

Final conditions set – DA/758/2017 – 5 & 7 Parramatta Square

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 Name	Prepared By	Dated
COVER SHEET, DA-0000, Rev. I	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
CONTEXT PLAN, DA-1000, Rev. I	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
PRECINCT MASTERPLAN - BASEMENT 01, DA-1001, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
BOUNDARY PLAN, DA-1005, Rev. G	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
URBAN DESIGN - SITE PLAN, DA-1600, Rev. J	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN - SOUTH SITE ELEVATION, DA-1601, Rev. I	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
URBAN DESIGN - PLAN-NORTHERN LANEWAY, DA-1602, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN - SECTION- NORTHERN LANEWAY, DA-1603, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN - PLAN-EASTERN CIVIC LINK, DA-1604, Rev. A	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN- FIRE BOOSTER CUPBOARD, DA-1605, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN - PLAN-SOUTH, DA-1606, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN- PROP. ALIGNMENT PLANS AND SECTIONS- SHEET 01, DA-1607, Rev. A	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN- PROP. ALIGNMENT PLANS AND SECTIONS- SHEET 02, DA-1608, Rev. A	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN - PROP. ALIGNMENT PLANS AND SECTIONS - SHEET 03, DA-1609, Rev. A	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
URBAN DESIGN - NORTH ELEVATION, DA-1610, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018

URBAN DESIGN - BUILDING SECTIONS SHEET 01, DA-1620, Rev. K	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	24/01/2018
URBAN DESIGN - BUILDING SECTIONS SHEET 02, DA-1621, Rev. F	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	24/01/2018
URBAN DESIGN - BUILDING SECTIONS SHEET 03, DA-1622, Rev. L	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	24/01/2018
URBAN DESIGN - BUILDING SECTIONS SHEET 04, DA-1623, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	24/01/2018
URBAN DESIGN - BUILDING SECTIONS SHEET 05, DA-1624, Rev. F	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	24/01/2018
URBAN DESIGN - BUILDING SECTIONS SHEET 06, DA-1625, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
GROUND FLOOR DEMOLITION PLAN, DA- 2100, Rev. G	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
PLAN- GROUND FLOOR HERITAGE INTERVENTIONS, DA-2110, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
ELEVATIONS- GROUND FLOOR HERITAGE INTERVENTIONS, DA-2111, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
IMAGES- GROUND FLOOR HERITAGE INTERVENTIONS, DA-2112, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
PLAN - EXTERNAL LANDSCAPE AREAS, DA- 2120, Rev. F	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
FACADE DETAILS EAST, WEST, NORTH, DA-2135, Rev. B	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
FACADE DETAILS SOUTH, DA-2136, Rev. B	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
BASEMENT 1 PLAN, DA- 2382, Rev. R	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
BASEMENT 1 - MEZZANINE PLAN, DA-2383, Rev. R	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
GROUND FLOOR PLAN, DA-2390, Rev. R	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
FIRST FLOOR PLAN, DA- 2391, Rev. Q	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
SECOND FLOOR PLAN, DA- 2392, Rev. Q	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
THIRD FLOOR PLAN, DA- 2393, Rev. Q	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018

FOURTH FLOOR PLAN, DA-2394, Rev. Q	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
FIFTH FLOOR PLAN, DA-2395, Rev. Q	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
SIXTH FLOOR PLAN, DA-2396, Rev. P	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	16/01/2018
ROOF PLAN, DA-2397, Rev. N	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
SOUTH ELEVATION, DA-3005, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
NORTH ELEVATION, DA-3006, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
EAST AND WEST ELEVATIONS, DA-3007, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
NW PERSPECTIVE VIEW, DA-9000, Rev. G	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
NE PERSPECTIVE VIEW, DA-9001, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	14/11/2017
ENVELOPE DETAILS PACKAGE COVER SHEET, AR-5100, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – NORTH – SHEET 01, AR-5101, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – NORTH – SHEET 02, AR-5102, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SOUTH TYPICAL – SHEET 01, AR-5110, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SOUTH TYPICAL – SHEET 02, AR-5111, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SOUTH TYPICAL – SHEET 03, AR-5112, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SOUTH TYPICAL – SHEET 04, AR-5113, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SOUTH TYPICAL – SHEET 05, AR-5114, Rev. A	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SOUTH – SHEET 01, AR-5115, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SOUTH – SHEET 02, AR-5116, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017

FAÇADE SECTION DETAILS – EAST & WEST – SHEET 01, AR-5120, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE SECTION DETAILS – SPIRE – SHEET 01, AR-5130, Rev. A	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
SPIRE SECTION DETAILS, AR-5131, Rev. C	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
ROOF FAÇADE SECTION DETAILS – SHEET 01, AR-5141, Rev. D	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017
FAÇADE PLAN DETAILS – SHEET 01, AR-5151, Rev. E	Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson	20/12/2017

Document(s)	Prepared By	Dated
Loading Dock management Plan	The Transport Planning Partnership	24th January 2018
Loading Dock memorandum	The Transport Partnership	24th January 2018
Traffic and Parking Assessment Report	The Transport Partnership	25th August 2018
Solar Reflectivity Analysis Report	AECOM	10th November 2017
Pedestrian Wind Environment Statement	Windtech	31st July 2017
Wind Peer review response letter	Windtech	17th January 2018
Façade Brief	AECOM	10 November 2017
Building Services Design Brief	AECOM	13th November 2017
Structural Concept Design report	AECOM	10th November 2017
Noise and Vibrations Assessment	AECOM	10th November 2017
Flood Emergency Management Strategy Report (Preliminary) Rev C	AECOM	10th November 2017
Site Stormwater Management Report	AECOM	10th November 2017
Ecologically Sustainable Development Report	AECOM	10th November 2017
Flood Levels and Habitable Basements Memorandum	AECOM	10th November 2017
Access Report Rev B	i-Access Consultants	10th November 2017

Disabled Access Design statement	I-Access Consultants	10th November 2017
BCA Compliance Report	GroupDLA	10th November 2017
Operational Waste Management Plan	The Mack Group	24th August 2017
Historical and Aboriginal Statement	Niche Environment and Heritage	16th August 2017
Heritage Impact Statement	Urbis	24th August 2017
Green Star Design as Built	AECOM	13th June 2017
Design Statement	Manuelle Gautrand Architecture Design Inc. Lacoste & Stevenson	Received 1/9/2017
CPTED Assessment Report	Design Inc.	August 2017
Construction Management Report	AVER	17 August 2017
Performance solution report (access to first floor)	I-Access consultants	11 August 2017

BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS

2. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).
Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.
3. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.
Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.
4. Demolition work must be carried out in accordance with Australian Standard 2601-2001 - Demolition of Structures and the requirements of the NSW WorkCover Authority.
Reason: To ensure appropriate demolition practices occur.

ENGINEERING (STORMWATER & FLOODING)

5. All construction below ground level is to be 'fully tanked' (100% waterproofed) construction to prevent ingress of water through the floor slabs, walls and joints.
Reason: Health and safety.

HEALTH (WASTE)

6. 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.

HEALTH (CONTAMINATION)

7. 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.

8. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.

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

Reason: To ensure that contaminated groundwater does not impact upon waterways.

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

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

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

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

CITY ARCHITECT

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

- (a) The architectural design team comprising Manuelle Gautrand Architecture, Design Inc. and Lacoste + Stevenson is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications at DA, S96 Applications, Construction Certificate and Occupation Certificate stages).
- (b) The design architect's team is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority

where information or clarification is required in the resolution of any design issues throughout the life of the project.

- (c) Evidence of the design architect's team commission is to be provided to the Council prior to release of the Construction Certificate.
- (d) Council's Design Competition Panel (Design Excellence Jury) is to review and provide comment on the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing prior to the issue of any Construction Certificate and any Occupation Certificate.
- (e) The design architect's team of the project is not to be changed without prior notice and approval of the Design Excellence Jury..

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

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

- 12. No approval is given for the building's external 'digital facade', which must be retained as part of this development, and a separate development application is required for such works.

Reason: To ensure the proposal does not have an unacceptable impact on the public domain.

PUBLIC DOMAIN

- 13. No approval is given for the proposed 'digital carpet' located on the southern side of the building within the Parramatta Square public domain as defined in plan DA-1600 Rev. J by *Manuelle Gautrand Architecture, Design Inc. and Lacoste + Stevenson* and a separate development application is required for such works.

Reason: To ensure the proposal does not have an unacceptable impact on the public domain.

SUBDIVISION

- 14. No approval is given for subdivision of the site. A separate development application is required for such works.

Reason: To ensure the development is in accordance with the terms of the application.

OTHER

- 15. Approval is given to the base building only. Future uses and internal fit outs are subject to future development applications.

Note: The 'Darug Meeting Room' must be shown on plans for future internal fit out or use development applications.

Reason: To ensure the development is in accordance with the terms of the application.

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.)

ENGINEERING (STORMWATER & FLOODING)

16. 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 accompanying the application for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

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

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

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

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

18. 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.

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

Reason: To ensure the structure can withstand flooding impacts.

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

(a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the

following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.

- (i) Site stormwater plan ground level, drawing number 60534963-SKE-00-0000-CI-0001, Revision 2, dated 10/11/2017, prepared by AECOM.
 - (ii) General arrangement plan – B01 Mezzanine Zone A, drawing number AR-2214, Revision D, dated 08/12/2017, with notations by AECOM.
- (b) The Site Reference Discharge (Lower Storage), SRDL of 40 L/s/ha, Site Storage Requirement (Lower Storage) SSRL of 300 m3/ha, Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 455 m3/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).
- (c) Adequate access hatches must 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) Vent-stacks must be provided to allow for adequate cross-ventilation.
- (e) Certificate from a 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.

21. A 50ML Rainwater tank and Stormfilter filtration cartridge water quality treatment devices must be installed to manage stormwater runoff quality to satisfy section 3.3.6.1 of City of Parramatta Council Development Control Plan 2011. Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

22. All openings to the basement must be floodproofed up to RL 11.6m AHD with self-operating floodgates and/or flood doors to prevent floodwater ingress into the basement. Details of these must be submitted to Council's Team Leader Technical Services for approval prior to release of the Construction Certificate.

Reason: Flood risk management.

23. A revised shoring, excavation, hydrostatic base slab and basement design and construction plan must be prepared, which generally agrees with the shoring, base slab and basement structure designs approved under DA/206/2017.

This design and construction plan is to be prepared by a qualified structural and geotechnical engineer, based on the recommendations of the geotechnical

report for Parramatta Square prepared by Douglas Partners for the City of Parramatta Council and must be submitted for the approval of Council's Team Leader Technical Services and also by the PCA prior to release of the Construction Certificate.

The Design and Construction Plan must propose a diaphragm wall around the Western, Northern and a small part of the Eastern site boundaries plus a reinforced concrete liner wall minimum 200mm thick all of which is to prevent horizontal groundwater ingress into the excavation cavity during the construction phase and in perpetuity. Secant pile walls may be proposed in place of the diaphragm wall for the section of site boundary immediately adjacent to the Parramatta Mission, the Church and the Town Hall or wherever deemed necessary, should this be required by the designing structural/geotechnical engineer.

The resulting basement structure must be fully tanked (100% waterproof) to prevent any flood and/or groundwater seepage through the basement walls and floor base. Permanent draining of the basement structure is not supported.

The plan must also detail the interfaces between the diaphragm or secant pile walls, liner walls, hydrostatic base slab and basement construction for this site and that of the adjoining super-basement, including waterproofing measures to be constructed by the applicant to prevent groundwater ingress at joints. Furthermore, it must be clearly demonstrated that the proposed excavation, shoring and basement construction will have no adverse effects on the environment and public health; including water table levels, surface and groundwater flow regimes, contamination and pollution of soils and groundwater, flooding water quality and structural stability of adjacent buildings and assets both in the temporary construction phase and long-term.

The design principles for the design and construction plan include the following requirements:

- 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.

This plan must be submitted and approved by Council's Team Leader Technical Specialists and by the PCA prior to the release of a Construction certificate.

Reason: Protection of the environment and nearby buildings and assets.

- 24. Final, detailed stormwater plans must be prepared for the proponent site by a qualified hydraulic engineer. These plans must include, but are not limited to, the following:
 - i. Town Hall drainage details, showing this structure draining East to Leigh Place.
 - ii. A drainage solution for the Northern laneway.
 - i. Confirmation of the OSD location, as well as dimensional and level details.
 - ii. Provision of an overflow mechanism for the OSD tank, as well as measures to allow for cross-ventilation of the tank without releasing malodorous air into interior areas.
 - iii. Confirmation of the location of the rainwater tank. This tank must have a minimum 50ML rainwater storage capacity, independent of the OSD storage volume, and must overflow to the OSD system.
 - iv. An updated MUSIC model summary, including consideration of stormwater runoff from the Northern Laneway and the proposed Stormfilter cartridges within the OSD tank.

The stormwater plans must be submitted to the satisfaction of Council's Team Leader Technical Specialists prior to the release of a Construction certificate.

Reason: To ensure an adequate stormwater management system is put in place.

- 25. A construction phase site emergency response plan must be prepared, detailing evacuation procedure, storing of construction equipment and any procedures for the protection of the site on the occasion of a Fire, Flood or other Emergency event. Details must be submitted for Council approval prior to release of the construction certificate.

Reason: To ensure an effective site flood emergency response plan is put in place.

- 26. A comprehensive construction phase soil and water management plan must be prepared for the proponent site, which considers potential interaction with water management strategies on the adjacent PS 3, 4, 6 and 8 sites. This plan must focus on the protection of environment, existing infrastructure and human safety by addressing the following issues:

- i. Bunding must be provided to the Flood Planning Level around the excavation site and all equipment and materials storage areas. The flood planning level for this site must be set at RL 11.7m AHD which is the 1%

- AEP overland flooding level, plus a 500mm freeboard, unless otherwise approved by Council.
- ii. Detailed plans of water quality treatment for construction phase excavation cavity dewatering. The location of any proprietary treatment and pumping devices onsite must be indicated on the consolidated
 - iii. excavation plan, as well as calculations demonstrating expected compliance with the water quality parameters outlined in Council's DCP 2011.
 - iv. 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. The proposed methods of collection, treatment and disposal for the entire excavation must be shown on the integrated plan and detailed in the report.
 - v. 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:
 - vi. Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.
 - vii. 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.
 - viii. 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.
 - ix. The protection of all stormwater collection pits in the vicinity of the works.
 - x. The protection of all stockpiled construction waste and materials.
 - xi. Details of the above must be shown on the plan and outlined in the report.
 - xii. Full plant and equipment details, including the location of any proposed access ramps, cranes, site entry points etc.
 - xiii. An operational and monitoring plan.

The construction phase soil and water management plan must be submitted to the satisfaction of the Principle Certifying Authority prior to the issue of a Construction Certificate.

Reason: Environmental protection.

27. Under the Water Act 2000 the proponent must obtain a dewatering licence for construction phase groundwater extraction, to address groundwater upflow from the base of the excavation cavity. This should extend only for the duration of excavation, and no dewatering should occur after the diaphragm wall and hydrostatic slab have been completed.

Reason: Aquifer management.

FEES AND CHARGES

28. 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.

29. A monetary contribution comprising **\$3,229,190.35** is payable to City of Parramatta Council in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Civic Improvement Plan (Amendment No. 4). Payment must be by EFTPOS, bank cheque or credit card only. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. Parramatta City Centre Civic Improvement Plan (Amendment No. 4) can be viewed on Council's website at:

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

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

Reason: To comply with legislative requirements.

30. 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.

31. 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.

32. In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;

- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/758/2017;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised. Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

Bonds shall be provided as follows:

Bond Type	Amount
Development Site Bonds	\$20,000.00
Hoarding	\$5,000.00 (Class A), \$10,000.00 (Class B)

- (d) A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to Parramatta City Council with the payment of the bond/s.
- (e) 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.

HEALTH (ACOUSTIC)

33. The recommendations outlined in the acoustic report prepared by **AECOM**, titled **'5 Parramatta Square: development application noise and vibration assessment'**, reference number **60534963** dated **25th August 2017** shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.
- Reason:** To ensure a suitable level of residential amenity.

SUSTAINABILITY

34. Prior to the issue of the Construction Certificate, revised plans shall be submitted to the Council for approval by Council's City Architect and independent Environmentally Sustainable Development consultant demonstrating the following requirements to confirm acceptability of the design for thermal and visual performance of the glass roof:

Thermal

- a) The design must demonstrate that the thermal performance of the envelope is at least a 10% improvement over the prescriptive requirements of the Building Code of Australia.
- b) The shading system(s) must prevent any direct solar beams from entering the habitable spaces during occupied hours.
- c) The facade must be designed to eliminate risk of condensation on both internal and external surfaces of glazing.

Light and Visual Comfort

- a) The glass must be selected to minimise internal reflections and to maximise views out.
- b) External shades and other materials visible from the workspace must be designed to avoid glare from bright surfaces and/or reflected light.
- c) Shading devices must be able to modulate as required to protect from direct sun but maximise views and daylight.

Sustainable Operations

- a) Control mechanisms, motors, etc. for the shading devices are to be durable and easily accessible for maintenance.
- b) Design of the shading must allow easy access to glass for cleaning and maintenance without disruption to the thermal and visual comfort of building users.
- c) Controls to achieve required thermal and visual requirements must be automated and able to be programmed to ensure required operations.
- d) Control of external shades must provide full modulation of blades (not stepped) and be closed loop control to minimise risk of poor control compromising the quality of the internal environment.

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

- 35. Prior to the issue of the construction certificate the applicant must submit for the approval of Council's City Architect:
 - a. working prototype performance specification and, once approved,
 - b. a 1:1 manufactured full experience working prototype of key junctions of the external facades (minimum 1m x 1m dimension), to the satisfaction of the City Architect, Design Excellence Jury and Council's Independent ESD consultant. The junctions are to be agreed upon by the project architect, independent ESD consultant and City Architect. The prototype is to be exhibited, at the correct orientation, in the Sydney Metropolitan Area for a minimum 6-month period, to ensure that ongoing maintenance and durability can be assessed.

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

- 36. Prior to the issue of the Construction Certificate, revised plans shall be submitted to the Council for approval by Council's City Architect and independent Environmentally Sustainable Development consultant demonstrating the following requirements:

- a) The building must achieve a 5-star Green Star Design and As-built rating (v1.2 or later). Evidence is to be provided by a Design Review certified rating from the Green Building Council of Australia.
- b) A dual reticulation (dual pipe) system is to be installed, with the dual reticulation system being of sufficient size to supply all non-potable water uses of the building and suitable for future connection to a recycled water main.
- c) LED lighting must be provided throughout the building.
- d) Outdoor air ventilation rates must exceed the relevant Australian Standard by 50%.
- e) The use of PVC must be limited with minimum replacement of 60% (by cost) compared to standard practice.
- f) All lifts must be gearless with regenerative drives. Passenger lifts to have destination control.
- g) Solar photovoltaic generation must be installed to not less than 50% of the horizontal roof area.

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

CITY ARCHITECT

37. Prior to the release of the relevant construction certificate the applicant shall submit for the approval of the City Architect, key cross sections, partial plans and partial elevations through external walls, balconies, pergolas and other key external details. Drawings are to be fully annotated at a scale of 1:50 (or if necessary 1:20) showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented. Revised 3D photomontages should also be submitted. The development shall be completed in accordance with the plans approved to satisfy this condition.

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

38. Prior to the release of the relevant construction certificate the applicant must submit for the approval by Council's City Architect a 1:1 manufactured working prototype of the retractable spire, to the satisfaction of the Design Excellence Jury. The prototype is to be exhibited for an agreed period, to ensure that ongoing maintenance and durability can be assessed.

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

39. Prior to the release of the relevant construction certificate the applicant must submit for the approval by Council's City Architect architectural plans demonstrating building overhangs across the northern laneway limited to the following criteria:

- Max overhang = 3250 / Max height of overhang = 7400 / only above RL 29.50 / Maximum 12% of northern elevation.

Reason: To ensure satisfactory building setbacks are maintained.

40. Prior to the release of the relevant construction certificate the applicant must submit for the approval by Council's City Architect architectural plans demonstrating buildings setback on Leigh Place of:

- Minimum of 17m from the glassline of the building to the boundary with 3PS above ground level, and
- Minimum of 21.157m from the glassline of the building to the boundary with 3PS at ground level.

Reason: To ensure an appropriate width and amenity for the public domain of Leigh Place.

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

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

PUBLIC DOMAIN

42. Prior to the issue of the Construction Certificate, revised plans shall be submitted to the Council for approval by Council's City Architect demonstrating the relocation of the fire booster cupboard from the eastern 'alfresco seating' area. The location is to be determined in conjunction with Council's City Architect and Fire and Rescue NSW.

Reason: To ensure the proposal does not have an unacceptable impact on the public domain.

43. Prior to the issue of the Construction Certificate, revised plans shall be submitted to Council for approval by Council's City Architect and Endeavour Energy demonstrating the relocation of the substation currently proposed to be located on the ground floor at the eastern end of the building. The location is to be determined in conjunction with Council's City Architect and Endeavour Energy.

Reason: To ensure the proposal does not have an unacceptable impact on the public domain.

44. Prior to the issue of the Construction Certificate, revised slab levels and alignment plans shall be submitted to the Council for approval by Council's Urban Design Manager. The final slab levels shall be designed to demonstrate that they integrate with the surrounding public domain and shall address alignment levels, drainage, paving and surface treatments, awnings, utilities, kerb ramps, vehicle footpath crossings, pedestrian safety, access etc. The plans shall be consistent with the most current advice of Council's Public Domain Guidelines and Specifications for Parramatta Square.

Reason: To ensure that the development connects appropriately to the adjoining public domain.

HERITAGE

45. A suitably qualified and experienced heritage consultant must be retained as part of the team during design development, tender documentation and during construction to ensure impacts on the physical fabric of the Parramatta Town Hall are minimised. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure heritage impacts are minimised.

46. Archival photographic must be undertaken recording of all spaces and fabric of moderate, high and exceptional significance impacted on by the proposal. The recording is to be in accordance with the Heritage Council guidelines. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the history of Parramatta Town Hall is conserved.

47. To minimise impact from loss of the stage area the following is required to be undertaken:

- a. Retention of the majority of the Proscenium Wall including its mouldings and painted finishes on the auditorium side and the "scars" of the backstage mechanisms and walkways on the former back stage face of the proscenium wall. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the Construction Certificate.
- b. Design of the new development and its interface with the proscenium to allow for use of a temporary stage under / within the proscenium in the future. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the Construction Certificate.
- c. Archival recording in drawings and photographs of the stage/backstage/under-stage area including all external walls and both sides of the eastern proscenium wall of the auditorium and the thrust stage that goes beyond the proscenium with key elements kept in accordance with Heritage Council guidelines. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the Construction Certificate.
- d. Video and oral recordings of how the stage area was utilised historically from past users and performers. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

48. Design resolutions are required to be undertaken to minimise heritage impacts and are to be submitted to the Council for approval by Council's City Architect

and independent external Heritage Consultant prior to the issue of the Construction Certificate, which demonstrate the following:

- a. Ensure that the fabric of the Town Hall (exterior and interiors) are not affected by any overhanging building + structural elements. The final design must ensure minimal structural interventions to the existing Town Hall.
- b. Details of the new terrace and reconfigured fire stair to the southern elevation of the Parramatta Town Hall auditorium.
- c. The junction between the southern new terrace and southern wall of Parramatta Town Hall auditorium and eastern wall of the main west wing to resolve aesthetics and potential for creation of damp underfloor and “in-wall” conditions.
- d. The walls either side of the proscenium where the stairs previously led up to the stage will need to be conserved. It is possible that the original 1885 finishes that existed prior to construction of the stairs (1932 or later) will be revealed. These finishes can be conserved, reconstructed or interpreted.
- e. How the new doors will be inserted either side of the proscenium arch
- f. The detailing associated with the new doorways created at the base of the auditorium windows.
- g. The proposed backlighting of the northern auditorium windows that are covered over.
- h. How the rear of the proscenium wall will be conserved and interpreted and the resolution of the support and operation of the proposed operable doorway.
- i. Details of other junctions between the new development and heritage fabric (e.g. at Jubilee Hall). The intersection between new and old externally must be redesigned.
- j. The fit out of the proposed new disabled access WC on the ground floor of Parramatta Town Hall.

Reason: To ensure heritage impacts are minimised.

49. An interpretation plan must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the Construction Certificate outlining how the heritage value of the site has been incorporated into the design and fit out of the new development and the adaptation of the Parramatta Town Hall. In addition, the interpretation plan must contain information such as billboards, posters, programmes, reviews, performers of notoriety and of humble backgrounds and general memorabilia.

Reason: To ensure the history of Parramatta Town Hall is conserved.

50. Prior to the issue of the Construction Certificate the **Draft Heritage Interpretation Strategy** must be submitted to the Council for approval by Council's Manager, Development and Traffic Services Unit and must demonstrate the following:

- Recommend how the tangible and intangible significance of the site will be accessibly interpreted for the diverse public audiences & show how it is integrated through the building design, across the site and complementing neighbouring sites.
- Address Aboriginal, historical archaeological, cultural and built heritage to effectively communicate the significant themes of the site, and, given the future use of the 5PS building, address Parramatta's broader heritage, in ways that compel, attract and engage diverse audiences.
- Be developed in collaboration with architects, designers, archaeologists and key community stakeholders (including Darug, Aboriginal and multicultural communities).
- Document all interpretive installations and devices to be accommodated within the approved project, supported by an explanation as to how the Strategy has guided and informed the nominated installations and devices.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

51. Prior to the issue of the Construction Certificate the **Final Heritage Interpretation Strategy** must be submitted to the Council for approval by Council's City Significant Development Manager.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

52. Prior to the issue of the Construction Certificate the **Heritage Interpretation Plan** must be submitted to the Council for approval by Council's City Significant Development Manager.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

INFRASTRUCTURE

53. 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.

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

(ii) 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.

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

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

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

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

55. 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.

56. 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.

SOLAR REFLECTIVITY

57. Prior to the issue of the Construction Certificate and to the satisfaction of Council's City Architect and independent Solar Reflectivity consultant further analysis of the southern sloping façade must be conducted to check solar reflections do not impact onto approaching motorists. Should specular type reflections be identified that exceed a threshold increment of 20%, then opaque perpendicular elements such as fins should be included. If no specular reflection is identified; diffuse reflections could still generate unacceptable glare. Therefore, 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.

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

WIND

58. Prior to the issue of the Construction Certificate an updated wind report must be submitted and approved by Council's Manager of Development and Traffic Services and Council's independent Wind Consultant. The updated report will

take into consideration the final landscaping solution and future uses of the building and outdoor spaces. The recommendations of the report shall be incorporated into the final plans.

Reason: To ensure wind impacts are minimised.

LANDSCAPING

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

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

Prior to Work Commencing

ENGINEERING (STORMWATER & FLOODING)

60. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of Council's Service Manager Traffic and Transport. The following matters must be specifically addressed in the Plan:

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

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

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

- (c) Traffic Control Plan(s) for the site:
 - (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
 - (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) 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,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods.

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

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

- 61. 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.

62. 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.

63. 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.

64. 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.

65. 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.

66. 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.

67. The applicant must implement vibration and groundwater monitoring, using appropriate methods and equipment to ensure vibration and ground movement at adjacent buildings and structures is maintained within acceptable levels. This monitoring must commence prior to the start of works and continue for the duration of the excavation and basement/foundation construction process. This monitoring must be carried out by an independent body, in accordance with the recommendations of a qualified Geotechnical or structural engineer.

Sufficient evidence must be presented to the Principle certifying Authority that all vibration and groundwater monitoring and protection measures have been put in place prior to the commencement of works.

Reason: Protection of neighbouring buildings, structures and assets.

HEALTH (WASTE)

68. An updated Waste Management Plan is to be submitted immediately after the letting of all contracts detailing the:

- (a) expected volumes and types of waste to be generated during the demolition and construction stages of the development;
- (b) destination of each type of waste, including the name, address and contact number for each receiving facility.

The Waste Management Plan is to be submitted to the satisfaction of the Principal Certifying Authority prior to commencement of any works on site.

Reason: To ensure waste is managed and disposed of properly.

HEALTH (CONTAMINATION)

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

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

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

Reason: To comply with the requirements of SafeWork NSW.

71. 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.

CIVIL ASSETS

72. Prior to the commencement of any works in the Public Domain or on any asset that will be handed over to Council to maintain, the consent holder must arrange for a schedule of inspections to be carried out by Council's Civil Infrastructure Unit.

The required Council inspections include (but are not necessarily limited to) the following where applicable and apply to all **Council** and **privately certified** projects.

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

Defects

Any defects raised by Council officers during the above construction and defects period inspections will be notified in writing. Defects may include incorrect location of elements, unsatisfactory construction techniques or finishes, or any other non-compliances with the approved plans and specifications or the public domain guidelines.

All defects raised by Council's officer during the construction period or defects liability period need to be rectified prior to and signed off at the final defects inspection by Council's officer in order to achieve Occupation Certification. This applies to both Council and privately certified projects.

In addition, **all** construction works for stormwater systems to be handed over to Council must:

- a) **prior to issue of a construction certificate** have a full set of plans stamped and approved by Council's Service Manager Civil Infrastructure
- b) be inspected by Council's Catchment Management team in line with the schedule of inspections agreed to with Council **prior to any works commencing**

Inspection of the works will be required (but not necessarily limited to) on the following stages:

- construction of the stormwater pipe prior to backfilling of trench
- construction of formwork to any drainage pits(s) prior to placement of concrete.
- construction of any formwork to concrete pavement, footpath, driveway, kerb & gutter etc. and prior to placement of concrete.

The stormwater drainage work is to comply with all other Special Notes – Conditions of Approval on Council stamped and approved drawings.

NOTE: Inspections for all public domain and/or stormwater works must be booked **at least 24 hours** in advance by calling Council's Civil Infrastructure Unit on 9806 8250.

Reason: To ensure the proposal does not have an unacceptable impact on the public domain.

STANDARD

73. 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.

74. 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.

75. 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.

Reason: Statutory requirement.

76. A Hoarding Application to enclose public space is to be accompanied by the appropriate fee calculated according to Council's adopted fees and charges, together with details showing the location and type of hoarding proposed as required by Council's Hoarding Policy.

No demolition or works can commence until approval for the hoarding has been obtained.

Reason: To improve the visual impact of the hoarding structure and to provide safety adjacent to work sites.

77. 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.

78. 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.

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

Reason: To ensure adequate toilet facilities are provided.

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

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

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

81. 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.

82. 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.

83. Details of any reinforced concrete pipe-work within the public domain shall be submitted for Council's City Works Unit approval prior to commencement of any work.

Reason: To ensure adequate stormwater infrastructure is provided.

84. 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.

85. 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.

86. 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.

87. 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.

HERITAGE

88. Works for the alteration and any repair to the fabric of Parramatta Town Hall must involve suitably qualified tradespersons experienced in traditional trades required for such conservation works. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the commencement of works.

Reason: To ensure heritage impacts are minimised.

INFRASTRUCTURE

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

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

90. Prior to commencement of works, the proponent is to consult with Transport for NSW, Parramatta Light Rail Team and Sydney Coordination Office regarding the proposed development.

Reason: To ensure continuity between neighbouring developments.

OTHER

91. Prior to any works commencing, the applicant shall lodge with Council an Arts Plan which:

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

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

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

During Work

ENGINEERING (STORMWATER & FLOODING)

92. 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.

93. 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.

94. 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.

95. All properties, structures, assets and developments adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. The support measures must comply with the DA approved shoring and excavation plans issued for this site, and the detailed excavation, shoring and basement construction strategy submitted to Council's satisfaction prior to issue of a construction certificate.

Reason: Protection of nearby buildings, structures and assets.

HEALTH (WASTE)

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

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

97. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork 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.

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

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

Reason: To prevent pollution of waterways.

99. 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. A de-watering plan is required to be included and submitted to Council for review prior to issue of a Construction Certificate.

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

HEALTH (CONTAMINATION)

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

Reason: To ensure appropriate disposal of asbestos materials.

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

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

INFRASTRUCTURE

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

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

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

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

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

- Customer meter boards;
- Conduits in ground;
- Padmount substation culvert end panels; and
- Joint connection boxes and connection pits.

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

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

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

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

105. It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times.

Reason: To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

STANDARD

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

Reason: To ensure compliance with this consent.

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

Reason: To protect the amenity of the area.

108. The applicant must not enter or undertake any work within any adjoining public parks or reserves without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

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

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

Note: Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

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

Reason: To protect the amenity of the area.

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

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

The complaints register must be made available to Council and/or the principal certifying authority upon request.

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

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

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

Reason: To protect the amenity of the area.

112. 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.

113. 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.

114. 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.

115. 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.

116. The site shall be surrounded with a continuous bund not less than 300mm high so as to minimise the ingress of stormwater from adjacent streets and paved areas. Any rain water and seepage water collected within the site shall be held in containment ponds, treated and disposed of to Council and EPA requirements and satisfaction.

Reason: To ensure soil and water management controls are in place.

Prior to the issue of an Occupation Certificate/Use Commencing

ENGINEERING (STORMWATER & FLOODING)

117. Works-As-Executed stormwater plans are to address the following:

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table)
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).

- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer

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

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

118. 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.

119. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

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

120. 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.

121. An evacuation report and procedure shall be prepared by an appropriate consulting engineer. This report is to demonstrate how the occupants of the development will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak stormwater event (i.e. first floor of the building etc.). The report shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate. A copy of the report shall be attached to the Occupation Certificate when forwarded to Council.

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

STANDARD

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

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

123. 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.

124. 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 and or infrastructure.

The report is to be submitted to the PCA prior to the issue of the occupation certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings/ infrastructure, the PCA must compare the post-construction dilapidation report with the pre-construction dilapidation report, and

A copy of this report is to be forwarded to Council.

Reason: To establish any damage caused as a result of the building works.

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

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;

- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with statutory requirements.

126. Prior to the issue of an 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.

HEALTH (ACOUSTIC)

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

- (a) Acoustic Report No. (60534963), dated (25 August 2017), prepared by (AECOM)

Reason: To demonstrate compliance with submitted reports.

HEALTH (CONTAMINATION)

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

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

DESIGN EXCELLENCE

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

Reason: To ensure the proposal achieves design excellence.

HERITAGE

130. Prior to the issue of the occupation certificate all elements of the endorsed **Heritage Interpretation Implementation Plan** must be completed/installed. Evidence of this must be submitted to the Council for approval by Council's City Significant Development Manager prior to the issue of the Occupation Certificate.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

TRAFFIC

131. Prior to the issue of the Occupation Certificate a final Loading Dock Management Plan is to be submitted to the satisfaction of Council's Manager of Development and Traffic Services detailing the operation of the loading dock and the maximum size of vehicles that will be using the dock taking into account any changes that might have occurred to the shared basement parking area within the wider Parramatta Square basement.

Reason: To minimise impact on traffic.

OTHER

132. The artworks must be installed in accordance with the arts plan approved to satisfy conditions elsewhere in this Notice, and to the satisfaction of Council, prior to issue of any Occupation Certificate.

Reason: To ensure the appropriate implementation of the approved public art plan.

133. The developer must submit to the Principal Certifying Authority a letter from the telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and broadband services, prior to the issuing of any Occupation Certificate

Reason: To ensure provision of appropriately located telecommunication facilities.

The Use of the Site

HEALTH (WASTE)

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

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

Reason: To ensure provision of adequate waste storage arrangements

135. 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.

136. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products

are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

137. 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.

138. 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.

139. Trade waste water shall be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.

Reason: To ensure compliance with Sydney Water's requirements and protect the environment.

HEALTH (ACOUSTIC)

140. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy,
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Environmental Noise Control Manual, Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

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

Reason: To reduce noise levels.

TRAFFIC

142. All loading and unloading must take place within the designated loading areas on the subject property.

Reason: To improve the safety of the users of the public carpark.

143. A service dock traffic controller is to be provided to control the reversing of all service vehicles within the carpark to prevent conflict with general car traffic.

Reason: To improve the safety of the users of the public carpark.

OTHER

144. The retractable spire is to be retracted at all times throughout the year when it would otherwise cast a shadow within the area shown red on Figure 4.3.3.7 Public Space Set Out of Parramatta DCP 2011.
Reason: To preserve solar access to the public domain areas of Parramatta Square.
145. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.
Reason: To minimise noise impact of mechanical equipment.
146. No materials, goods or vehicles associated with the use of the premises are to be stored or displayed on or within the street reserve or other public area.
Reason: To ensure the integrity of Council's assets is protected and to ensure unobstructed pedestrian movement in the vicinity of the proposal.
147. Roller shutters are not to be placed over any external door or window of the premises. Any security grill is to be located on the inside of the glass shop front and must be an open grille able to be seen through.
Reason: To provide an appropriate streetscape appearance.
148. Any use of the premises as a Place of Public Entertainment is subject to further approval of Council.
Reason: To protect the amenity of the area.
149. 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.
150. Separate consent shall be sought for any outdoor dining areas. Outdoor dining areas shall be designed to coordinate with the retail tenancies and details shall be provided of all strategies to mitigate environmental factors such as sun, wind and rain.
Reason: To ensure the amenity of the outdoor dining area.