

“Appendix” to Section 4.15 Assessment Report - DA/1281/2016

DRAFT DEFERRED COMMENCEMENT CONDITIONS

Upon the signature of the applicable delegate the deferred commencement conditions in this Appendix will form the conditions of development consent.

Development Consent No.: DA/1281/2016
Property Address: Lot 30 in DP 1106209 and Lots 6-9 in DP 22506
12 Station Road & 4-10 Wentworth Avenue,
Toongabbie

Deferred Commencement

PAANSC Non-standard - Deferred Commencement

1. Pursuant to the provisions of Section 4.16(3) of the Environmental Planning and Assessment Act 1979, the development application be granted a Deferred Commencement Consent subject to the completion of the following:
 - a) A flood emergency response plan be prepared to demonstrate how people dependent on care (including the staff and visitors of the residential care facility) can be evacuated in case of an emergency; and
 - b) City of Parramatta Council and NSW State Emergency Service approves the flood emergency plan for occupants, staff, visitors and personnel.

Reason: To ensure that the land has an evacuation plan and is suitable for its proposed use.

General Matters

PA0001 # Approved plans and supporting documentation

2. 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:

Drawing No.	Prepared By	Dated
Job No.15280, DA00, Revision B, Cover Page	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA01, Revision B, Site Locality Map	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA02, Revision B, Site Analysis	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA03, Revision B, Site Plan	Calder Flower Architects Pty Ltd	21 February 2018

Job No.15280, DA04, Revision B, Demolition Plan	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA05, Revision B, Ground Floor Plan	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA06, Revision B, Level 1 Plan	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA07, Revision B, Level 2 Plan	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA08, Revision B, Level 3 Plan	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA09, Revision B, Roof Plan	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA11, Revision B, Elevations – Sheet 1	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA12, Revision B, Elevations – Sheet 2	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA13, Revision B, Sections	Calder Flower Architects Pty Ltd	21 February 2018
Job No.15280, DA19, Revision B, External Finishes & Materials	Calder Flower Architects Pty Ltd	21 February 2018
15B96_DA_C000, Revision 06, Cover Sheet, Drawing Schedule, Notes and Locality Sketch	Henry & Hymas	21 June 2018
15B96_DA_C100, Revision 09, Detail Plan – Stormwater and Grading	Henry & Hymas	19 June 2018
15B96_DA_C200, Revision 07, Stormwater Miscellaneous Details & Pit Lid Schedule	Henry & Hymas	21 June 2018
15B96_DA_C201, Revision 05, OSD Plan, Section & Details	Henry & Hymas	29 June 2018
15B96_DA_C250, Revision 07, Stormwater Catchment Plan	Henry & Hymas	29 June 2018
15B96_DA_C500, Revision 07, Pavement Plan	Henry & Hymas	19 June 2018
Job No. 16-080s, LA01, Revision D, Cover Sheet and Context Plan	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Job No. 16-080s, LA02, Revision F, Tree Removal and Retention Plan	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Job No. 16-080s, LA03, Revision G, Landscape Site Plan	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Job No. 16-080s, LA04, Revision G, Planting Plan	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Job No. 16-080s, LA05,	Taylor Brammer	26 June 2018

Revision G, Landscape and Planting Plan – Level 1	Landscape Architects Pty Ltd	
Job No. 16-080s, LA06, Revision F, Landscape and Planting Plan – Level 3	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Job No. 16-080s, LA07, Revision D, Landscape Section – OSD Basin 2	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Job No. 16-080s, LA08, Revision D, Landscape Section	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Job No. 16-080s, LA09, Revision C, Landscaping Signage Plan	Taylor Brammer Landscape Architects Pty Ltd	26 June 2018
Project No. PR127642SU, PL01, Issue D Sheet 1 of 2	RPS Australia East Pty Ltd	16 December 2016
Project No. PR127642SU, PL02, Issue D Sheet 2 of 2	RPS Australia East Pty Ltd	16 December 2016

Document(s)	Prepared By	Dated
Site Compatibility Certificate	NSW Government, Sydney Central City Planning Panel	23 November 2018
Statement of Environmental Effects, Job: 16-050	BBC Consulting Planners	December 2016
Acoustic Assessment for a Residential Aged Care Facility Report, Ref. 20160540.1/0616A/TT/RO, Revision 0	Acoustic Logic Consultancy Pty Ltd	21 April 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.

PA0002 Building work in compliance with BCA

3. 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

4. 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

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

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

PA0011 #Demolition of Buildings

6. Approval is granted for the demolition of all buildings and outbuildings 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.

- (a) 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.
- (b) 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.
- (c) 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.

- (d) 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
- (e) 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.
- (f) 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.
- (g) 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”.
- (h) Demolition is to be completed within one (1) month of commencement.
- (i) 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.
- (j) A 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (k) 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:
 - proposed ingress and egress of vehicles to and from the construction site;
 - proposed protection of pedestrians adjacent to the site; and
 - proposed pedestrian management whilst vehicles are entering and leaving the site.
- (l) Oversize vehicles using local roads require Council’s approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council’s Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (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
 - (i) 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.
 - (ii) 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.

LA0001 #Tree Retention

7. Trees to be retained are:

Tree No.	Name	Common Name	Location	DBH Diameter at breast height (m)	Tree Protection Zone (m)
T2	<i>Schinus molle var. areira</i>	Peppercorn tree	See map in arborist report	600	7.2
T3	<i>Schinus molle var. areira</i>	Peppercorn tree	See map in arborist report	350	4.2
T4	<i>Corymbia Maculata</i>	Spotted Gum	See map in arborist report	400	4.8

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

OA0001 Public Reserve Protection (Stockpiling)

8. No materials, vehicles, refuse skips and the like are to be placed or stored in the adjoining public reserve.

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

OA0006 Public Reserve Gates

9. No gates or the like are permitted to provide access between the property and the Council reserve.

Reason: To ensure public safety and adequate protection of existing environmental assets.

OA0008 Public Reserve Access & Works

10. No works or vehicular access are permitted within the adjoining Council reserve during works without the prior written consent of Council.

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

OA0009 Waterways Protection

11. 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 Greystanes Creek; and
- (ii) No materials are likely to be carried by natural forces to the bed, shore or waters of Greystanes Creek.

Any material that does enter Greystanes Creek must be removed immediately.

Reason: To ensure protection of waterways.

OANSC Non-standard - General Matters

12. The construction of all headwall outlets shall incorporate flow velocity reduction controls (i.e. bedded boulders, small stones and native sedges / rushes planted in voids) to minimise erosive and scouring impacts as per NSW Office of Water 'Guidelines for Outlet Structures'.

Reason: To ensure protection of riparian vegetation and waterways.

PANSC Non-standard - General Matters

13. The development is to comply with the relevant standards pursuant to the Commonwealth Aged Care Accreditation Standards.

Reason: To ensure compliance with legislative requirements.

PANSC Non-standard - General Matters

14. The development is to comply with the standards pursuant to the General Terms of Approval Ref: 10ERM2017/0034, dated 13 April 2017 issued by the NSW Department of Industry (Lands and Water) / Natural Resources Access Regulator.

Reason: To ensure compliance with NSW Department of Industry (Lands and Water).

PANSC Non-standard - General Matters

15. The following must be adhered to:

- The at-grade car park must provide appropriate tree plantings to provide shade to reduce heat loading from expansive paved areas; and
- Sunshade devices to windows along the northern and western elevation of the residential care facility.

Details satisfying the above are to be annotated on the plans and documentation accompanying the Construction Certificate and a copy to be provided to City of Parramatta Council.

Reason: To comply with Clause 35 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

PANSC Non-standard - General Matters

16. The following must be adhered to:

- The location of the proposed waste storage must be clearly shown on the architectural and/or floor plans;
- Details of how building residents will transfer waste from their apartments to the building waste store area; and
- Details of how waste will be collected from the building by a private contractor and the proposed collection point shown on the architectural plans.

Details satisfying the above must be shown on the plans and supporting documentation must be provided to and approved by the City of Parramatta Council.

Reason: To comply with Council's waste requirements.

PA0002 Building work in compliance with BCA

17. 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.

ECA0002 Site Investigation & Site Audit Statement

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

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

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

ECA0003 Site Audit Statement

19. The applicant is to engage an NSW EPA accredited site auditor to undertake an independent assessment of the site investigation (remediation) or (validation) report to address the requirements of section 47(1) (b) of the Contaminated Land Management Act 1997. A site audit statement is to be submitted to Council and the principal certifying authority on the completion of remediation works

Reason: To ensure the contamination assessment report has adhered to appropriate standards, procedures and guidelines.

ECA0004 Imported fill

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

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

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

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

ECA0005 Signage – Contamination

21. A sign displaying the contact details of the remediation shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works.

Reason: To provide contact details for council inspectors and for the public to report any incidents.

ECA0006 Require to notify about new contamination evidence

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

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

ECA0007 Discharge of Contaminated Groundwater

23. Groundwater shall 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 NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.

Other options for the disposal of groundwater 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 ensure that contaminated groundwater does not impact upon waterways.

ECA0008 Remediation Works

24. All remediation works shall be carried out in accordance with clauses 17 and 18 of State Environmental Planning Policy 55 - Remediation of Land.

Reason: To comply with the statutory requirements of State Environmental Planning Policy 55.

ECA0009 Contaminated waste to licensed EPA landfill

25. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

ECA0013 Registration Covenant - encapsulated contamination

26. A covenant shall be registered on the title of the land and a copy of the title submitted to Council and the principal certifying authority prior to the issue of an occupation certificate, giving notice of the former use and contamination of the site and the existence of the encapsulated cells containing contaminated material.

Reason: To ensure that the encapsulated cell is not breached and to prevent the future occurrence of a health hazard and the spread of contamination.

ECA0014 Registration of covenant for ongoing management

27. A covenant shall be registered on the title of the land binding the owners and future owners to be responsible for ongoing maintenance, management and any future rehabilitation works required in terms of the contamination present, including the discharge or prevention of discharge therefrom of any contaminants or for any works required by the Environment Protection Authority.

Reason: To ensure that the encapsulated cell is not breached and to prevent the future occurrence of a health hazard and the spread of contamination.

PANSC Non-standard - General Matters

28. No approval is granted for works within the public domain. To mitigate the development impact to the existing streetscape, a minimum 1m wide landscape planting strip shall be provided between the proposed car park and site boundary along Wentworth Avenue with a combination of groundcover, shrub and tree plantings.

Final footpath alignment plans, including long sections, cross sections and public domain plantings must be provided to Council and approved by Council's Civil Assets and Public Domain teams.

Reason: To ensure compliance with Council's Public Domain guidelines and requirements.

DANSC Non-standard - General Matters

29. The following must be adhered to:

- a) In order not to divert or obstruct floodwaters, nor lose flood storage, no filling shall occur on land below the flood Planning Level of RL 29.51m AHD.
- b) The minimum finished floor levels of all habitable rooms/floors as defined by the Floodplain Development Manual, but excluding floor levels of 'Sensitive Uses' as defined by Council's Floodplain Risk Management Policy and DCP 2011, shall be not lower than the Flood Planning Level of RL 29.51 m AHD. Council notes that the Applicant has proposed the minimum floor levels of 'Sensitive Uses' (that is the Aged Care facility) to be at or above the PMF level of RL 30.17m AHD.
- c) The Flood Emergency Response Plan referred to in this consent must incorporate accurate flood mapping based on Council's adopted flood levels of both the 1% AEP and PMF floods on surrounding streets, particularly those required to be used for the evacuation or access by emergency services during such floods and in 'high hazard' conditions.
- d) If the necessary roads are impassable during such floods, the Applicant shall submit to Council's Service Manager Development and Traffic Services Unit for approval prior to the issue of a Construction Certificate, alternative proposals for the safeguarding of occupants and staff during and following such severe floods. Such submission must include the written concurrence of the State Emergency Services and the Department of Health to any alternative proposals.
- e) The Flood Emergency Response Plan must include proper provisions for safe water supply, appropriate sanitation and sewage treatment facilities, uninterruptible power, telecommunications and other necessary resources to support all occupants during flooding and the flooding aftermath for at least 24 hours and if necessary a longer period. These facilities must be available at short notice and be on perpetual standby.
- f) An effective flood warning system must be installed and operated 24 hours a day in perpetuity. Details including a management and operational plan must be submitted for the approval of Council's Manager DTSU prior to release of the Occupation Certificate.

Reason: Flood Risk Management.

Prior to the issue of a Construction Certificate

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

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

30. 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.

PB0020 #Parra Develop Contrib. Plan – Outside City Centre

31. A monetary contribution comprising \$344,465.00 payable to City of Parramatta Council in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the *Parramatta Section 94A Development Contributions Plan (Amendment No. 5)*. 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.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.

Parramatta Section 94A Development Contributions Plan (Amendment No. 5) can be viewed on Council's website at:

<https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

Reason: To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

PB0029 Environmental Enforcement Service Charge - All DAs

32. 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

33. 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)

34. 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/1281/2016;
- (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 - (<i>see Schedule of Fees and charges (\$2575 - \$10,300 per street frontage in current financial year)</i>)	\$5,150.00
Nature Strip and Roadway - (<i>applies to all developments with a cost greater than \$50K and swimming pools regardless of cost. See Schedule of Fees and Charges, \$2500 - \$25,000 per street frontage in current financial year</i>)	\$25,000.00
Street Trees - (<i>\$2000 per street tree in current financial year</i>)	\$2,000.00

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.

OBNSC Non-standard - Prior to the issue of a CC

35. A Vegetation Management Plan (VMP) shall be prepared by a suitably qualified ecological consultant to guide the establishment of a minimum 10m wide vegetated riparian zone along the interface with the Council reserve as per Landscaping Plan L04 (Revision G) prepared by Taylor Brammer Landscape Architects dated 24 June 2016. The VMP is to provide for a complete vegetation stratum (trees / shrubs / groundcovers) utilising a mix of species from locally endemic vegetation communities and is to address existing vegetation, planting densities / schedule, weed removal, mulching and maintenance. The VMP must be approved by the City of Parramatta Council Open Space and Natural Resource team prior to the release of the construction certificate.

Reason: To ensure protection of riparian vegetation and waterways.

DB0004 Dial Before you Dig Service

36. 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.

DB0010 Design to withstand flooding

37. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding events up to the 1 in 100 year level plus 500mm freeboard.

Reason: To ensure the structure can withstand flooding impacts.

DB0013 #Water treatment for stormwater

38. Water quality treatment devices must be installed to manage surface runoff water to Wentworth Avenue 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

39. 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

40. 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.

TB0003 Parking spaces to be provided

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

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

TB0002 #Bicycle condition

42. Eight (8) bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-1993. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

TB0001 Carparking condition

43. The PCA shall ascertain that any new element in the car park not illustrated on the approved plans such as columns, garage doors, fire safety measures, driveway ramp access gradients 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 application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

TB0004 Pedestrian safety

44. 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 Wentworth Avenue. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

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

TBNSC Non-standard - Prior to the issue of a CC

45. Detailed engineering design of the roundabout including proposed modifications is to be submitted to Council's Service Manager - Traffic and Transport and Council's Service Manager - Civil Infrastructure for consideration by the Parramatta Traffic Committee and approval by Council. The engineering design plan is to indicate the vehicular access points of the adjoining apartments as it may impact on the proposed pedestrian walkway and landscape areas. All costs associated with the design, re-configuration and re-construction of the existing roundabout due to the provision of access points into and out the development site is to be paid for by the applicant at no cost to the City of Parramatta Council.

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

DB0017A Construction of a heavy duty vehicular crossing

46. 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.

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.

DB0021 Impact on Existing Utility Installations

47. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

DB0022 Support for Council Rds, footpath, drainage reserv.

48. 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

49. 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.

DB0025 #Foundations adjacent to existing drainage pipes

50. Foundations adjacent to the existing Girraween Creek, must be constructed in accordance with Council's Code, "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements". Details must accompany an application for a Construction Certificate.

Reason: To ensure structural stability of the stormwater pipe.

DB0026 Driveway Grades

51. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps 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 provided with the application for a Construction Certificate.

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

EWB0002 Separate waste bins for general & recycling waste

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

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

PB0008 No external service ducts for multi-unit develop

53. 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

54. 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.

PB0032 Constr. Noise Managt. Plan for townhouses & above

55. 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.

PB0010 #Acoustic Report

56. The recommendations outlined in the Opal Aged Care Toongabbie—Acoustic assessment for a residential aged care facility report, Ref 20160540.1/0616A/TT/RO) prepared by Acoustic Logic, dated 21 April 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.

PB0033 Energy Provider requirements for Substations

57. 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 at the location shown on the approved DA drawings.

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.

PB0034 Broadband access for major dev. 100+ dwellgs/units

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

Note: For more information contact NBN Co.;
Development Liaison Team:
Call 1800 881 816;
Email: newdevelopments@nbnco.com.au;
Web: www.nbnco.com.au/NewDevelopments.

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

EABNSC Non-standard - Prior to the issue of a CC

59. To minimise the impact of noise from the adjoining major road or rail corridor on the occupants of the building it shall be acoustically designed and constructed to meet the requirements of AS3671-1989 (Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction), AS 2107-2000 (Recommended design sound levels and Reverberation times in Building interiors), the NSW Environment Protection Authority's Environmental Criteria for Road Traffic Noise and the Environmental Noise Control Manual (Sleep Disturbance).

A report from an appropriately qualified person that these acoustic and vibration design requirements will be met shall be provided to the satisfaction of the PCA prior to the issue of a Construction Certificate.

Reason: To ensure a suitable level of residential amenity not affected by excessive noise and vibration from surrounding activities.

Prior to Work Commencing

PC0001 #Appointment of PCA

60. 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

61. 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

62. 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;
 - (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

BC0001 Toilet facilities on site

63. 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

64. 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.

LC0002 #Tree protection as per arborist report

65. Unless specified by a condition, the trees identified for protection in the arborist report prepared by Tree IQ, report No. WENT/AIA/B, dated 23 November 2016 shall be protected prior to and during the demolition/construction process in accordance with the document referenced above.

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

LC0004 Protective fencing

66. Retained trees or treed areas must be fenced with a 1.8 metre high chainwire link or welded mesh fence. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy drip line or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

Reason: To protect the environmental amenity of the area.

LC0006 Pruning/works on tree(s)

67. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties. Pruning for Tree 3 as specified in the arborist report prepared by Tree IQ, report No. WENT/AIA/B, dated 23 November 2016 may be undertaken without requiring further council approval.

All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

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

LC0007 Tree Protection During Construction

68. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualifications Framework (AQF) Level 5 Arborist in accordance with AS4970 - "Protection of Trees on Development Sites".

Reason: To ensure trees are protected during construction.

OC0003 Control spread of weeds to exotic seeds to reserve

69. To control the spread of weeds or exotic seeds into the adjoining bushland reserve, a strip of filter fabric is to be attached to the sediment fence prior to the commencement of demolition, excavation or building works. The filter fabric is to be a minimum of 50mm into the existing ground, to extend a minimum 150mm above existing ground and securely attached to the entire length of the sediment fence. The build-up of sediment against the filter fabric is to be regularly removed and disposed of responsibly off site to ensure on-going effectiveness. Details demonstrating compliance is to be submitted to the Principal Certifying Authority.

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

ECC0001 Asbestos Hazard Management Strategy

70. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

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

ECC0002 Asbestos - signage

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

Reason: To comply with the requirements of SafeWork NSW.

ECC0003 Hazardous material survey

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

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

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

PC0006 Noise Management Plan – Construction Sites

73. A noise management plan must be submitted to Council for approval prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person, who possesses qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

The plan must include, but not be limited to the following:

- (a) Identify sensitive location near the site;
- (b) Identify potential impacts (i.e. exceedance of the goals at the identified locations);
- (c) Mitigation measures to control noise and dust from the site, the noise reduction likely and the feasibility and reasonableness of these measures;
- (d) Selection criteria for plant and equipment;
- (e) Community consultation;
- (f) Details of work schedules for all construction phases;
- (g) Selection of traffic routes to minimise residential noise intrusion;
- (h) Schedule of plant and equipment use and maintenance programs;
- (i) Noise monitoring techniques and method of reporting results;
- (j) The methodology to be employed for handling and investigating any complaints should they arise;
- (k) Site induction details for employees and contractors; and
- (l) A declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.

Reason: To maintain appropriate amenity to nearby occupants.

During Work

PD0001 Copy of development consent

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

Reason: To ensure compliance with this consent.

PD0003 Dust Control

75. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

PD0004 Materials on footpath

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

Reason: To ensure pedestrian access.

PD0006 #Hours of work and noise

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

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.

Reason: To protect the amenity of the area.

PD0007 Complaints register

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

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

The complaints register must be made available to Council and/or the Principal Certifying Authority upon request.

Reason: To allow the Principal Certifying Authority/Council to respond to concerns raised by the public.

PD0008 Noise

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

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

Reason: To protect the amenity of the area.

PD0010 Survey Report

80. A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

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

TD0001 Occupat. of any part of footpath/road - Enusre Mge

81. 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.

TD0002 Oversize vehicles using local roads

82. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

LD0001 No removal of trees on public property

83. No trees on public property (footpaths, roads, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

Reason: Protection of existing environmental infrastructure and community assets.

LD0002 #Weed removal

84. The *Biosecurity Act* 2015 requires the following weeds to be removed in accordance with the General Biosecurity Duty prescribed by the Act:

- # [list specific weeds]

Reason: To ensure the compliance with the *Biosecurity Act* 2015.

LD0004 Material storage and trees

85. 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.

LD0006 #Excavation to be supervised by arborist

86. Any excavation, such as for the installation of the stormwater infrastructure, that is required within the Structural Root Zone (SRZ) of trees (e.g. trees in the adjacent council reserve), that are >5 metres in height will need to be undertaken through manual excavation. Pruning of roots greater than 30mm in diameter or larger is not permitted and stormwater pipes would need to be built around such roots where applicable. All work is to be supervised by an Australian Qualifications Framework (AQF) Level 5 arborist (Project Arborist) at all times. Once the work is completed, the Project Arborist is to provide certification to the Principal Certifying Authority. Machine excavation including trenching is not permitted.

Reason: To provided adequate protection of trees.

LD0008 No attachments to trees

87. 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).

LD0011 Tree Removal

88. Trees to be removed are:

Tree No.	Species	Common Name	Location
T1	<i>Schinus molle</i> var. <i>areira</i>	Peppercorn Tree	As per map in arborist report
T5	<i>Lophostemon confertus</i>	Brush box	As per map in arborist report
T6	<i>Eucalyptus nicholii</i>	Small-leaf peppermint	As per map in arborist report
T7	<i>Syagrus romanzoffianum</i>	Cocos palm	As per map in arborist report
T8	<i>Syagrus romanzoffianum</i>	Cocos palm	As per map in arborist report
T9	<i>Harpephyllum caffrum</i>	Kaffir plum	As per map in arborist report
T10	<i>Ligustrum lucidum</i>	Large-leaf privet	As per map in arborist report
T11	<i>Thuja occidentalis</i>	White cedar	As per map in arborist report
T12	<i>Syagrus romanzoffianum</i>	Cocos palm	As per map in arborist report
T13	<i>Syagrus romanzoffianum</i>	Cocos palm	As per map in arborist report
T14	<i>Callistemon viminalis</i>	Weeping bottlebrush	As per map in arborist report

Reason: To facilitate development.

LD0013 Removal of trees by an arborist

89. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.

OD0001 Bushland Protection

90. The applicant is to ensure no storage or stockpiling of building materials, excavated fill or topsoil during the site works shall take place within 5m of the adjoining bushland reserve for the duration of on-site works.

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

OD0002 Machinery is to be cleaned of soil and debris

91. All machinery is to be cleaned of soil and debris before entering the site to prevent the spread of weed and fungal pathogens such as Cinnamon Fungus (*Phytophthora cinnamomi*) and Chytrid Fungus (*Batrachochytrium dendrobatidis*).

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

ECD0001 Importation of clean fill

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

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

ECD0002 Asbestos records disposal& licensed waste facility

93. Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

ECD0003 Asbestos handled& disposed of by licensed facility

94. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2005 and the EPA publication 'Waste Classification Guidelines - 2008' and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

ECD0004 Waste data maintained

95. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.

Prior to the issue of an Occupation Certificate/Subdivision Certificate**PE0001 Occupation Certificate**

96. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 109H of the Environmental Planning and Assessment Act 1979.

Reason: To comply with legislative requirements of the Environmental Planning and Assessment Act 1979.

BE0001 Record of inspections carried out

97. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with statutory requirements.

PE0024 The Release of Bond(s)

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

- (a) Council's Development Application number; and
- (b) Site address.

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

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

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

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

LE0003 Landscaping shall be completed prior to occupation

99. The landscaping must be completed in accordance with the consent and approved plans, prior to occupation/use of the premises.

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

EAE0001 #All works/methods/procedures/control measures

100. Prior to the issue of an occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report have been completed:

- (a) Acoustic Assessment for a Residential Aged Care Facility Report, Ref. 20160540.1/0616A/TT/RO, Revision 0, dated 21 April 2016, prepared by Acoustic Logic Consultancy Pty Ltd

Reason: To demonstrate compliance with submitted reports.

The Use of the Site

PF0017 Goods not to be displayed outside premises

101. No goods are to be stored/displayed outside the walls of the building.

Reason: To ensure visual amenity.

PF0049 Graffiti Management

102. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

PF0004 External Plant/Air-conditioning noise levels

103. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

Reason: To minimise noise impact of mechanical equipment.

LF0001 Landscape maintenance

104. All landscape works 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.

EAF0001 Use is not to cause offensive noise or vibration

105. The use of the premises not giving rise to:
- (a) transmission of unacceptable vibration to any place of different occupancy,
 - (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Environmental Noise Control Manual, Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

EAF0004 No 'offensive noise'

106. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to "offensive noise" as defined by the Protection of the Environment Operations Act 1997.

Reason: To reduce noise levels.

ONOTE1 Biodiversity Conservation Act 2016 – Advisory Note
Advisory Note

- The applicant is advised that the adjoining public reserve contains 'Native Vegetation' and is identified on the NSW Office of Environment and Heritage 'Biodiversity Values Map' under the *Biodiversity Conservation Act 2016*. This Act prohibits the clearing of native vegetation or high biodiversity value vegetation without the approval of the 'NSW Office of Environment and Heritage', where such activities are not authorised by a development consent under the *Environmental Planning and Assessment Act 1979*. Actions such as tree removal, understory slashing or mowing, or removal of dead trees within this vegetation would likely impact upon this high biodiversity value vegetation. Such actions would qualify as illegally picking or disturbing habitat and could render any person who carried out such an action as liable for prosecution.

Date: 19 February 2019
Responsible Officer: Shaylin Moodliar