

“Appendix 1” to Section 4.15 Assessment Report - DA/754/2017

DRAFT CONDITIONS OF CONSENT

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

Development Consent No.: DA/754/2017

Property Address: Lot 6 Sec 13 DP 758390, Lot 7 Sec 13 DP 758390, Lot 8 Sec 13 DP 758390, Lot 9 Sec 13 DP 758390, Lot 10 Sec 13 DP 758390, Lot 11 Sec 13 DP 758390, Lot 12 Sec 13 DP 758390, Lot 13 Sec 13 DP 758390, Lot 4 Sec 13 DP 758390, Lot 5 Sec 13 DP 758390
EPPING P/S, 27-33 Pembroke Street,
EPPING NSW 2121

General Matters

PA0001 # Approved plans and supporting documentation

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

Drawing No.	Prepared By	Dated
Demolition Plan Drawing No. 0200 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Site Plan/Setout Plan Drawing No. 1000 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Site Elevations Streetscape Drawing 1010 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Level 1 General Arrangement Drawing No. 2101 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Level 2 General Arrangement Drawing No. 2102 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Level 3 General Arrangements Drawing No. 2103 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Roof General Arrangement Drawing No. 2104 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Existing Administration Building Demolition Plan Drawing No. 2105 Revision D	GHD Woodhead Pty Ltd	02.02.2018
North – South Elevations Drawing No. 3000 Revision D	GHD Woodhead Pty Ltd	02.02.2018

East – West Elevations Drawing No. 3001 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Building Sections Drawing No. 3100 Revision D	GHD Woodhead Pty Ltd	02.02.2018
Building Fabric Finishes Schedule Drawing No. 5000 Revision D	GHD Woodhead Pty Ltd	02.02.2018
General Landscape Arrangement Plan Drawing No. 0001 Revision D	GHD Woodhead Pty Ltd	30.01.2018
Planting Schedule Hardscape & Softscape Palette Drawing No. 0002 Revision D	GHD Woodhead Pty Ltd	30.01.2018
Landscape Sections Drawing No. 0005 Revision A	GHD Woodhead Pty Ltd	30.01.2018
Landscape Sections Drawing No. 0006 Revision A	GHD Woodhead Pty Ltd	30.01.2018
Civil Earthworks Plan Drawing No. 1030 Revision E	GHD Woodhead Pty Ltd	18.12.2017
Civil Soil and Sediment Control Plan Drawing No. 1035 Revision G	GHD Woodhead Pty Ltd	17.01.2018
Civil Sediment Control Devices Drawing No. 1036 Revision D	GHD Woodhead Pty Ltd	30.01.2018
Civil Stormwater Drainage Plan Drawing No. 1010 Revision J	GHD Woodhead Pty Ltd	30.01.2018
Civil Stormwater Drainage Details Sheet 1 of 2 Drawing No. 1015 Revision E	GHD Woodhead Pty Ltd	18.12.2018
Civil Stormwater Drainage Details Sheet 2 of 2 Drawing No. 1016 Revision D	GHD Woodhead Pty Ltd	18.12.2018
Civil Pavement, Line marking & Signage Plan Drawing No. 1020 Revision G	GHD Woodhead Pty Ltd	17.01.2017
Civil Pavement Details Drawing No. 1025 Revision E	GHD Woodhead Pty Ltd	18.12.2017

Document(s)	Prepared By	Dated
Statement of Environmental Effects	Think Planners Pty Ltd	15 August 2017
Civil and Stormwater Basis of Design	GHD Woodhead Pty Ltd	January 2018
Final Traffic Impact Assessment	GHD Woodhead Pty Ltd	January 2018

Preliminary Site Investigation Contamination	Douglas Partners Pty Ltd	August 2017
Flora and Fauna Impact Assessment	GHD Woodhead Pty Ltd	30 June 2017
Geotechnical Investigation	Douglas Partners Pty Ltd	August 2017
Disability Compliance Report	Metro Building Consultancy Pty Ltd	August 2017
Waste Management Plan	GHD Woodhead Pty Ltd	18 August 2017
Statement of Heritage Impact	Heritage 21 Pty Ltd	June 2017
Bushfire Assessment	GHD Woodhead Pty Ltd	June 2017
BCA Report	Metro Building Consultancy Pty Ltd	August 2017
Arboriculture Impact Assessment	GHD Woodhead Pty Ltd	31 July 2017
Acoustic Assessment	GHD Woodhead Pty Ltd	August 2017

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

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

PA0002 Building work in compliance with BCA

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

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

PA0004 No encroachment on Council and/or Adjoining proper

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

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

PA0011 #Demolition of Buildings

4. Approval is granted for the demolition of all buildings nominated on the demolition plan prepared by GHD Woodhead Drawing No. 0200 Revision D, subject to compliance with the following:-
- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.
Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.
 - (a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
 - (b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
 - (c) Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
 - (d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001
 - (e) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.

- (f) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (g) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (h) Demolition is to be completed within 5 days of commencement.
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (j) 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) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (i) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.

Reason: To protect the amenity of the area.

LA0001 #Tree Retention

5. Trees to be retained are:

Trees 1, 2, 3 and 13 are to be retained. Refer to the arborist report prepared by GHD dated 31 July, 2017 for their locations.

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

LB0003 #Tree Retention

6. The Certifying Authority must be satisfied all stormwater infrastructure is relocated outside the protection area of trees to be retained (Particularly sub soil drainage lines located along the Pembroke Street frontage). Amended Plans are to be submitted reflecting the above requirements.

Reason: To ensure adequate protection of existing trees.

TB0003 Parking spaces to be provided

7. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans.

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

DB0002 Retaining walls

8. 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.

Structural details, certified by a practicing structural engineer.

Reason: To minimise impact on adjoining properties.

DB0003 Sydney Water Quick check

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

Please refer to the website

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

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

DB0004 Dial Before you Dig Service

10. 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.

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

DB0012 #On Site Detention

11. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points;

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, the relevant Australian Standards and the National Construction Code.
 - (i) *Stormwater drainage plan, drawing number 21-26108-EP-DA-CI-1010, Revision J, dated 30/01/2018, prepared by GHD.*
 - (ii) *Stormwater drainage details sheet 1, drawing number 21-26108-EP-DA-CI-1015, Revision J, dated 30/01/2018, prepared by GHD.*
 - (iii) *Stormwater drainage details sheet 2, drawing number 21-26108-EP-DA-CI-1016, Revision J, dated 30/01/2018, prepared by GHD.*
- (b) A Permissible discharge rate for a 1 in 20 year ARI storm in the post-development case no greater than the discharge for a 1 in 5 year ARI storm in the pre-development case.
- (c) A site storage requirement of 27m³.
- (d) 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.
- (e) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

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

DB0021 Impact on Existing Utility Installations

12. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation

from the affected utility provider that they raise no objections to the proposed works must be obtained prior to the commencement of any works on site.

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

DB0022 Support for Council Rds, footpath, drainage reserv.

13. 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. 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.

DB0001 Stormwater Disposal

14. All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation.

Reason: To ensure satisfactory stormwater disposal.

LC0002 #Tree protection as per arborist report

15. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the arborist report prepared by GHD dated 31 July, 2017.

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

LC0004 Protective fencing

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

Reason: To protect the environmental amenity of the area.

LC0007 Tree Protection During Construction

17. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualifications Framework (AQF) Level 5

Arborist in accordance with AS4970 - "Protection of Trees on Development Sites".

Reason: To ensure trees are protected during construction.

DC0001 Construction and Traffic Management Plan

18. Prior to the commencement of any works on site, the applicant must prepare a Construction and Traffic Management Plan. The following matters must be specifically addressed in the Plan:

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

- (a) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.

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

once a written request to remove the restriction is received by Council.

- (b) Traffic Control Plan(s) for the site:
 - (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
 - (i) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (c) Where applicable, the plan must address the following:
 - (i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (i) 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.
 - (ii) Minimising construction related traffic movements during school peak periods.

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

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

DC0002 Road Opening Permits - DA's involving drainage wrk

19. 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.

DC0006 Erosion and Sediment Control measures

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

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

DC0007 Site Maintenance

21. 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.

DC0009 Special Permits

22. 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.

DCNSC Construction phase soil and water management plan

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

a) Stormwater management

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

a) Construction material pollution protection

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

b) Erosion and sediment control measures

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

- i) Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.

- i) A sediment trapping fence, made of a geotechnical textile specifically designed for such a purpose and installed and maintained to manufacturer's specifications, placed below the disturbed area of the construction site along contours.
- ii) Vegetation is to be maintained on the development site as much as possible, and shall not be cleared from neighboring sites.
- iii) Vehicle access shall be restricted to one designated point, and vehicle driveways are to be adequately covered at all times with blue metal or the like.

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

c) *Environmental due diligence*

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

d) *De-watering of the excavation cavity*

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: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property.

For water accumulated within an excavation to be approved for drainage into Council Stormwater systems, the following discharge water quality standards must be met at all times throughout the construction phase of the development:

- i) pH 6.5-8.5;
- i) Total Suspended Solids (TSS) 50 mg/l;
- ii) Oil and Grease 'Not visible'.
- iii) If site identified as containing contaminated or acid-sulphate soils, all trace contaminants must be removed from the groundwater prior to disposal.

Reason: Environmental protection.

DCNSC Flow seperating device

24. The final detailed stormwater plans issued for construction must show a flow separating device to be installed directly upstream of the proposed water Quality Chamber. This flow separating chamber must ensure that only 3-4EY (1 in 3 month) flows are directed to treatment and all higher flows discharge directly to the OSD tank. The revised stormwater plans must be finalised prior to the commencement of works on this site.

Reason: To optimise the lifespan vs. efficacy of the proposed filtration cartridges.

DCNSC Geotechnical design

25. In the design and construction of the footings, foundations, base slab and any required shoring, retaining walls and battering; all recommendations of the document 'Report on Geotechnical investigation, reference number 85999.00, dated 1/08/2017, prepared by Douglas Partners P/L' must be implemented.

Reason: To ensure foundation stability and structural adequacy.

LD0011 Tree Removal

26. Trees to be removed are:

Tree No.	Species	Common Name	Location
4	<i>Agonis flexuosa</i>	Willow Peppermint	Refer to arborist report
5	<i>Cinnamomum camphora</i>	Camphor laurel	Refer to arborist report
6	<i>Cinnamomum camphora</i>	Camphor laurel	Refer to arborist report
7	<i>Callistemon "Kings Park Special"</i>	Bottlebrush	Refer to arborist report
8	<i>Melaleuca linariifolia</i>	Snow In summer	Refer to arborist report
9	<i>Callistemon "Kings Park Special"</i>	Bottlebrush	Refer to arborist report
10	<i>Callistemon "Kings Park Special"</i>	Bottlebrush	Refer to arborist report
11	<i>Cinnamomum camphora</i>	Camphor laurel	Refer to arborist report

Reason: To facilitate development.

LD0013 Removal of trees by an arborist

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

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

DD0004 #Driveway trench at boundary

28. A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the site at the intersection of the driveway and Council's footway to collect all surface water flowing down the driveway. The drainage line from the grated drain shall be connected to the street system, either separately or via the main site outlet.

Reason: Stormwater control.

DD0005 Erosion & sediment control measures

29. 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.

DD0006 Damage to public infrastructure

30. 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.

DD0011 Nomination of Engineering Works Supervisor

31. 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".

Reason: To ensure Council's assets are appropriately constructed.

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

32. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

TD0002 Oversize vehicles using local roads

33. 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.

PD0006 #Hours of work and noise

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

Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

Reason: To protect the amenity of the area.

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

35. 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.

Reason: To ensure restoration of environmental amenity.

The Use of the Site

Nil Conditions

Date: 14 March 2018
Responsible Officer: Anthony Blood