

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWC107
DA Number	DA/763/2017
LGA	City of Parramatta Council
Proposed Development	Phase 1 redevelopment of the site. The Phase 1 application is for subdivision into 3 lots, remediation, construction of a road around proposed Lot 101, construction of a residential sleeved podium containing internal car parking, with 4 residential flat buildings above ranging in height between 3 to 25 storeys and a total of 364 apartments.
Street Address	14-16 Hill Road – Sydney Olympic Park Lot 3 DP 859608
Applicant Owner	SH Hill Road Development Pty Ltd SH Hill Road Development Pty Ltd
Date of Lodgement	1 September 2017
Number of Submissions	1
Recommendation	Approval subject to conditions
Regional Development Criteria	General Development >\$30 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act and Regulations • SEPP 55 – Remediation of Land • SEPP65 - Design Quality of Residential Apartment Development • SEPP (Infrastructure) 2007 • SEPP (Coastal Management) 2018 • SREP (Sydney Harbour Catchment) 2005 • Auburn LEP 2010 • Wentworth Point Precinct DCP 2014 • Auburn DCP 2010
List of Relevant Documents	As appearing in Condition 1 of Attachment B
Report Prepared By	Kate Lafferty – Executive Planner
Report Date	23 May 2018

Summary of S4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes**
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Not Applicable**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

EXECUTIVE SUMMARY

1. Summary

This report considers a proposal for the subdivision of the site into 3 lots, remediation, construction of a road around proposed Lot 101, construction of a residential sleeved podium containing internal car parking, with 4 residential flat buildings above ranging in height between 3 to 25 storeys and a total of 364 apartments.

Assessment of the application against the relevant planning framework and consideration of matters by Council's technical departments has not identified any fundamental issues of concern. The application is therefore satisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.

This report recommends that the Panel:

- Approve the application, subject to conditions of consent.

2. Key Issues

- Non-compliances with the Wentworth Point DCP – including building heights and tower location.

3. Background and Site Context

The Wentworth Point Urban Activation Precinct is part of a NSW government initiative established in 2013 to facilitate housing supply and increase housing choice and affordability in the broader Sydney metropolitan region. The precinct to be developed comprises of 2 parcels of land known as the **Burroway Road Site** (Pt Lot 2 in DP 859608) and the **Hill Road Site** (Pt Lot 3 in DP 859608). The two parcels are located at the northern end of Wentworth Point with a total combined land area of approximately 18.6 hectares. These precincts are indicated in the aerial photograph below.



This application relates only to the **Hill Road UAP** which is located at the at the western end of Hill Road adjoining the Parramatta River. This is indicated in the map below.



The land was formally under the ownership of the NSW Roads and Maritime Services (RMS) until such time as the tender for purchase was approved and the site purchased by SH Hill Road Development Pty Limited (Sekisui House) in 2016.

The land has a street frontage to Hill Road and is surrounded to the west and south by SOPA parklands, including the millennium marker directly south of the site. The site has an area of **94,580m²** and is partially vacant and partially occupied by industrial uses.

This land was previously under the former Auburn LGA until amalgamations in July 2016. The site has previous approvals for subdivision into residential lots and roads (Auburn Ref: DA-274/2014) and for a staged development proposal for distribution of gross floor area across lots 101 to 107 including demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works (Auburn Ref: DA-41/2015).



Approved subdivision pattern of the site (Auburn Ref: DA-274/2014)

The site is opposite high density residential flat buildings that have a general height of 9 storeys along Hill Road then leading up to high-rise residential towers (up to 25 storeys) to the east towards Homebush Bay. There is still a mixture of development in the locality ranging from industrial and warehouse uses to the more recently constructed multi storey residential flat buildings. The site is in walking distance to the Wentworth Point ferry terminal at the end of Hill Road.

The following aerial photo indicates the location of the subject site and its relationship to adjoining properties.



Aerial photograph indicating surrounding land uses



Aerial view of the subject site and the millennium marker on SOPA land

Planning Proposal and Draft DCP Amendment

The applicant has submitted a Planning Proposal which seeks to modify existing planning controls to enable a better design outcome in the master planning of this site. The objective of the Planning Proposal is to amend the Auburn LEP 2010 to facilitate an alternative distribution of the approved gross floor area for the site of 188,800m² through amended height provisions (with no proposed increase in GFA). The planning proposal is accompanied by a proposed amendment to the Wentworth Point Precinct DCP. The proposed changes to the DCP primarily involve a different street and lot pattern, redistribution of tower locations and the provision of a large foreshore park adjoining the river.

Council staff are currently assessing this Planning Proposal and DCP amendment and those matters will be reported to Council in due course.

4. The Proposal

The application is for the Phase 1 development of the site. The proposal is located on proposed Lot 101 as contained within the previous approved subdivision. The location is also consistent with the proposed lot within the draft DCP amendment.



Phase 1 is located at the south-eastern corner of the site with a site area of 17310m² (including roads) and 11,290m² (excluding roads). This section of the site is currently vacant with remnant hardstand areas.

The Phase 1 development includes the following:

- Remediation works
- A new perimeter road around approved 'Lot 101' which extends west from Burroway Road before returning south to the southern boundary and then east to Hill Road. The road is intended to remain in private ownership, however, with public access secured on title

- 2-3 level sleeved podium across the site with 4 buildings above the podium located around a central common open space area, comprising:
 - Building A: 25 storey tower at south-eastern corner (total 28 storeys)
 - Building B: 5 storey building at north-eastern corner (total 8 storeys)
 - Building C: 6 storey building at north-western corner (total 8 storeys)
 - Building D: 3 storey building at south-western corner (total 6 storeys)
- The proposal contains 364 apartments and 444 car parking spaces.

Unit mix	1 bedroom	78 apartments	21.4%
	2 bedroom	271 apartments	74.5%
	3 bedroom	15 apartments	4.1%

- A linear park along Hill Road
- Subdivision of the site into 3 allotments representing the new portion of road and linear park (community title – 8787m² at ground level), the site containing the proposed development (8523m² at ground level) and the remaining superlot (7.728ha).

Capital Investment Value = \$130,800,000



Proposed Phase 1 Plan and Building Layout

5. Permissibility

Auburn Local Environmental Plan 2010

The proposed development is defined as the following under the Auburn LEP 2010:

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

This use is permissible with consent within the R4 High Density Residential zoning applying to the land.

Subdivision is permissible with development consent under Clause 2.6 of the Auburn LEP 2010.

It is noted that part of the site adjoining the foreshore is zoned RE1 Public Recreation and is reserved for acquisition. There are no works proposed on this part of the land, except for the provision of a stormwater pipe that traverses the site and connects to Parramatta River. These works are permissible under Clause 111A of State Environmental Planning Policy (Infrastructure) 2007 which reads as follows:

“Development for the purpose of a stormwater management system may be carried out by any person with consent on any land.”

6. Public Notification

The application was advertised and notified for a period of 30 days (Integrated Development) between 21 September and 23 October 2017.

One (1) individual submission was received raising concerns with the application. This submission is discussed in further detail in **Attachment A**.

7. Referrals

Any matters arising from internal/external referrals not dealt with by conditions	No
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8. Environmental Planning and Assessment Act 1979

Does Section 1.7 (Significant effect on threatened species) apply?	No
Does Section 4.10 (Designated Development) apply?	No
Does Section 4.46 (Integrated Development) apply?	Yes
Are submission requirements within the Regulations satisfied?	Yes

9. Consideration of SEPPs

Key issues arising from evaluation against SEPPs	No - A detailed assessment is provided at Attachment A .
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10. Auburn Local Environmental Plan 2010

LEP Section	Comment or Non-Compliances
Part 1 – Preliminary	• Consistent
Part 2 – Permitted or Prohibited Development	• Permissible in the zone • Consistent with zone objectives
Part 3 – Exempt & Complying Development	• Not Applicable
Part 4 – Principal Development Standards	• Compliant
Part 5 – Miscellaneous Provisions	• All relevant provisions satisfied
Part 6 – Additional Local Provisions	• All relevant provisions satisfied

11. Wentworth Point Precinct Development Control Plan 2014

The following table is a summary assessment against this DCP. A detailed evaluation is provided at **Attachment A**.

DCP Section	Comment or Non-Compliances
Part 1 – Introduction	<ul style="list-style-type: none"> Consistent
Part 2 – Vision, Principles & Indicative Structure	<ul style="list-style-type: none"> Consistent
Part 3 – Public Domain	<ul style="list-style-type: none"> Generally consistent – variation to car parking under roads
Part 4 – Private Domain	<ul style="list-style-type: none"> Generally consistent – minor variations to building height, tower location and finished floor heights
Part 5 – Sustainability & Environmental Management	<ul style="list-style-type: none"> Consistent

12. Compliance with Concept Approval

A staged development proposal for the distribution of gross floor area across lots 101 to 107 including demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works (Auburn Ref: DA-41/2015) was approved by the Sydney West Joint Planning Panel on 17 February 2016. Condition 2 of that consent allocated a maximum gross floor space of 45,348m² to Lot 101.

The subject application has a proposed floor space of 34,625m² which is within the maximum floor space allocated to the lot.

13. Response to Panel Briefing Minutes

The application was considered at a SCCPP Briefing Meeting held on 2 May 2018.

The key issues discussed at the Panel Briefing Meeting are as follows:

Key Issue Discussed	Planning Comment
Concept approval previously given	Noted. The only element approved in the concept plan is the distribution of floor space. See comments above.
The proposal is mostly compatible with the concept plan and most aspects of DCP	Noted. This is further discussed within Attachment A.
Substantial fill is required for roads and around the site generally; this is for flood mitigation and contamination management. Methane management in the soil will require careful consideration.	<p>The fill across the site is limited in volume as the car park extends under the majority of the road, which negates the need to provide excessive fill.</p> <p>Details of the remediation of the site are contained within the SEPP 55 section of this report.</p> <p>It is noted that elevated concentrations of hazardous ground gases (carbon dioxide and methane) were detected during previous site sampling and observations made at the site during ground gas monitoring work. Adoption of ground gas protection measures will be required to achieve a residential acceptability level which is referenced in the NSW EPA (2012) Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases. This may be achieved</p>

	<p>through various methods including the provision of the following:</p> <ul style="list-style-type: none"> • Ventilated car park (underground or undercroft) • Reinforced concrete ground bearing foundation raft with limited service penetrations cast into slab • Passive sub-floor ventilation with high performance • Reinforced concrete cast in situ or positioned suspended slab with minimal service penetrations and water bars around all penetrations and at joints • Proprietary gas-resistant membrane to reasonable levels of workmanship under independent construction quality assurance. <p>Different combinations of protection methods could be selected to achieve the requirements for the desired land use, which is to be in accordance with EPA (2012) guidelines. In practice, most residential space will have vented subgrade parking structures below living spaces which will ensure that residents in apartments and site users in residential structures or passing through the underground garages are not exposed to unacceptable risk from ground gases.</p> <p>Detailed measures will be incorporated into the detailed RAP to be submitted for approval by the site auditor.</p>
Light rail- potential line - want to protect corridor (future proof) - Panel agrees	The proposed development provides for the future proofing of the corridor for the proposed Stage 2 delivery of the light rail. See detailed discussion within the "Referrals" section of this report.
Non-compliance with height in DCP and in terms of location of tower but not problematic and compliance with LEP height limit but not DCP, note LEP prevails	Noted. This is discussed in further detail in Attachment B. The DCP height non-compliances and tower location have been considered in detail by Council's DEAP who consider the proposed development to be acceptable.
Cycleway passes across site - need easement to protect - Panel agrees	A cycleway currently exists within the Hill Road front setback within the property boundary. The applicant proposes to provide a 4.5m wide combined cycleway/pedestrian path to maintain the cycleway and pedestrian access. This will be secured by an easement, which forms part of this application.

14. Conclusion

On balance the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework. The application is recommended for approval subject to the imposition of appropriate conditions.

15. Recommendation

That the Sydney Central City Planning Panel approve the application DA/763/2017 subject to the conditions contained within **Attachment B** of the Assessment Report.

ATTACHMENT A - PLANNING ASSESSMENT

SCCPP Reference:	2017SWC107
DA No:	DA/763/2017
Address:	14-16 Hill Road – Sydney Olympic Park

1. Overview

This Attachment assesses the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, as noted in the table below:

Matters for consideration

Provision	Comment
Section 4.15 (1)(a)(i) - Environmental planning instruments	Refer to Section 3 below
Section 4.15 (1)(a)(ii) - Draft planning instruments	Refer Section 4 below
Section 4.15 (1)(a)(iii) - Development control plans	Refer to Section 5 below
Section 4.15 (1)(a)(iiia) - Planning agreements	Refer to Section 6 below
Section 4.15 (1)(a)(iv) - The regulations	Refer to Section 7 below
Section 4.15 (1)(a)(v) - Coastal zone management plan	Not applicable
Section 4.15 (1)(b) - Likely impacts	Refer to Sections 3-8 below
Section 4.15 (1)(c) - Site suitability	Refer to Section 9 below
Section 4.15 (1)(d) - Submissions	Refer to Section 10 below
Section 4.15 (1)(e) - The public interest	Refer to Section 10 below

Referrals

The following external and internal referrals were undertaken:

External Referrals	
DPI Water	<p>The application is Integrated Development as a controlled activity approval is required for the proposed stormwater connection into Parramatta River under Section 91 of the Water Management Act 2000.</p> <p>DPI Water raised no objection to the proposal and issued their General Terms of Approval on 13 December 2017. The conditions of that approval include design of work and structures, erosion and sediment controls, compliance with plans, standards and guidelines, and reporting requirements.</p>
Ausgrid	<p>Ausgrid have submitted correspondence with their response under Clause 45(2) of the SEPP (Infrastructure) 2007. Ausgrid consents to the development subject to the imposition of appropriate conditions, including matters regarding the compatibility of the proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, electric and magnetic fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development. Conditions are imposed reflecting these requirements.</p>
Sydney Water	<p>Sydney Water submitted correspondence primarily containing advisory information for the applicant. Sydney Water have advised the following:</p> <ul style="list-style-type: none"> Sydney Water is planning for water-related services to support growth within the Greater Parramatta and Olympic Peninsula over the next 10 years. They expect to complete this project by mid-2018 and will be able to provide more detailed requirements at that stage.

	<ul style="list-style-type: none"> The proposed development is within their study area and the initial development can be serviced by their existing water and wastewater systems. However, they anticipate that amplifications would be required over the next five years to support growth within the wider GOP area. Sydney Water advises the proponent should submit a staging plan to Sydney Water for any upgrade requirements of the existing networks to service the proposed development. Detailed requirements can be provided once the development is referred for a Section 73 compliance certificate.
SOPA	The application was referred to SOPA as an adjoining landowner. SOPA provided comments on the proposal relating to traffic, remediation, stormwater, ecology and urban design. The applicant provided a response to the matters raised by SOPA (including the provision of an ecological report) and the application was re-referred to SOPA. Discussions have been held between Council officers and SOPA and between the applicant and SOPA. No further comments have been received in response to this referral. Notwithstanding this, conditions have been imposed regarding the comments raised by SOPA, where appropriate (for example, light spill requirements).
RMS	The application was referred to the RMS as it is a traffic generating development under Schedule 3 of the SEPP (Infrastructure) 2007. The RMS raise no objection to the proposal subject to consideration of the provision of adequate bicycle parking and a construction pedestrian traffic management plan. Conditions are imposed reflecting these requirements.
TfNSW (Light Rail)	<p>The route of the Stage 2 Parramatta Light Rail was announced by the Minister for Transport on 18 October 2017. This 9km route will connect Camellia or Rydalmere to the Carter Street precinct via Ermington, Melrose Park, Wentworth Point and Sydney Olympic Park. The alignment will require a new bridge across the Parramatta River between Melrose Park and Wentworth Point. This bridge, and the connecting approach structures, will need to be accommodated at least partly within the 14-16 Hill Road site.</p> <p>Transport for NSW have reviewed the application and raise no objection to the proposed development. They are satisfied that the site is adequately future proofed for the provision of the proposed light rail corridor.</p>
Internal Referrals	
DEAP	The application was referred to the Design Excellence Advisory Panel (DEAP). Issues raised by DEAP have been addressed and no further design issues are outstanding. This has been discussed in further detail within Attachment B.
Development Engineer	<p>Council's Development Engineer has reviewed the proposed development and raises no objections to the proposal. The application was found to be satisfactory in terms of drainage design, water sensitive urban design, flooding and subdivision. In terms of the subdivision, it is noted:</p> <p><i>"The proposal includes a subdivision of the larger site to create this lot and which also includes the creation of the multipurpose easement parallel to Hill Road and other areas around the site for access by vehicles and pedestrians (including to Lot 3), interallotment drainage,</i></p>

	<p><i>as well as for various utilities and other services, WSUD, cycleway, footpath etc.”</i></p> <p>The applicant has provided draft Section 88B documentation for the creation of easements and covenants for services, infrastructure and public access.</p>
Traffic	<p>Council's Traffic Officer has reviewed the proposed development and raises no concerns on traffic or safety grounds subject to the provision of appropriate traffic facilities. Based on the analysis and information submitted by the applicant, the proposed development is not expected to have a significant traffic impact on the surrounding road network. Standard conditions including compliance with AS2890, the provision of a construction traffic management plan and provision of splays have been incorporated within the recommendation section of the report.</p> <p>It is noted that previous consents for the site included the design and installation of traffic lights at the Burroway Road and Hill Road intersection. It is considered that these traffic facilities are still required for the redevelopment of the entire site. In addition, given the potential conflicts of vehicles exiting the southern road and turning right into Hill Road will create a traffic conflict along Hill Road. It is therefore also recommended that a median be provided at the intersection of Hill Road and the southern road to restrict movements to left in-left out only from the site at this road.</p>
Landscape	<p>It is noted that a number of trees are to be removed due to contamination issues and the requirement for capping. Council's Tree Management and Landscape Officer has reviewed the application and supports the proposed tree removal and landscaping subject to the imposition of appropriate conditions.</p>
Urban Design Public Domain	<p>The application has been reviewed by Council's Public Domain team who are raise no significant issues with the proposal subject to the submission of detailed public domain construction drawings. Some amendments will be required to comply with the street layout provisions of the Wentworth Point Precinct DCP and provide the detail of the public domain elements such as accessibility and lighting.</p>
Civil Assets	<p>The application was referred to Council's Civil Assets who raised no objection to the proposed development. No specific conditions are required for this referral, however a condition is included within Attachment B regarding the construction of the roads in compliance with the relevant standards.</p>
Environmental Health (Waste)	<p>Council's Waste Officer has reviewed the application and advises that the applicant has submitted satisfactory waste management information for the development. The proposal satisfies the requirements of Council's controls and can be supported subject to standard conditions of consent.</p>
Environmental Health (Contamination)	<p>Council's Environmental Health Officer has reviewed the submitted contamination report and supports the application subject to the imposition of appropriate conditions. Council's Environmental Health Officer has advised as follows:</p> <p><i>It is clear from the Conceptual RAP and the Site Audit Statement that the site can be made suitable for the proposed residential use following remediation. A detailed RAP for this phase one development application is required to be prepared for review and acceptance by a site auditor prior to commencement of any remediation works.</i></p>

Environmental Health (Acoustic)	Council's Environmental Health Officer has reviewed the submitted acoustic report and supports the application subject to the imposition of conditions regarding implementation and certification of the recommended acoustic measures and standard conditions.
Heritage	The site of proposed development is not individually heritage listed however it is in the vicinity of the Millenium Parklands Heritage Precinct (listed under SREP24 – Homebush Bay). Council's Heritage Advisor comments that given the nature of the proposal, the separation between sites, and the nature of significance of the item, it is assessed that impact on heritage values of the item and the area will be within acceptable limits.

2. Environmental Planning & Assessment Act 1979 (EPA Act)

2.1 Integrated Development

The application is Integrated Development under the provisions of the EPA Act as a controlled activity approval is required under the Water Management Act 2000 for the stormwater connection into Parramatta River. DPI Water raise no objections to the proposed development and have provided their General Terms of Approval.

2.2 Concept Development Application

A staged development proposal for the distribution of gross floor area across lots 101 to 107 including demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works (Auburn Ref: DA-41/2015) was approved by the Sydney West Joint Planning Panel on 17 February 2016. Condition 2 of that consent allocated a gross floor space maximum of 45,348m² on Lot 101.

Division 4.4 of the EPA Act relates to the special procedures concerning concept development applications. In this regard, Section 4.24(2) requires the following:

(2) While any consent granted on the determination of a concept development application for a site remains in force, the determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site.

The subject application has a proposed floor space of 34,625m² which is within the maximum floor space allocated to the proposed lot.

It is therefore considered that the proposed development is consistent with the approved concept plan. It is noted that the floor space is lower than the maximum permitted, however the applicant is currently seeking a redistribution of the floor space on the entire site through a planning proposal and DCP amendment.

3. Environmental Planning Instruments

Compliance with these instruments is addressed below.

3.1 State Environmental Planning Policy No. 55 – Remediation of land

Clause 7 of this Policy requires the consent authority to consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use.

Council's Environmental Health Officer has reviewed the application and reports as follows:

The proposed development of residential flat buildings (including subdivision, remediation and road construction) is to be located on Hill Road in an area known to be contaminated from historical activities on the site and detailed in numerous site investigations conducted. This application is for phase one of the proposed developments on the overall area.

The initial approval for development was accompanied by a Conceptual Remedial Action Plan for the entire area (of which the phase one subject site is part of) and a Site Audit Report which considered the conceptual RAP. The site audit report certified that the entire site can be made suitable for the proposed residential development subject to being remediated.

As this development application is for only part of the entire area (phase one) the Conceptual RAP is not sufficient to use as it covers the entire area and states that should the overall site be developed in stages then a separate Detailed RAP would need to be developed for each stage.

The Site Audit Report certifies that the subject site (phase one) can be made suitable for residential development subject to the preparation of a detailed RAP for the subject site to be reviewed and accepted by a Site Auditor prior to commencement of remediation works.

Other conditions imposed by the site auditor state that the validation report and Long Term Environmental Management Plan must be reviewed and accepted by the site auditor prior to occupation.

CONCLUSION

It is clear from the Conceptual RAP and the Site Audit Statement that the site can be made suitable for the proposed residential use following remediation. A detailed RAP for this phase one development application is required to be prepared for review and acceptance by a site auditor prior to commencement of any remediation works. This requirement will be conditioned.

In addition, a Validation Report and Long Term Environmental Management Plan must be reviewed and accepted by the site auditor prior to occupation which will also be conditioned.

The proposal satisfies the requirements of Council's controls and can be supported, subject to standard and/or special conditions of consent.

Planning Comment:

The Conceptual RAP identifies the following scope of remedial works to be carried out:

- Review of the site redevelopment plan and detailed design of construction to evaluate if any conflict with the proposed remediation
- Development of a comprehensive CEMP for the construction activities during site redevelopment including asbestos management plan and piling spoil management plan
- Demolition of the existing on site structures
- Removal of LNAPL (light non-aqueous phase liquid) from groundwater at two locations to the extent practicable
- Capping of the entire site with minimum 0.3 m of validated clean fill (as part of the site redevelopment) or impervious cover such as concrete and asphalt
- Capping the areas for residential use which include accessible soil with minimum 0.5m of validated clean fill
- Reinstatement of service trench excavations with validated imported fill materials

- Implementation of ground gas protection measures per NSW EPA guidelines (2012)
- Validation or classification of spoil material from the site re-development (i.e. from piling or service trenches) for the purpose of reuse on site or disposal off site.

The applicant has further provided a letter from EI Australia dated 5 March 2018 advising that they have been engaged to prepare the detailed Remediation Action Plan and Construction and Environmental Management Plan for Phase 1. They have also stated the following in that correspondence:

“Based on the extensive investigations previously conducted and the findings of those reports, the site can be made suitable for the proposed residential development.”

Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under SEPP 55.

2.2 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

This Policy aims to improve the design quality of residential flat development. This proposal has been assessed against the following matters relevant to SEPP 65 for consideration:

- The 9 SEPP 65 Design Quality Principles
- The Apartment Design Guide (ADG).

Design Quality Principles

SEPP 65 sets 9 design quality principles. The development has adequately addressed the 9 design quality principles in the following way:

Design quality principle	Response
Context	The design of the proposed buildings is considered to respond and contribute to its context, especially having regard to the current qualities of the area and the applicable planning controls on the site. The scale of buildings and type of use are compatible with the proposed redevelopment of the precinct.
Built form	The design achieves an appropriate built form for the site and the building's purpose, in terms of building alignments, proportions, type and the manipulation of building elements.
Density	The proposal would result in a density appropriate for the site and its context, in terms of floor space yield, number of units and potential number of new residents. The proposed density of the development is regarded as sustainable and consistent with the previous approvals on the site.
Sustainability, resource, energy & water efficiency	The development provides opportunities in this regard, as reflected within the submitted Basix Certificate. Energy efficiency is also aided by the use of water/energy efficient fittings, appliances and lighting and WSUD measures.
Landscape	The landscaping solutions depicted in the detailed landscape plans are considered to be of high quality and appropriately respond to the proposed built environment.
Amenity	The proposal is considered to be satisfactory in this regard, optimising internal amenity through appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, outlook,

	efficient layouts and service areas. The proposal provides for an acceptable unit mix for housing choice and provides access and facilities for people with disabilities.
Safety & security	The proposal is considered to be satisfactory in terms of future residential occupants overlooking public and communal spaces while maintaining internal privacy. The building has been designed to be satisfactory in terms of perceived safety in the public domain.
Social dimensions/housing affordability	This principle essentially relates to design responding to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities and optimising the provision of housing to suit the social mix and provide for the desired future community. It is considered that the proposal satisfies these requirements.
Aesthetics	The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the resultant building. The proposed buildings aesthetically respond to the environment and context, contributing to the desired future character of the area. The design has been reviewed and supported by the Parramatta Design Excellence Advisory Panel.

Apartment Design Guide (ADG)

The SEPP requires consideration of the ADG which supports the 9 design quality principles by giving greater detail as to how those principles might be achieved. The table below considers the proposal against key design criteria in the ADG.

PARAMETER	DESIGN CRITERIA			PROPOSAL	COMPLIANCE
Communal Open Space	Min 25% of the site area <i>Based on development lot 11290m² (2823m²)</i>			6,240m ² (55%) Divided into the following areas: <u>landscaped podium</u> (2605m ² or 23%) <u>linear park</u> (3635m ² or 30.3%)	Yes
	Min 50% of the communal open space is to receive 2 hours direct sunlight between 9.00am and 3.00pm on June 21			Total COS with 2 hrs = 53% Communal podium area with 2 hrs = 50%	
Deep soil zone	Minimum dimension of 6m required <i>Based on development lot 11290m²</i> 7% of the overall site area = 790m ²			= 2058m ² (18%)	Yes
Building Separation	Building Height	Habitable rooms and balconies	Non-habitable rooms	<u>To adjoining properties</u> Not applicable.	N/A

	<table><tr><td>up to 12m (4 storeys)</td><td>12m</td><td>6m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>18m</td><td>9m</td></tr><tr><td>over 25m (9+ storeys)</td><td>24m</td><td>12m</td></tr></table> <p>A-D = 12m (min) Remainder = 18m (min)</p>	up to 12m (4 storeys)	12m	6m	up to 25m (5-8 storeys)	18m	9m	over 25m (9+ storeys)	24m	12m	<p><u>Within the development</u></p> <p><i>Lower Levels</i> 14m (min)</p> <p><i>Upper Levels</i> 18m (min) to 21m</p>	Yes
up to 12m (4 storeys)	12m	6m										
up to 25m (5-8 storeys)	18m	9m										
over 25m (9+ storeys)	24m	12m										
Solar Access	At least 70% of living rooms and private open space to receive at least 2 hours direct sunlight between 9.00a.m and 3.00p.m on June 21	264 apartments = 72%	Yes									
	A maximum of 15% of apartments are permitted to receive no direct sunlight between 9.00am and 3.00pm midwinter.	51 apartments = 14%	Yes									
Cross Ventilation	At least 60% of apartments are to be naturally cross ventilated.	219 apartments = 60%	Yes									
	Building depth is not to exceed 18m	Building depth is generally 20m to 25m	No However sufficient cross ventilation and solar access is achieved									
Ceiling Heights	2.7m for habitable, 2.4m for non-habitable	3.1m floor to floor (2.7m therefore achievable)	Yes									
Apartment Size	Studio – 35m ² 1 bd – 50m ² 2 bd – 70m ² 3 bd – 90m ² (note: minimum internal size increases by 5m ² for additional bathrooms, 10m ² for 4 + bedroom)	Apartment schedule provided. Complies	Yes									
	All rooms to have a window in an external wall with a total minimum glass area not less than 10% of the floor area of the room.	Complies	Yes									
	Habitable room depths to be a maximum 2.5 x the ceiling height (=6.75m)	Complies	Yes									
	Maximum depth (open plan) 8m from a window.	Maximum 8m	Yes									

Bedroom size	Master bedrooms – 10m ² Other bedrooms – 9m ² Bedroom dimensions – 3m min. Living rooms have a width of: <ul style="list-style-type: none"> 3.6m for studio/1bd 4m for 2 or 3 bd 	Complies	Yes
Balconies	Studio – 4m ² 1bd – 8m ² / 2m 2bd - 10m ² /2m 3bd – 12m ² /2.4m	Apartment schedule provided. Complies	Yes
	Ground or podium apartments to have POS of 15m ² /3m	Ground apartments all have large terraces/balconies >15m ²	Yes
Circulation	Maximum 8 apartments per level	Max 8 apartments off one lift core	Yes
Storage	1bd – 6m ³ 2bd – 8m ³ 3bd – 10m ³	Apartment schedule provided. Complies	Yes

Parramatta Design Excellence Advisory Panel (DEAP)

The application was considered by the DEAP on 8 March 2018. Recommendations and comments were made and it is noted that only minor changes were required that could be re-considered by the City Architect following the submission of amended plans.

The applicant submitted amended plans and supporting documentation to address the DEAP recommendations, and the application was referred to the City Architect for reconsideration.

The City Architect reports as follows:

DEAP comment	Applicants response
1. The Panel notes the applicant is working with Council officers to improve the subdivision pattern for the Hill Road Site as approved by Auburn Council under DA/274/2014. The Panel would like to see more work in that area to be able to reassure the Council that the urban environment being created will achieve best practice with regard to the public realm. In this regard it is recommended that any discussions include consideration of the relationship between the park along the harbour foreshore and development to the immediate south of the park. The subdivision pattern currently shows development backing onto the park with no road between the park and the development. This part of the site should be reconsidered with a view to providing a more urban edge similar to New Beach Road, in Darling Point, an example that was raised at the meeting. The street pattern and urban design outcomes need to be resolved before any further developments are proposed within the Hill Road Site. The Panel would rather see the planning proposal which has been submitted not just an isolated DA.	The Applicant has noted the DEAP comment and states that 'no further action required as part of the current phase 1 DA'. The Applicant states that 'The proposed future amendments to the masterplan are still part of ongoing discussions with Council and other key stakeholders, and therefore not relevant to the submitted DA.'
2. The position of building A is in direct line of sight from Park Street North. The Panel was not convinced at the DEAP meeting that the tower position has been well considered in the overall scheme. View analysis, tower locations, sight lines and general context analysis	No amendments needed (see comments below)

<p>mentioned in the previous DEAP meeting (Comment 2 from the previous DEAP report dated 10 August 2017) were not provided prior this meeting. Future developments and strategic outcomes also need to be considered. The Panel recommends that this detailed analysis be submitted to clarify the architect's design approach.</p>	
<p>3. In response to point 2 above, following the DEAP meeting, the applicant provided a Building Form Analysis Report including sight lines and shadow analysis. The Panel has considered the report and notes as follows;</p> <ul style="list-style-type: none"> a. The report demonstrates that the proposed position for the tower provides a more acceptable outcome with regard to overshadowing, solar access and streetscape than the position recommended in the Auburn DCP Masterplan. b. In relation to the sight line from Park Street North, the building will impact the view as previously raised by the Panel however its impact does not appear to be as significant as previously thought. c. One option would be to slide the tower further south however this would push the building into the 19m height limit zone and would marginally increase the overshadowing of the parklands to the south. d. On balance and given the constraints set by the controls, the position of the tower is considered acceptable. 	<p>No amendments needed</p>
<p>4. The current proposal shows basement car parking under the western road and part of the northern road. The Panel is concerned that this approach is not ideal and should be avoided wherever possible. All car parking should be within the boundaries of a site and not under any roads, even those roads constructed and owned by private entities. It is further noted that: The Wentworth Point Precinct DCP 2014, section 4.8, control 3 states 'Car parking is to be provided within the development blocks but may extend under share ways if required. Car parking is not permitted under primary or local roads or the foreshore and peninsula parks. Car parking may intrude in part under pocket parks provided that appropriate ownership and management agreements are established and it does not preclude or limit deep soil planting.' The Panel notes that Councils' Planning staff do not support the proposed car parking solution under roads. Notwithstanding the above, as an independent advisory body, the Panel accepts the proposed car parking arrangement in this particular instance for the following reasons;</p> <ul style="list-style-type: none"> a. The extent of parking underneath the road is limited to the western side and a small part of the northern side of the development only; b. Deep soil planting is provided in a more contiguous form to make sure the trees planted within the street reserve above the car parking are substantial and uniform to create a decent street tree canopy. Critical to the long term success of these "tree pits" is the ability for the roots systems of the trees to have access to good growing conditions including water, oxygen and nutrients. Consideration must be given to the available volume of soil that is provided that is suitable for the species and growth habit of the tree selected. It is suggested an expert opinion be sort from an urban soil expert at the detailed design phase of the project. 	<p>Satisfied</p> <p>The proposal shows a contiguous soil pit that properly accommodates the planting of quality trees.</p>
<p>5. With regard to comment 4 above, the Panel supports the proposed visitor parking as street parking only. The applicant is encouraged to discuss a visitor parking scheme with council in order to reduce the amount of on-site car parking for this and any future developments within close proximity to the ferry terminal.</p>	<p>No amendments needed</p>
<p>6. With regard to the street tree planting mentioned in 4 above, the applicant should investigate options to maximise tree planting in the</p>	<p>Satisfied</p>

side and rear streets. In addition, along Hill Road, the Panel recommends planting a consistent row of large trees adjacent to the footpath to create a boulevard effect that in future should continue beyond the site. The Panel encourage the creation of a long term sustainable urban canopy of trees throughout the precinct.	
7. The proposed landscape is considered to be well designed, however, greater clarity is required to ensure primary building entrances are easy to locate from the surrounding streets. Rather than diagonal paths within the reserve adjacent to Hill Road, the paths leading directly to the building entrances should be at 90 degrees to the road for optimum legibility and allow consolidation of green spaces rather than small piecemeal pockets. Each entry path needs to be tested in terms of solid CPTED principles. A considered external lighting strategy will be key to the success of the public realm during the evening.	The applicant has provided an explanation to the pathway layouts and the City Architect Team is satisfied with this.
8. It is also noted that the urban form study provided after the DEAP meeting (see 2 above) shows a pedestrian link through the site from the south east corner across the courtyard further justifying the position of the tower. While the Panel was pleased to see introduction of a public access lift, the pathway up to the courtyard and though the site is very convoluted so it's recommended that it should be made clearer and more direct to encourage its use.	The applicant has provided an explanation to the pathway layouts and the City Architect Team is satisfied with it.
9. Sections through the scheme that extend beyond the site and into neighbouring sites showing existing and future potential proposals are to be provided with any future submissions to the Panel and provide a clear understanding of the interface that needs to be managed.	The applicant has noted this comment. The applicant has stated that future DA submissions will reflect this.
10. The Communal Open Space located on the podium should provide ease of access for all residents, shade structures, barbeque/s, formal and informal play / exercise elements, seating, appropriate canopy shade and an all access WC. The landings, such as those shown in the Landscape ISSUE E 19.01.18 L-DA-4 should incorporate seating and shade to make them more user friendly.	Satisfied
11. Active ESD provisions such as rainwater re-cycling, solar power and solar hot water were not discussed at the meeting, however it is assumed that at a minimum these measures will be included in the development.	Satisfied
12. In relation to detailed design and layout, the Panel recommends that: <ul style="list-style-type: none"> a. HVAC equipment should preferably be grouped within designated screened plant areas or other concealed compartments. b. Wall mounted equipment (e.g. instantaneous gas HW heaters) and associated pipework is concealed into wall cabinets and ducts c. Rainwater downpipes are thoughtfully designed and integrated into the building fabric. d. The above items should be positioned so that they are not visible from common areas or the public domain adjacent to the development. 	Although it is preferable that the air condenser units be provided in the basement, air conditioners are located on the balconies and have been appropriately screened.
13. The Panel recommends that annotated 1:20 scale cross-sections and details of all proposed façade types and materials are included with the DA submission and form part of the consent documentation	Satisfied. Sections have been provided and are acceptable.

There are no outstanding urban design matters on this application.

3.2 State Environmental Planning Policy (Infrastructure) 2007

The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application.

Development likely to affect electricity transmission or distribution networks

The application is subject to Clause 45 of the SEPP as the development does propose works within the vicinity of electricity infrastructure that would trigger a written referral to the energy authority. Ausgrid have submitted correspondence and consents to the development subject to the imposition of appropriate conditions, including matters regarding the compatibility of the proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, electric and magnetic fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development. Conditions are imposed reflecting these requirements.

Impact of road noise or vibration on non-road development

Clause 102 of the SEPP requires the consent authority to consider the impact of road noise or vibration on non-road development, particularly in relation to more sensitive receivers such as residential, hospitals, child care centres and places of public worship.

An acoustic report for the proposed development has been submitted that discusses the management of noise through the implementation of appropriate construction materials and design matters. Conditions are contained within the recommendation section of this report which requires the incorporation of the construction measures to mitigate against noise.

Traffic-generating development

The proposed development is deemed to be traffic generating development under Schedule 3 of the SEPP. The RMS raise no objection to the proposal subject to consideration of the provision of adequate bicycle parking and a construction pedestrian traffic management plan. Conditions are imposed reflecting these requirements.

3.3 State Environmental Planning Policy – Basix

The application for the residential development has been accompanied with a BASIX certificate that lists commitments by the applicant as to the manner in which the development will be carried out. The requirements outlined in the BASIX certificates have been satisfied in the design of the proposal.

3.4 State Environmental Planning Policy (State and Regional Development) 2011

The application is for 'general development' which has a capital investment value greater than \$30 million. This application is captured by Part 4 of this policy which provides that the Sydney Central City Planning Panel is the determining authority for this application.

3.4 State Environmental Planning Policy (Coastal Management) 2018

The western portion of the site is affected by the proximity area for coastal wetlands as identified within the policy map. There is no development on this part of the site under the current development application.

The savings and transitional provisions contained within Clause 21 of the SEPP provide that the policy does not apply in this instance as the application was lodged before commencement of the policy. Notwithstanding this, the proposed development works are considered acceptable under the provisions of the SEPP as the development will not significantly impact

on the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest (Clause 11(1)(a)).

3.7 Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005

This policy applies to all of the City of Parramatta local government area. It aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing principles and controls for the whole catchment.

The nature of this project and the location of the site are such that there are no specific controls which directly apply, with the exception of the objective of improved water quality. That outcome will be achieved through the imposition of suitable conditions to address the collection and discharge of water.

3.8 Auburn Local Environmental Plan 2010

The relevant requirements and objectives of this LEP have been considered in the following assessment table.

Requirement	Comment		
Part 1 Preliminary	Noted.		
Part 2 Permitted or Prohibited Development	The proposed development is permissible with consent. See Section 5 of the Executive Summary for further detail.		
Part 3 Exempt and Complying Development	Not applicable. The development requires consent.		
Part 4 Principal Standards Development	Requirement	Proposed	Compliance
	Lot Size Not applicable		N/A
	Height 19m/88m (max)	Building A = 87.76m Building B = 28.6m Building C = 31.8m Building D = 19m	Yes
	Floor Space Ratio 2.6:1 (max) Max permissible: 45,006m²	34,625m² or 2:1 Based on 17310m² site	Yes
	Exceptions	None	N/A
Part 5 Miscellaneous Provisions	Architectural Roof Features - the roof element does not detract from the architectural design of the building, and is contained within the maximum specified height limit Heritage Conservation – the site does not contain a heritage item and is not within a heritage conservation area. The site is also not identified as being of European or Aboriginal archaeological significance.		
Part 6 Additional Local Provisions	<ul style="list-style-type: none">An acid sulfate soils management plan has been submitted and contains various management strategies for the treatment, disposal and monitoring of acid sulfate soils on the site.		

Requirement	Comment
	<ul style="list-style-type: none"> • Council's engineer has considered the proposed earthworks and raises no objection to the works. It is noted that these earthworks have been previously approved via an infrastructure approval on the site. • There are no adverse flooding issues. The site is partially affected by the probable maximum flood levels (PMF) from the Parramatta River. All habitable areas, including entries to car parking areas are located above the PMF. • The site is not affected by a foreshore building line. • Essential services can be provided to the site (water, electricity, sewage, drainage and road access).

4. Draft Environmental Planning Instruments

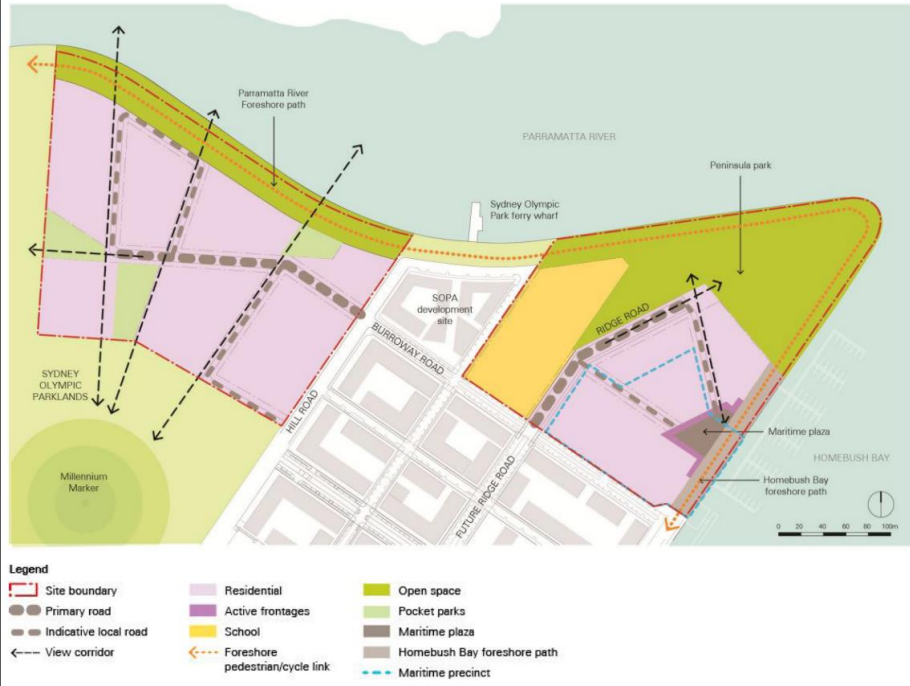
There are no specific draft environmental planning instruments that apply to the development site.

5. Development Control Plans

5.1 Wentworth Point Precinct Development Control Plan 2014

The relevant requirements and objectives of this DCP have been considered in the following assessment table.

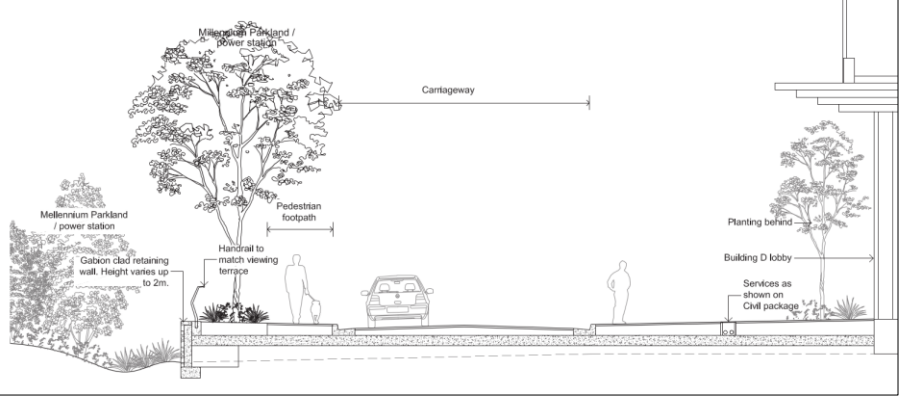

Requirement	Comment
Section 1.0 Introduction	<ul style="list-style-type: none"> • This DCP applies to the subject site. • This DCP prevails over the Auburn DCP in terms of any inconsistencies.
Section 2.0 Vision, Principles and Indicative Structure	<p>The development achieves the vision, development principles and indicative structure. It is noted that the proposed development:</p> <ul style="list-style-type: none"> • makes a significant contribution to providing high quality housing for Sydney's diverse and growing population in an environment that embraces its location adjoining Homebush Bay, the Parramatta River and Sydney Olympic Park, Parklands and represents contemporary, high density sustainable living. • Ensures that development in the precinct occurs in a coordinated manner consistent with the vision and development principles for the precinct. • Complies with the indicative structure plan (see below) and provides for an appropriate residential community, built form and movement network in accordance with that plan.

Requirement	Comment
	 <p>The map illustrates the Wentworth Point Precinct, bounded by the Parramatta River to the north and Homebush Bay to the east. Key features include the Sydney Olympic Parklands to the west, the Sydney Olympic Park ferry wharf, and the SOPA development site. The map shows various land use zones: Residential (pink), Active frontages (purple), Open space (green), Pocket parks (light green), School (yellow), Maritime plaza (grey), Homebush Bay foreshore path (light blue), and Maritime precinct (dashed blue). Roads shown include Hill Road, Burrows Road, Future Ridge Road, and Ridge Road. A legend defines symbols for Site boundary, Primary road, Indicative local road, View corridor, Foreshore pedestrian/cycle link, and Maritime precinct. A scale bar indicates 0 to 100m.</p> <p style="text-align: center;">Wentworth Point Precinct Indicative Structure Plan</p>
<p>Section 3.0 Public Domain</p>	<p>Street Network and Design</p> <ul style="list-style-type: none"> The application generally complies with the street network plan however does not provide for a shareway through the centre of the Phase 1 development. Whilst access is available, the podium level is generally used as communal open space rather than public access. This is considered acceptable with sufficient access maintained along the streets for maximum activation. The proposed streets comply with the required reserve widths, however the roads have not been designed in accordance with the typical street sections required under the DCP (eg. footpath widths). As this can be achieved, compliance with these cross sections has been required through a condition of consent. The street sections within the DCP indicate that there is no car parking permitted underneath the streets (except for shareways). The proposed development provides for parking under the streets, however the design has incorporated large contiguous planter beds which allow for the provision of medium-large sized street trees which provides for an acceptable public domain outcome. <p>Pedestrian and Cycle Network</p> <ul style="list-style-type: none"> The application proposes to provide a pedestrian footpath and public cycleway along Hill Road. These facilities will be provided within the site (as currently exist) but will be located in a linear route directly adjoining Council's road reservation. The application provides for appropriate public easements over these facilities. There are no proposed changes to the existing pedestrian and cycle network along the foreshore. <p>Landform and Contamination</p> <ul style="list-style-type: none"> The site is to be raised in accordance with the previous approvals granted on the site under the 'Infrastructure DA'. The existing landform and internal roads are raised to accommodate parking above the water table. Notwithstanding this, the buildings are

Requirement	Comment															
	<p>designed with apartment sleeving to engage and activate the streets and basements have been designed to be protected from flooding.</p> <p>Open Space Network</p> <ul style="list-style-type: none">The Phase 1 application does not provide for open space however the DCP does not require the provision of open space for this area of the site. Open space will be provided in the next stages of redevelopment. The application does however provide for a large linear park along the Hill Road frontage. <p>Public Art</p> <ul style="list-style-type: none">The Phase 1 application does not provide for any public art however this was not required as part of the previous approval for this part of the site. Public art will be provided in the next stages of redevelopment, particularly along the publicly accessible foreshore.															
Section 4.0 Private Domain	<p>Land Use and Floor Space Distribution</p> <ul style="list-style-type: none">The proposal complies with the distribution of land use as indicated in the indicative structure plan (Section 1.0). <p>Building Height and Form</p> <table><tr><th>Requirement</th><th>Proposed</th><th>Comply</th></tr><tr><td>Low Rise Buildings</td><td>Low Rise Buildings</td><td></td></tr><tr><td>Max Length 65m</td><td>B= 44.9m & C = 64.6m & D = 41.5m</td><td>Yes</td></tr><tr><td>>30m bldg. separated or significant recess/project</td><td>Bldg B & C have recess Bldg D no recess</td><td>Yes No</td></tr><tr><td>Heights Bldg B = 7 storey max Bldg C = 7 storey max Bldg D = 5 storey max</td><td>Heights Bldg B = 8 storey Bldg C = 8 storey Bldg D = 6 storey <i>The above heights are including podium levels. Heights must be taken from the street under the DCP</i></td><td>No No No</td></tr></table> <p>Discussion on non-compliance/s:</p> <p>Buildings greater than 30m in length are required to provide a significant recess or projection to provide relief to the external appearance of the building. Building D does not provide a significant recess, however it is considered to provide ample articulation and visual interest to provide for visual relief to the building.</p> <p>The proposed development exceeds the height controls within the DCP by 1 storey on Buildings B, C and D however all buildings are compliant with the maximum height controls within Auburn LEP 2010. The proposed distribution of height still conforms to the desired character of low-rise, mid-rise and tower form of development and it is considered that the proposed distribution of heights remains consistent with the urban design vision for site as expressed in the DCP. Furthermore, the proposal meets the objective for building height to create a visually interesting, modulated skyline comprised of perimeter block development supported by a small number of taller towers.</p>	Requirement	Proposed	Comply	Low Rise Buildings	Low Rise Buildings		Max Length 65m	B= 44.9m & C = 64.6m & D = 41.5m	Yes	>30m bldg. separated or significant recess/project	Bldg B & C have recess Bldg D no recess	Yes No	Heights Bldg B = 7 storey max Bldg C = 7 storey max Bldg D = 5 storey max	Heights Bldg B = 8 storey Bldg C = 8 storey Bldg D = 6 storey <i>The above heights are including podium levels. Heights must be taken from the street under the DCP</i>	No No No
Requirement	Proposed	Comply														
Low Rise Buildings	Low Rise Buildings															
Max Length 65m	B= 44.9m & C = 64.6m & D = 41.5m	Yes														
>30m bldg. separated or significant recess/project	Bldg B & C have recess Bldg D no recess	Yes No														
Heights Bldg B = 7 storey max Bldg C = 7 storey max Bldg D = 5 storey max	Heights Bldg B = 8 storey Bldg C = 8 storey Bldg D = 6 storey <i>The above heights are including podium levels. Heights must be taken from the street under the DCP</i>	No No No														

Requirement	Comment	
	These non-compliances were considered by Council's DEAP and found to be acceptable.	
	Requirement	Proposed
	Tower Building	Tower Building
	25 storey max	25 storey but appears 28 storey (inc. podium)
	No tower on this site	Tower on this site
	Max footprint = 750m ² (GFA)	750m ²
Discussion on non-compliance/s:		
<p>The proposed tower exceeds the height controls within the DCP by 3 storeys as it is located on a podium, however the building is compliant with the maximum height controls within Auburn LEP 2010. The proposal also meets the objective for building height to create a visually interesting, modulated skyline comprised of perimeter block development supported by a small number of taller towers.</p> <p>The DCP provides an indicative location for a 25 storey tower (above podium level) at the northern end of the site, however, the proposed tower has been located at the southern edge of the 88m height zone in order to achieve a greater separation from future towers on the site and also to act as a landmark at the entrance to the overall site. The architecture of the tower aligns to the north and provides a slender edge to the south eastern corner of the site when approaching from Hill Road. The tower exhibits a strong vertical emphasis and consists of 2-3 storey modules that shift in plan to create a dynamic building form.</p> <p>The location of the tower is considered acceptable as:</p> <ul style="list-style-type: none"> - The tower is provided with separation in accordance with the Apartment Design Guide - The tower is provided above a three storey podium that integrates the tower with the lower Buildings B, C and D - The tower complies with the maximum floor plate provisions of the DCP - The tower is sited and designed to take advantage of views and enable view corridors to be obtained between the Millennium Marker and Parramatta River. - The tower is sited and designed to minimise overshadowing on public and communal open space. - The tower will not result in any overshadow of the peninsula park or Parramatta River foreshore path from 9am and 3pm on 21 June. <p>The applicant provided a Building Form Analysis Report including sight lines and shadow analysis for the tower location. Council's DEAP has considered the report and notes as follows:</p> <ul style="list-style-type: none"> - The report demonstrates that the proposed position for the 		

Requirement	Comment	
	<p>tower provides a more acceptable outcome with regard to overshadowing, solar access and streetscape than the position recommended in the Auburn DCP Masterplan.</p> <ul style="list-style-type: none">- In relation to the sight line from Park Street North, the building will impact the view as previously raised by the Panel however its impact does not appear to be as significant as previously thought.- One option would be to slide the tower further south however this would push the building into the 19m height limit zone and would marginally increase the overshadowing of the parklands to the south.- On balance and given the constraints set by the controls, the position of the tower is considered acceptable. <p>The tower location non-compliance is therefore considered acceptable.</p>	
Setbacks and Public Domain Interface		
Requirement	Proposed	Comply
Hill Road = 25m	Hill Road = 24.4m (to balconies) = 25m (min) to wall	Yes
Other = 3-5m	Other = 3m (min) with exception of balconies encroaching (permissible 600mm encroachment)	Yes
Parkland = 7m Parkland = No level changes	Parkland = 18.5m Parkland = Level changes	Yes In part
Residential uses at ground level to have main entry from street at grade or raised 600mm	Complies except for northern elevation where units are up to 3.3m above road level	In part
Discussion on non-compliance/s:		
<p>There are level changes along the southern boundary adjoining the parkland (see diagram below). These level changes are due to the raising of the roads within the site, which were previously approved through the infrastructure DA on the site. The levels change from nil to 2m adjoining the parkland however have tree planting provided to provide a reasonable interface. The variation is considered acceptable.</p>		

Requirement	Comment
	 <p style="text-align: center;">Section from Landscape Plan L-DA-18</p> <p>Areas of the ground plane on the northern elevation raise to up to 1.7m above finished street level. This is mainly due to the finished fall of the land to accommodate parking above natural ground level. The treatment of this interface with the street includes designer finished blockwork and terraced landscaping to minimise impacts on the streetscape. Direct access is maintained to these dwellings from the street. Council's DEAP considered this issue and concluded that the height above street level was acceptable given the treatment proposed.</p>  <p style="text-align: center;">Photomontage from Architectural DA-750-004</p>
	<p>Private Open Space</p> <ul style="list-style-type: none"> • The proposed development provides for balconies in accordance with the ADG requirements. • The proposal provides communal open space which is the equivalent of 55% of the site area (6,240m²) which greatly exceeds the minimum 30% required under the DCP. The common open space areas are distributed across the site and include a central landscaped podium (2605m² or 23%) and landscaped areas in the linear park at ground level (3635m² or 30.3%). The common open space areas will include soft landscaping and will provide a high level of amenity for the

Requirement	Comment																										
	<p>dwellings and will have a high standard of finish and design. The common open space areas will receive adequate levels of solar access and air flow and have a high level of amenity.</p>																										
	<p>Deep Soil Zones and Landscaping</p> <ul style="list-style-type: none">• Deep soil is concentrated within the front setback area of Hill Road and complies with the ADG requirements• Deep soil is provided within the road network through the provision of deep contiguous planters.• Trees will be required to be removed due to the remediation strategy to cap the site with soil. Appropriate landscaping will be provided to soften the impact of buildings and to assist with the management of water quality.																										
	<p>Building Design and Materials</p> <ul style="list-style-type: none">• The proposed development provides for a varied and well articulated built form with varying heights to create a visual interest, whilst maximising amenity through appropriate separation distances and access to sunlight.• The application was considered by the Design Excellence Advisory Panel who are satisfied that the development achieves the design principles of SEPP 65.																										
	<p>Wind Effects</p> <ul style="list-style-type: none">• A Wind Effects report was submitted with the application which concludes that wind conditions at the site will remain largely unchanged from the existing. It is expected that the majority of locations around the site would be classified as suitable for pedestrian standing or walking under the relevant criterion. The wind report includes recommendations to mitigate wind effects including the provision of balustrades, screening and landscaping which have been incorporated into the amended plans.																										
	<p>Vehicular Access and Car Parking</p> <ul style="list-style-type: none">• Car parking is provided in accordance with the DCP requirements as follows: <table><tr><th>Dwelling Type</th><th>Required</th><th>Proposed</th><th>Comply</th></tr><tr><td>Studio (1.0)</td><td>Nil</td><td>Nil</td><td>N/A</td></tr><tr><td>1 bedroom (1.0)</td><td>78</td><td rowspan="3">Not stated</td><td>•</td></tr><tr><td>2 bedroom (1.1)</td><td>298.1</td><td>•</td></tr><tr><td>3 bedroom or greater (2.0)</td><td>30</td><td>•</td></tr><tr><td>TOTAL RESIDENTIAL</td><td>406.1</td><td>407</td><td>Yes</td></tr><tr><td>Visitors (0.1)</td><td>36.4</td><td>37</td><td>Yes</td></tr></table> <ul style="list-style-type: none">• Car parking is not permitted underneath the streets (except for shareways). The proposed development provides for parking under the streets, however the design has incorporated large contiguous planter beds which allow for the provision of medium-large sized street trees which provides for an acceptable public domain outcome.• A loading dock has been provided on the southern elevation of the building with a truck turntable to enable vehicles to enter and leave in a forward motion. It is considered that a loading dock management plan should be prepared to allow for resident use of this area for removalist vans and the like. This requirement is contained within Attachment B of this report.	Dwelling Type	Required	Proposed	Comply	Studio (1.0)	Nil	Nil	N/A	1 bedroom (1.0)	78	Not stated	•	2 bedroom (1.1)	298.1	•	3 bedroom or greater (2.0)	30	•	TOTAL RESIDENTIAL	406.1	407	Yes	Visitors (0.1)	36.4	37	Yes
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3 bedroom or greater (2.0)	30		•																								
TOTAL RESIDENTIAL	406.1	407	Yes																								
Visitors (0.1)	36.4	37	Yes																								

Requirement	Comment												
	<ul style="list-style-type: none">The application provides for 2 car share spaces on the street. A covenant is to be registered with the subdivision plan advising of the car share parking spaces and is to include provisions that the car share parking spaces cannot be revoked or modified without prior approval of Council.A Travel Access Guide approved by Council prior to occupation is to be made available to residents and non-residential tenants of development.Vehicular access is available to the residual lot via the proposed Burroway Road extension. <p>Safety and Security</p> <ul style="list-style-type: none">The buildings have been designed to maximise opportunities for casual surveillance of the public and communal domain and building entries are clearly visible and identifiable from the street.A Crime Risk Assessment and Security Management Plan was submitted with the application. This report identifies opportunities for crime and mitigation and management strategies to avoid situational crime. A list of recommendations is provided, including the following:<ul style="list-style-type: none">Introduction of way finding signage to reinforce legibilityProvision of appropriate lighting within the areaProvision of restricted electronic access to secure gates of the car parkProvision of an intercom and restricted electronic access to secure residential lobbiesEnsure a prompt response to environmental maintenance is prioritised in maintenance procedures <p>Appropriate conditions requiring compliance with the recommendations of the CPTED report are included in Attachment B.</p> <p>Adaptable Housing</p> <ul style="list-style-type: none">The development provides for a sufficient proportion of dwellings that include accessible layouts and features to accommodate changing requirements of residents. Adaptable housing has been provided in accordance with the Auburn DCP 2010.The proposed development provides for the following unit mix: <table><tr><th>Bedroom Size</th><th>Number</th><th>% of Apartments</th></tr><tr><td>1 bedroom</td><td>78 apartments</td><td>21.4%</td></tr><tr><td>2 bedroom</td><td>271 apartments</td><td>74.5%</td></tr><tr><td>3 bedroom</td><td>15 apartments</td><td>4.1%</td></tr></table> <p>It is noted that there are no unit mix requirements in either the WPP DCP or the Auburn DCP. Council would ordinarily expect a higher percentage of 3 bedroom units within the development (minimum 10%). Notwithstanding this, the applicant has acknowledged that a higher percentage of 3 bedroom units will be provided within the future stages of the development.</p>	Bedroom Size	Number	% of Apartments	1 bedroom	78 apartments	21.4%	2 bedroom	271 apartments	74.5%	3 bedroom	15 apartments	4.1%
Bedroom Size	Number	% of Apartments											
1 bedroom	78 apartments	21.4%											
2 bedroom	271 apartments	74.5%											
3 bedroom	15 apartments	4.1%											
Section 5.0 Sustainability and Environmental Management	<p>Sustainability</p> <ul style="list-style-type: none">The application complies with Basix requirements and aims to include energy efficient fixtures and fittings.The applicant has advised that discussions with SOPA regarding the WRAMS system is underway with the goal to achieve dual reticulation												

Requirement	Comment
	<p>requirements.</p> <ul style="list-style-type: none"> A waste storage room and loading dock for waste collection has been provided on the ground floor. Council's Waste Management Officer has reviewed the application and raises no concerns with the waste facility subject to standard conditions of consent.
	<p>Water Management</p> <ul style="list-style-type: none"> The DCP requires that future development incorporate water management measures. The proposed development drainage solution includes water sensitive urban design measures such as rainwater tanks, bioswales and gross pollutant traps.
	<p>Ecology</p> <ul style="list-style-type: none"> The objectives of the section of the DCP are to ensure that development does not impact on the ecological values of the adjoining Newington Nature Reserve and Homebush Bay and to protect and enhance the ecological values of the precinct. An ecological impact statement was submitted with the application which contains recommendations to ensure the development has a minimal and acceptable impact on local ecology (for example, minimising sedimentation and stormwater impacts during construction).

5.2 Auburn Development Control Plan 2010

The relevant requirements and objectives of this DCP have been considered in the following assessment table.

The majority of controls for this proposal are contained within the ADG or the WPPDCP. The following controls would however also apply to this application.

PARAMETER	DESIGN CRITERIA	PROPOSAL	COMPLIANCE
Bicycle Spaces	<p>Required to be provided although no specific rates are given</p> <p>Recommend 1/2 units = 182 spaces</p>	182 spaces distributed throughout the basement	Yes
Adaptable Units	10% of apartments = 37	37 apartments	Yes

6. Planning Agreements

The proposed development is not subject to a planning agreement entered into under Section 7.4 of the EPAA.

7. Environmental Planning and Assessment Regulation 2000

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, compliance with the Home Building Act, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection are addressed as part of recommended conditions of consent.

8. Likely Impacts

The likely impacts of the development have been discussed within this report and it is considered that the impacts are consistent with those that are to be expected given the applicable planning framework and previous approvals on the site. The impacts that arise are acceptable, subject to the imposition of appropriate conditions.

9. Site Suitability

The potential constraints of the site have been assessed and it is considered that the site is suitable for the proposed development.

10. Public Interest

10.1 Draft District Plans – West Central District

The draft District Plan sets out opportunities, priorities and actions and provides the means by which the Greater Sydney Region Plan, *A Plan for Growing Sydney* can be put into action at a local level. Broadly, the priorities and actions within the draft plan for the West Central District are:

- Support and deliver GPOP
- Encourage employment growth
- Create a more connected District
- Improving housing design and diversity
- Design vibrant and activity centres
- Provide communities with better services
- Showcase the Western Sydney Parklands
- Improve access and health of waterways
- Manage growth with eco-friendly planning

This application is consistent with the specific controls introduced by the Department of Planning and Environment and therefore accords with the draft West Central District Plan.

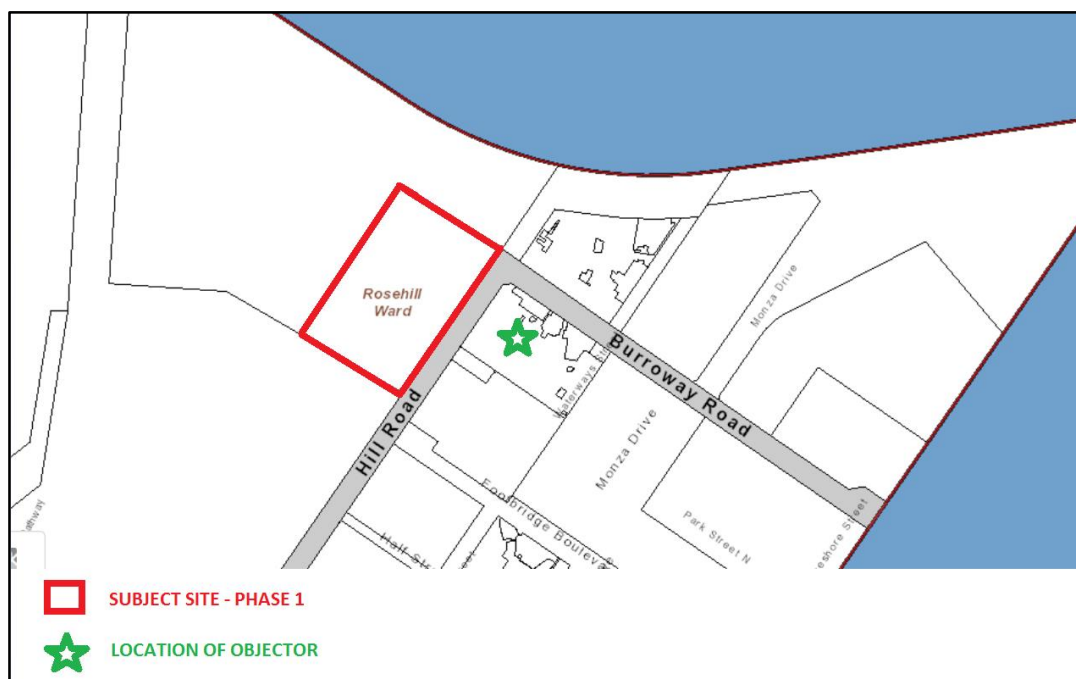
10.2 Public Submissions

In accordance with the notification procedures contained in Section 3.0 of Auburn DCP 2010 and legislative requirements, the proposal was advertised in the local paper and a sign placed on the site with owners and occupiers of surrounding properties given notice of the application for a 30 day period between 21 September and 23 October 2017.

1 submission was received from the following:

- **Unit Owner/10 Burroway Road - Wentworth Point**

A map indicating the location of the submitter is provided below.



Submissions Map

The issues raised within the submission are discussed in the table below.

Issue Raised	Planning Comment
<p>Public transport congestion During peak times the public transport, including the ferry terminal and bus, are at maximum and unsafe capacity. The proposed development would overcrowd the services and render them unreliable.</p>	<p>Any increased demand for public transport is a matter that will need to be considered as part of the standard operational functions of the State government. It is noted that the Stage 2 light rail has been announced which proposes to connect into Wentworth Point which would assist in providing additional public transportation in the area.</p>
<p>Traffic congestion Currently Hill Road serves as the only way to get in and out of the north/north-east end of Wentworth Point. A development of such size would create a grid lock. It is currently not possible to leave through Hill Road in peak times in a timely manner.</p>	<p>Council's Traffic Officer has reviewed the application in detail. The generation of additional vehicle trips during weekday peak hours by the proposed development is consistent with the anticipated development of the area and is not expected to have a significant traffic impact on the surrounding road networks. It is noted that conditions of consent are recommended for the provision of a signalised intersection at Hill Road and Burroway Road which will assist with traffic control and safety.</p>
<p>Overshadowing The proposed 25 storey building would overshadow existing properties, particularly the dwellings in the Regatta building on 10 Burroway Road.</p>	<p>The shadow diagrams provided with the application indicate that the objector's property will not be significantly affected by overshadowing. There is likely to be some overshadowing on part of the building at 3pm, however the building will receive ample solar access from 9am to 2pm (5 hours).</p>
<p>Over development The density of the development is excessive.</p>	<p>The proposed development is within the floorspace parameters of the approved concept plan for the site. The proposed development has a lower floor space than that approved for this lot. The density is considered acceptable in the circumstances of the previous approvals and planning controls for the site.</p>

Loss of view/outlook Concerned the towering 25 storey building would stand over the Regatta building on 10 Burroway Road forcing existing residents on the east side to give up their privacy.	The tower is located approximately 23m from the site boundary and approximately 60m from the building at 10 Burroway Road. This building separation exceeds the recommended separation distances within the Apartment Design Guide and will not adversely impact upon privacy.
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AMENDED PLANS

Yes

Summary of amendments

The plans were amended with minor modifications to address the wind report and DEAP comments.

Amended Plans re-advertised or re notified

No

Reason amendments not renotified

In accordance with clause 3.4.1 of the Auburn DCP 2010 notification procedures entitled "*Amended Applications*" the application did not require re-notification as the amended application is considered to be substantially the same development and does not result in a greater environmental impact.

10.3 Conclusion

Having regard to the assessment within this report, the proposal is considered to be in the public interest for the following reasons:

- The proposal is in accordance with the type of development envisaged for the site under Auburn LEP 2010 and the Wentworth Point Precinct DCP 2014
- The proposal will contribute to the overall housing supply of the local government area
- The proposal does not result in any unreasonable environmental impacts and provides for an acceptable architectural and urban design outcome.

11. Disclosure of Political Donations and Gifts

No disclosures of any political donations or gifts have been declared by the applicant or any organisation / persons that have made submissions in respect to the proposed development.

12. Development Contributions Plan

The development would require the payment of contributions in accordance with Auburn Development Contributions Plan 2007 (as amended). The Section 7.11 Contributions will be based upon the following criteria:

- 78 x 1 bedroom apartments
- 271 x 2 bedroom apartments
- 15 x 3 bedroom apartments

The contributions payable will total **\$1,502,389.25**.

This figure is subject to the consumer price index as per the relevant plan and will be imposed under the subject application.

13. Conclusion

The application has been assessed relative to Section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. On balance the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

The proposed development is appropriately located within an area specifically earmarked for high density residential development.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been responsibly designed and provides for acceptable levels of amenity for future users of the site and the environment. Hence the development, is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

The application is recommended for approval subject to the imposition of appropriate conditions.

14. Recommendation

That the Sydney Central City Planning Panel, as the determining authority, grant consent to Development Application No. DA/763/2017 for the subdivision into 3 lots, remediation, construction of a road around proposed Lot 101, construction of a residential sleeved podium containing internal car parking, with 4 residential flat buildings above ranging in height between 3 to 25 storeys and a total of 364 apartments on land at 14-16 Hill Road, Sydney Olympic Park for a period of five (5) years from the date on the Notice of Determination for physical commencement to occur subject to the conditions contained within **Attachment B**.

ATTACHMENT B – CONDITIONS OF CONSENT

SCCPP Reference:	2017SWC107
DA No:	DA/763/2017
Address:	14-16 Hill Road – Sydney Olympic Park

APPROVAL SUBJECT TO CONDITIONS

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act, 1979

That the Sydney Central City Planning Panel, as the determining authority, grant consent to Development Application No. DA/763/2017 for subdivision into 3 lots, remediation, construction of a road around proposed Lot 101, construction of a residential sleeved podium containing internal car parking, with 4 residential flat buildings above ranging in height between 3 to 25 storeys and a total of 364 apartments. on land at 14-16 Hill Road, Sydney Olympic Park for a period of five (5) years from the date on the Notice of Determination for physical commencement to occur subject to the following conditions:

General Matters

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

Drawing No.	Drawing Name	Prepared By	Dated
Architectural Drawings – Project No. 17004			
DA-000-000 Issue C	Cover Sheet	Turner	01.09.2017
DA-000-001 Issue A	General	Turner	01-09-2017
DA-010-005 Issue B	Ground floor overlay	Turner	01-03-2018
DA-010-001 Issue C	Context Plan	Turner	01-09-2017
DA-010-002 Issue E	Site Plan	Turner	10-01-2018
DA-010-003 Issue B	Site Analysis	Turner	01-09-2017
DA-010-004 Issue C	Height Plan Diagram	Turner	17-11-2017
DA-010-010 Issue A	Site Information	Turner	09-03-2018
DA-100-001 Issue J	Lower Ground Floor	Turner	09-04-2018
DA-100-002 Issue J	Ground Floor	Turner	09-04-2018
DA-100-003 Issue F	Upper Floor	Turner	05-03-2018
DA-100-004 Issue G	Level 01	Turner	06-04-2018
SK-MK-02 Issue F	Levels 02 & 03	Turner	05-03-2018
DA-100-006 Issue E	Level 04	Turner	05-03-2018
DA-100-007 Issue E	Level 05	Turner	05-03-2018
DA-100-008 Issue E	Level 06	Turner	05-03-2018
DA-100-009 Issue E	Level 07	Turner	05-03-2018
DA-100-010 Issue E	Level 08 - 21	Turner	05-03-2018
DA-100-011 Issue E	Level 22 - 24	Turner	05-03-2018
DA-100-012 Issue D	Level 25	Turner	01-09-2017
DA-100-013 Issue F	Roof Plan	Turner	01-02-2018
DA-250-001 Issue D	South East Elevation	Turner	17-11-2017
DA-250-002 Issue D	North East Elevation	Turner	17-11-2017
DA-250-003 Issue E	North West Elevation	Turner	12-01-2018
DA-250-004 Issue D	South West Elevation	Turner	17-11-2017
DA-350-001 Issue D	Section AA	Turner	17-11-2017

DA-350-002 Issue D	Section BB	Turner	17-11-2017
DA-350-003 Issue D	Section CC	Turner	17-11-2017
DA-350-007 Issue B	Section DD	Turner	12-01-2018
DA-350-009 Issue	Sections	Turner	-
DA-350-010 Issue D	Detailed Road Sections	Turner	09-04-2018
DA-350-011 Issue B	Sections	Turner	12-04-2018
DA-350-012 Issue B	Sections	Turner	12-04-2018
DA-350-013	Sections	Turner	09-04-2018
DA-350-013 Rev A	Building B Façade Section	Turner	17-05-2018
DA-350-014	Sections	Turner	-
DA-350-014 Rev A	Building A Façade Section	Turner	17-05-2018
DA-500-001	Hill Road Elevations/Easement Boundary Tower A	Turner	-
DA-500-002	Hill Road Elevations/Easement Boundary – Block B	Turner	-
DA-500-003	Easement Boundary Info	Turner	-
DA-720-001 Issue B	Cross Ventilation Diagram Sheet 1	Turner	19-11-2017
DA-720-002 Issue B	Cross Ventilation Diagram Sheet 2	Turner	19-11-2017
DA-720-003 Issue B	Cross Ventilation Diagram Sheet 3	Turner	17-11-2017
DA-720-004 Issue A	Wind Protection Diagram	Turner	17-11-2017
DA-720-005 Issue A	Cross Ventilation Diagram Sheet 4	Turner	17-11-2017
DA-730-001 Issue C	Landscape and Communal Area Diagram	Turner	19-01-2018
DA-730-002 Issue A	Solar Access of Communal Area Diagram	Turner	17-11-2017
A-740-001 Issue C	GFA Diagrams 001	Turner	01-03-2018
A-740-002 Issue C	GFA Diagrams 002	Turner	01-03-2018
A-740-003 Issue C	GFA Diagrams 003	Turner	01-03-2018
DA-750-004 Issue A	Lower Ground Townhouse Access	Turner	17-11-2017
DA-820-010 Issue A	Adaptable & Livable Apartment Plans 01	Turner	01-09-2017
DA-820-011 Issue A	Adaptable & Livable Apartment Plans 02	Turner	01-09-2017
DA-820-012 Issue A	Adaptable & Livable Apartment Plans 03	Turner	01-09-2017
DA-860-001 Issue B	Fence Details	Turner	19-01-2018
DA-910-002 Issue B	South West View	Turner	17-11-2017
DA-910-001 Issue B	South East View Hill Road	Turner	17-11-2017
DA-910-002 Issue A	North East View Corner of Hill Rd and Burroway Rd	Turner	01-09-2017
DA-910-004 Issue A	Building A Façade	Turner	01-09-2017
DA-910-005 Issue A	Lower Building Views	Turner	01-09-2017
DA-950-001 Issue C	Materials and Finishes Sample board	Turner	17-11-2017
Landscape Package – Issue F			
L-DA0 to L-DA38 Appendices	Landscape Package	Turf	13-04-2018

L-DA-APP-39 to L-DA-APP-45	Sanctuary Wentworth Point Phase 1 DA Updates		
Civil Engineering Package			
DA01-01 Revision 7	Cover sheet, Locality Map	Northrop	16-04-2018
DA02-01 Revision 5	Concept Sediment and Erosion Control Plan	Northrop	05-03-2018
DA02-11 Revision 5	Sediment and Control Details	Northrop	05-03-2018
DA03-01 Revision 6	Bulk Earthworking Plan	Northrop	16-04-2018
DA03-11 Revision 5	Cut and fill Sections - Sheet 01	Northrop	05-03-2018
DA03-12 Revision 6	Cut and fill Sections - Sheet 02	Northrop	16-04-2018
DA04-01 Revision 6	General Arrangement Plan	Northrop	05-03-2018
DA04-11 Revision 8	Siteworks and stormwater management Plan – Sheet 01	Northrop	16-04-2018
DA04-12 Revision 8	Siteworks and stormwater management Plan – Sheet 02	Northrop	16-04-2018
DA04-13 Revision 6	Siteworks and stormwater management Plan – Sheet 03	Northrop	16-04-2018
DA05-01 Revision 6	Catchment Plan	Northrop	05-03-2018
DA05-11 Revision 3	Site Overland Flow Plan	Northrop	05-03-2018
DA05-12 Revision 1	Diversion Bund Longitudinal Sections – Sheet 01	Northrop	02-03-2018
DA05-13 Revision 1	Diversion Bund Longitudinal Sections – Sheet 03	Northrop	02-03-2018
DA05-15 Revision 1	Diversion Bund Cross Section – Sheet 02	Northrop	02-03-2018
DA05-16 Revision 1	Diversion Bund 02 Cross Sections	Northrop	02-03-2018
DA05-17 Revision 1	Diversion Swale Longitudinal Sections – Sheet 01	Northrop	02-03-2018
DA05-18 Revision 1	Diversion Swale Longitudinal Sections – Sheet 02	Northrop	02-03-2018
DA05-19 Revision 1	Diversion Swale 01 Cross Sections – Sheet 01	Northrop	02-03-2018
DA05-20 Revision 1	Diversion Swale 01 and 02 Cross Sections – Sheet 02	Northrop	02-03-2018
DA07-01 Revision 6	Typical Road Sections Sheet 01	Northrop	16-04-2018
DA07-02 Revision 2	Typical Road Sections Sheet 02	Northrop	16-04-2018
DA07-03 Revision 2	Typical Road Sections Sheet 03	Northrop	16-04-2018
DA07-04 Revision 2	Typical Road Sections Sheet 04	Northrop	16-04-2018
DA08-01 Revision 5	Road Longitudinal Sections MC01	Northrop	05-03-2018

DA08-02 Revision 5	Road Longitudinal Sections MC02	Northrop	05-03-2018
DA08-03 Revision 5	Road Longitudinal Sections MC03	Northrop	05-03-2018
DA10-01 Revision 5	Details Sheet 01	Northrop	05-03-2018
DA11-01 Revision 4	Retaining Wall Alignment Plan	Northrop	05-03-2018
DA11-11 Revision 3	Retaining Wall Elevations Sheet 01 of 03	Northrop	05-03-2018
DA11-12 Revision 3	Retaining Wall Elevations Sheet 02 of 03	Northrop	05-03-2018
DA11-13 Revision 3	Retaining Wall Elevations Sheet 03 of 03	Northrop	05-03-2018
Subdivision Documentation			
Surveyors Reference: 44632DP 003V2	Draft Subdivision Plan Plan of Proposed Subdivision of Lot 3 in DP 859608	LTS Lockley	23-05-2018
Document Ref: 48351_1 Sheets 1 to 10	Draft Instrument S88B & S88E	-	-

Document(s)	Prepared By	Dated
Crime Risk Assessment and Security Management Plan	Sutherland & Associates Planning	August 2017
Acoustic Assessment (Reference 20170641.1/2808A/R0/YK – Rev 0)	Acoustic Logic	28.08.2017
Conceptual Remedial Action Plan	GHD	18.10.2013
Wind Assessment (Reference CPP Project 11424)	CPP	28.08.2017
Acid Sulfate Soils Management Plan (Reference 4348-1-R1 – Rev 0)	Asset Geotechnical Engineering Pty Ltd	31.08.2017
Ecological Impact Assessment Job 18700	Biosis	15.08.2014
Waste Management Plan (Rev C)	Elephant's Foot	31.08.2017
BASIX Certificate No. 842906M	-	31.08.2017

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

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

- Physical commencement must occur in accordance with the requirements of Section 4.53(4) of the Environmental Planning and Assessment Act within 5 years of the date of the issue of the consent. In this regard should physical commencement not occur by **(insert date 5 years from issue of consent)** the consent will lapse.

Reason: To provide certainty to the community as to when physical commencement must occur.

- 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.

4. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.
Reason: To ensure compliance with legislative requirements.
5. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.
Reason: To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.
6. 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.
7. Any garbage chutes must be designed in accordance with the requirements of the *Building Code of Australia* and the Department of Environment and Climate Change *Better Practice Guide for Waste Management in Multi-Unit Dwellings*. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.
Reason: To ensure waste conveyance equipment is appropriately designed and managed.
8. Separate waste bins are to be provided on site for recyclable waste.
Reason: To provide for the appropriate collection/ recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.
9. The development is to be carried out in accordance with the General Terms of Approval of DPI Water (Reference No. IDAS1101760) dated 13 December 2017.
Note: The General Terms of Approval issued by DPI Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to DPI Water for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.
Reason: To comply with legislative requirements.
10. The development is to be carried out in accordance with the requirements of the Ausgrid correspondence (Reference TRIM 2017/32/35) dated 5 April 2018. Any variations to the requirements are to be agreed with Ausgrid.
Reason: To comply with legislative requirements.

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.)

11. Prior to the issue of the Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not limited to, the following areas:

- All the frontages between the building face and kerb, including but not limited to the front setback, ground level forecourt, footway, to kerb and gutter with drainage,
- All road sections from the building side kerb to base of perimeter retaining walls, including but not limited to road and travel lanes, street parking spaces, tree pits and landscaping, drainage, footways, wall top details and railings and retaining wall
- Any publicly accessible areas;
- Any works in public carriageway;
- Works to integrate with adjacent public amenity; and,
- Onsite landscape work.

Grading of the pedestrian footway:

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

Documentation Accuracy:

- Drawings must show all work in the public domain accurately by providing Public Domain Construction Drawings that are fully coordinated across all design disciplines
- Proposed future basement connections to be removed from all drawings.

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

- The comments listed above;
- The latest City of Parramatta Public Domain Guidelines (PDG);
- The Council standard details listed above
- The approved drawings
- All the conditions listed in this consent.

Reason: To ensure the public domain is constructed in accordance with Council standards; to ensure high quality public domain that reads as public amenity is provided

12. Notwithstanding the approved Public Domain Drawings, street cross-section dimensions (boundary to boundary) and arrangement must meet the DCP street cross-section dimensions and additional general arrangements:

- 16m wide local road: 2.5mx2 footway, 2.5mx2 parking, and 3.0mx2 carriageway
- 20m wide Burroway Road: 4.5mx2 footway, 2.5mx2 parking, and 3.0mx2 carriageway. Priority is for street trees should in the footway with additional street trees in the street.

Roads cross section dimensions shall be fully coordinated with architecture and civil drawings. The street cross-section arrangement must be installed as shown on the approved Public Domain Construction Drawings.

Southern new road: the footway to be against the wall top edge separated from the street by street trees and landscape verge at the back of the kerb. On the opposite side (north side) of this street, street trees in deep soil fill to be planted to visually integrate the mass of the built form.

Show future public domain treatments and street designs extending into future lot allotments with placement of street trees and trench/vaults etc. coordinated to ensure they are not disturbed or removed by future development.

Reason: To ensure high quality streets that meet the DCP and read as public domain and public amenity are provided; future street extensions are fully coordinated to minimise disruption.

13. Notwithstanding the approved Public Domain Drawings and Public Domain Alignment Drawings for Hill Road, the following requirements shall be included in the Public Domain Construction Drawings:

(a) Footpath

As per Council's Wentworth Point Footway Paving, Parramatta PDG and Council's standard details and includes the public footway and any setback between the building/podium line and property boundary. The footpaths must be installed in the locations as shown on the approved Public Domain Construction Drawings and show:

- Burroway Road – concrete unit pavers, see pg 73, and Detail DS40
- Local Roads – in situ concrete, full width or 1.8m with verge, see pg 73, and Detail DS03
- Shared Zones – special applications, pg 74, and Detail DS45 adapted to 'special application' pattern.

(b) Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards (DS04, DS40, DS45), and paving material as per landscape architect's drawings. The kerb ramps must be installed in the locations as shown on the approved Public Domain Construction Drawings. Ramps are to be aimed to the ramp on the opposite side of the road.

(c) Vehicle Crossing

Council's standard vehicle crossing is to be provided to Council's design standard (DS09, DS40, DS45), and paving layout as per landscape architect's drawings. The vehicle crossing must be installed in the locations as shown on the approved Public Domain Construction Drawings.

(d) Tactile Indicators (TGSIs)

TGSIs used on the public footpath must comply with the requirements in the Public Domain Guidelines. The TGSIs must be installed in the locations as shown on the approved Public Domain Construction Drawings.

TGSI's must comply as follows.

- TGSI's are required at the top and base of each flight/ramp, to comply with AS1428.4.1 (2009)
- TGSI's are not required on a landing where handrails continue through the landing
- TGSI's (and handrails) must not protrude into and or interfere with public domain footway and clear path of travel.

(e) Clear Path of Travel (Shore-Lining)

Clear path of travel is to be maintained along all interfaces between the built edge and public domain, see PDG Chapter 3.

Where there is no clear path of travel (ie building line at the boundary is complex/undefined or set well back), Council continues to develop uniform design approach(s) to delineating a clear path of travel past complex built forms at the footway level. Options could include, but not be limited to, change in pavement

colour, textures and or other visual aids etc. that meet DDA requirements. Final design solutions to suit the project are to be proposed by the applicant for consideration and inclusion in the Public Domain Construction Drawings prior to issuing of CC approval.

(f) Non-slip surface

The applicant shall provide test results (after applying paving sealant) to prove all pavement material and finishes used in the public domain and any plaza areas are **non-slip surfaces** that comply with a V5 rating (according to AS4586:2013) in both wet and dry conditions.

(g) Street Furniture

Street furniture selection and set out in the public domain must comply with Council's Public Domain Guidelines. The street furniture must be installed in the locations as shown on the approved Public Domain Construction Drawings.

(h) Cycle racks

Public bike racks shall be supplied and equally distributed (clusters of max 4-off racks) within the furniture zone street as per the PDG Chapter 5 with particular focus on streets with retail activation and park edges. The cycle racks must be installed in the locations as shown on the approved Public Domain Construction Drawings. Cycle racks are to be located so that bicycles do not encroach onto the public footway clear path of travel.

(i) Lighting

Pedestrian and street lighting shall be to Australian Standards. All the lighting features in the public domain to Council's standard details PDG Chapter 5.5 Light Poles, and Wentworth Point Poles Strategy and Street Light Materials Palette: Burroway Rd – L1; Local Streets – L2, L3 or L4; and, Shared Zones – L2, L3, L4 or L5. The public domain lighting (poles and luminaires) must be installed in the locations as per lighting design approved by Service Manager DTSU and shown on the approved Public Domain Construction Drawings. Lighting design and orientation must avoid light-spill to the Parramatta River and south to the Parklands to reduce impacts to birds and bats using the River as a flight corridor and/or sheltering in the vegetative barrier to the south.

(j) Steps

Steps in public open space must comply with the following, unless stated otherwise by AS1428.1:2009:

- Equal height risers of 150-165mm, and equal width treads of 275-300mm and 25mm max tread overhang
- Level landing areas at the top and base of steps.
- The first riser at least 900mm from the property boundary
- Opaque risers
- Compliant contrast nosings for full stair width
- Non-slip surfaces in wet and dry conditions

(k) Handrails

Handrails must comply as follows unless stated otherwise by AS1428.1:2009:

- Handrails installed on each side of the stair (or centrally).
- Landing area designed to sufficiently accommodate the required TGSi and handrail projection, which must be outside pedestrian clear path of travel and circulation spaces.
- Diameter of handrail 30-50mm.
- Clearance behind the handrail at least 50mm.

(l) Ramps

Ramps must comply as follows unless stated otherwise by AS1428.1:2009:

- Level landings at top and base
- Non-slip surfaces in wet and dry conditions
- Compliant handrails on each side with at least 1000mm between handrails
- A lower rail with maximum clearance of 65mm below.

The preference is to achieve ramps which do not require handrails (ie flatter than 1:20).

Note: The requirements of this condition may be modified where appropriate with the agreement of Council's Urban Design Unit.

Reason: To ensure high quality streets that read as public domain and public amenity are provided.

14. Notwithstanding the approved Public Domain Drawings and Public Domain Alignment Drawings, the following requirements shall be included in the Public Domain Construction Drawings.

The street trees and landscaping must be installed in the locations and tree pit and landscape details as shown on the approved Public Domain Construction Drawings.

Street trees to be min 200lt container size.

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

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

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

Consistent tree pit openings types, sizes and construction is to be used throughout the public domain areas around the site for the street tree planting.

A structural pavement system is required around proposed street trees in paved areas in the footway and publicly accessible pedestrian areas to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. Suitable systems include suspended concrete slabs or structural cells such as strata cells, similar to and or incorporating aspects of *CoP Street tree planting in StrataVault* series. Tree grates may be required depending on the detailed design of the selected pavement system.

The base of all tree trench/vaults shall incorporate a drainage layer and appropriately sized pipe that connects to nearest stormwater pit must be shown on the Public Domain Construction Drawings. The invert level of the storm water pit receiving the drainage water from the tree pits is also to be shown on the Public Domain Construction Drawings.

Street tree locations with adequate clearances to other street elements in accordance with the PDG Chapter 5.

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

Final plant species selection for the project will be installed as per the Public Domain Construction Drawing submission. Commentary of proposed species by council officers can be arranged as required.

Trees and all planted areas must be provided with the required soil volumes and depths as follows:

- Trees located in deep soil – in accordance with the Public Domain Guidelines (refer Table 5.1)
- Planting on bedrock or podium slabs and any planters – Apartment Design Guide (refer Section 4P Planting on Structure, and Table 5).

Calculations demonstrating soil volume compliance are to be included in the Public Domain Construction Drawings. Canopy tree soil depth calculations are to be based on a minimum depth of 1m excluding any drainage layers.

Where tree and understorey planting is proposed on slab, under building, green wall or any other overhang fronting the public domain an automatic irrigation system is to be provided. Irrigation design information is to be provided in the Public Domain Construction Drawings.

Landscape details for the treatment of green walls fronting the public domain that ensure easy replacement of individual plants are to be provided. Details of growing medium to ensure the establishment and long-term success of the green wall are to be provided. Irrigation of the green wall is to be provided. An automatic irrigation system shall be set up for the green wall that does not impact negatively on the public domain ensuring that excess water will not travel over the footway causing a slippery surface. The Public Domain Construction Drawings must include the full performance specifications for the installation and operation of the green walls.

Note: The requirements of this condition may be modified where appropriate with the agreement of Council's Urban Design Unit.

Reason: To provide best conditions to achieve healthy, thriving, long-lived trees, landscape and green walls in the public domain and communal space; to ensure the streets read as a public street and public amenity.

15. All the common areas proposed within the site, including rooftop terraces, shall be fully accessible.

Drainage grates on an accessible path of travel and within common areas, are to have slots or circular openings with a maximum width of 13mm. Slots are to be laid with the long dimension at right angles to the paths of travel.

Details demonstrating compliance are to be submitted to the PCA prior to the issuing of a Construction Certificate and again prior to the issuing of an Occupation Certificate.

Note: The requirements of this condition may be modified where appropriate with the agreement of Council's Urban Design Unit.

Reason: To improve accessibility.

16. Traffic signalisation is required to be provided at the Burroway Road and Hill Road intersection. The design is to be prepared by an RMS approved traffic signal designer. Details of the design are to be submitted to the RMS and Council before the issue of a Construction Certificate. The traffic signals are to be approved by the RMS and Council, installed and operational before the issue of an Occupation Certificate. All works are to be at no cost to the RMS or Council.

Reason: To ensure the performance of the intersection due to the additional development.

17. A median is to be provided at the intersection of the southern road and Hill Road to restrict traffic to a left in and left out (no right turn) to the property. Details of the design are to be submitted to Council before the issue of a Construction Certificate. The median is to be approved by Council and installed before the issue of an Occupation Certificate. All works are to be at no cost to the RMS or Council.

Reason: To reduce traffic conflicts from the development on Hill Road.

18. The following car parking spaces shall be provided for the development:

- (i) 407 car parking spaces for residents
 - (ii) 37 car parking spaces for visitors
- Total = 444 car parking spaces

Details demonstrating compliance with this requirement shall be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To confirm the details of the application and comply with the requirements of the Homebush Bay DCP 2004.

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

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

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

20. 182 bicycle parking spaces are to be provided on-site in a security level B facility. The bicycle storage/racks are to comply with AS 2890.3-1993. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To comply with Council's parking requirements.

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

Reason: To ensure appropriate vehicular manoeuvring is provided.

22. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.
Reason: To comply with Council's parking requirements and Australian Standards.
23. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.
Reason: To comply with Australian Standards and ensure pedestrian safety.
24. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the application for a Construction Certificate.
Reason: To provide suitable vehicle access without disruption to pedestrian and vehicular traffic.
25. Plans and documents submitted must include the following with an application for a Construction Certificate:
- (a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens. All raised planting boxes/beds containing trees must be retained to a minimum height of 800mm.
 - (b) Soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015). Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect/Designer.
 - (c) A specification ('Fit-for-purpose' performance description) for soil type and a maintenance schedule specified by a suitably qualified Soil Scientist, to ensure sufficient nutrient and water availability is achieved.
- Reason:** To ensure the creation of functional gardens.
26. 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.
27. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

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

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

Reason: To minimise impact on adjoining properties.

28. 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.

29. The basement stormwater pump-out system, must be designed and constructed to include the following:

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

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

Reason: To ensure satisfactory storm water disposal.

30. Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practising structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details shall accompany the application for a Construction Certificate. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practising structural engineer must be complied with.

Reason: To ensure the protection of existing public infrastructure and adjoining properties.

31. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Reason: To ensure appropriate vehicular access is provided.

32. Foundations adjacent to a drainage easement are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3". The engineering details are to form part of the Construction Certificate documentation.
Reason: To ensure Council's assets are not damaged.
33. The proposed kerb inlet pit must be constructed in accordance with Council Standard Plan No. DS21. Details are to form part of the Construction Certificate documentation.
Reason: To ensure appropriate drainage.
34. Foundations adjacent to the existing Council drainage pipe, parallel to Hill Road, must be constructed in accordance with Council's Code, "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements". Details must accompany an application for a Construction Certificate.
Reason: To ensure structural stability of the stormwater pipe.
35. A water sensitive urban design rainwater and stormwater system must be implemented and maintained in perpetuity by the landowner, generally in accordance with the development application submission, the Stormwater Management Report by Northrop REV B - 05 03 2018 and as follows.

This must include:

Water sensitive landscape maintenance

Maintain landscape to retain integration of water management and treatment, including bioswales, deep soil and tree trenches.

Rainwater Tanks

Three cast in situ concrete 20kL rainwater tanks (RWT) collect runoff off from the proposed buildings on site. The roofs of building A will be reticulated to the south east RWT, building D will be reticulated to the south RWT and the roofs of building B and C to the north east RWT. The captured water is to be reticulated to irrigation fixtures and landscaping water features. Any overflow from these tanks is directed to either a water quality treatment chamber (downstream of the north east RWT) or a bio-retention swale (adjacent the south east RWT).

Inlet Sediment Forebays

Runoff generated from the podium areas above the basement is to be first directed to inlet sediment chambers positioned adjacent to, and upstream of each of the above RWTs. Runoff flows into each forebay (each with a 15m² footprint and 1m permanent pool depth) prior to overflowing into a water quality treatment chamber housing stormwater treatment cartridges (adjacent the south east RWT) or a bio-retention swale (adjacent the south east RWT).

Gross Pollutant Traps

Two Rocla PLO506 CDS Nipper units are proposed immediately upstream of the stormwater connection point (adjacent existing stormwater trunk drainage line located in Hill Road). Each Nipper unit aids in the removal and retention of gross pollutants and sediments from areas bypassing water quality treatment chambers (due to site level differences). These areas consist of a proportion of MC01 and MC03 road reserves.

Tree Pits

Tree pits acting as bio-retention to treat sealed road areas (refer Northrop WSUD Supplementary Letter to Phase 1 Stormwater Management Report for Development Application at 14-16 Hill Road, Wentworth Point - Application Number: PL/68/2017).

Note: All underground tanks (that convey or treat stormwater) are to be accessed through trafficable manholes located in each respective roof. Manhole spacing shall comply with Parramatta City Council's DCP, and the UPRCT OSD handbook (Fourth Edition).

Vegetated bio-retention swales

Vegetated bio-retention swales will collect and convey runoff through landscaped areas of the site. A total of 26m² of filter area will be required to effectively treat stormwater runoff from these areas. For further detail regarding the filter media depth and specification, see DWG DA10.02 (REV03) within **Appendix A**.

Trash Screens/Stormwater360 Enviropod 200 inserts

Trash screens or Stormwater360 Enviropod 200 pit inserts in grated pits will be used as pre-treatment for stormwater runoff to capture litter and coarse sediment from the western most road reserve, and part northern and southern road reserves upstream of each inlet sediment forebay/water quality treatment tank.

Gross Pollutant Traps prior to discharge into river.

Gross Pollutant traps on stormwater lines prior to discharge into Parramatta River in accordance with NSW maritime requirements..

Maintenance of the WSUD system.

Details must be submitted of the mechanism for ensuring maintenance of the WSUD system in perpetuity in accordance with the design intentions. This may be incorporated into the Building Management System or another approved mechanism.

Details of all of this must be submitted to the PCA for approval prior to release of the Construction Certificate.

Reason: To provide appropriate for appropriate water management.

36. Prior to approval of the Construction Certificate, the construction certificate drawings must be amended to generally follow the landscape drawing by TURF L-DA-19 Section B Issue F dated 13 04 2018 but must relocate the 4.5m wide shared cycleway pedestrian path so that it remains 4.5m wide but is wholly within the development site boundary and is not partially built in the public road.

Reason: To coordinate the appropriate location of the public access.

37. A detailed Remediation Action Plan detailing the methods proposed to remediate the site suitable for the proposed use is required to be prepared for review before the issue of any Construction Certificate. The Remedial Action Plan shall be prepared in accordance with the requirements of "Managing Land Contamination Planning Guidelines SEPP No. 55 Remediation of Land".

A site audit statement reviewing the Remediation Action Plan (RAP) is to be prepared by an independent NSW EPA accredited auditor for contaminated land. This site audit statement is to be submitted to Council with the Remediation Action Plan before the issue of any Construction Certificate.

Reason: To ensure the site is appropriately remediated.

38. A monetary contribution comprising **\$1,502,389.25** is payable to the City of Parramatta Council in accordance with Section 7.11 or 7.12 of the Environmental Planning and Assessment Act 1979 and the *Auburn Development Contributions Plan 2007 (Amendment 1)*. Payment must be by EFTPOS, bank cheque or credit card only.

Contribution Type	Amount
Open Space	\$ 708,813.00
Community Facilities	\$ 396,788.15
Traffic Management	\$ 293,399.15
Plan Administration	\$ 103,388.95
Total	\$ 1,502,389.25

The contribution is to be paid to Council prior to the issue of a construction certificate.

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

The *Auburn Development Contributions Plan 2007 (Amendment 1)* can be viewed on Council's website at: <https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

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

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

- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or
- (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

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

Reason: To comply with the Home Building Act 1989.

40. 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.

41. 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.

42. 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 Councils 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.

43. In accordance with Section 4.17(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/759/2016;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

Bonds shall be provided as follows:

Bond Type	Amount
Development Site Bond	\$25,000

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

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

44. For the road network approved by this application, the developer must submit a Pavement Design report to the satisfaction of the Principal Certifying Authority.

The report must include the proposed pavement structure, discussion of each element of the pavement design system shown in Figure 2.1 of Austroads' Pavement Design Guide (project reliability, construction and maintenance considerations, environment,

subgrade evaluation, pavement materials and design traffic), all background data (e.g. traffic surveys and studies, geotechnical investigation, field and laboratory testing etc.), assumptions and calculations in the design process and nominated construction specifications.

For road pavements the design standards are:

- Specification 0042 (published by NATSPEC); and
- Austroads' Guide to Pavement Technology Part 2: Pavement Structural Design

For road pavements the construction standards are:

- If design traffic is less than 10^5 ESA – AUS SPEC specifications (published by NATSPEC)
 - 1141 – Flexible Pavements
 - 1143 – Sprayed bituminous surfacing
 - 1144 – Asphaltic concrete (Roadways)
 - Other AUS SPEC specifications for the work not covered by above specifications
- If design traffic is equal or higher than 10^5 ESA – RMS Specifications
 - 3051 – Granular Base And Subbase Materials For Surfaced Road Pavements
 - R71 – Unbound and modified pavement course
 - R73 – Construction of plant mixed heavily bound pavement course
 - R83 – Concrete pavement base
 - R106 – Sprayed bituminous surfacing (with cutback bitumen)
 - R107 – Sprayed bituminous surfacing (with polymer modified bitumen)
 - R111 – Sprayed bituminous surfacing (with bitumen emulsion)
 - R116 – Heavy duty dense graded asphalt
 - Other relevant RMS specifications for material and roadworks not covered by above specifications

Reason: To ensure the roads are appropriately constructed.

45. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

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

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

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

Reason: To comply with the requirements of SEPP 65.

47. Any exhaust ventilation from the car park is to be ventilated in accordance with the provisions of AS1668.1. Details demonstrating compliance are to be provided with the Construction Certificate.

Reason: To preserve community health and ensure compliance with acceptable standards.

48. Where any form of mechanical ventilation equipment or other noise generating plant is proposed as part of the development, prior to the issue of the Construction Certificate the Certifying Authority, shall be satisfied that the operation on an individual piece of equipment or operation of equipment in combination will not exceed more than 5db (A) above the background level during the day when measured at the site's boundaries and shall not exceed the background level at night (10.00pm – 6.00am) when measured at the boundary of the site.

Note: A certificate from an appropriately qualified acoustic engineer is to be submitted with the Construction Certificate, certifying that all mechanical ventilation equipment or other noise generating plan in isolation or in combination with other plant will comply with the above requirements.

Reason: To comply with best practice standards for residential acoustic amenity.

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

50. Prior to the issuing of the Construction Certificate details are to be submitted to the Principal Certifying Authority that the footings and slabs of the development have been designed to withstand the impacts of salinity. The design of the development is to take into consideration the guidelines within the Department of Infrastructure, Planning and Natural Resources document -*Western Sydney Salinity Code of Practice 2003*.

Reason: To ensure appropriate safeguards against salinity.

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

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

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

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

52. The development must incorporate a minimum of 26 adaptable dwellings. Plans submitted with the Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

53. The recommendations of the following reports are to be incorporated within the documentation and design details submitted with the Construction Certificate:

Document Report	Date
Crime Risk Assessment and Security Management Plan prepared by Sutherland & Associates Planning	August 2017
Acoustic Assessment (Reference 20170641.1/2808A/R0/YK – Rev 0) prepared by Acoustic Logic	28.08.2017
Wind Assessment (Reference CPP Project 11424) prepared by CPP	28.08.2017
Acid Sulfate Soils Management Plan (Reference 4348-1-R1 – Rev 0) prepared by Asset Geotechnical Engineering Pty Ltd	31.08.2017
Ecological Impact Assessment - Job 18700 prepared by Biosis	15.08.2014
Waste Management Plan (Rev C) prepared by Elephant's Foot	31.08.2017

Note: Approval is not granted for any recommendations requiring work on public land unless prior approval has been granted by Council.

The Principal Certifying Authority shall be satisfied that the recommendations have been incorporated into the plans before the issue of a Construction Certificate.

Reason: To protect the amenity of the area and confirm the details submitted with the application.

54. Plans submitted with the Construction Certificate shall clearly indicate that all residential floors are provided with a minimum internal floor to ceiling height of 2.7m (excluding the thickness of the floor and ceiling slabs). This condition does not authorise the height of the building to be increased.

Reason: To ensure appropriate opportunities for access to natural light and ventilation are provided.

55. The finishes and materials of the building as approved in Condition 1 of this consent are to be incorporated within the Construction Certificate Plans.

Reason: To ensure the quality of the design finishes is maintained.

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

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

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

- Construction details showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens are to be provided by a suitably qualified structural engineer.
- A specification for the soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015) to

be provided by a suitably qualified Landscape Architect/Designer for all proposed tree plantings with an expected mature height of five (5) metres or greater.

- (c) A specification ('Fit-for-purpose' performance description) for soil type must be provided by a suitably qualified Landscape Architect/Designer.
- (d) Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and certification must be provided by a suitably qualified Landscape Architect/Designer.

Reason: To ensure the creation of functional gardens.

58. 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.

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

Reason: To enable future upgrading of electricity services.

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

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

61. The applicant is to make a formal submission to Ausgrid by means of a duly completed Connection Application and/ or Preliminary Enquiry form to allow Ausgrid to assess any impacts on its infrastructure and determine the electrical supply requirements for the development (e.g. whether a substation is required on site) before the issue of a Construction Certificate.

Note: Any work undertaken near Ausgrid assets needs to be done in accordance with various standards, rules and guidelines including:

- Ausgrid's Network Standards
- Ausgrid's Electrical Safety Rules.

The developer is to ensure that the proposed works do not contravene Ausgrid's Technical Standards and statutory requirements with regards to the safe and reliable operation and maintenance of its network.

Reason: To comply with the requirements of Ausgrid.

62. The provision of utility services to the building shall include dual water reticulation piping (lilac pipes) to enable connection to future recycled water via the Sydney Olympic Park **Water Reclamation and Management Scheme (WRAMS)** or other future Sydney Water recycled water system. The dual reticulation (dual pipe) system is to be installed of sufficient size and capacity to supply all potable and non-potable water uses for the building including single connection point at the boundary of the site for connection to a future recycled water scheme. Details are to be included in the relevant Construction Certificates.

Reason: To provide for dual water reticulation on the site.

63. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

Prior to Work Commencing

64. 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.

65. 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.

66. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:
- (a) Unauthorised entry of the work site is prohibited;
 - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
 - (c) The name, address and telephone number of the Principal Certifying Authority;
 - (d) The development consent approved construction hours;
 - (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

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

Reason: To ensure adequate toilet facilities are provided.

68. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

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

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

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

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

69. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties.

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

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

70. 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.

71. 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 to 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.

- 72. Details of any pipe-work, pits etc on or connected to Council's drainage line shall be submitted for Council's City Works Unit for approval prior to commencement of any work.

Reason: To ensure adequate stormwater infrastructure is provided.

- 73. 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.

74. 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.

75. 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.

76. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the Principal Certifying Authority. 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 traffic management plan shall incorporate the provision of parking of worker's vehicles on the site during all works.

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.

- 77. 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.

During Work

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

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact **Council's Inspection Officer** for each inspection listed below. At least **48 hour** notice must be given for all inspections.

The required inspections include the followings:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- Completion of paving sealant application and tactile indicator installation as per Council's specification.
- Delivery of street trees to site. Trees shall be installed within 24hrs of delivery; The contractor shall provide Council Officer the NATSPEC document to prove the quality of the tree stock.

- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

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

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 Public Domain Guidelines. Certification is required to be provided with the Occupation Certificate.

Reason: To ensure the quality of public domain works complies with Council standards and requirements; to ensure the public domain reads as a public amenity.

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

Reason: To ensure proper management of Council assets.

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

Reason: To ensure maintenance of Council's assets.

81. All trees supplied above a 25L container size must be grown in accordance with AS2303:2015 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2015. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

Reason: To minimise plant failure rate and ensure quality of stock utilised.

82. Trees to be removed are:

Existing trees numbered **1 to 16, 21 to 34, 41 to 43** (inclusive) as specified in the Arboricultural Impact Assessment Prepared by Naturally Trees dated 7 December 2017 are approved for removal

Reason: To facilitate development.

83. All trees/shrubs planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support. Planting must be carried out in accordance with the approved Landscape Plan and conditions of consent.

Reason: To ensure the trees/shrubs planted within the site are able to reach their required potential.

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

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

85. 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.

86. 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.

87. Standard Kerb Ramps (footpath and cycleway) are to be constructed at as shown on the approved DA drawings in accordance with Council Plan No. DS4 unless varied by Council. Details must be submitted to and be approved by Council prior to construction. All costs must be borne by the applicant.

Reason: To provide adequate access.

88. 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.

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

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

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

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

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

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

91. 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.

92. All remediation and subsequent site validation 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.
93. 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.
94. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.
Reason: To ensure appropriate disposal of asbestos materials.
95. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.
Reason: To confirm waste minimisation objectives are met.
96. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:
 (a) Work Health and Safety Act 2011
 (b) NSW Protection Of the Environment Operations Act 1997 (NSW) and
 (c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).
Reason: To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.
97. Liquid and solid wastes generated on site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with the Environment Protection Authority's Waste Tracking Guidelines as described in the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).
Reason: To prevent pollution of the environment.
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.

Prior to the issue of a Subdivision Certificate

100. Prior to issue of any subdivision certificate the following details shall be submitted to Council:

- (a) A plan indicating the location and nature of all services and infrastructure within all of the lots (including pipelines, pits and pathways etc)
- (b) Detailed sectional plans prepared by a registered surveyor showing the constructed reduced levels of the community lots, and certification from a registered surveyor that all constructed reduced levels and lot locations are generally in accordance with DA/763/2017 for the subdivision works.
- (c) All required service and infrastructure easements and covenants (mains) shall be created generally in accordance with the approved DA documentation. All service and infrastructure details and associated documents shall be submitted to Council as part of the subdivision certificate application.
- (d) Public access right of way shall be provided over the proposed roadways and pedestrian /cycleway (Community Lot) for the public benefit. The right of way shall be in accordance with the approved plans. The terms and conditions of the public access right of way shall be prepared to Council's satisfaction.
- (e) Relevant and appropriate right of ways, right of carriageways, easements (various easements for different purposes, e.g. for access, use etc.) shall be created wherever they are necessary and appropriate to allow the benefitting lots to enjoy the rights. In this regard, the subdivision plan shall incorporate these relevant items and be prepared by a certified surveyor.

Reason: To ensure access to public road is provided and appropriate service easements are created

101. A covenant is to be registered with the subdivision plan advising of the two (2) car share parking spaces provided within the streets. The covenant is to include provisions that the car share parking spaces cannot be revoked or modified without prior approval of Council.

Reason: To comply with Council's parking requirements and confirm the details of the application.

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

Reason: To ensure appropriate telephone services are provided.

103. A Notification Agreement outlining the electrical construction requirements and associated fees shall be obtained from an energy provider prior to the release of the subdivision certificate.

Reason: To ensure electricity supply is available to all properties.

104. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorized Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at <http://www.sydneypwater.com.au> then the "e-developer" icon or telephone 13 20 92.
Reason: Statutory requirement.
105. The subdivision plan shall be consistent with the terms and conditions of DA/763/2017 and all relevant conditions of consent.
Reason: To comply with the requirements of the development consents applying to the land.
106. A separate application must be made for a subdivision certificate. The following information shall also be submitted:
- (a) Evidence that all relevant conditions of this development consent (DA/763/2017) have been satisfied
 - (b) Evidence of payment of all relevant fees
 - (c) a Linen Plan, 88B Instruments and Deposited Plan Administration Sheet, all generally in accordance with the final draft plans and documents
 - (d) All relevant surveyors or engineers' certification if required by the development consent.
- Reason:** To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).
107. The subdivision certificate shall not be released until the following works are complete to Council's satisfaction:
The construction of the basement carpark and top of ground level slabs for the roads.
Notes: Satisfactory documentation such as works-as-executed plans and compliance certificates will need to be submitted to satisfy the above.
- The final road finishes and public domain works do not need to be completed until the issue of an Occupation Certificate.
Reason: To ensure the appropriate works are completed before subdivision.

Prior to the issue of an Occupation Certificate

108. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 and 6.10 of the Environmental Planning and Assessment Act 1979.
Reason: To comply with legislative requirements of the Environmental Planning and Assessment Act 1979.
109. 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.

110. An occupation certificate shall not be issued until such time as all required infrastructure works, including the streets, drainage and infrastructure have been completed and issued with a final occupation certificate.

Reason: To ensure the infrastructure is in place for the approved development.

111. The Principal Certifying Authority shall be responsible for ensuring the recommendations of the following reports have been incorporated within the design and construction of the development:

Document Report	Date
Crime Risk Assessment and Security Management Plan prepared by Sutherland & Associates Planning	August 2017
Acoustic Assessment (Reference 20170641.1/2808A/R0/YK – Rev 0) prepared by Acoustic Logic	28.08.2017
Wind Assessment (Reference CPP Project 11424) prepared by CPP	28.08.2017
Acid Sulfate Soils Management Plan (Reference 4348-1-R1 – Rev 0) prepared by Asset Geotechnical Engineering Pty Ltd	31.08.2017
Ecological Impact Assessment - Job 18700 prepared by Biosis	15.08.2014
Waste Management Plan (Rev C) prepared by Elephant's Foot	31.08.2017

Certification from appropriately qualified consultants shall be submitted to the Principal Certifying Authority confirming that all relevant works have been carried out or complied with before the issue of an Occupation Certificate.

Reason: To ensure the recommendations of the reports have been implemented within the development.

112. Works-As-Executed stormwater plans and certification are to be prepared and submitted to Council for the satisfaction of the Team Leader Technical Specialists prior to submission for the approval of the PCA and release of the occupation certificate. They must address the following:

- The Work-As-Executed plans are to be prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- A certificate of compliance must be submitted from a qualified drainage / hydraulic engineer with regard to WSUD performance and compliance with landscape and engineering construction approved requirements.

Reason: To ensure works comply with approved plans.

113. A Long Term Environmental Management Plan detailing the methods proposed to manage the remediated site is required to be prepared for review by Council.

A site audit statement reviewing the Long Term Environmental Management Plan is to be prepared by an independent NSW EPA accredited auditor for contaminated land. This site audit statement is to be submitted to Council prior to occupation.

Reason: To ensure any long term management of the site is adequately considered.

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

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

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

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

116. A covenant shall be registered on the title of the land binding the owners and future owners to be responsible for ongoing maintenance and any future rehabilitation works required in terms of the encapsulated materials, including the discharge or prevention of discharge there from of any contaminants or for any works required by the Environment Protection Authority.

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

117. An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate.

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.

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

Reason: To ensure a visible house number is provided.

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

Reason: To provide satisfactory drainage.

120. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 842906M dated 31.08.2017, will be complied with prior to occupation

Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

121. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate electricity services are provided.

122. Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings must be completed to Council's satisfaction with a **final approval** obtained from Council's Assets & Environment Manager.

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

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

A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain (including dedicated reserve/park). A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 52 weeks' plant establishment to be provided by the applicant following handover of paving and furniture assets to Council. Council maintenance of plant material to commence following the above plant establishment period.

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

Reason: To ensure the quality of public domain works is completed to Council's satisfaction; to ensure the public domain reads as a public amenity.

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

Reason: To ensure appropriate car parking.

124. 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.

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

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

Reason: To comply with the requirements of SEPP 65.

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

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

126. 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.

127. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

Reason: To ensure restoration of environmental amenity.

128. 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.

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

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

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

Reason: To maintain the amenity of the area.

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

(a) Acoustic Report No. (20170641.1 - *Sanctuary, 14-16 Hill Road, Wentworth Point Phase 1 - DA Acoustic Assessment*), dated (28/08/2017), prepared by (Acoustic Logic)

Reason: To demonstrate compliance with submitted reports.

132. The traffic signalisation of the Hill Road/Burroway Road intersection, and the median on the Hill Road/southern property road as required in Condition 16 and Condition 17, are to be approved by Council and the RMS (where applicable) and are to be installed and operational before the issue of any Occupation Certificate. All works are to be at no cost to the RMS or Council.

Reason: To ensure the appropriate provision of traffic facilities.

133. A Travel Access Guide is to be prepared for, and distributed to all occupants of the building. The Travel Access Guide is to be submitted to Council prior to occupation of the development.
Reason: To comply with the requirements of the Wentworth Point Precinct DCP 2014.
134. A Loading Dock Management Plan is to be prepared for the usage and maintenance of the loading dock on site. The plan shall incorporate the provision for tenants to use the loading dock for removalist vehicles when moving to/from the development.
Reason: To ensure adequate loading is available for residents.
135. The Applicant shall provide written evidence to Council's DTSU Manager, prior to release of the final Occupation Certificate, demonstrating that at least two (2) car share spaces has been offered to all car share providers operating in Sydney together with the outcome of the offers or a letter of commitment to the service.
Reason: To comply with Council's parking requirements.

The Use of the Site

136. 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.
137. All landscape works shall be maintained for a minimum period of two (2) years following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions
Reason: To ensure restoration of environmental amenity.
138. A waste storage room is to be provided on the premises and shall be constructed to comply with the following:
(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.
139. All waste storage areas are to be maintained in a clean and tidy condition at all times. 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.
140. 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
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.

142. The air conditioner/s must not: (a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):

- (i) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
 - (ii) before 7.00am and after 10.00pm on any other day.
 - (iii) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (i) and
 - (iv) above, which exceeds the background (LA90, 15 minute) by more than 5dB(A).
- The source noise level must be measured as a LAeq 15 minute.

Reason: To prevent loss of amenity to the area.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Stormwater on Lot 3

The redevelopment of Lot 3 will require future water management measures in accordance with the Wentworth Point Precinct DCP 2014.

Sydney Water Advice

- Sydney Water is planning for water-related services to support growth within the Greater Parramatta and Olympic Peninsula over the next 10 years. We expect to complete this project by mid-2018 and will be able to provide more detailed requirements at that stage.
- The proposed development is within our study area and the initial development can be serviced by our existing water and wastewater systems. However, we anticipate that amplifications would be required over the next five years to support growth within the wider GPOP area.
- Sydney Water advises the proponent should submit a staging plan to Sydney Water for any upgrade requirements of the existing networks to service the proposed development.
- Detailed planning and servicing requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 compliance certificate.