 12 months from the date of issue and will be Limited to the volume of groundwater take identified.

65.. The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation.

66.. Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and:

(a) any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure; and

(b) any elevated water table is more than 1.0 m below the natural ground surface existent at the location immediately prior to the construction of the structure; and

(c) where the habitable part of the structure (not being footings or foundations) is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.

67. Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.

68. Documentation (referred to as a 'report') comprising measurements, maps, bore logs, calculations, results, discussion and justification for various matters related to the dewatering process must be provided. Information will be required at several stages: prior to construction commencing (initial report - which will accompany the application for the authorisation), at any time when an authorisation renewal is required or a

significant change in activities occurs (intermediate report); and at the completion of dewatering and related operations (completion report). Reports need to be submitted in a format consistent with electronic retrieval without editing restrictions; raw data should be presented in Excel spreadsheets without editing restrictions.

Prior to excavation

69. The following shall be included in the initial report:

(a) measurements of groundwater levels beneath the site from a minimum of three relevant monitoring bores, together with details of the bores used in the assessment including bore logs and three-dimensional identification information.

(b) a map of the site and its immediate environs depicting the water table (baseline conditions) shown relative to the topography and approved construction footprint from the surface level and below. An assessment of the potential variation in the water table during the life of the proposed building together with a discussion of the methodology and information on which this assessment is based.

(c) details of the present and potential groundwater flow paths and hydraulic gradients in and around the site; the latter in response to the final volumetric emplacement of the construction.

(d) a schedule for the ongoing water level monitoring and description of the methodology to be used, from the date of consent until at least two months after the cessation of pumping. [Note that groundwater level measurements should be undertaken on a continuous basis using automatic loggers in monitoring bores.]

70. The Applicant shall assess the likely impacts of the dewatering activities on other groundwater users or structures or public infrastructure; this assessment will include an appropriate bore, spring or groundwater seep census and considerations relevant to potential subsidence or excessive settlement induced in nearby buildings and property, and be documented together with all calculations and information to support the basis of these in the initial report.

71. Groundwater quality tasting of samples taken from outside the footprint of the proposed construction, with the intent of ensuring that as far as possible the natural and contaminant hydrochemistry of the potential dewatered groundwater is understood, shall be conducted on a suitable number of samples and tested by a NATA-certified laboratory. Details of the sampling locations and the protocol used, together with the test results accompanied by laboratory test certificates shall be included in the initial report. An assessment of results

must be done by suitably qualified persons with the intent of identifying the presence of any contaminants and comparison of the data against accepted water quality objectives or criteria for the intended dewatering purpose. In the event of adverse quality findings, the Applicant must develop a plan to mitigate the impacts of the hydrochemistry on the dewatered groundwater and present the details of all assessments and plans in the initial report.

72. Groundwater quality testing generally in accordance with Clause 8, shall be undertaken on any anniversary or other renewal or alteration of any dewatering authorisation.
73. A reasonable estimate of the total volume of groundwater to be extracted shall be calculated and included in the initial report; together with details and calculation methods for the parameters and supporting information to confirm their development or measurement (e.g. permeability determined by slug-testing, pump-tasting or other means).
74. A copy of a valid consent for the development shall be provided in the initial report.
- 75.. The method of disposal of pumped water shall be nominated (i.e. reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided in the initial report. The disposal of any contaminated pumped groundwater (sometimes called 'tailwater') must comply with the provisions of the Protection of the Environment Operations Act 1997 and any requirements of the relevant controlling authority.
76. Contaminated groundwater (i.e. above appropriate NEPM 2013 thresholds) shall not be reinjected into any aquifer. The reinjection system design and treatment methods to remove contaminants shall be nominated and included in the initial report and any subsequent intermediate report as necessary. The quality of any pumped water that is to be reinjected must be demonstrated to be compatible with, or improve, the intrinsic or ambient groundwater in the vicinity of the reinjection site.
77. In due course the applicant for the future proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any required padmount or indoor / chamber substations will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please find attached a copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and

Property Tenure Rights'. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>

Endeavour Energy's Capacity Planning section whilst not having undertaken a detailed load assessment, and have provided the following advice:

- As the plans show a substation room and this would need to be to Endeavour Energy standards.
- There is feeder capacity (at the moment) and the feeder is located on the eastern side of Anderson Street.
- The applicant should note that Endeavour Energy does not reserve capacity and therefore cannot provide firm commitments to enquires. In cases where augmentation works are required this may involve considerable lead times for design, environmental assessment, approvals and construction.
- Vegetation Management

78. The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Accordingly only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Landscaping that interferes with electricity infrastructure may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

A1.1.2 EWF0002 (amended)

79. The waste storage rooms 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.

A1.1.3 PB0010 #Acoustic Report

80. The recommendations outlined in the Traffic Noise, Mechanical Plant and Construction Noise & Vibration Management Plan (acoustic report) prepared by Rodney O Stevens with reference number R150436R1 dated January 2016 shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure a suitable level of residential amenity.

Prior to Issue of Construction Certificate

- The applicant is to engage an appropriately qualified project landscape architect to prepare all park embellishment works plans and ensure that they are in accordance to the relevant Australian Standards.
- The applicant must submit a detailed park embellishment plan that is to be approved by Council's Open Space delegate prior to the issue of the Construction Certificate. The embellishment plan must include details of levels, drainage, earthworks, landscape plantings, pathway treatments, seating and tree planting. Embellishment of the park must occur in accordance with this embellishment plan prior to the issue of the occupation certificate.

81. Evidence shall be provided to satisfy Council's Civil Assets and Development Engineering departments, that no stormwater pipeline traverses the property. If it is identified that the pipeline does traverse the property, a proposal to relocate the pipeline shall be submitted to Council's Civil Assets and Development Engineering departments, for assessment and approval prior to the issue of a construction certificate.

Reason: To protect Councils Drainage Assets

82. Detail of connection into the kerb inlet pit shall be provided to Councils Civil Assets department for assessment and approval, prior to the issue of a construction certificate.

Reason: To ensure Council's standards are satisfied.

Prior to commencement of work

PC0001 #Appointment of PCA

83. 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.

PC0002 Enclosure of the site

84. 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.

PC0003 Site Sign

85. 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.

Reason: Statutory requirement.

BC0001 Toilet facilities on site

86. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

Reason: To ensure adequate toilet facilities are provided.

PC0005 Public liability insurance

87. 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:
- (a) Above;
 - (b) Below; or
 - (c) On

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

PC0007 Footings and walls near boundaries

88. Prior to the commencement of work, the a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

DC0001 Construction and Traffic Management Plan
(Previously EC01)

89. Prior to the commencement of any works on site, the applicant must submit a Construction and/or Traffic Management Plan to the

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

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:
 - (i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,
 - (iii) The locations of proposed Work Zones in the egress frontage roadways,
 - (iv) Location of any proposed crane standing areas,
 - (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
 - (viii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
 - (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.

Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Works Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

- (c) Traffic Control Plan(s) for the site:
 - (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be

designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,

- (ii) Approval shall be obtained from Parramatta City Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
 - (i) Evidence of RTA concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods,

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

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

DC0002 Road Opening Permits - DA's involving drainage work (Previously EC02)

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

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

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

91. DC0003 Dilapidation survey & report for private properties
(Previously EC03)

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

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

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

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

Reason: Management of records.

DC0004 Geotechnical report (Previously EC04)

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

- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
- (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation

- and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
- (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
 - (d) The impact on groundwater levels in relation to the basement structure.
 - (e) The drawdown effects if any on adjacent properties (including the road reserve), resulting from the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater.

Where it is considered there is potential for the excavation to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development. This design is to ensure there is no change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path of groundwater results, artificial drains such as perimeter drains and through drainage may be utilised.

- (f) The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction.

The implementation program is to nominate suitable hold points for the various stages of the works in order verify the design intent before certification can be issued and before proceeding with subsequent stages.

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

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.

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

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

93. DC0006 Erosion and Sediment Control measures (Previously EC06)

Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

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

DC0007 Site Maintenance (Previously EC07)

94. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

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

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

DC0008 Shoring and adequacy of adjoining property
95. (Previously EC08)

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 persons own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation
- (b) 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.

DC0009 Special Permits (Previously EC09)

96. 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.

DC0010 Driveway Crossing Application (Previously EC10)

97. 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 Council's 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.

LC0002 #Tree protection as per arborist report

98. The trees referenced in report No. Arborist Letter Ref: 4111 referencing Arboricultural Impact Assessment dated 9 November 2010 Reference 13060. dated 1 December 2016, prepared by Urban Tree Management shall be protected prior to and during the demolition/construction process in accordance with the documents referenced above.

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

Prior to Commencement of Works

99. Tree protection fencing must be erected around significant trees within the park embellishment area and is to be retained for the duration of works in accordance the following requirements:

i) The tree fencing must be contiguous and constructed of 1.8 metre 'cyclone chainmesh fence' and must be erected in accordance with AS 4970-2009 (4.3 - Fig.3).

ii) Tree fencing may be repositioned to facilitate required park embellishment works only where appropriate branch protection is implemented in accordance with AS4970 (Section 4.5) under the direction of the project arborist.

Reason: To ensure protection of trees and minimise the impacts of the development.

Prior to Commencement of Works

100. The applicant is to install 1.8m high temporary fencing along the boundary of the park embellishment area prior to the commencement of works to prevent public access to the site. The temporary fencing is to be maintained for the duration of works and details demonstrating compliance is to be submitted to the Principal Certifying Authority.

Reason: To ensure public safety and protect the amenity of public land.

During Construction or Works:

General

101. A Project Arborist is to be appointed in accordance with AS 4970-2009 (1.4.4) to provide monitoring and certification throughout the development process.

Reason: To ensure protection of significant trees and minimise the impacts of the development.

To minimise disturbance to nearby reserve trees, no excavation shall take place within the critical root zone (CRZ)*, measured as a radius from the centre of the trunk of the tree. Excavation may occur between the critical and primary root zones (PRZ)*, but only by hand under the supervision of an experienced arborist. In the event that major structural of feeder roots (>50mm in diameter) are encountered between the critical and primary root zones, the project arborist is to implement appropriate measures to ensure the long term retention of the tree. (Note: Council's Tree Management Officers maybe contacted for advice regarding appropriate tree protection measures).

- critical root zone = 5 x trunk diameter 1400mm from ground level (measured as a radius from the centre of the trunk).
- primary root zone = 10 x trunk diameter 1400mm from ground level (measured as a radius from the centre of the trunk).

Reason: To ensure adequate protection of existing environmental assets and to maintain public amenity.

During Construction or Works

102. No excavation (for services and other works), change of soil level (cut or fill), parking (vehicles or plant), or placement of building materials (including disposal of cement slurry and waste water) or siting of temporary structures is permitted within the Tree Protection Zone (AS 4970-2009) of trees located within the adjoining council reserve.

Reason: To ensure adequate protection of existing environmental assets and to maintain public amenity.

Public Reserve Protection

103. Public access and use of Jubilee Park (excluding the embellishment works area) must be maintained throughout the duration of works. Trees and other public assets within the park must also be protected for the duration of works, with temporary fencing to be erected along the site boundary (as per the submitted Landscape Site Plan SK00 - Revision C) prior to the commencement of works and must remain in place for the duration of works. The following conditions are therefore recommended:

General

104. No materials, vehicles, refuse skips and the like are to be placed or stored in the adjoining public reserve outside the park embellishment area as indicated in the Landscape Site Plan SK00 (Revision C).
Reason: To ensure public safety and protect the amenity of public land.
105. No vehicular access is permitted through or into the adjoining reserve outside the park embellishment area as indicated in the Landscape Site Plan SK00 (Revision C) during works without the prior written consent of Council.
Reason: To ensure public safety and protect the amenity of public land.

General

106. No materials, vehicles, refuse skips and the like are to be placed or stored in the adjoining public reserve outside the park embellishment area as indicated in the Landscape Site Plan SK00 (Revision C).
Reason: To ensure public safety and protect the amenity of public land.
107. No vehicular access is permitted through or into the adjoining reserve outside the park embellishment area as indicated in the Landscape Site Plan SK00 (Revision C) during works without the prior written consent of Council.
Reason: To ensure public safety and protect the amenity of public land.

General

108. All works must be carried out so that:

- i. No materials are eroded, or likely to be eroded, are deposited, or likely to be deposited, on the bed or shore or into the waters of Clay Cliff Creek;
and
- ii. No materials are likely to be carried by natural forces to the bed, shore or waters of Clay Cliff Creek.

Any material that does enter Clay Cliff Creek must be removed immediately.

Reason: To ensure protection of waterways.

109. 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.

110. As 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 the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

111. If any Aboriginal objects are discovered on the site, excavation or disturbance is to cease and the Office of Environment & Heritage is to be informed in accordance with Section 89A of the National Parks and Wildlife act 1974 (as amended)

112. The Exception granted by the Office of Environment and Heritage pursuant to s.139 (4) of the Heritage Act, 1977 does not apply to the removal of State Significant relics as defined. If any State Significant relics are discovered on the site, excavation or disturbance is to cease and the Office of Environment & Heritage is to be informed in accordance with Section 89A of the National Parks and Wildlife act 1974 (as amended)

113. Where substantial intact archaeological relics of State or local significance, not identified in the archaeological assessment or statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Council must be notified in writing in accordance with section 146 of the Heritage Act, 1977. Depending on the nature of the discovery, additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

114. Anything done pursuant to the Exception granted by the Office of Environment and Heritage pursuant to s.139(4) of the Heritage Act,

1977 must be supervised and carried out by people with knowledge, skills and experience appropriate to the work.

115. The Exception granted by the Office of Environment and Heritage pursuant to s.139 (4) of the Heritage Act, 1977 only covers those works described in the application to the NSW Office of Environment and Heritage. Any additional archaeological investigations will require a further approval. This exception does not signify approval for any other activity on the site. In addition, an endorsement for an exception to the need for an archaeological permit under the Heritage Act 1977 is additional to those that may be required from other State or Commonwealth Australian authorities. Inquiries about any other approvals needed should, in the first instance, be directed to Council, State and Federal Government where appropriate.

DD0005 Erosion & sediment control measures (Previously ED05)

116. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.
Reason: To ensure no adverse impacts on neighbouring properties.

DD0009 Car parking & driveways (Previously ED10)

117. Car parking area and internal accessways must be constructed, marked and signposted in accordance with AS2890.1 –2004 'Off Street Car Parking Facilities' prior to an Occupation Certificate being issued.
Reason: To ensure appropriate car parking.

DD0010 Vehicle egress signs (Previously ED11)

118. Appropriate signage must be erected at the vehicle egress points to compel all vehicles to stop before proceeding onto the public way.
Reason: To ensure pedestrian safety.

DD0011 Nomination of Engineering Works Supervisor
(Previously ED12)

119. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's "Guidelines for Public Domain Works". Certification is required to be provided with the Occupation Certificate.
Reason: To ensure Council's assets are appropriately constructed.

LD0004 Material storage and trees

120. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

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

LD0007 #Excavation in the vicinity of trees

121. No excavation is to occur within the distance specified below:

Tree No.	Species	Common Name	Location	Distance from trunk
1	<i>Phoenix canarienses</i>	Canary Island Date Palm	Refer to Arborist report	1.5 metres
2	<i>Araucaria cunninghamii</i>	Hoop Pine	Refer to Arborist report	1.2 metres
7	<i>Ficus macrocarpa</i> var. <i>hillii</i>	Hills Weeping Fig	Refer to Arborist report	2.5 metres
8	<i>Ficus macrocarpa</i> var. <i>hillii</i>	Hills Weeping Fig	Refer to Arborist report	3 metres

All excavation work beyond the specified 'no excavation' distances but within the following Tree Protection Zones is to be supervised by an Australian Qualifications Framework (AQF) Level 5 arborist at all times. Pruning of roots greater than 30mm in diameter or larger is not permitted. Once the work is completed the supervising Arborist is to provide certification to the Principal Certifying Authority.

Tree No.	Species	Common Name	Location	Tree Protection Zone (m)
1	<i>Phoenix canarienses</i>	Canary Island Date Palm	Refer to Arborist report	2.8 metres
2	<i>Araucaria cunninghamii</i>	Hoop Pine	Refer to Arborist report	2.1 metres
7	<i>Ficus macrocarpa</i> var. <i>hillii</i>	Hills Weeping Fig	Refer to Arborist report	4.2 metres
8	<i>Ficus macrocarpa</i> var. <i>hillii</i>	Hills Weeping Fig	Refer to Arborist report	6 metres

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

LD0008 No attachments to trees

122. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

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

During excavation

123. Soil excavated from the site shall be classified in accordance with the EPA Waste Classification Guidelines prior to disposal.

Reason: To ensure appropriate management and disposal of excavated material.

124. Engineering measures designed to transfer groundwater around and beneath the basement shall be incorporated into the basement construction to prevent the completed infrastructure from restricting pre-existing groundwater flows.

125. Piping, piling or other structures used in the management of pumped groundwater shall not create a flooding hazard or induce mounding of groundwater. Control of pumped groundwater is to be maintained at all times during dewatering to prevent unregulated off-site discharge.

126. Measurement and monitoring arrangements to the satisfaction of the approval body are to be implemented. Weekly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a completion report provided after dewatering has ceased. Records of groundwater levels are to be kept and a summary showing daily or weekly levels in all monitoring bores provided in the completion report.

127. Pumped groundwater shall not be allowed to discharge off-site (e.g. adjoining roads, stormwater system, sewerage system, etc.) without the controlling authority's approval and/or owner's consent/so The pH of discharge water shall be managed to be between 6.5 and 8.5. The requirements of any other approval for the discharge of pumped groundwater shall be complied with.

128. Dewatering shall be undertaken in accordance with groundwater-related management plans applicable to the excavation site. The requirements of any management plan (such as acid sulfate soils management plan or remediation action plan) shall not be compromised by the dewatering activity.

129. The location and construction of groundwater extraction works that are decommissioned are to be recorded in the completion report. The method of decommissioning is to be identified in the documentation.

- 130.. Access to groundwater management works used in the activity is to be provided to permit inspection when required by the approval body under appropriate safety procedures.

Following excavation

131. Following cessation of the dewatering operations, the applicant shall submit the completion report which shall include:

(a) detail of the volume of water taken, the precise periods and location of water taken, the details of water level monitoring in all of the relevant bores; and

(b) a water table map depicting the aquifer shelled groundwater condition and a comparison to the baseline conditions; and

(c) a detailed interpreted hydrogeological report identifying all actual resource and third party impacts, including an assessment of altered groundwater flows and an assessment of any subsidence or excessive settlement induced in nearby buildings and property and infrastructure.

132. The completion report is to be assessed by the approval body prior to any certifying agency's approval for occupation or use of the completed construction.

133. Endeavour Energy's G/Net master facility model indicates that the site is a location identified or suspected of having asbestos or asbestos containing materials (ACM) present. Whilst Endeavour Energy's underground detail is not complete within G/Net in some areas, in older communities, cement piping was regularly used for the electricity distribution system and in some instances containing asbestos to strengthen the pipe; for insulation; lightness and cost saving.

134. When undertaking works on or in the vicinity of Endeavour Energy's electricity network, asbestos or ACM must be identified by a competent person employed by or contracted to the applicant and an asbestos management plan, including its proper disposal, is required whenever construction works has the potential to impact asbestos or ACM.

The company's potential locations of asbestos to which construction / electricity workers could be exposed include:

- o customer meter boards;
- o conduits in ground;
- o padmount substation culvert end panels; and
- o joint connection boxes and connection pits.

Further details are available by contacting Endeavour Energy's Health, Safety & Environment via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

135. Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected i.e. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site e.g. street light columns, power poles, overhead and underground cables etc.

- Dial before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical infrastructure across the sites, but also to identify them as a hazard and to properly assess the risk.

- Public Safety

136. As the proposed development will involve work near electricity infrastructure, workers run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+home/page/communitynav/safety/safety+brochures>

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note Emergencies Telephone is 131 003 which can be contact 24 hours/7 days.

EPA0062 Soil and Water Management – Stockpiles (Previously EHA76)

137. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

EPA0065 Polluted water from excavation – water analysis (Previously EHA79)

138. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and ANZECC standards for water quality.

Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To prevent pollution of waterways.

139. The trees identified for protection within Arborist Letter prepared by TALC (Peter Richards) Ref: 4111 dated 1 December 2016 referencing Arboricultural Impact Assessment by Urban Tree Management dated 9 November 2010 Reference 13060, shall be protected prior to and during the demolition/construction process in accordance with the documents referenced above.

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

Prior to the release of an Occupation Certificate:

140. The construction, finishing and transfer to Council. at no cost to Council, of a two bedroom apartment within the Development, being Dedication 02, which must:
- (a) be in the location determined in the Concept Design Process set out at clause 5.1 of Schedule 6;
 - (b) be a minimum of 75 square metres to a maximum of 80 square metres in area (not including basement car parking space);
 - (c) include a second ensuite bathroom;
 - (d) include a basement car parking space;
 - (e) include a dishwasher, washer and dryer and other finishes in accordance with the Schedule of Materials and Finishes; and
 - (f) at the time of transfer be able to be occupied lawfully.

141. Prior to the issue of the occupation certificate, convex mirrors are to be installed in accordance with traffic assessment, with their height and location adjusted to allow a driver a full view of the circulation roadway in order to see if another vehicle is approaching. Convex mirrors are to be installed at both ends of the ramp and at the curve point.

Reason: To ensure safety of drivers.

A2. Supervision of Design Development

142. To ensure that the quality of the winning design by Tony Caro Architecture/Aleksander Design Group/Order Architects is maintained through all development approval stages and construction, the Design Competition Jury will monitor design excellence and integrity at key project milestones including the following:
- During the pre-lodgement meeting
 - Prior to the issue of the Occupation Certificate
 - Prior to lodgement of any Section 96 which modifies the design
- The Jury will provide written certification that the design at the above stages is substantially the same and retains the design excellence exhibited in the winning submission, subject to the amendments required as set out in Section D.3 above.*
- The Architectural Competition winning architects shall be retained during the construction process to ensure the retention of the design intent, regardless of whether the site is on sold.*
- All members of the jury or a majority of jurors must be reconvened to discuss the findings and/or direction of the jury.*

This new 'regime' did not start until after the design competition for Parkes Street however as this process ensures design excellence is maintained throughout the construction process this site will be subject to the new 'regime'.

Jury members will be paid for the time that is involved in reviewing the drawings and attending presentations at DA, CC and OC stages. The jury can chose to convene a presentation by the architects or undertake a desktop review.

DE0001 Construction of a concrete footpath (Previously EE01)

143. Proof of completion of footpath construction work shall be submitted to the satisfaction of Council prior to release of the Occupation Certificate.

Reason: To provide pedestrian passage.

DE0003 Work-as-Executed Plan (Previously EE03)

144. Works-As-Executed stormwater plans are to address the following:
- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.

- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table
- (d) Approved verses installed Drainage Design (OSD) Calculation Sheet.

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

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

DE0005 OSD Positive Covenant/Restriction (Previously EE05)

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

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

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

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.

Reason: To ensure maintenance of the drainage and pump out facilities.

DE0006 Section 73 Certificate (Previously EE06)

146. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The 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.

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

DE0007 Street Numbering (Previously EE07)

147. An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate or Subdivision Certificate whichever occurs first.

Note: Notification of all relevant authorities of the approved street numbers must be carried out by Council.

Reason: To ensure all properties have clearly identified street numbering, particularly for safety and emergency situations.

DE0008 Compliance with Development Consent (Previously EE08)

148. The subdivision certificate will not be issued until after a final Occupation Certificate has been submitted to Council.

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

DE0009 Request for a Subdivision Certificate (Previously EE09)

149. A separate application must be made for a subdivision certificate.

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

DE0010 Effective evacuation report (Previously EE10)

150. An evacuation report and procedure shall be prepared by an appropriate consulting engineer. 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 stormwater event (i.e. first floor of the building etc.). The report shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate. A copy of the report shall be attached to the Occupation Certificate when forwarded to Council.

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

DE0015 Driveway Crossover (Previously EE15)

151. Prior to the issue of any Occupation Certificate, an application is required to be obtained from Council for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment.

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 be accompanied by detailed plans showing, grades/levels and specifications that demonstrate compliance with Council's standards, without conflict with all internal finished surface levels. The detailed plan must be submitted to Council's Civil Assets

Team for approval prior to commencement of the driveway crossing works. 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: Pedestrian and Vehicle safety.

DE0016 Construction of a standard kerb ramp (Previously EE16)

152. Proof of completion of the Kerb Ramp must be submitted to the satisfaction of the Council prior to the issue of an Occupation Certificate.

Reason: To provide adequate access.

DE0018 Reinstatement of laybacks etc

153. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. DS1. The reinstatement must be completed prior to the issue of an Occupation Certificate. All costs must be borne by the applicant.

Reason: To provide satisfactory drainage.

LE0002 Cert.Auth.Arrange Qualified LandscapeArch.(multi)

154. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

Reason: To ensure restoration of environmental amenity.

LC0002 #Tree protection as per arborist report

155. The trees identified for protection referenced in report No. Arborist Letter Ref: 4111 referencing Arboricultural Impact Assessment dated 9 November 2010 Reference 13060., dated 1 December 2016, prepared by Urban Tree Management shall be protected prior to and during the demolition/construction process in accordance with the documents referenced above.

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

EWE0002 Details of commercial contract for collection (Previously EHE24)

156. Prior to issue of the occupation certificate, the applicant shall enter into a commercial contract for the collection of trade wastes and recyclable materials arising from business operations on site. A copy of all-waste contracts and receipts shall be kept on site and made available to Council officers on request.

Reason: To comply with the Requirements of the Protection of the Environment Operations Act 1997 and Regulations.

EWE0005 Commencement of waste collection services for Town (Previously EHE32)

157. Prior to the issue of any occupation certificate, evidence that a waste collection service contractor has been engaged to service the site shall be submitted to the satisfaction of the PCA.

Reason: To ensure a waste collection service is commenced at the time of occupation of the development.

Prior to Issue of Occupation Certificate

- *The applicant is to engage an appropriately qualified project landscape architect to prepare and supervise all park embellishment works to ensure that they are constructed in accordance with the approved park embellishment plan.*
- *On completion of the park embellishment works, the project landscape architect is to submit Works as Executed plans. They are also to provide a statement to certify that:*
 - *the works have been constructed in compliance with the approved plans, specifications and conditions of approval and,*
 - *the Works as Executed plans are true and correct record of what has been built.*

158. The applicant dedicates land, works and an affordable housing unit to Council as stipulated in the VPA for the site without cost to Council.

159. The applicant must prepare maintenance plan to be used by the body corporate for the building that is to be approved by Council's Open Space delegate prior to the issue of the Occupation Certificate. The maintenance plan must include details of frequency of watering, rubbish removal, furniture and plant maintenance.

160. The street frontage of the property shall be renewed to the satisfaction of Council's Development Engineers Civil Assets and Urban design departments. In this regard the kerb and gutter is to be reconstructed in accordance with the standard drawings from Council's Civil Assets department and approved alignments and levels. The Council footway shall be renewed including the footway, street trees and other general street amenities, as determined by Council's Urban Design department.

Reason: To renew the frontage of the subject property.

161. An Operational Management and Maintenance Report is required to be lodged with the Final 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 is to 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.

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.

Reason: To ensure appropriate management and maintenance requirements are established.

162. Prior to release of the Occupation Certificate the Applicant shall obtain and submit to the PCA a works as executed survey by a Registered Surveyor certifying that the finished floor levels of all habitable rooms, corridors etc, the driveway protection crest are at or above 11.8m AHD and that the finished floor levels of all residential rooms, corridors etc are at or above 13.0m AHD. .

Reason: Flood Protection

163. The Occupation Certificate is not to be released by the PCA until all work in the public domain adjoining the site, including kerb and gutter, kerb ramps, concrete footpaths, footway restorations, road work and

the drainage connection from the site to the Council drainage system (kerb inlet pit) until the approval in writing of Council's Assets Engineer for the completed works has been obtained.

Reason: Assets quality control

The Use of the Site

164. The roller shutter door to be provided at the driveway entry and exit from Anderson Street is to be operated via remote control. A security access card reader cannot be installed for this development as it will impede access to the carpark and not comply with the Clause Nos. 3.3(b) of AS 2890.1-2004.

Reason: To comply with Australian Standards.

DF0002 No Storage etc below the building (Previously EF02)

165. The area below the building must remain unobstructed at all times and not be used for storage or enclosed allowing the free flow of floodwaters.

Reason: To ensure the flow of water.

LF0001 Landscape maintenance

166. All landscape works within the site excluding any works on Council's land shall be maintained for a minimum period of two (2) years following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions.

Reason: To ensure restoration of environmental amenity.

EWF0003 Remove putrescible waste at sufficient frequency (Previously EHF05)

167. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

Reason: To ensure provision of adequate waste disposal arrangements.

EPE0009 Vehicle washing – general require. for waste water (Previously EHE22)

168. Washing of vehicles shall be conducted in a vehicle wash bay, which is roofed and bunded to exclude rainwater. The vehicle wash bay shall be installed in accordance with Sydney Water's requirements. A trade wastewater agreement shall be obtained from Sydney Water before operation of the washbay commences and a copy of the permit submitted to Council's Environment and Health unit prior to the issuing of the occupation certificate. The vehicle wash bay shall be regularly cleaned and maintained.

Reason: To ensure proper disposal of waste water.

Advisory notes

- Excavation
 - a) The applicant should be advised of the following object of Section 49A 'Excavation work affecting electricity works' of the of *Electricity Supply Act 1995* (NSW) covering the carrying out or proposed carrying out of excavation work in, on or near Endeavour Energy's electrical infrastructure.

Electricity Supply Act 1995 No 94

Current version for 8 January 2016 to date (accessed 30 March 2016 at 08:12)

[Part 5](#) » [Division 2](#) » [Section 49A](#)

49A Excavation work affecting electricity works

- (1) This section applies if a network operator has reasonable cause to believe that the carrying out or proposed carrying out of excavation work:
 - (a) could destroy, damage or interfere with those works, or
 - (b) could make those works become a potential cause of bush fire or a potential risk to public safety.
- (2) In those circumstances, a network operator may serve a written notice on the person carrying out or proposing to carry out excavation work:
 - (a) to modify the excavation work, or
 - (b) not to carry out the excavation work, but only if the network operator is of the opinion that modifying the excavation work would:
 - interfere with, the electricity works concerned or in preventing those works becoming a potential cause of bush fire or a potential risk to public safety.

If the development entails the completion of any work in and/or affecting Endeavour Energy's adjoining electrical infrastructure, prior contact must be made to Endeavour Energy's Easement Management Officer, Jeffrey Smith, on 9853 7139 or alternately

Jeffrey.Smith@endeavourenergy.com.au .