

“Appendix 1” to Section 79C Assessment Report - DA/76/2017

NOTE: DA/76/2017 - DRAFT CONDITIONS OF CONSENT PREPARED BY CITY OF PARRAMATTA AND REVIEWED BY THE INDEPENDENT PLANNER.

DRAFT CONDITIONS OF CONSENT

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

Development Consent No.: DA/76/2017

Property Address: Lot 1 DP 863571, part Lot 2 DP 1192394,
Lot 303 DP 502198

General Matters

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:

Drawing No	Description	Prepared By	Date
DA-3-A-0000 (Rev. 01)	Title Page	JPW	22.05.17
DA-3-A-0060 (Rev. 01)	Site Plan	JPW	22.05.17
DA-3-A-1010 (Rev. 01)	GROUND FLOOR PLAN	JPW	22.05.17
DA-3-A-1011 (Rev. 01)	LEVEL 1 PLAN	JPW	22.05.17
DA-3-A-1012 (Rev. 01)	LEVEL 2 PLAN	JPW	22.05.17
DA-3-A-1013 (Rev. 01)	LEVEL 3 PLAN	JPW	22.05.17
DA-3-A-1014 (Rev. 01)	LEVEL 4 PLAN	JPW	22.05.17
DA-3-A-1015 (Rev. 01)	LEVEL 5 PLAN	JPW	22.05.17
DA-3-A-1016 (Rev. 01)	LEVEL 6 PLAN	JPW	22.05.17

DA-3-A-1017 (Rev. 01)	LEVEL 7 PLAN	JPW	22.05.17
DA-3-A-1018 (Rev. 01)	LEVEL 8 PLAN	JPW	22.05.17
DA-3-A-1020 (Rev. 01)	LEVEL 9 PLAN	JPW	22.05.17
DA-3-A-1019 (Rev. 01)	LEVEL 10 PLAN	JPW	22.05.17
DA-3-A-1021 (Rev. 01)	LEVEL 11 PLAN	JPW	22.05.17
DA-3-A-1022 (Rev. 01)	LEVEL 12 PLAN	JPW	22.05.17
DA-3-A-1023 (Rev. 01)	LEVEL 13 PLAN	JPW	22.05.17
DA-3-A-1024 (Rev. 01)	LEVEL 14 PLAN	JPW	22.05.17
DA-3-A-1025 (Rev. 01)	LEVEL 15 PLAN	JPW	22.05.17
DA-3-A-1026 (Rev. 01)	LEVEL 16 PLAN ROOF TERRACE	JPW	22.05.17
DA-3-A-1030 (Rev. 01)	LEVEL 17 PLAN PLANT	JPW	22.05.17
DA-3-A-1035 (Rev. 01)	ROOF PLAN	JPW	22.05.17
DA-3-A-2000 (Rev. 01)	NORTH ELEVATION	JPW	22.05.17
DA-3-A-2001 (Rev. 01)	WEST ELEVATION	JPW	22.05.17
DA-3-A-2002 (Rev. 01)	SOUTH ELEVATION	JPW	22.05.17
DA-3-A-2003 (Rev. 01)	EAST ELEVATION	JPW	22.05.17
DA-3-A-3000 (Rev. 01)	SECTION EAST - WEST	JPW	22.05.17
DA-3-A-3001 (Rev. 01)	SECTION NORTH - SOUTH	JPW	22.05.17
DA-3-A-5201 (Rev. 01)	AREA DIAGRAM - GFA	JPW	22.05.17
DA-3-A-9005 (Rev. 01)	AREA SCHEDULE - GFA	JPW	22.05.17
DA-3-A-8010 (Rev. 01)	RENDERED SITE PLAN	JPW	22.05.17
DA-3-A-8200 (Rev. 01)	RENDERED NORTH ELEVATION	JPW	22.05.17
DA-3-A-8201 (Rev. 01)	RENDERED WEST ELEVATION	JPW	22.05.17

DA-3-A-8202 (Rev. 01)	RENDERED SOUTH ELEVATION	JPW	22.05.17
DA-3-A-8203 (Rev. 01)	RENDERED EAST ELEVATION	JPW	22.05.17
DA-3-A-8300 (Rev. 01)	RENDERED SECTION EAST - WEST	JPW	22.05.17
DA-3-A-8301 (Rev. 01)	RENDERED SECTION NORTH - SOUTH	JPW	22.05.17
DA-3-A-8450 (Rev. 01)	RENDERED SECTION / ELEVATION PODIUM FACADE	JPW	22.05.17
DA-3-A-8461 (Rev. 01)	RENDERED SECTION / ELEVATION TOWER FACADE - TERRACE	JPW	22.05.17
DA-3-A-8462 (Rev. 01)	RENDERED SECTION / ELEVATION TOWER FACADE	JPW	22.05.17
DA-3-A-8470 (Rev. 01)	RENDERED SECTION / ELEVATION TOWER FACADE - FEATURE	JPW	22.05.17
DA-3-A-8480 (Rev. 01)	RENDERED SECTION / ELEVATION ROOF PLANT SCREEN FACADE	JPW	22.05.17
DA-3-A-8800 (Rev. 02)	3D PERSPECTIVE - PARRAMATTA SQUARE	JPW	07.07.17
DA-3-A-8801 (Rev. 02)	3D PERSPECTIVE - MACQUARIE STREET	JPW	07.07.17
DA-3-A-0075 (Rev. 02)	Alignment Plan	JPW	26.06.17
DA-3-A-0076 (Rev. 02)	Alignment North-South Section, Sheet 01	JPW	26.06.17
DA-3-A-0077 (Rev. 02)	Alignment North-South Section, Sheet 02	JPW	26.06.17
DA-3-A-0078 (Rev. 02)	Alignment West- East Section, Sheet 01	JPW	26.06.17
DA-3-A-0079 (Rev. 02)	Alignment West- East Section, Sheet 02	JPW	26.06.17
S16130 C-0000 (Rev. D)	Locality Plan and Drawing Index	BG&E	27.06.17
S16130 C-0001 (Rev. C)	General Notes Sheet	BG&E	27.05.17
S16130 C-0100 (Rev. D)	General Arrangement Plan	BG&E	27.06.17
S16130 C-0110 (Rev. D)	Siteworks and Kerb Profile Sheet 1	BG&E	27.06.17
S16130 C-0111 (Rev. D)	Siteworks and Kerb Profile Sheet 2	BG&E	27.06.17

S16130 C-0112 (Rev. B)	Siteworks and Kerb Profile Sheet 3	BG&E	24.02.17
S16130 C-0120 (Rev. D)	Cross Sections Sheet 1	BG&E	27.06.17
S16130 C-0121 (Rev. B)	Cross Sections Sheet 2, Laneway Alignment	BG&E	24.02.17
S16130 C-0190 (Rev. C)	Erosion and Sediment Control Plan	BG&E	27.05.17
S16130 C-0195 (Rev. C)	Erosion and Sediment Control Details	BG&E	27.05.17

Document No.	Description	Prepared by	Date
Revision 01	3 Parramatta Square Architectural Design Report	JPW	22 May 2017
Final DA	Vibration Assessment - 3 Parramatta Square	Pulse Acoustic Consultancy	18 April 2017
Rpt01	Acoustic Assessment – 3 Parramatta Square	Pulse Acoustic Consultancy	17 January 2017
	Statement of Environmental Effects - 3 Parramatta Square	Walker	30 January 2017
	Arts Plan - 3 Parramatta Square	Walker	18 January 2016
SHI Final	Statement of Heritage Impact	NBRS Architecture Heritage	30 January 2017
A.2016	Parramatta Square 3 -Preliminary Aboriginal Archaeological Excavations Report	Comber Consultants	March 2016
	Preliminary Results of the Historical Archaeological Investigation	Casey & Lowe	March 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.

2. 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.

3. 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.

4. 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.

5. The site is subject to flooding by both rising river waters from Parramatta River and from overland rainwater flow from the catchment above the site. The latter results in a higher flood level and Council has identified the 1% AEP pluvial flood level as 10.4m AHD and the Flood Planning Level as 10.9m AHD for this site. Council has determined that the probable maximum flood level is RL 11.8m AHD.

The minimum finished floor level for any habitable rooms shall be the flood planning level of RL 10.9m AHD (except for some peripheral rooms where shown on JPW Drawing DA-3A-00785- Rev 00 – "Alignment Plan"). Note the cycle users' end of trip facility as shown on the architectural drawings in the basement area is not considered a habitable room and so is not covered by this constraint.

Reason: To manage flood risk.

6. Passive (non-mechanical) overland flow flood protection to the FPL (10.9m AHD) is required to be provided to all of the basement car park entries and openings from ground floor level (driveways, stairwells, lifts, service cores etc. and any other vertical openings) by provision of crests and continuous bunding. This must be done passively by the structural form itself. The existing basement entry driveway ramp crest is excepted

from this requirement and is approved at RL 10.65m AHD provided that a self-actuated flood gate is installed in this entryway.

Reason: To manage flood risk.

7. All vehicular and pedestrian entry points to the basement level, including fire stairs that exit the building below the PMF level, are to be protected with passive, automatic, fail-safe systems (such as increased crest levels or self-actuated flood gates propelled by flotation or flood doors up to the PMF (11.8m AHD)).

Stairways and lifts within the building that connect the basement levels to the ground and higher areas and fire escape stairs must be protected from inundation by approved self-operating flood barriers (such as 'Flood Break' or equivalent) or flood doors up to the PMF level, to prevent water from entering the basement levels. Details of these are to be submitted to Council's Team Leader Technical Specialists for approval prior to release of the Construction Certificate. The operation and maintenance of these systems must be addressed in the Flood Emergency Response Plan.

Designs must include adequate ventilation of the basement car parks during severe floods up to the PMF event. For example, the inlet/outlet vents of ventilation shafts are to be located well above the PMF level. To increase opportunities for evacuation of disabled and frail people, accessible car parking spaces are to be located as high as possible in the basement car parks.

In addition to this, all vehicular and pedestrian entry points to the basement level, including fire stairs that exit the building below the PMF level, are to be protected with passive, automatic, fail-safe systems (such as increased crest levels or flood gates driven by flotation) between the FPL up to the fluvial PMF, as high as is practicable.

Reason: To manage flood risk.

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.)

8. A monetary contribution comprising \$4,404,408.70 is payable to City of Parramatta 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. 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/dev/eloper_contributions

The contribution will be adjusted to reflect the terms of any executed and registered Voluntary Planning Agreement.

The required contribution must be paid prior to the release of any Construction Certificate relating to this development.

Reason: To comply with legislative requirements.

9. 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.

10. 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.

11. 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.

12. 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/76/2017;
- (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
Development Site Bonds	\$20,000.00
Hoarding	\$5,000 (Class A), \$10,000.00 (Class B)

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.

13. Prior to the issue of the Construction Certificate, details must be submitted to the Principal Certifying Authority demonstrating that the building and its services is designed to achieve a minimum of a 5 star Green Star rating - Australian Best Practice Sustainable Design as defined by the Green Building Council of Australia (GBCA).

This shall be demonstrated by entering into a Commitment Agreement with the NSW Office of Environment and Heritage. A Commitment Agreement

Certificate for 5 stars shall be provided to the PCA prior to the issue of the relevant Construction Certificate.

Reason: To ensure the sustainability of the building.

14. Prior to the issue of a Construction Certificate, details must be submitted to the Certifying Authority demonstrating that all lifts in the building will be gearless with regenerative drives and have destination control.

Reason: To ensure the sustainability of the building.

15. Prior to the issue of the relevant Construction Certificate, details must be submitted to the Certifying Authority demonstrating:
- a. The provision of dual water reticulation system to enable future supply of non-potable water to and within the building. Non-potable water shall be used for toilets, clothes washing, irrigation cooling tower make up water and washdown facilities.
Where a recycled water supply is not available the development shall comply with (a) above, as a future proofing measure to support connection should such a supply become available.
 - b. Building services have been designed have been optimised for connection to a precinct energy infrastructure, such as:
 - (i) The provision of energy heating to the mechanical air condition systems through connection to the heating hot water distributed from a Central Thermal Plant
 - (ii) The provision of a solar hot water system of sufficient size to meet a minimum 80% of the annual domestic hot water requirements for the cyclists' facilities.

Reason: To ensure the sustainability of the building.

16. 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 in events up to the 1 in 100 year level plus 500mm freeboard.

Reason: To ensure the structure can withstand flooding impacts.

17. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth

Edition), the relevant Australian Standards and the National Construction Code.

(i) Site Stormwater Management Report, Revision P2, dated 18/01/2017, prepared by CJ Arms and Associates.

(b) The Site Reference Discharge (Lower Storage), SRDL of 40L/s/ha, Site Storage Requirement (Lower Storage) SSRL of 300m³/ha, Site Reference Discharge (Upper Storage), SRDU of 150L/s/ha, Site Storage Requirement (Total) SSRT of 455m³/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).

(c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.

(d) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

Reason: To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

18. 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.

19. 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.

20. Where work is likely to disturb or impact upon a 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.

21. Electricity provision to the site is to be designed so that it can be connected underground when the street supply is relocated underground. Certification from the energy infrastructure authority addressing their requirements for this provision is to be provided to the Principal Certifying Authority prior to the issuing of any Construction Certificate.

Reason: To enable future upgrading of electricity services.

22. 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.

23. 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.

24. The proposed kerb inlet pit must be constructed in accordance with Council Standard Plan No. DS21. Details are to form part of the Construction Certificate documentation.

Reason: To ensure appropriate drainage.

25. Detailed architectural drawings, finished floor levels, public domain designs and levels and other relevant documentation must respond to, be consistent with, and not adversely affect, the planned overland flow paths for the site and its surrounds on all four sides of the building.

Note these flow paths include:

- i. in Parramatta Square itself, (both eastwards and westwards);

- ii. in the 'laneway/right of way' to the east of the building, flowing northwards;
- iii. in the access to the square (Leigh Place) on the western side of the building, flowing northwards; and
- iv. in Macquarie Street where the overland flow will either flow eastwards to Smith Street and /or northwards via a new linkway to be constructed by Council northwards near Horwood Place.

These flowpaths are for the 1% AEP overland flow rainwater (pluvial) flood events, assuming all pipes and culverts are non-functional (100% blockage). They must be consistent with the flow paths determined by Council for the Parramatta Square precinct. The Applicant is required to ensure all of these flow paths for this development will function as intended and will not cause inundation of the building or increased inundation of adjoining properties in Parramatta Square and Macquarie Street. Details of this are to be submitted for the approval of Council's Team Leader Technical Specialists prior to release of the Construction Certificate.

Reason: To ensure adequate provision is made for a major stormwater system.

26. A flood emergency response plan must be prepared for the site to address large scale evacuation, emergency access and shelter in place strategies where emergency access and egress are impossible.

As overland flow flooding in Parramatta square may occur rapidly, evacuation off-site may not be practical. In this case shelter in place facilities must be provided above the PMF flood level. Such equipment that may be required to be stored in these spaces would be emergency food and water supplies, electrical generators, defibrillators and other medical supplies etc. The design of this facility must address how a fire will be fought if it coincided with a significant flood event including PMF.

The emergency response strategy for this development must also consider management of members of the public using the public domain within Parramatta Square and its surrounds. The shelter in place facilities within this development must therefore be designed to have capacity for members of the public using the public domain in the vicinity of the building.

The flood emergency response plan must be submitted to Council for approval prior to the release of a construction certificate. It must also be registered on the title of the property with the subdivision of the development.

Reason: To manage flood risk on the site.

27. Prior to the release of a construction certificate, adequate documentation must be submitted to Council's Team Leader Technical Specialists for approval to demonstrate that the flood risk management measures required in this consent will be put in place for the development.

Reason: To ensure that flooding is managed to an acceptable risk level in this precinct.

28. A stormwater management system must be provided that optimises harvesting and use of rainwater as a resource, manages the rate and timing of stormwater discharges from the site into the public drainage system, to minimise adverse consequences below the site, and ensures adequate discharge stormwater quality by treating stormwater and reducing pollutant loads.

The final, detailed stormwater design for the water management and drainage within the site must be submitted to Council's Team Leader Technical Specialists (DTSU) for approval prior to the issue of a construction certificate. These plans must be generally in agreement with the approved DA plans and Council's DCP 2011 and must address the following:

a) *Wind driven rain*

The stormwater system must accommodate the effects of wind driven rain on the sides of the building. This must be demonstrated to Council's satisfaction as a part of the stormwater management system design.

b) *OSD details*

On site stormwater detention tanks that service the buildings must be located on private property within the development sites and are not to be placed in the public domain or road reserves. These tanks must be placed at sufficient height within the buildings to ensure there is an adequate gravitational fall to the public drainage system in Macquarie Street.

On Site Detention must be provided generally in accordance with The Upper Parramatta River Catchment Trust OSD Handbook Edition 4. Final, detailed design calculations and cross-sectional diagrams for each OSD tank must be submitted to Council's DTSU department for approval prior to the release of a Construction certificate.

c) *WSUD details*

The stormwater management system must be altered to include landscape-integrated treatment measures, in the form of passive watering of landscape elements on balcony and roof gardens and green roof/wall installations. The details of these systems must be

shown on the final stormwater plans submitted to Council for approval prior to the release of a Construction certificate.

The WSUD system must be designed to accept a 1 in 6-month flow rate. Such low flows are not to be directed into the OSD system. Higher flows (greater than 1 in 6 months) shall bypass the WSUD treatment system and be directed straight to the OSD system. Stormwater quality treatment standards shall be as set out in Council's DCP 2011 and shall be modelled using MUSIC software (or equivalent), to Council's reasonable satisfaction, prior to release of the construction certificate.

Reason: To ensure that the final stormwater system design complies with Council policy and standards.

29. Details for proposed works involving Council owned assets must be generally consistent with Council's Stormwater Disposal Policy 2015, Council's DCP 2011, Water Sensitive Urban Design Strategy for Parramatta Square Precinct by AECOM/ Parramatta City Council 14 May 2013, Council civil specifications and contemporary engineering best practice.

Working details of the public domain stormwater system and civil infrastructure works shall be generally in accordance with the Development Application but must address the following:

a) Trunk Drainage System

Drainage detailing must ensure that surface water from the public domain areas does not generally flow into/through private property.

Stormwater reticulation pipes and culverts within and draining the Parramatta Square and its buildings are to be design to 1% AEP (100 ARI) capacity unless otherwise approved by Council.

b) Road and Civil Works

New road works in the perimeter road carriageway frontages of the Parramatta Square precinct shall incorporate standard or approved stone 150mm kerb and gutter and road drainage with kerb inlet pits for the 5% AEP (20 ARI) stormflow event.

A study of the local drainage system must be undertaken to ascertain if upgrades must be proposed to the existing Council stormwater system. This study shall detail the pre-development Council stormwater drainage network using the DRAINS model or equivalent and shall be run to determine the capacity of the existing system and resulting overland flows. Improvements to the existing Council downstream stormwater drainage pipe

system may be required in order to achieve a 20 ARI design capacity if required by Council. This should be identified in the detailed DRAINS model. A hydraulic check of the site drainage system will need to be run at the point of connection to Council's drainage system to ensure that there are no issues of backwater flows resulting in flooding of any of the basement car parks.

Detailed plans for any civil works proposed within the public domain must be submitted to Council's Civil Assets team for approval prior to release of a construction certificate.

Reason: To ensure all works carried out on Council assets are consistent with Council standards.

30. Prior to occupation the Applicant is required to construct a box trunk stormwater culvert beneath the slab in Leigh Place (former Civic Place) from the projection of the southern boundary of the site to the connection in the northern side of Macquarie Street, including providing new kerb inlet pits on the north and south side of Macquarie Street to Council's specifications connection of ancillary drainage to this culvert from the building, from Macquarie Street, from Parramatta Square, from the required grated drain in Leigh Place and construction and connection of any WSUD facilities.

The Culvert is to be generally as designed by BG&E, 2000 wide by 800 deep and as shown on drawing BG& E ROADWORKS & DRAINAGE PLAN OVERALL S15243 C-0200 B dated 7-10-16. **Note in this regard drawing titled "Siteworks and Kerb Profile Sheet 1" S16130 C-0110 D by BG&E is not approved.**

Full engineering details of this work are to be submitted for the approval of Council's Manager City Assets & Environment prior to release of the Construction Certificate.

Reason: To ensure adequate stormwater drainage.

31. The Applicant must review the alignment levels and drainage arrangements of the public domain works along the site frontage in Macquarie Street, noting that there are at present proposed to be two low points which will pond rainwater and floodwaters and are therefore unsatisfactory. This frontage must be fully redesigned to overcome this situation while satisfying all of Council's Urban Design requirements and constructed prior to occupation.

Full engineering details of this work are to be submitted for the approval of Council's Manager City Assets & Environment prior to release of the Construction Certificate.

Reason: To ensure adequate stormwater drainage.

32. Prior to occupation the Applicant is required to construct/reconstruct the grated drain and associated paving in the laneway to the east (adjacent to 1 PS) and to the west (Leigh Place) of the 3 PS building between the projections of the southern boundary and Macquarie Street. This work is to provide overland stormwater flow northwards along the paved area and within the grated drains systems. Council requires a high standard of urban design for these facilities including details of the grated drains, their alignment and other design elements.

Full engineering and urban design details of this work are to be submitted for the approval of Council's Manager City Assets & Environment prior to release of the Construction Certificate.

Reason: To ensure adequate stormwater drainage.

33. The grated drains, ancillary drains, WSUD devices and trunk stormwater drains are all to be protected for their intended users by provision of appropriate easements and instruments on the relevant title/s. Details must be submitted to Council or the approval of the Manager City Significant Development, which must be obtained prior to release of the Construction Certificate and implemented on the relevant title/s to Council's satisfaction prior to release of the Occupation Certificate.

Reason: To ensure adequate stormwater drainage.

34. Prior to the issue of a construction certificate a further report including accompanying plans shall be submitted to the satisfaction of the Principal Certifying Authority that provides details of the private contractor that will be engaged to collect domestic waste from the site. If Council is not the principal certifying authority a copy of this report and accompanying plans is required to be provided to Council. This report shall identify the frequency of collection and provide details of how waste products including paper, aluminium cans, bottles etc, will be re-cycled. Waste collection from the site shall occur in accordance with the details contained within this report.

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

35. In order to ensure the design excellence quality of the development is retained:

- (a) The design architect is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications at DA, S96 Applications, Construction Certificate and Occupation Certificate stages)

- (b) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the life of the project
- (c) Evidence of the design architect's commission is to be provided to the Council prior to release of the Construction Certificate
- (d) Council's Design Competition Panel (The Jury) is to review and provide comment on the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing prior to the issue of any Construction Certificate and any Occupation Certificate
- (e) The design architect of the project is not to be changed without prior notice and approval of the Council.

The Principal Certifying Authority must be satisfied that the above matters have been complied with, in accordance with written confirmation from City of Parramatta Council.

Reason: To ensure the design quality excellence of the development is retained.

- 36. Prior to the issue of a Construction Certificate, the applicant must submit details of all wind mitigation for the approval of Council.

Design measures for this purpose shall ensure that the design of the building will not result in adverse wind conditions within the public domain, adjacent to the building or in the building's environs.

Reason: To safeguard the amenity of the public domain.

- 37. 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.

- 38. External materials must be pre colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place. Details must accompany the construction certificate for the approval of the City Architect.

Reason: To have a minimal impact on the neighbouring property.

- 39. No advertisement/signage shall be erected on or in conjunction with the development without prior consent.

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

40. Prior to the issue of the relevant Construction Certificate, the applicant shall submit to Council for evaluation and approval, detailed landscape plans for each terrace level. The landscape works shall be completed in accordance with the plans approved to satisfy this condition prior to the issue of any Occupation Certificate.

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

41. Prior to the issue to the relevant Construction Certificate(s), the Principal Certifying Authority shall ensure that all relevant recommendations from the Crime Prevention through Environmental design report (Lehr Consultants International, Issue B, 18 January 2017) are satisfied. All CPTED measures are to be installed/constructed and be operational prior to the issue of any Occupation Certificate.
42. Access and services for people with disabilities shall be provided in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code 2013, all relevant Australian Standards to ensure compliance with the Disability Discrimination Act. Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the Certifying Authority.
43. Prior to the issue of the Construction Certificate, a set of revised detailed Public Domain Plans must be submitted and approved by Council for all the works within the public domain on all frontages of the development site including the following areas:

East Frontage : 1PS Laneway

- Granite paving and drainage works are to be completed under one contract for the entire laneway as part of 3PS works. Works include removal of the existing bitumen paving adjacent to 1PS, removal of the existing grated drain and its replacement with a new decorative grated drain which will properly service surface drainage, provision of pedestrian lighting. Details of to be submitted with CC.

North Frontage: Macquarie Street

- In addition to granite footpath paving, granite kerbs and lintels shall be installed.
- Should temporary paving be required to Civic Link Laneway, granite paving and tree planting works are to be completed to the north-west corner of the building to allow delivery of the Civic Link Laneway in one package at a possible later date. Details to be submitted with CC

West Frontage: Civic Link Laneway (Leigh Place)

- Finished paving levels for the sites west frontage and the Laneway will need to be documented in 3PS Public Domain Plan for CC approval. Provide sections through the Laneway, Building & underground car parking levels in order to show slab down turn for tree planting, the grated drain if required, the proposed suspended culvert located under the carpark slab (proposed trunk drainage). Paving and drainage works are to be completed under one contract for the entire area from building edge to other building edge.
- A temporary bitumen paving surface may be required subject to the construction program for other PS projects and the need to install underground services.
- A decorative grated drain shall be installed if required.

South Frontage: Parramatta Square

- Provide detailed civil drawings to confirm that surface drainage is achievable with all surrounding interfaces.

Reason: To ensure the approved works provide a seamless interface with abutting development and provide the quality outcome for public domain.

44. Prior to the issue of any Construction Certificate a Heritage Interpretation Strategy, prepared by a suitably experienced person, shall be submitted to the Council of the City of Parramatta for evaluation and approval. The Strategy must:
 - a) Recommend how the tangible and intangible significance of the site will be accessibly interpreted for the public;
 - b) Address Aboriginal, historical archaeological and built heritage to effectively communicate the significance of each part of the site and the area as a whole; and
 - c) Document all interpretive installations and devices to be accommodated within the approved project, supported by an explanation as to how the Strategy has guided and informed the nominated installations and devices.

All elements of the endorsed Heritage Interpretation Strategy shall be provided to the satisfaction of Council, prior to the issue of any Occupation Certificate.

Prior to Work Commencing

45. 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.

46. 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.

47. 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.

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

Reason: To ensure adequate toilet facilities are provided.

49. 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 re being undertaken.

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

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

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

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

50. Prior to the commencement of any works on site, the applicant must submit a Construction Pedestrian and Traffic Management Plan to the satisfaction of Council. 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 haulage routes 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.
 - (x) Proposed construction hours.
 - (xi) Estimated number of construction vehicle movements
 - (xii) Construction program
 - (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 City of Parramatta for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
 - (i) Evidence of consultation with the Sydney Coordination Office and the Parramatta Light Rail team within TfNSW,
 - (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,
 - (i) Minimising construction related traffic movements during school peak periods,
 - (ii) Haulage routes,
 - (iii) Location of cranes
 - (vi) Proposed construction hours,
 - (vii) Estimated number of construction vehicle movements,
 - (viii) Construction vehicles queuing and break down of construction vehicles on Argyle Street and Church Street.
 - (ix) Construction program,
 - (x) Consultation strategy for liaison in accordance with the Community Engagement Plan.
 - (xi) Any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during construction of the proposed works,
 - (xii) Cumulative construction impacts of projects. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the road network,
 - (xiii) Mitigation measures for identified impacts. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP

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.

51. 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).

In addition, 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.

52. 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.

53. 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.

54. 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.

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

All footpath crossings, laybacks and driveways are to be constructed according to Council's Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).

The application for a driveway crossing requires the completion of the relevant application form and accompanied by plans, grades/levels and specifications. A fee in accordance with Councils adopted 'Fees and Charges' will need to be paid at the time of lodgement.

Note 1: This development consent is for works wholly within the property. Development consent does not imply approval of the footpath or driveway levels, materials or location within the road reserve, regardless of whether the information is shown on the development application plans.

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

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

56. Prior to the commencement of construction, a construction phase soil and water management plan must be prepared to the satisfaction of the Principal Certifying Authority. This plan must address, but is not limited to, the applicants proposed management strategies for the following issues:

a) *Flood proofing*

During construction, the full site must be flood-proofed to prevent ingress of floodwaters for at least the 1% AEP overland event plus 500mm freeboard. This is to be done by provision of continuous perimeter bunding to a level of R.L. 10.9m AHD minimum, including crests on temporary access ways and stormwater lines. Construction of the bunding and access way crests is to be sufficiently durable so as to withstand the forces of floodwaters and construction activity.

b) *Stormwater management*

All stormwater incident on the construction site must be collected and appropriately disposed of in a manner that does not increase the flood risk for the catchment area or degrade the quality of water being disposed of to council stormwater infrastructure.

c) *Construction material pollution protection*

During construction, any stockpiled materials and/or construction waste stored onsite is to be isolated from stormwater flow to Council stormwater systems and natural waterways, in order that it not become a pollutant. This is to be achieved with provision of continuous perimeter bunding around waste storage areas, constructed to be of sufficient height and durability to withstand site-specific stormwater conditions and construction activity for the life-cycle of the construction project.

d) *Erosion and sediment control measures*

Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to include, but not be limited to:

- i) Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.
- ii) A sediment trapping fence, made of a geotechnical textile specifically designed for such a purpose and installed and maintained to manufacturer's specifications, placed below the disturbed area of the construction site along contours.

- iii) Vegetation is to be maintained on the development site as much as possible, and shall not be cleared from neighboring sites.
- iv) Vehicle access shall be restricted to one designated point, and vehicle driveways are to be adequately covered at all times with blue metal or the like.

All devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

e) *Environmental due diligence*

In order to remain compliant with the POEO Act (1997), environmental due diligence must be demonstrated to have been exercised throughout the construction process. To this end, an external, regular environmental management and monitoring system must be proposed, to ensure the integrity of pollution control measures.

Full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance must be presented in the final plan.

Reason: To protect the environment and public and private assets in the vicinity.

57. Prior to the Commencement of Construction in Public Domain the builder is to advise Council of intent to commence works in the Public Domain to enable a site briefing meeting with Council's Inspection Officers.

Street trees are required to be pre-ordered from a nursery approved by Council, 6 months prior to their proposed installation.

Reason: To ensure satisfactory public domain outcomes.

58. Prior to any works commencing, the applicant shall lodge with Council a final Arts Plan which:

- (a) Contains the necessary historical information and site analysis, as well as detailed identification of site opportunities in relation the building plans;
- (b) Along with other documents referenced in the preliminary arts plan prepared by JPW, dated 18/01/2016, the final Plan shall also be consistent with Council's "Interim Public Art Guidelines for Developers";
- (c) Confirms that the budget for the public art works shall not be less than 0.05% of the cost of works of the development as nominated on the Development Application form.
- (d) Requires a maintenance schedule for the works, the ongoing implemented of which shall be at the cost of the relevant body corporate/Owners Corporation

Council shall endorse the final Arts Plan once satisfactory. The approved works shall be completed and installed prior to the issue of any Occupation Certificate.

Reason: To ensure the proposal provides a level of public art commensurate with the scale of works.

59. Prior to the commencement of any works on site, the applicant must submit a Community Engagement Plan, prepared by suitably qualified community engagement experts, to the Council for approval. The plan is to cover the period of construction and consider at a minimum the following stakeholders:

- (a) Pedestrians
- (b) Residents of high rise development in the immediate vicinity
- (b) Local homeless rough sleepers and boarder homeless community- via the Parramatta Homeless Region Interagency
- (c) ATSI residents and representatives of the Darug people
- (d) Community Service Providers located or providing service in the immediate vicinity including, local homeless food services, Salvation Army services, Parramatta Mission, Western Sydney Community Forum, and Hills/ Holroyd Parramatta Community Migrant Centre
- (e) Small businesses in the vicinity
- (f) Education Institutes including Western Sydney University, Department of Education – Assets and Strategy Divisions, Arthur Phillip High School, and Parramatta Primary School
- (g) Childcare Centres in the vicinity
- (h) Places of Worship in the vicinity
- (i) Transport Infrastructure and Operations including all bus operators using Darcy Street.

This plan should reflect and consider the larger Parramatta Square development impacts and the relationship between those and the proposed development at Parramatta Square 4 and 6.

Reason: To minimise the impact on adjoining and nearby occupiers.

During Work

60. 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.

61. 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 Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

62. 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.

63. 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.

Note: Council may allow extended work hours for properties located on land within the Parramatta City Centre in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

- (a) Delivery of cranes required to the site outside of normal business hours;
- (b) Site is not located in close proximity to residential use or sensitive land uses;
- (c) Internal fit out work.

Reason: To protect the amenity of the area.

64. 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 effect;
- (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 complainant; 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.

- 65. 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.

- 66. 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.

- 67. 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.

- 68. 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.

- 69. 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.

70. 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.

71. 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.

72. Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

Reason: To prevent pollution of the environment.

73. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

Reason: To protect public safety.

74. A number of significant electrical assets are located on and adjacent to the site. The Contractor is to be aware of the potential risks of working adjacent to these assets such as receiving an electric shock and causing substantial damage to plant and equipment. Endeavour Energy has available public safety training resources that are reviewed by the Contractor to ensure that works are carried out safely at the site. These resources can be downloaded from the website link below:

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

Reason: To ensure that works are carried out in a safe manner.

75. All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact Council's Inspection

Officer (contact name to be advised) for each inspection listed below. At least 48-hour notice must be given for all inspections.

The required inspections include the following:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
- Delivery of street trees to site. Trees shall be installed within 24hrs of delivery;
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

Note: Additional daily inspections by Council Officers may occur to view progressive paving set out and construction depending on the project size and type.

Required inspections for dedicated laneway/pedestrian link:

- Commencement of the works in the dedicated land including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid;
- Completion of planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- Trees and plant stocks delivered to site and prior to planting. Trees are to be installed within 24 hours of delivery (if applicable);
- Completion of unit (granite) paving installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- Completion of paving sealant application and tactile indicator installation as per Council's specification.

Reason: To ensure the quality of public domain works complying with Council standards and requirements.

Prior to the issue of an Occupation Certificate

76. 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 complying with legislative requirements of the Environmental Planning and Assessment Act 1979.

77. 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 stator requirements.

78. 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.

79. 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) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer

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.

80. 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 On-Site Detention facility, including its relationship to the building footprint.

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

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

81. 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.

82. 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.

83. 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.

84. The subdivision certificate will not be issued until 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.

85. A restriction on the use of land and a positive covenant must be placed on the title of the property for the maintenance of all flood-proofing measures. This must be completed to the satisfaction of Council's Team Leader Technical Specialists prior to release of the Occupation Certificate.

Reason: To ensure that flood proofing measures are maintained in optimal operational condition.

86. A restriction must be placed on the title of the property to prohibit the storage of valuable items susceptible to flood damage in the storage areas located in the basement level below RL 10.9m AHD. This must be completed to the satisfaction of Council's Team Leader Technical Specialists prior to release of the Occupation Certificate.

Reason: To manage flood risk to areas located below the site flood planning level.

87. Council's Design Competition Panel (The Jury) shall review and comment on the development prior to the issue of an Occupation Certificate to ensure design integrity. Where the Jury identifies matters which are not satisfactory, resolution to shall be required prior to the issue of the Certificate.

Reason: To ensure the proposal achieves design excellence.

88. Prior to occupation the Applicant is required to construct a box trunk stormwater culvert beneath the slab in Leigh Place (former Civic Place) from the projection of the southern boundary of the site to the connection in the northern side of Macquarie Street, including providing new kerb inlet pits on the north and south side of Macquarie Street to Council's specifications connection of ancillary drainage to this culvert from the building, from Macquarie Street, from Parramatta Square, from the required grated drain in Leigh Place and construction and connection of any WSUD facilities.

The Culvert is to be generally as designed by BG&E, 2000 wide by 800 deep and as shown on drawing BG&E ROADWORKS & DRAINAGE PLAN OVERALL S15243 C-0200 B dated 7-10-16. **Note in this regard drawing titled "Siteworks and Kerb Profile Sheet 1" S16130 C-0110 D by BG&E is not approved.**

Full approval of the works as completed must be obtained from the Manager City Assets & Environment prior to release of the Occupation Certificate.

Reason: To ensure adequate stormwater drainage.

89. The Applicant must review the alignment levels and drainage arrangements of the public domain works along the site frontage in Macquarie Street, noting that there are at present proposed to be two low points which will pond rainwater and floodwaters and are therefore unsatisfactory. This frontage must be fully redesigned to overcome this situation while satisfying all of Council's Urban Design requirements and constructed prior to occupation.

Full approval of the works as completed must be obtained from the Manager City Assets & Environment prior to release of the Occupation Certificate.

Reason: To ensure adequate stormwater drainage.

90. Prior to occupation the Applicant is required to construct/reconstruct the grated drain and associated paving in the laneway to the east (adjacent to 1 PS) and to the west (Leigh Place) of the 3 PS building between the projections of the southern boundary and Macquarie Street. This work is to provide overland stormwater flow northwards along the paved area and within the grated drains systems. Council requires a high standard of urban design for these facilities including details of the grated drains, their alignment and other design elements.

Full approval of the works as completed must be obtained from the Manager City Assets & Environment prior to release of the Occupation Certificate.

Reason: To ensure adequate stormwater drainage.

91. The grated drains, ancillary drains, WSUD devices and trunk stormwater drains are all to be protected for their intended users by provision of appropriate easements and instruments on the relevant title/s.

Details must be submitted to Council or the approval of the Manager City Significant Development, which must be obtained prior to release of the Construction Certificate and implemented on the relevant title/s to Council's satisfaction prior to release of the Occupation Certificate.

Reason: To ensure adequate stormwater drainage.

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

Acoustic Report No. 2017-01-17 3PS Acoustic Development Application
Rpt01, dated 17 January 2017, prepared by Pulse
Acoustic Consultancy.

Reason: To demonstrate compliance with submitted reports.

93. 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.

94. A workplace travel plan is to be prepared to encourage the use of non-car commuting transport.

Reason: To reduce dependence on cars in the Parramatta CBD.

95. A loading dock management plan is to be prepared to the satisfaction of Council's Service Manager, Traffic and Transport.

Reason: To ensure satisfactory operation of the loading dock.

96. Council's Design Competition Panel (The Jury) shall review and comment on the development prior to the issue of an Occupation Certificate to ensure design integrity. Where the Jury identifies matters which are not satisfactory, resolution to shall be required prior to the issue of the Certificate.

Reason: To ensure the proposal achieves design excellence.

97. Prior to any issue of the Occupation Certificate (including a Preliminary OC), the public domain construction works must be completed to Council's satisfaction and a final approval shall be obtained from Council's Assets & Urban Design teams.

Council will issue the final approval for the finished public domain works that complied with the approved public domain documentations and Council's satisfaction. A final inspection will be conducted by Council staff after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approval is obtained.

The Work-as-Executed Plans shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the OC.

A 52 weeks maintenance period is required to be carried out by the applicant for all the works constructed in the public domain. A Landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council that specifies at 26 (or 52) weeks after Council's final approval how and who to maintain the public domain works.

Reason: To ensure the quality of public domain works is completed to Council's satisfaction

98. Paving

The standard Adelaide Black granite unit pavers shall be applied to the entire public domain areas in Macquarie Street and the laneway between PS1 and PS3 in accordance with the Parramatta Public Domain Guidelines. The 600x300 stretcher bond paving pattern outside PS1 on Macquarie Street is to be continued in front of PS3. Note that the paving pattern is different to Council's standard drawings for footpaths (DS45, sheets 1-7). All other requirements in the DS45 standard drawings (driveway crossovers, pram ramps etc) need to be complied with on Macquarie Street.

All other site frontages of the development site are to be finished in accordance with the Parramatta Square Reference Design and Performance Specification.

Reason: To comply with the Public Domain Guidelines.

99. Kerb & Gutter

New stone kerbs are to be installed on Macquarie Street, matching into new stone kerbs installed at PS1.

Use 300mm Adelaide Black granite kerbs.

Install new Adelaide Black stone lintels over any existing or proposed side entry pit as required.

Reason: To improve the public domain work quality and to match 1PS kerb.

100. Underground Conduit for Multi-media facility

A conduit for Council's multi-media facilities is required to be installed to the full length of the street frontages on Macquarie Street. The conduit must be

positioned and installed in accordance with Council's standards drawing and specifications.

Additional multi-media facilities to Parramatta Square are required in accordance with the Parramatta Square Reference Design and Performance Specification.

Reason: To facilitate Council's CCTV network.

101. Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards (drawing no: DS45).

Reason: To improve accessibility in public domain and comply with AS 1428.1.

102. Tactile Indicators (TGSIs)

TGSIs must be used on the public footpath in compliance with the AS 1428.1 and the requirements in the Public Domain Guidelines.

Note: No TGSIs or handrail overhangs (as may be required to accommodate access into the building) are permitted to protrude into the public domain.

Reason: To improve accessibility in public domain and comply with AS 1428.1.

103. Lighting

Pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation.

- Fyntrim multi-function poles are required on Macquarie Street
- Lighting- Laneways: Category P6; Macquarie Street: Category P1
- Provide lighting around the building in accordance with the requires of the Parramatta Square Reference Design and Performance Specification.

Reason: To improve safety and public domain amenity.

104. Traffic Signals

Any new traffic signals relating to the new driveway entry at PS3 need to be co-ordinated with new multi-function poles to minimise the number of new poles in the street. This will require co-ordination with RMS and needs to be factored into project programs.

Reason: To improve safety and public domain amenity.

105. Street Tree Placement & Tree Pit

- Consistent tree pit size on Macquarie Street is to match those tree pits at 1PS. Structural soil is to be provided around trees in tree pits. Strat-cell, suspended pavement or similar method is preferred.
- Provide a 1.8m wide trench behind the kerb line for the full length of the site.

- The street tree must be planted in accordance with Council's design standards (refer council recommended details for street tree planting in structural soils) with adequate clearances to other street elements in accordance with the Public Domain Guidelines. Provide a 1.8m trench behind the kerb line for the full length of the site to accommodate new street trees.
- Tree pit surface finish material shall be 'FiltaPave' TM or similar approved resin bonded porous pavement for the full extent of the tree pit surface. Colour to match 1PS.
- Tree pit detail to match existing at PS1.

Reason: To ensure street trees being planted in appropriate locations.

106. Street Tree Stock

The required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Macquarie Street	Flindersia australis	Crows Ash	400L	4	8m

The tree supply stock shall comply with the guidance given in publication *Specifying Trees: a guide to assessment of tree quality* by Ross Clark (NATSPEC, 2003). The requirements for height, calliper and branch clearance for street trees are as below table:

Container Size	Height (above container)	Caliper (at 300mm)	Clear Trunk Height
45 litre	1.9 – 2.3 metres	30 – 35mm	1.2 metres
75 litre	2.2 – 2.4 metres	40 – 45mm	1.4 metres
100 litre	2.4 metres	50mm	1.4 metres
200 litre	2.8 metres	60mm	1.5 metres
400 litre	3.5 metres	80mm	1.7 metres

Reason: To ensure high quality of trees stocks.

107. Drainage

Base of all tree pits shall incorporate a drainage pipe that connects to a stormwater pit.

Reason: To ensure adequate stormwater drainage.

108. Steps and Handrails

Steps in public open space shall have equal height risers of 150-165mm, and equal width treads of 275-350mm.

Level landing areas shall be provided at the top and base of the steps; while handrails are to be installed on each side. The landing area shall be

designed to sufficiently accommodate the required TGSi and handrail projection, which must be outside pedestrian path of travel and circulation spaces. The design of handrail shall comply with AS1428.1:2009.

Access provision generally around the building are to be provided in accordance with the requirement of the Parramatta Square Reference Design and Performance Specification.

Reason: To ensure safe public access.

109. Prior to the issue of a Construction Certificate, the applicant must submit a Landscape Plan for the approval of the Manager Development and Traffic Services.

Reason: To ensure the proposal provides sufficient and appropriate landscaping.

110. Prior to the issue of any occupation certificate evidence shall be provided to the satisfaction of the Director of Strategic Outcomes and Development that the works as approved in DA/358/2015 (including subsequent modifications) has been completed and made available for future occupants of this proposal.

Reason: To ensure orderly development of the site.

111. Prior to the issue of any occupation certificate evidence shall be provided to the satisfaction of the Director of Strategic Outcomes and Development that adequate provision for fire escape has been made through the proposed building so that the fire stair in the north eastern corner of the proposed shared basement as indicated in DA/436/2016 can be deleted. Appropriate easements shall be created prior to allow public access.

Reason: To ensure the orderly development of the Parramatta Square public domain.

The Use of the Site

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

Reason: To ensure development consent is obtained prior to that use commencing and to ensure proposed retail tenancies comply with Council requirements.

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

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

Reason: To ensure provision of adequate waste storage arrangements

114. 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.

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

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

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

Reason: To ensure waste is adequately stored within the premises.

ADVISORY NOTES

A. Detailed advice has been provided by Endeavour Energy in their response dated 2nd May 2017. This advice has been provided under separate cover to the applicant and should be considered in conjunction with this consent.

B. The proponent is encouraged to engage with Council and other key stakeholders in ongoing precinct planning for the Parramatta Square site, including:

- Being active in support of Council's work to develop an overarching Community Development Plan for the site
- Being active in support of Council's work to achieve a 6 Green Stars Community rating for the Parramatta Square precinct

- Making available relevant staff to attend precinct planning meetings as necessary
- C. The applicant is further encouraged to engage in the Parramatta Skills Exchange program which is a program involving a partnership between Council and TAFE. The proponent will be required to meet employment and training targets that will enable residents of the CoP and greater Western Sydney to benefit from the significant growth and development opportunities in Parramatta CBD currently.

Date: 28 July 2017
Responsible Officer: Myfanwy McNally