

APPENDIX 3 - DRAFT CONDITIONS OF CONSENT FOR DA/237/2017

The application be determined by the granting of a “deferred commencement” consent under Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. Upon strict compliance with all conditions appearing in Schedule 1, and with the issue of confirmation to that effect in writing from Council’s Development and Traffic Services Manager, the “deferred commencement” consent shall revert to operational development consent, inclusive of all conditions appearing in Schedule 2, pursuant to Section 4.16(1) of the Act:

SCHEDULE 1

Structural Impact on Rail Line

1. The Applicant shall prepare and provide to Sydney Trains for approval/certification the following final items:
 - a) Geotechnical and Structural report/drawings that meet Sydney Trains requirements. The Geotechnical Report must be based on actual borehole testing conducted on the site closest to the rail corridor.
 - b) Construction methodology with construction details pertaining to structural support during excavation. The Applicant is to be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements.
 - c) Cross sectional drawings showing the rail corridor, proposed basement excavation and structural design of sub ground support adjacent to the rail tunnel and tracks. All measurements are to be verified by a Registered Surveyor.
 - d) Detailed Survey Plan showing the relationship of the proposed development with respect to Sydney Trains easement, track and tunnel location.
 - e) If required by Sydney Trains, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.

Any conditions issued as part of Sydney Trains approval/certification of the above documents will also form part of the operational consent conditions that the applicant is required to comply with.

Reason: To comply with the requirements of Sydney Trains and State Environmental Planning Policy (Infrastructure) 2007.

Trees on Adjoining Properties

2. A Tree Application shall be submitted to and approved by the City of Parramatta for removal of tree nos. 2 and 3 as outlined in the Arboricultural Impact Appraisal ‘24-36 Langston Place’ by Naturally Trees dated 16 June 2017 **OR** Parramatta Development Application DA/468/2016, 12-22 Langston Place, shall become operational.

Reason: To ensure an operational approval is in place for removal of two trees on the adjoining site at Nos. 12 – 22 Langston Place which will be affected by the proposal.

The applicant must provide to the Council appropriate documentary evidence sufficient to enable it to be satisfied of the matters in the above conditions within **24 months**.

Upon compliance with the above requirement, a full Consent will be issued subject to the following conditions:

SCHEDULE 2

General Matters

Approved Plans and Supporting Documentation

1. The development must be carried out in accordance with the plans and documentation listed below, and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Architectural Drawings (Job No: PA014879)

Plan No.	Issue	Plan Title	Drawn by	Dated
DA-0000	7	Cover Sheet	PTW	24/09/18
DA-0002	4	Site Plan	PTW	08/09/17
DA-0003	4	Demolition Plan	PTW	08/09/17
DA-1001	8	B4 & B3 & B2 & B1 Plan	PTW	24/09/18
DA-1002	6	L00, L00 Upper & L01 Plan	PTW	08/12/17
DA-1003	6	L02, L03-07, L08-23 & L24 Plan	PTW	30/07/18
DA-1004	6	L25, L26 & Roof Plan	PTW	30/07/18
DA-1101	5	Adaptable & Liveable Unit	PTW	30/07/18
DA-2001	6	Elevation_North	PTW	30/07/18
DA-2002	6	Elevations_East & West	PTW	30/07/18
DA-2003	6	Elevation_South	PTW	30/07/18
DA-2004	5	Elevation_Street	PTW	08/12/17
DA-3001	7	Section A	PTW	24/09/18
DA-3002	7	Section B	PTW	24/09/18
DA-5201	8	GFA	PTW	24/09/18
DA-6001	2	Perspective 1	PTW	08/09/17
DA-6002	2	Perspective 2	PTW	08/09/17
DA-6003	2	Perspective 3	PTW	08/09/17
DA-6004	2	Perspective 4	PTW	08/09/17
DA-6005	3	Material Board	PTW	08/12/17
DA-7001	3	Street Front	PTW	12/01/18
DA-7002	2	Detail Section	PTW	12/01/18
DA-7003	1	Proposed Alignment Sections	PTW	12/01/18
DA-7004	-	Privacy Treatment	PTW	30/07/18

Civil Drawings (Job No: 202187801)

Plan No.	Issue	Plan Title	Drawn by	Dated
C005	P2	Soil and Water Management Plan	Bonacci	16/03/17
C006	P2	Soil and Water Management Details	Bonacci	16/03/17
C040	P1	Public Domain Details, Longitudinal and Cross Sections	Bonacci	07/12/17

Landscape Drawings

Plan/Document Title	Issue	Prepared by	Dated
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Landscape Concept Master Plan	O	Arcadia Landscape Architecture	Dec 2017
Landscape Concept Plan Ground Floor	O	Arcadia Landscape Architecture	Dec 2017
Landscape Concept Plan Level 1	O	Arcadia Landscape Architecture	Dec 2017
Landscape Level 1 ADG Requirements	O	Arcadia Landscape Architecture	Dec 2017
Landscape Section AA	O	Arcadia Landscape Architecture	Dec 2017
Landscape Concept Plan Level 2 + Roof	O	Arcadia Landscape Architecture	Dec 2017
Landscape Public Domain Alignment Concept Plan + Details	O	Arcadia Landscape Architecture	Dec 2017
Landscape Planting Palette	O	Arcadia Landscape Architecture	Dec 2017
Landscaping Plant Schedule	O	Arcadia Landscape Architecture	Dec 2017
Landscape Ground Floor Softworks Plan	O	Arcadia Landscape Architecture	Dec 2017
Landscape Level 1 Softworks Plan	O	Arcadia Landscape Architecture	Dec 2017
Landscape Level 2 Softworks Plan	O	Arcadia Landscape Architecture	Dec 2017
Landscape Roof Softworks Plan	O	Arcadia Landscape Architecture	Dec 2017
Landscape Details and Specification	O	Arcadia Landscape Architecture	Dec 2017

Accompanying Reports

Documents	Prepared By	Dated
Access Assessment Report Ref: 107931-Access-r3	BCA Logic	09/03/17
Air Quality Impact Assessment Ref: 610.17098-R02-v1.0	SLR Consulting Australia	16/03/17
Arboricultural Impact Appraisal	Naturally Trees	16/06/17
BASIX Certificate Ref: 796370M_03	SLR Consulting Australia	29/11/17
BCA Assessment Report Ref: 107931-BCA-r6	BCA Logic	11/09/17
Civil Report 2021878A Rev 3	Bonnaci	06/09/17
DA Acoustic Assessment Ref: 20170263.1 Rev: 2	Acoustic Logic	17/03/17
Electrical Design Statement	Engineering Partners	07/03/17
Environmental Wind Tunnel Test Ref: 610.17098-R04-v3.0	SLR Consulting Australia	23/01/18
Mechanical Services Design Statement	Engineering Partners	08/03/17
Nationwide House Energy Ration Scheme – Class 2 Summary Certificate Number: 0001905880	SLR Consulting Australia	14/09/17
Preliminary Site Investigation (Contamination) 85829.00 Rev 0	Douglas Partners	15/03/17
Report on Geotechnical Investigation 85829.00 Rev 0	Douglas Partners	15/03/17
Solar Reflectivity and Glare Assessment Ref: 610.17098-R01-v1.2	SLR Consulting Australia	18/09/17
Statement of Environmental Effects Ref: 16669	JBA	21/03/17
Supplementary Statement of Environmental Effects	Ethos Urban	22/09/17

Ref: 16669		
Traffic Analysis [Lift Report] Issue: 2	Kone	04/09/17
Traffic and Parking Assessment Report Final – Revised Scheme	The Transport Planning Partnership	07/09/17
Waste Management Plan Rev C	Elephants Foot	10/03/17

Note: In the event of any inconsistency between the architectural plans, landscape plans, stormwater disposal plans or photomontages, the architectural plans shall prevail to the extent of the inconsistency.

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

Hazardous/intractable waste disposed legislation

2. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

- a) Work Health and Safety Act 2011
- b) NSW Protection of the Environment Operations Act 1997 (NSW) and
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).

Reason: To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.

Building work in compliance with BCA

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

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

Construction Certificate

4. Prior to commencement of any construction works associated with the approved development (including excavation), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

Reason: To ensure compliance with legislative requirements.

No encroachment on Council and/or Adjoining property

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

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

Demolition of Buildings

6. Approval is granted for the demolition of all buildings and outbuildings currently on the property, subject to compliance with the following:-

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

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

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.

- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the

commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.

- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
- (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (j) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (k) 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.
- (l) Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

Sydney Trains - Bus Stops

7. The Applicant must consult the Deputy Project Director, Metro Product and Integration, Sydney Metro Project Office, Transport for NSW ("Sydney Metro"), about the impact of the proposed works on the implementation and operation of the temporary bus stops on Langston Place and Pembroke Street, Epping, identified in the Epping to Chatswood Railway Temporary Transport Plan ("Temporary Bus Stops").

Note: The Epping to Chatswood Railway Temporary Transport Plan, which has planning consent under Part 5 of the *Environmental Planning and Assessment Act 1979*, contains information about the public transport arrangements while the Epping to Chatswood Railway is temporarily closed from late 2018 for approximately 6-7 months in order to convert the line to Sydney Metro Northwest operations. During this time, rail replacement bus services will operate to continue public transport connections for customers travelling to destinations on the ECR corridor. Further information about the Temporary Transport Plan is available at: <https://www.sydneymetro.info/sites/default/files/Temporary-Transport-Plan-Main-Report.pdf%3Fext%3D.pdf>

Reason: To comply with the requirements of Transport for NSW and SEPP (Infrastructure) 2007.

Water NSW General Terms of Approval

8. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter Ref F2017/4683 dated 22 August 2016.

Reason: To comply with Water NSW requirements.

Sydney Trains - Disclosure

9. Copies of any certificate, drawings or approvals given to or issued by Sydney Trains must be submitted to Council for its records.

Reason: To comply with the requirements of Sydney Trains and State Environmental Planning Policy (Infrastructure) 2007.

Public Utility Relocation

10. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.

Reason: To ensure the applicant bears all reasonable costs for the development.

Method of Electricity Connection

11. The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premises Connection Requirements'.

Reason: To satisfy energy provider requirements.

Supply of Electricity

12. It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

The existing network can support the expected electrical load of development

A substation may be required on-site, either a pad mount kiosk or chamber style and;

Site conditions or other issues that may impact on the method of supply.

Please see Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Reason: To satisfy energy provider requirements.

Conduit Installation

13. The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Reason: To satisfy energy provider requirements.

Vegetation

14. All proposed vegetation underneath overhead power lines and above underground cables must comply with the requirements of ISSC 3 Guideline For Managing Vegetation Near Power Lines.
Reason: To satisfy energy provider requirements.

Underground Cables

15. There are existing underground electricity network assets in Langston Place. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence, it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

Reason: To satisfy energy provider requirements.

Communal Open Space

16. All the common areas proposed within the site, including rooftop terraces, shall be fully accessible to disabled persons.

Reason: To provide equitable access for disabled persons.

Car Parking Allocation

17. The number of car parking spaces provided on site shall comply with the following requirements:

- (i) **A maximum of 87 total privately owned car parking spaces**, comprising a maximum of 61 resident owned car parking spaces and a minimum 14 visitor and 12 commercial/retail car parking spaces; and
- (ii) **4 car share spaces** (additional to the above car parking spaces).
- (iii) The applicant is to be required to ensure that visitor parking spaces and the parking spaces allocated to the customers and clients of the commercial and retail areas are combined so that they are all available for use by both groups to ensure efficient use of the spaces in accordance with Hornsby DCP 2013 Section 1C.2.1 Part (t).

Reason: To ensure traffic impacts from the development are minimised.

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.)

Planning

Building work in compliance with BCA

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

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

Home Warranty Insurance

19. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:

- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or

- (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

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

Reason: To comply with the Home Building Act 1989.

Voluntary Planning Agreement / s94 Contributions

20. The applicant shall either pay the applicable Section 7.11 contribution of \$1,306,275.05, or enter into a Voluntary Planning Agreement (VPA) with City of Parramatta Council prior to the issue of a Construction Certificate for the payment of the Section 7.11 contributions as set out below:

Contribution Type	Amount
Plan Administration	\$ 2,481.93
Community Facilities	\$ 101,628.22
Drainage & Water Quality	\$ 22,467.91
Open Space & Recreation	\$ 888,528.29
Public Domain	\$ 189,279.25
Roads & Shared Paths	\$ 101,889.45
Total	\$ 1,306,275.05

All contributions will be index linked in accordance with Part 2.13 (Adjustment of contribution rates in this Plan) of City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre).

Reason: To provide for improvements to community infrastructure.

Long Service Levy

21. 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.

Environmental Enforcement Service Charge

22. 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.

Infrastructure & Restoration Administration Fee

23. 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.

Security Bonds

24. In accordance with Section 4.17(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/237/2017;
- (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
Hoarding (see Schedule of Fees and charges (\$2,575 - \$5,150 per street frontage in current financial year)
Nature Strip and Roadway (see Schedule of Fees and Charges, \$1000 - \$20,000 per street frontage in current financial year)
Street Trees (\$2000 per street tree in current financial year)

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.

No external service ducts

25. 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.

Single master TV antenna

26. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on the building to service the development. A connection is to be provided internally to each dwelling/unit within the development. Details of these connections are to be annotated on the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority. The connections are to be operational prior to the issue of any Occupation Certificate.

Reason: To protect the visual amenity of the area.

SEPP 65 verification

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

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

Reason: To comply with the requirements of SEPP 65.

Construction Noise Management Plan

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

Energy Provider Requirements for Substations

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

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

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

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

Adaptable Dwellings

30. The development must incorporate 11 adaptable dwellings. Plans submitted with the construction certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

Liveable Housing

31. At least 20% of all residential units shall be designed and fit-out to achieve the 'silver level' requirements as set out in the Liveable Housing Design Guidelines Details published by Liveable Housing Australia. Details shall be submitted to the satisfaction of the certifying authority prior to the issue of the Construction Certificate for each stage.

Reason: To ensure study rooms are not converted to use as bedrooms.

Storage Provision

32. Prior to the issue of the Construction Certificate, the basement storage areas will be allocated to the applicable units to the satisfaction of the Principal Certifying Authority. The allocation will be such that each unit has a minimum total secure storage volume (including the storage space within each unit) as follows:

- i) 1 bedroom units – 6m³
- ii) 2 bedroom units – 8m³
- iii) 3 bedroom units – 10m³

Reason: To ensure each unit has sufficient on-site storage capacity.

Waste and Recycling Storage Facilities

33. Waste and recycling storage facilities are to be provided in each residential, office and retail unit. Details of the unit waste storage areas are to be provided to the satisfaction of the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Reason: To ensure adequate storage for refuse.

Specialist Reports

34. The recommendations outlined in the following reports shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority:

- Acoustic Report No.20170263.1/1703A/R2/MF, dated 17/3/2017, prepared by Acoustic Logic;
- Environmental Wind Tunnel Test Report No.610.17098-R04-v3.0, dated 23/01/2018, prepared by SLR Global Environmental Solutions;
- Solar Reflectivity and Glare Assessment No.610.17098-R01-v1.2, dated 18/09/2017, prepared by SLR Global Environmental Solutions;
- Air Quality Impact Assessment No.610.17098-R02-v1.0, dated 16/03/2017, prepared by SLR Global Environmental Solutions; and
- Preliminary Site Investigation (Contamination) Project No. 85829, dated 15/03/2017, prepared by Douglas Partners.

Reason: To ensure a suitable level of residential and public amenity.

Obscure Glazing

35. All window openings servicing a bathroom and/or WC within each dwelling must have either frosted or obscure glazing. All north facing glazing/wall systems off of habitable rooms (i.e. living rooms), above Level 8, shall be frosted/obscure. Details are to be provided on the plans and documentation accompanying the Construction Certificate application to the satisfaction of the Certifying Authority.

Reason: To ensure privacy to adjoining sites is adequately maintained.

Garbage Chutes

36. Any garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwellings. Details are to be provided on the plans and documentation accompanying the Construction Certificate application to the satisfaction of the Certifying Authority.

Reason: To ensure waste conveyance equipment is appropriately designed and managed.

Waste Storage Rooms

37. Storage rooms for waste and recyclables are to be provided within the development as indicated on the approved plans, and shall be constructed to comply with the following provisions:

- i) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
- ii) 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;
- iii) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- iv) 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.

Details shall be indicated on the plans submitted with each Construction Certificate application that demonstrate compliance with these requirements to the satisfaction of the Principal Certifying Authority.

Reason: To ensure provision of adequate waste storage arrangements.

Separation of Waste

38. Separate waste processing and storage facilities are to be provided for residential and commercial tenants in mixed use developments. These facilities should be designed and located so that they cannot be accessed by the public, and are accessible by a private waste contractor for collection.

A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities as indicated in the Waste Management Plan.

Prior to the issue of any Construction Certificate, a 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 subject 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 recycled.

Waste collection from the site shall occur in accordance with the details contained within this report.

Reason: To ensure appropriate waste storage facilities are provided for future occupants.

Access and services for people with disabilities

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

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

Location of Plant

40. Prior to the issue of a Construction certificate, the Certifying Authority must be satisfied that all plant and equipment (including but not limited to air condition equipment) is located within the basement or screened on the roof, except as explicitly shown otherwise on the approved drawings.

Note: Architectural plans identifying the location of all plant and equipment must be provided to the Certifying Authority.

Reason: To minimise impact on surrounding properties, improved visual appearance and amenity for locality.

Outdoor Lighting

41. All outdoor lighting and lighting of publicly accessible spaces must comply with the relevant provisions of AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting, and with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting, and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill.

A detailed lighting plan demonstrating compliance with these requirements be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

Reason: To protect the amenity of the surrounding neighbourhood from the emission of light and to provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

Location of Mains Services

42. To reduce the extent of overhead cabling, all service mains required to facilitate the development must be underground, both within the allotment boundaries and the public way. Details must be provided with the plans and documentation accompanying each application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To provide infrastructure that facilitates the future improvement of the streetscape.

Study Rooms

43. The study rooms (i.e. those showing desks) in units including the “+ S” notation shall be reduced in size such that each internal dimension is no more than 2m. These rooms shall be fitted with desk joinery. Details shall be submitted to the satisfaction of the certifying authority prior to the issue of the Construction Certificate.

Reason: To ensure study rooms are not convertible for use as bedrooms.

Reflectivity

44. 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 demonstrating compliance must be submitted to, and approved by, Council's City Architect prior to issue of any Construction Certificate.

Reason: To have a minimal impact on neighbouring properties and the public domain.

External Walls And Cladding Flammability

45. The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority and Principal Certifying Authority must:

- (a) Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
- (b) Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

Reason: To ensure building materials are sufficiently non-combustible.

Engineering

Geotechnical Consideration

46. The recommendations as outlined in the Geotechnical Report titled “*Reports on Geotechnical Investigation*”, Report number 85829.00-R.001, Revision “Rev0” dated 15/03/2017, prepared by Douglas Partners shall be implemented to the satisfaction of the Certifying Authority.

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

Retaining walls

47. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated then written approval from the affected neighbour shall be obtained and submitted to the certifying authority prior commencement of the works.

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

Reason: To minimise impact on adjoining properties.

Sydney Water Tap In

48. The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

The Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

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

Dial Before You Dig Service

49. 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.

On Site Detention

50. 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, Hornsby DCP 2013, the relevant Australian Standards and the National Construction Code.

- i. The final drainage plans are consistent with the submitted Drainage Plans i.e. "*Stormwater Plan*" (Drawing reference number 202187801 C020: Site Stormwater Drainage Plan, Revision "P8", C035: OSD tank Sections, Revision "P5", dated 07/06/2017, C030: Drainage Details, Revision "P1", dated 16/03/2017, prepared by Bonacci Group Pty Ltd. (5 Sheets), together with the notes and rectification as required and address the issues.

- ***Basement car park in conflict with the Sewer line.***

The existing sewer line crosses the subject site over the proposed basement, thus exposing the sewer pipe. Appropriate measures should be employed in compliance with the requirements of Sydney water. The proposed measure should be acceptable by Sydney water. A letter from Sydney water stating that the proposed measure is acceptable, together with the proposed measure need to be submitted.

- ***Detail of connection point***

It is noted that the connection point to the existing pipe appear to be higher than the proposed. Hence, the outlet pipe does not appear to be able to connect to the existing pipe at the proposed location. The connection point needs to be properly investigated and the invert level of the pipe needs to be confirmed that the proposed location will allow the outflow to be drained by gravity.

- **Provision of basement pump-out system**

A basement pump-out system shall be provided to manage the subsoil drainage and any runoff from the driveway. The basement stormwater pump-out system, must be designed and constructed to include the following:

- Holding tank with enough capacity, in case of pump failure, for storing the run-off from a 100 year ARI (average reoccurrence interval) - 2-hour duration storm event and the accumulated volume of subsoil drainage during that period
- (b) The On-site detention (OSD) system shall have a storage capacity of not less than the Site Storage Requirement of 40.5m³ and the orifice size to control the flow to a Permissible Site Discharge of not exceeding 20l/s/ha (total) as indicated by the OSD design Calculation summary sheet.
- (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 design adequacy of the OSD tank structure against the loads/forces including buoyancy forces.
- (e) Any changes, other than that are of minor nature (such as minor relocation of pits and pipes), or the changes that affect the approved landscaping require prior approval from the council.
- (f) The OSD Detailed Design Submission (Form B9) and OSD Detailed Calculation Summary Sheets are to be submitted with the documentation accompanying the construction certificate application.

A calculation table showing the available storage volume with the pyramid volume and prismatic volume calculation method is to be shown on the plan.

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

Water treatment for stormwater

51. As a part accomplishment of Water Sensitive Urban Design principles, in accordance with the *Section 1C.12 of Part 1 (General) of Hornsby DCP 2013* appropriate Water Sensitive Urban Design Measures (Water Quality measures) shall be employed as a part of Site Stormwater Management. In this regard the followings shall be carried out

- (a) All the surface pits at the basement car park shall be fitted with the filtration/screening basket fitted with the oil & grease-trapping pad of Enviropod make or equivalent that are capable of capturing sediments and spilled hydrocarbon.
- (b) Filtration system consisting of at least Two (2) numbers of 690mm dia StormFilter cartridges (Stormwater360 make or equivalent with demonstrated performance) that provide water quality flow (Filtration) rate of 8l/s in normal condition,
- (c) The filter media shall be "Phosphosorb", or similar perlite based media that has demonstrated performance characteristics equivalent or better.
- (d) Filtration chamber of at least 4.m² area (for 4m³ holding capacity,
- (e) The hydraulic head drop (head difference between the inlet invert level and the outlet tail water level) of at least 930mm shall be maintained at any time/ event. The water quality flow (filtration) rate of the filtration system shall be no less than 1.9l/s. If the head drop or water quality flow (filtration) rate cannot be maintained additional cartridges shall be provided proportionately to maintain the designated flow rate.
- (f) The construction and installation of the filtration system shall be in accordance with the manufacturer's specification and instruction.

Reason: To ensure that the water quality management measures are implemented

Construction of OSD tank/filtration structure

52. The underground OSD storage tank structures shall be constructed as designed and certified by a Qualified Structural Engineer, taking into account of the structural loads including dead load and live load from the above and surrounding areas/structures including the buoyancy

forces, which exert load on the tank structures. The principal certifying authority shall ensure that the designer has taken account of all loads influencing the tank structures, duly certified and provided the structural design certificate and comply with Australian Standard: AS3600-2009-concrete structures and AS3700-2001-Masonry structures.

The principal certifying authority shall ensure that upon completion of the works a practicing certified Engineer has duly certified the construction works.

Reason: To ensure that the structural stability of the underground tank structure.

Driveway Surface to match existing footpath level

53. The driveway within the property shall be designed and constructed to match the surface levels with that of existing footpath within the property frontage and that joints are smooth, and no part of the concrete protrudes out. To prevent street stormwater spilling into the property through the driveway, the driveway surface should be graded such that it rises upward from kerb & gutter with the crest across the driveway at the property line, which should be at least 150mm higher than the top of kerb.

Reason: To provide suitable vehicle access and smooth junction.

Basement carpark and subsurface drainage

54. The basement stormwater pump-out system, must be designed and constructed to include the following:
- (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
 - (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
 - (i) The permissible site discharge (PSD) rate; or
 - (ii) The rate of inflow for the one hour, 5 year ARI storm event.
 - (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
 - (d) A 100 mm freeboard to all parking spaces.
 - (e) Submission of full hydraulic details and pump manufacturers specifications.
 - (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

Underground electricity supply

55. Electricity provision within the site is to be designed so that in the future the electrical connection from this site can be made to an underground connection within the street. Certification from an energy provider addressing their requirements for this provision is to be forwarded to the Certifying Authority with the application for a Construction Certificate.

Reason: To enable future upgrading of electricity services.

Shoring for adjoining Council property

56. 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.

Construction of a heavy duty vehicular crossing

57. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must accompany an application for a Construction

Certificate to the satisfaction of the Certifying Authority.

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

Reason: To ensure appropriate vehicular access is provided.

Exhaust fumes

58. 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.

Security roller shutters for basement car parking

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

Reason: To ensure visitor car parking is accessible.

Impact on Existing Utility Installations

60. 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.

Support for Council Roads, footpath, drainage reserve

61. 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.

Driveway Grades

62. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the application for a Construction Certificate.

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

Public Domain

Public Domain Construction Drawings

63. Prior to the issue of the Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted and approved by Council's DTSU Manager. The drawings shall address the following issues and areas:

- all the frontages of the development site between the gutter and building line, including footpath, verge, drainage, forecourt, front setback;
- dedicated land for public use; and,
- any works in carriageway.

Grading of the pedestrian footway:

- Detailed design spot levels and designed contour levels are required.
- Localised flattening of public footpath levels at building doorways is not permitted. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line.
- Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with council. Ramping of the footway to suit adjacent building requirements will not be accepted.

The Public Domain Construction Drawings and specifications shall be prepared in accordance with:

- the latest Parramatta City Council Chapter 2 Public Domain Guidelines;
- the approved Public Domain Alignment Drawings,
- the approved Public Domain Drawings, and
- all the DA Conditions listed in this consent

Reason: To ensure the public domain is constructed in accordance with Council standards.

Public Domain Requirements

64. Notwithstanding the approved Public Domain Drawings, the following requirements shall be included in the Public Domain Construction Drawings:

Town Centre Paving

Granite flagstone, as per Chapter 2 of the Parramatta Public Domain Guidelines, shall be applied for full length of the site, from back of kerb to building entry points, plus full coordination of service/pit lids, street lighting and tree pits. The footpath paving set out and details should comply with Council's design standard (DS45). Sealant is to be applied to all paved surfaces in the public domain in accordance with council requirements. All pavement material and finishes used in the public domain must be a non-slip surface in compliance with V5 in both wet and dry conditions.

Kerb & Gutter

The kerb and gutter in front of the site shall be reconstructed in accordance with Council's design standard (DS1) to the full length of the site.

Vehicle Crossing

Council's standard vehicle crossing is to be provided. Refer Council's design standard (DS8&9 and DS45). A change of paving colour for the driveways is not supported.

Exiting vehicles should be perpendicular to the road when entering the road way. The vehicle crossing should extend along the road to suite, even if this exceeds Council's typical maximum vehicle ramp width.

Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards (drawing no: DS4).

Walkways with gradient of 1:20 or steeper require handrail detail as per AS1428.4.1 (2009). Where possible provide walkway gradients flatter than 1:20 from the public domain to the building entry.

Tactile Indicators (TGSi)

TGSIs must be used on the public footpath complied with the AS 1428.1 and the requirements in the Public Domain Guidelines. The TGSIs must be installed as per advice provide by applicant's access consultant and or as directed by Council.

Street Furniture

Street furniture selection and detail shall be to Council's requirements. Street furniture in public domain must comply with Council's Public Domain Guidelines. Should street furniture be required it shall be adequately detailed in the public domain construction documentation.

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. All new LED luminaires shall include 7pin NEMA socket.

Drainage

Drainage connection to the nearest storm water pit or other sump area is required from the base of all tree pits and trenches and must be shown on the Public Domain Construction Drawings. The invert level of the storm water pit receiving the drainage water from the tree pits is also to be shown on the Public Domain Construction Drawings.

Multi-media conduit

A conduit for Council's multi-media facilities is required to be installed to the full length of the street frontages on Langston Place. The conduit must be positioned and installed in accordance with Council's standards drawing and specifications.

Documentary evidence of compliance with these requirements is to be confirmed in the Public Domain Construction Drawings to be submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

Reason: To comply with the Public Domain Guidelines.

Awning

65. The awning hereby approved is to extend the full length of the site and be of adequate depth to provide seamless protection at the boundary with the awning of properties either side of the site.

Reason: To ensure awning provides adequate and seamless protection and comfort.

Planting Beds along Street Frontage / Awning

66. All the plants in the planter boxes along the building frontages shall be no less than 200mm (or 45L for shrubs) pot sized. All the planter boxes shall have no less than 600mm deep soil level with free draining soil mixes, in accordance with AS 4419:1998 – Soils for landscaping and garden use, and incorporated with drainage layers and pipes connecting to nearest stormwater pit.

All planting in communal open space shall be planted as a minimum, as per 4P Planting on Structure of the ADG

An automatic irrigation system shall be set up for the planting bed. The public domain construction documentation must include the full performance specifications for the installation and operation.

Reason: To ensure high quality building interface to public domain and minimise potential impacts.

Street Tree Placement & Tree Pit

67. Consistent tree pit size of **1.8X1.2m** should be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard (CoP_Street tree planting in StrataVault or to match existing Epping Town Centre grates) with adequate clearances to other street elements in accordance with the Public Domain Guidelines. Refer also following conditions for trees located in paved areas. Street

trees must be average 8-10m spacing. Tree planting is not permitted within 3.0m of existing buildings.

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

Structural Pavement System

68. A structural pavement system is required around proposed street trees in paved areas in the footway and publicly accessible pedestrian areas to mitigate against soil compaction, maximising aeration and porosity in the tree root zone. Preferred systems include slab suspended on structural cells such as strata cells as per Council's design standard (CoP_Street tree planting in StrataVault or to match existing Epping Town Centre grates). Tree grates may be required depending on the detailed design of the selected pavement structure system as per the Public Domain Guidelines.

Reason: To comply with the Public Domain Guidelines.

Street Tree Stock

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

Street Name	Botanical Name	Common name	Pot Size	Qty	Ave Spacing
Langston Place	<i>Lophostemon confertus</i>	Brush box	400L	3	As per the PDG

Note: Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible.

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)	Calliper (at 300mm)	Clear Height	Trunk
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

Traffic

Plans for median in street

70. Detailed plans for the construction of a concrete median in Langston Place showing associated line marking and signposting are to be submitted to and approved by Council's Manager Civil Infrastructure and to the Parramatta Traffic Committee through the Service Manager Traffic and Transport prior to the issue of a construction certificate. The median is to be designed such that it would restrict vehicular access to left-in and left-out only into and out of the development site. The installation of the median may require amendments to the Roads and Maritime traffic signal plans for the adjacent intersections. The design and construction shall be at no cost to Council and Roads and Maritime Services.

Reason: To ensure vehicles do not stop to turn and cause a queue into the intersection with Epping Road.

Parking spaces to be provided

71. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6.
- A longitudinal section is to be provided for the access driveway ramps and the between basement ramps showing compliance with AS2890.1

- b. The gradients of the ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths.

Details are to be illustrated on plans submitted with the construction certificate.

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

Bicycle parking dimensions

72. The bicycle storage areas must be capable of accommodating a minimum of 114 bicycles within fixed bicycle rails. The bicycle storage areas and bicycle rail must be designed to meet the requirements of AS 2890.3 – 2015. Details of compliance with this standard are to accompany a Construction Certificate application to the satisfaction of the Certifying Authority.

Reason: To comply with Council's parking requirements.

Pedestrian safety

73. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall not be compromised by the landscaping, signage fences, walls or display materials. Any such materials may only be permitted if they are less than or equal to 900mm height above the driveway level. Details are to be illustrated on plans submitted to the satisfaction of Council's Manager Development & Traffic Services prior to issue of the relevant Construction Certificate.

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

Construction Traffic Management Plan

74. A Construction Traffic Management Plan shall be prepared and submitted to the satisfaction of the Sydney Coordination Authority (Transport for NSW) and Council's Service Manager Traffic and Transport prior to the issue of any Construction Certificate.

The following matters must be specifically addressed in the Plan:

- A. Construction Management Plan for the Site
 1. A plan view of the entire site and frontage roadways indicating:
 2. Access arrangements to and from the site.
 3. Proposed number of trucks during the phases of development
 4. Hours of proposed truck movements to and from the site.
 5. Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and demolition related vehicles in the frontage roadways.
 6. Turning areas within the site for demolition and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site.
 7. The locations of proposed Work Zones in the egress frontage roadways.
 8. Location of any proposed crane standing areas.
 9. A dedicated unloading and loading point within the site for all demolition vehicles, plant and deliveries.
 10. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected.
 11. The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
- B. Traffic Control Plan(s) for the site:
 1. All traffic control devices installed in the road reserve shall be in accordance with the Roads and Traffic Authority, NSW (RTA) publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RTA '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.
 2. Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.

- C. A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage must be provided and a copy of this route is to be made available to all contractors.
- D. The plan must address the following:
 - 1. 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.
 - 2. Minimising construction related traffic movements during school peak periods.
 - 3. The CTMP is to include a requirement that there be a sign on the hoarding that provides a phone number and email address for members of the local community to make enquires or complaints regarding traffic control for the site. The construction company for the site is to provide a representative for meetings that may occur once a month and may include representatives of the local community and Council staff to discuss traffic control at the site. It is likely that the CTMP will include restrictions on the hours of the day that truck movements, use of the kerb side lane and traffic control can occur (beyond that normally imposed on construction activity).

Reason: To manage construction impacts.

Car Parking Condition

- 75. Prior to the issue of the construction certificate, the PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To ensure appropriate vehicular manoeuvring is provided.

Accessible Car parking

- 76. Accessible car parking spaces must be provided as part of the total car parking requirements. These spaces, and access to these spaces, must comply with AS2890.6: 'Parking facilities', 'Off-street parking for people with disabilities', AS1428.1: 'Design for access and mobility', 'General requirements for access - New building work' 2001 and 2009, and AS1428.4: 'Design for access and mobility', 'Tactile ground surface indicators for orientation of people with vision impairment', 'Means to assist the orientation of people with vision impairment - Tactile ground surface indicators' 1992 and 2009.

Details are to accompany each application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with Federal legislation.

Visitor Parking

- 77. Each basement visitor car parking space is to be signposted. Details are to be provided with the application for each Construction Certificate.

Reason: To comply with Australian Standards.

Other

Enhanced Glazing

- 78. Any openings specified as requiring enhanced glazing in the NatHERS certificate hereby approved shall be clearly specified on the construction certificate drawings and installed in the building to the satisfaction of the Certifying Authority prior to the release of the applicable occupation certificate.

Reason: To ensure the amenity of future occupants.

Planting Upon Structure

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

- (a) Construction details showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens are to be provided by a suitably qualified structural engineer.
- (b) A specification for the soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015) to be provided by a suitably qualified Landscape Architect/Designer for all proposed tree plantings with an expected mature height of five (5) metres or greater.
- (c) A specification ('Fit-for-purpose' performance description) for soil type must be provided by a suitably qualified Landscape Architect/Designer.
- (d) Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and certification must be provided by a suitably qualified Landscape Architect/Designer.

Reason: To ensure the creation of functional gardens.

Bus Stops

80. Prior to the issue of any Construction Certificate, the Applicant must prepare and submit to Sydney Metro a Temporary Bus Stop Traffic and Pedestrian Management Plan, that takes into account the impacts of the proposed development on the establishment, operation and removal of Temporary Bus Stops and the movement of public transport customers and buses to and from Temporary Bus Stops, and receive written advice that Sydney Metro is satisfied with the Temporary Bus Stop Traffic and Pedestrian Management Plan.

The Temporary Bus Stop Traffic and Pedestrian Management Plan must at least address the following matters:

- a) Traffic and public transport customer management in the vicinity of the development;
- b) Placement and location of temporary structures related to the development on Langston Place and Pembroke Street, Epping, in or within 20 metres of the Temporary Bus Stops;
- c) Timing of and reinstatement standards for footpath and road openings;
- d) Location and operation of crossings into the development site within 20 metres of the temporary bus stops;
- e) Communications between Sydney metro and the applicant.

Reason: To comply with the requirements of Transport for NSW and SEPP (Infrastructure) 2007.

Bus Stops – Management Plan

81. The Applicant must comply with the Temporary Bus Stop Traffic and Pedestrian Management Plan.

Reason: To comply with the requirements of Transport for NSW and SEPP (Infrastructure) 2007.

Bus Stops - Operation

82. During the establishment, operation, and removal of the Temporary Bus Stops, no Works Zones are to be located on Langston Place and Pembroke Street within 20m of Temporary Bus Stops.

Reason: To comply with the requirements of Transport for NSW and SEPP (Infrastructure) 2007.

Bus Stop – Concrete Pump Lines

83. During the establishment, operation and removal of the Temporary Bus Stops, no concrete pump lines or pedestrian ramps are to be located in or within 20m of Temporary Bus Stops.

Reason: To comply with the requirements of Transport for NSW and SEPP (Infrastructure) 2007.

Sydney Trains – Excavation

84. Unless advised otherwise, the applicant shall comply with the following items:

- i) All excavation works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects.
- ii) No rock anchors/bolts are to be installed into Railcorp's property of easements.
- iii) On completion of the basement slab works, all temporary rock anchors/bolts along the rail corridor boundary are to be destressed in accordance with the Geotechnical and Structural Reports.
- iv) The project engineer is to conduct vibration monitoring during the course of excavation.

A Construction Certificate is not to be issued until the measures detailed in this condition of consent have been incorporated into the construction drawings and specifications.

Prior to the commencement of works, the Principle Certifying Authority is to provide verification to Sydney Trains that this condition has been complied with.

Reason: To comply with the requirements of Sydney Trains and State Environmental Planning Policy (Infrastructure) 2007.

Sydney Trains – Endorsement

85. The following items are to be submitted to Sydney Trains for review and endorsement prior to the issue of a Construction Certificate:

- i) Machinery to be used during excavation/construction.
- ii) If required by Sydney Trains, track monitoring plan detailing the proposed method of track monitoring during excavation and construction phases.
- iii) If required by Sydney Trains, a rail safety plan including instrumentation and the monitoring regime.

The Principle Certifying Authority is not to issue the Construction Certificate until it has received written confirmation from Sydney Trains that this condition has been complied with.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Sydney Trains – Aerial Operations

86. Prior to the issuing of a Construction Certificate the Applicant is to submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. The Principal Certifying Authority is not to issue a Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Sydney Trains – Liability Cover

87. Prior to the issue of a Construction Certificate, the Applicant must hold current public liability insurance to cover for a sum to be determined by Sydney Trains. This insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure. The Applicant is to contact Sydney Trains Rail Corridor Management Group to obtain the level of insurance required for this particular proposal. Prior to issuing the Construction Certificate, the Principal Certifying Authority must witness written proof of this insurance in conjunction with Sydney Trains written advice to the applicant on the level of insurance required.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Sydney Trains – Bond

88. Prior to the issue of a Construction Certificate, the Applicant is to contact Sydney Trains Rail Corridor Management Group to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains. Prior to issuing the Construction Certificate, the Principal Certifying Authority must witness written advice from Sydney Trains confirming the lodgement of this Bond/Bank Guarantee.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Sydney Trains – Electrolysis

89. Prior to the issue of a Construction Certificate, the applicant is to engage an Electrolysis Expert to prepare a report on the electrolysis risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Sydney Trains – Lights and Signs

90. The design, installation, and use of lights, signs, and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor, must limit glare and reflectivity to the satisfaction of Sydney Trains. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Sydney Trains – Acoustics

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

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Sydney Trains – Risk Management

92. If required by Sydney Trains, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Landscape Details

93. Construction and section details of all proposed on-slab planter boxes showing substrate depth, drainage, waterproofing etc., for ground floor and roof top planter boxes are to be provided with each application for a Construction Certificate.

Despite the requirements of any other conditions of consent, planter boxes located over on site detention tanks and/or podium slabs are to have a minimum depth of 600mm for the planting of shrubs and/or trees, and a minimum of 300mm depth for turf/groundcovers proposed.

The proposed soil depths are to be certified by the Landscape Architect to meet the requirements of the proposed species to be planted, and provided with each application for a Construction Certificate.

Reason: To ensure the creation of functional gardens.

Submit Detailed Concept Development, Including Artwork

94. A Detailed Public Art Plan prepared by a suitably qualified and experienced public art consultant, in accordance with the City of Parramatta's 'Interim Public Art Guidelines for Developers', shall be submitted to and approved by Council prior to the issue of a Construction Certificate.

The Public Art Plan is to include contextual and historical themes, and design details of each public art work, including concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork, and an estimated budget, indicated on the approved plans.

Reason: To achieve public art that is consistent with Council's guidelines.

Prior to Work Commencing

Planning

Appointment of PCA

95. 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.

Enclosure of the site

96. 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.

Site Sign

97. 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.

Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

Public liability insurance

99. 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.

Footings and walls near boundaries

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

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

Survey Report

101. 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.

Engineering

Road Opening Permits

102. 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.

Dilapidation Survey & Report for private properties

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

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

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

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

Reason: Management of records.

Geotechnical Report

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

- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
- (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
- (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
- (d) The impact on groundwater levels in relation to the basement structure.
- (e) The drawdown effects if any on adjacent properties (including the road reserve), resulting from the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater.

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

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

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

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

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

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

Connection into Existing stormwater drainage system

105. The proposed outlet pipe connection from the subject site into the council's stormwater pipe system shall be designed to comply with the following requirements:

a. new kerb inlet pit and connection

A new kerb Inlet pit and the connection details into the pit shall be designed in accordance with requirements of **Council's Civil Infrastructure Unit** and the relevant Standard Plan as required accordingly (*Please contact the council's Civil Infrastructure Unit for requirement details on kerb inlet pit type, connections requirements and the relevant standard plan number/drawing*).

b. The drawings including connection details.

The drawings of the proposed connection and pipeline (if any) should show

- i. Details of the new kerb inlet pit
- ii. Connection details into the **new pit**.

The above drawings including the construction and connection details shall be submitted to the satisfaction of **Council's Civil Infrastructure Unit** for approval. No pipe works shall commence until the approval is obtained.

Upon completion of the work, the construction and connection work shall be certified by a qualified engineer. A separate Work-As-Executed plan shall be prepared on the approved stormwater plan and submitted together with the engineer's certificate to Council separately.

Reason: To ensure that the stormwater work comply with requirements of relevant authority.

Erosion and Sediment Control measures

106. 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.

Site Maintenance

107. 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.

Shoring and adequacy of adjoining property

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

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

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

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

Special Permits

109. 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.

Driveway Crossing Application

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

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

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

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

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

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

Existing Damage to public infrastructure

111. Prior to commencement of any works, including demolition and excavation, the applicant is to submit to the Council of documentary evidence including photographic evidence of any existing damage to Council's property. Council's property includes footpaths, kerbs, gutters, drainage pits, pipes etc. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works. Failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs

Reason: To ensure that the applicant bears the cost of all restoration works to Council's property damaged during the course of this development.

Other

Hazardous material survey

112. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:
- a) The location of hazardous materials throughout the site;
 - b) A description of the hazardous material;
 - c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
 - d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
 - e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
 - f) Identification of the disposal sites to which the hazardous materials will be taken.
- Reason:** To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

Prior to the Commencement of Construction in Public Domain

113. The certifying authority is to confirm the ground floor slab levels, including finishes, finish flush with existing public domain as per the approved Public Domain Alignment Drawings
- Reason:** To ensure the public domain is constructed in accordance with Council standards.

Sydney Trains

114. If required by Sydney Trains, prior to the commencement of works and prior to the issue of the Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by Sydney Trains.
- Reason:** To comply with the requirements of Sydney Trains and Clause 86(4) of SEPP (Infrastructure) 2007.

Pruning/Works on Trees

115. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties. All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.
- Reason:** To ensure the protection of the tree(s) to be retained.

During Work

Planning

Copy of development consent

116. A copy of this development consent, together with the stamped plans, reference documents and associated specifications, is to be held onsite 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.

Materials on Footpath

117. 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.

Materials on Drainage Line

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

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

Hours of Work and Noise

119. 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 Friday 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 and 5:00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

Reason: To protect the amenity of the area.

Complaints Register

120. 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:

- i) The date and time of the complaint;
- ii) The means by which the complaint was made;
- iii) Any personal details of the complainants that were provided, or if no details were provided, a note to that affect;
- iv) Nature of the complaints;
- v) Any action(s) taken by the applicant in relation to the complainant, including any follow up contact with the complainant; and
- vi) 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 to ensure complaints are dealt with appropriately.

Importation of Clean Fill

121. Any fill material, required by this consent, imported to the site is to be virgin excavated natural material (VENM), and is to be certified as such by a suitably qualified industry professional. The certification of each delivery is to be kept on site and produced for inspection if requested.

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

Engineering

Erosion & sediment control measures

122. 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.

Grated drain at the base of driveway ramp

123. A 200mm wide grated channel/trench drain with a heavy-duty removable galvanised steel grate shall be provided to the full width at the end of the driveway ramp to collect driveway runoff. The grated/channel drain shall be connected to the OSD tank basement pump-out tank and shall have an outlet of minimum diameter 150mm to prevent blockage by silt and debris.

Reason: To minimise risk of basement flooding.

Damage to public infrastructure

124. 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.

Construction of a concrete footpath

125. A footpath is to be constructed in accordance with Council Standard Drawing DS3 in front of the site within the road reserve. Details of the proposed footpath works shall be submitted to and approved by Council's Civil Asset Team prior to commencement of footpath works. All costs are to be borne by the applicant.

Reason: To provide pedestrian passage.

Car parking & driveways

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

Reason: To ensure appropriate car parking.

Vehicle egress signs

127. Appropriate signage must be erected at the vehicle egress points to compel all vehicles to stop before proceeding onto the public way.

Reason: To ensure pedestrian safety.

Nomination of Engineering Works Supervisor

128. 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.

Connection into existing Stormwater pipe

129. The proposed outlet pipe and connection works into the existing downstream kerb inlet pit within the public domain shall comply with the following requirements.

- a) The connection into the stormwater system shall be in the direction of flow (not against the flow).
- b) A new kerb inlet pit (KIP) shall be constructed on Langston Place frontage to connect the site Stormwater pipe into this pit. The new kerb inlet pit shall be constructed in accordance with Council Standard Plan). (Please contact the council's civil Infrastructure Unit for requirement details on kerb inlet pit type, connections requirements and the relevant standard plan *number/drawing*).
- c) Request for inspection by council's Civil Infrastructure Unit, of works during progression as required by Council's Civil Infrastructure Unit.
- d) The connection work must be inspected by the engineer from Council's Civil Infrastructure Unit and approved prior to backfilling.
- e) Remediation of site upon completion of work to the satisfaction of Council's Civil Infrastructure Unit.
- f) Upon completion of works, the following documents shall be submitted to council.

- i. Work-As-Executed Stormwater plan (layout and long section profile) prepared on the copies of the approved plan with the variations marked in RED ink and duly certified by a registered surveyor.
- ii. A certificate of compliance by a qualified drainage/hydraulic engineer. The person issuing the compliance certificate shall ensure that all the works have been completed and comply with the approved plans and the council's requirements.
- g) Final inspection and satisfactory completion of the pipe work to the satisfaction of Council's Civil Infrastructure unit.

Prior approval for the drawings shall be obtained from Council's Civil Infrastructure Unit. No pipe/pit works shall commence until the approval is obtained. During the progress of work, booking for staged/progress inspection by Council's Civil Infrastructure Unit shall be made.

Upon completion of the work, the construction and connection work shall be certified by a qualified engineer. A separate Work-As-Executed plan shall be prepared on the approved stormwater plan and submitted together with the engineer's certificates to Council separately.

Reason: To ensure that the stormwater work comply with requirements of relevant authority.

Handled and disposed of by licensed facility

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

Reason: To ensure appropriate disposal of asbestos materials.

Waste data maintained

- 131. A Waste Data file is to be maintained, recording building/demolition contractors 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 are met.

Public Domain Works Inspections

- 132. 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 for each inspection listed below. At least 48 hours notice must be given for all inspections.

The required inspections include the followings:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade inspection following excavation for footings, kerb and gutter, pram ramps (if required), 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; The contractor shall provide Council Officer the NATSPEC document to prove the quality of the tree stock.
- 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.

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

De-Watering of Excavated Sites

133. Any site excavation areas must be kept free of accumulated water at all times.

Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in:

- i) The pollution of waters,
- ii) Nuisance to neighbouring properties, or
- iii) Damage/potential damage to neighbouring land and/or property.

A De-Watering Plan is required to be included and submitted to the Principal Certifying Authority for review prior to issue of a Construction Certificate.

Reason: To protect against subsidence, erosion and other nuisances.

Traffic

Occupation of any part of footpath/road

134. 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.

Oversize vehicles using local roads

135. 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.

Other

Sydney Trains – Inspection

136. Sydney Trains and Transport for NSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been, or are being, constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.

Reason: To comply with the requirements of Sydney Trains and State Environmental Planning Policy (Infrastructure) 2007.

Contamination – Additional Information

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

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

Dust Control

138. 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 the City of Parramatta 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.

Tree Removal

139. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Draft Tree Work Code of Practice 2007.
Reason: To ensure works are carried out in accordance with the Draft Tree Work Code of Practice 2007.

Prior to the issue of an Occupation Certificate / Subdivision Certificate

Planning

Occupation Certificate

140. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.
Reason: To complying with legislative requirements of the Environmental Planning and Assessment Act 1979.

Record of inspections carried out

141. 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.

Street Number when site readily visible location

142. A street number is to be placed on the site in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.
Reason: To ensure a visible house number is provided.

BASIX Compliance

143. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 796370M_02, will be complied with prior to occupation
Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

Provision of Endeavour Energy services

144. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to the issue of an Occupation Certificate.
Reason: To ensure appropriate electricity services are provided.

The Release of Bond(s)

145. 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.

SEPP 65 verification statement OC stage

146. Design Verification issued by a registered architect is to be provided with the application for a Occupation Certificate verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

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

Reason: To comply with the requirements of SEPP 65.

Adaptable Dwellings

147. Certification must be provided prior to the issue of an occupation certificate that the required adaptable dwelling(s) have achieved a class C design in accordance with the requirements of AS 4299 -1995.

Reason: To ensure the requirements of DCP 2011 have been met.

Liveable Housing

148. Confirmation that 20% of the units comply with the Liveable Housing Guidelines Silver Level design feature is to be prepared by a suitably qualified consultant and submitted to Council prior to the issue of an Occupation Certificate.

Reason: To ensure that the development provides accessible dwelling options for future occupants.

Road Dedication

149. Prior to the issue of an Occupation Certificate, the applicant shall establish a public right of way over the 1.5m ground floor setback area for use as an unrestricted public footpath to the public in perpetuity.

Reason: To ensure that public benefits are provided in keeping with the applicant's offer.

Certification – Fire Safety

150. Prior to the issue of each Occupation Certificate, a final fire safety certificate must be issued as required by Clause 153 of the Environmental Planning and Assessment Regulation 2000.

Reason: Protection of life and to comply with legislative requirements.

Schedule of Street Numbering

151. Prior to the issue of an Occupation Certificate, the developer must provide Council with a schedule of individual unit/street numbers as displayed within the development for identification purposes. The numbering sequence must be in accordance with the street numbering approval letter issued by Council.

Reason: To ensure developments are appropriately numbered.

Street Numbering

152. A street number is to be placed on the building in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.

Reason: To assist wayfinding.

Waste Storage Rooms

153. Adequate ventilation to the waste storage room shall be provided in accordance with the requirements of the Building Code of Australia. Certification that the system functions in accordance with Australian Standard AS 1668 is to be provided to the certifying authority prior to occupation of the premises.

Reason: To ensure appropriate waste storage facilities are provided for future occupants.

Broadband Access

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

Note: For more information contact NBN Co. Development Liaison Team:

Call: 1800 881 816
Email: newdevelopments@nbnco.com.au
Web: www.nbnco.com.au/NewDevelopments.

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

Provision of Telephone Services

155. The submission of documentary evidence from the telecommunications provider authorised under the *Telecommunications Act 1997* confirming arrangements have been made for the provision of telephone services prior to the issue of a Subdivision Certificate.

Reason: To ensure appropriate telephone services are provided.

Strata Subdivision Certificate

156. A separate application must be made to Council to obtain approval of the strata plan under section 37 of the Strata Schemes (Freehold Development) Act 1973. The linen plan must not be issued until a final occupation certificate has been issued.

Reason: To comply with the *Strata Schemes (Freehold Development) Act 1973*.

Study Rooms

157. The study rooms (i.e. those showing desks) in units including the “+ S” notation shall be fitted with desk joinery. Details demonstrating compliance shall be submitted to the satisfaction of the certifying authority prior to the issue of the Occupation Certificate.

Reason: To ensure study rooms are not convertible for use as bedrooms.

Green Travel Plan

158. A Green Travel Plan to promote non-private vehicle transport for employees and visitors is to be submitted to the satisfaction of the Certifying Authority and a copy provided to Council prior to the issue of the final Occupation Certificate.

Reason: To discourage trips by private vehicle.

Engineering

Reinstatement of laybacks

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

Reason: To provide satisfactory drainage.

Lot consolidation

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

Reason: To comply with the Conveyancing Act 1919.

Section 73 Certificate

161. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water.

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

If you require any further information, please contact Lulu Huang of Growth Planning and Development on urbangrowth@sydneywater.com.au.

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

Work-as-Executed Plan

162. Works-As-Executed stormwater plans shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate, certifying that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The person issuing the Occupation Certificate shall ensure that the following documentation is completed and submitted

- 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 using the pyramid volume and prismatic volume calculation method.
- d. OSD WAE Survey certification form and WAE dimensions form (Form B10 and attachment B. Refer to UPRCT Handbook).
- e. Certificate of Hydraulic Compliance (Form B11) from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The person issuing Hydraulic certificate shall ensure that all the works have been completed and comply with the approved plans.
- f. Approved verses installed Drainage Design (OSD) Calculation Sheet certified by a qualified practicing Hydraulic Engineer.
- g. Structural Engineer's Certificate for the OSD tank structure, basement pump out tank structure, OSD basin (retaining) wall etc.

The above is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and another set of the documents shall be submitted to Council.

Reason: To ensure works comply with approved plans and adequate information are available for Council to update the Council's Record.

OSD Positive Covenant/Restriction

163. 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.

Positive Covenant for Water Treatment Devices

164. Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the use of land under Section 88E of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the Water Quality improvement of and facilities installed on the lot. The positive covenant and Restriction on the use of land shall be created only upon completion of the system and certification by a qualified practicing engineer to the satisfaction of the Principal Certifying Authority.

Note: The covenant is to be submitted to Council for approval prior to lodgement with the Land and Property Information Service of NSW. Documents relating proof of completion of the stormwater system according to the approved stormwater plan and certification of the compliance shall be submitted to the council together with the positive covenant and restriction.

Reason: To ensure maintenance of on-site detention facilities

Street Numbering

165. 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.

Driveway Crossover

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

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

The application for a driveway crossing requires the completion of the relevant application form and be accompanied by detailed plans showing, grades/levels and specifications that demonstrate compliance with Council's standards, without conflict with all internal finished surface levels. The detailed plan must be submitted to Council's Civil Assets Team for approval prior to commencement of the driveway crossing works. A fee in accordance with Council's adopted 'Fees and Charges' will need to be paid at the time of lodgement.

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

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

Reason: Pedestrian and Vehicle safety.

Post-construction dilapidation report

167. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of occupation certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

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

- (c) carry out site inspection to verify the report and ensure that any damage to the public infrastructure as a result of the construction work have been rectified immediately by the developer at his/her cost.
- (d) Forward a copy of the dilapidation report with the PCA's comparison and assessment review report to Council.

Reason: To establish the condition of adjoining properties prior building work and ensure any damage as a result of the construction works have been rectified.

All works/methods/procedures/control measures

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

- Acoustic Report No.20170263.1/1703A/R2/MF, dated 17/3/2017, prepared by Acoustic Logic;
- Environmental Wind Tunnel Test Report No.610.17098-R04-v3.0, dated 23/01/2018, prepared by SLR Global Environmental Solutions;
- Solar Reflectivity and Glare Assessment No.610.17098-R01-v1.2, dated 18/09/2017, prepared by SLR Global Environmental Solutions;
- Air Quality Impact Assessment No.610.17098-R02-v1.0, dated 16/03/2017, prepared by SLR Global Environmental Solutions; and
- Preliminary Site Investigation (Contamination) Project No. 85829, dated 15/03/2017, prepared by Douglas Partners.

Reason: To demonstrate compliance with submitted reports.

Traffic

Median in street

169. Prior to the issue of any occupation certificate a concrete median shall be constructed in Langston Place to restrict vehicular access to left-in and left-out only into and out of the development site.

Reason: To ensure vehicles do not stop to turn and cause a queue into the intersection with Epping Road.

Exclusion from Parking Permits

170. Prior to issue of an Occupation Certificate or Subdivision 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 of each residential lot with disqualification from participation in any existing or future City of Parramatta Council on-street resident parking permit scheme. The authority to release must be the City of Parramatta Council.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through 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 car share spaces within the lot.

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 the site.

Note: The covenant is to be submitted to Council for approval prior to lodgement with the Land and Property Information Service of NSW.

Reason: To reduce parking demand.

Separation of Residential Units and Parking

171. Prior to issue of a subdivision certificate the Principal Certifying Authority is to ensure that all residential occupant car parking spaces are on separate individual titles and a Positive Covenant and Restriction on the use of land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner of each residential occupant car parking spaces will a restriction from selling or renting/leasing the space to an owner who does not also own one of the residential units within the building.

Reason: To reduce parking demand.

Car Share

172. The Applicant shall provide written evidence to Council's DTSU Manager, prior to release of the final Occupation Certificate, demonstrating that at least four (4) car share spaces have been offered to all car share providers operating in Sydney together with the outcome of the offers or a letter of commitment to the service.

Reason: To comply with Council's parking requirements.

Car Share Spaces Protected

173. 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 provide and maintain four (4) car share parking spaces on the lot and provide public access to these spaces. The authority to release must be the City of Parramatta Council.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through 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 car share spaces within the lot.

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 the site.

Reason: To ensure the availability of these spaces for car share operators.

Car Share as Common Property

174. Prior to issue of any Subdivision Certificate, the Certifying Authority is to ensure that the 3 car share spaces are to included within common property on the site. These spaces are not to be sold for use as, leased for use as, or used as, residential occupant spaces.

Reason: To ensure the ongoing availability of these facilities.

Green Travel Plan Fulfilment

175. Prior to issue of the final residential Occupation Certification the Principle Certifying Authority is to be satisfied that the facilities provided on site are in accordance with the recommendations of the Green Travel Plan reference number 16275 prepared by The Transport Planning Partnership and dated 31 July 2018.

Reason: To ensure implementation of the Green Travel Plan.

Other

Sydney Trains - As Built Drawings

176. Prior to the issue of an Occupation Certificate, the Applicant is to submit the as-built drawings to Sydney Trains, Transport for NSW and Council. The principal Certifying Authority is not to issue the Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

Reason: To comply with the requirements of Sydney Trains and ISEPP 2007.

Certification – Artwork

177. Final documentation including details of fabrication and installation of the public art work, including a maintenance schedule, must be submitted and approved by Council and the art work completed in full and installed to the satisfaction of Council prior to the issue of the final Occupation Certificate.

Reason: To comply with Development control requirements.

Commencement of waste collection services

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

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

development.

Energy Star Ratings

179. Prior to the issue of any occupation certificate for dwellings the Principal Certifying Authority is to ensure that all Fridges, Clothes Washers, Clothes Driers, Dishwashers and Air Conditioners are of at least a 4 Energy Star Rating as required by the BASIX certificate.
Reason: To ensure the Environmental Sustainability Commitments are met.

Public Domain Works-as-Executed

180. 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 & Environment Manager.

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 one year (52 week) 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's to maintain the public domain works.

A two year (104 week) maintenance and defects period is required for any public domain works that include WSUD devices, including bio-retention tree pit, rain garden, swale etc., to be carried out by the developer following final OC approval of the public domain works by Council Officers.

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

Tree Planting Above 25L Container Size

181. All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No.2. Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown to Natspec guidelines. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.
Reason: To minimise plant failure rate and ensure quality of stock utilised.

Landscape Certification

182. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.
Reason: To ensure restoration of environmental amenity.

Operational Conditions - The Use of the Site

Air-conditioning Noise Emission

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

Any air conditioners must not emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):

- i) Before 8:00am and after 10:00pm on any Saturday, Sunday or public holiday; or
- ii) Before 7:00am and after 10:00pm on any other day.

Emit a sound pressure level when measured at a boundary of any other residential property, at a time other than those specified in (a) and (b) above which exceeds the background (LA90, 15 minute) by more than 5dB(A).

The source noise level must be measured as a LAeq 15 minute.

Reason: To minimise noise impact of air conditioning equipment and protect amenity

Graffiti Management

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

Reason: To ensure the removal of graffiti.

Noise from mechanical equipment

185. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Garbage Collection

186. All garbage collection must occur on site (i.e. off-street).

Reason: To minimise impact on the road network.

Signage Consent

187. No advertisement or signage shall be erected on, or in conjunction with the development without prior consent. No digital displays are to be installed behind the shop display or otherwise.

Reason: To comply with legislative controls.

Shopfront Appearance

188. Roller shutters are not to be placed over any external door or window of the premises.

Reason: To provide an appropriate streetscape appearance.

Maintenance of Public Domain Works

189. A two-year (104 weeks) maintenance period, from the date of issue of the final Occupation Certificate, 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, prior to the issue of the final Occupation Certificate, that specifies after Council's final approval who and how to maintain the public domain works during the 104 weeks.

Reason: To ensure the required public domain improvements are maintained.

190. ***Retail Operation***

The hours of operation of the ground floor retail premises are restricted to 7:00am to 10:00pm daily, unless approved otherwise under a separate application.

Reason: To minimise the impact of the use on adjoining properties.

Maintenance of Waste Storage Areas

191. 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.

Waste Storage

192. 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.

Putrescible Waste

193. 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.

Green Travel Plan - Review

194. One year from the issue of the Occupation Certificate, and every year for 3 years thereafter, the applicant shall submit to Council's Manager Development & Traffic Services a review of the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan.

Reason: To ensure the effective management of the Green Travel Plan.

Green Travel Plan – Strata Management Plan

195. The Green Travel Plan shall be incorporated into or annexed to the strata management plan for the residential units in perpetuity.

Reason: To ensure implementation of the Green Travel Plan.

Green Travel Plan - Ongoing Use

196. The facilities provided and the uses on site are to be operated at all times in accordance with the recommendation of the Green Travel Plan reference number 16275 prepared by The Transport Planning Partnership and dated 31 July 2018.

The Green Travel Plan, required by these conditions, shall be displayed throughout the residential and commercial areas of the site at all times.

Reason: To ensure implementation of the Green Travel Plan.

Car Share

197. If one or more car share provider accepts the applicant's offer of car share space(s), those car share space(s) shall be provided to the preferred operator on the site for as long as the car share operator would like to occupy the space or as otherwise agreed by Council's DTSU Manager.

Reason: To comply with Council's parking requirements.