

“Appendix 1” to Section 4.15 Assessment Report - DA/755/2017

DRAFT CONDITIONS OF CONSENT

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

Development Consent No.: DA/755/2017
Property Address: Lot 12 in DP 864495
Carlingford Public School, 5 Rickard Street,
CARLINGFORD NSW 2118

General Matters

PA0001 # Approved plans and supporting documentation

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

Drawing No.	Prepared By	Dated
21-26108-CF-DA-AR-0000, Cover Sheet, locality plan, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-0011, Context analysis-site plan, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-0200, Site demolition plan, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-1000, Siteplan / Setout plan, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-1010, Site elevation, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-2101, Level 1 – General Arrangement, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-2102, Level 2 – General Arrangement, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-2103, Level 3 – General Arrangement, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-2104, Roof – General Arrangement, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-2105, Alterations to existing administration building, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-3000, North-South elevations, Revision C	GHD Woodhead Pty Ltd	30 January 2018
21-26108-CF-DA-AR-3001, East-West elevations, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-3002, Covered outdoor elevations, Revision B	GHD Woodhead Pty Ltd	2 February 2018

21-26108-CF-DA-AR-3100, Sections-Sheet 1, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-AR-5000, Building Fabric Finishes Schedule, Revision D	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-LA-0001, General Landscape Arrangement Plan, Revision E	GHD Woodhead Pty Ltd	2 February 2018
21-26108-CF-DA-LA-0002, Planting Schedule Hardscape and Softscape Palette, Revision C	GHD Woodhead Pty Ltd	18 August 2017
21-26108-CF-DA-LA-0003, Tree Removal Plan, Revision C	GHD Woodhead Pty Ltd	9 March 2018
21-26108-CF-DA-LA-0004, Tree Protection Plan, Revision A	GHD Woodhead Pty Ltd	9 March 2018
21-26108-CF-SD-CI-1010, Civil Stormwater Drainage Plan, Revision I	GHD Woodhead Pty Ltd	8 March 2018
21-26108-CF-SD-CI-1015, Civil Stormwater Drainage Details, sheet 1 of 2, Revision D	GHD Woodhead Pty Ltd	3 November 2017
21-26108-CF-SD-CI-1016, Civil Stormwater Drainage Details, sheet 2 of 2, Revision E	GHD Woodhead Pty Ltd	8 March 2018
21-26108-CF-SD-CI-1035, Civil Erosion and Sediment Control Plan, Revision G	GHD Woodhead Pty Ltd	8 March 2018

Document(s)	Prepared By	Dated
Statement of Environmental Effects	Think Planners Pty Ltd	3 August 2017
Flora and Fauna Impact Assessment ref: 2126108-96835	GHD Woodhead Pty Ltd	3 July 2017
Flora and Fauna Impact Assessment ref: 2126108-96835	GHD Woodhead Pty Ltd	2 February 2018
Arboricultural Impact Assessment	GHD Woodhead Pty Ltd	1 February 2018
Civil and Stormwater Basis of Design	GHD Woodhead Pty Ltd	August 2017
Final Traffic Impact Assessment	GHD Woodhead Pty Ltd	29 January 2018
Preliminary Site Investigation Contamination Project 85997.01	Douglas Partners Pty Ltd	August 2017
Aboriginal Heritage report	Cultural Heritage Connections Pty Ltd	July 2017
Acoustic Assessment	GHD Woodhead Pty Ltd	August 2017
Geotechnical Investigation Project 85997.00	Douglas Partners Pty Ltd	August 2017
Disability Compliance Report	Metro Building Consultancy Pty Ltd	August 2017
Waste Management Plan Ref: 2126108-42118	GHD Woodhead Pty Ltd	16 August 2017
Statement of Heritage Impact Job No. 2823	Heritage 21 Pty Ltd	July 2017

BCA Report, Ref: 17165-Carlingford-BCAReport-020817	Metro Building Consultancy Pty Ltd	August 2017
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Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

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

PA0002 Building work in compliance with BCA

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

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

PA0004 No encroachment on Council and/or Adjoining property

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

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

PA0011 #Demolition of Buildings

4. Approval is granted for the demolition of all buildings nominated on site demolition plan (dwg no.21-26108-CF-DA-AR-0200) Revision D, prepared by GHD Woodhead Pty Ltd, subject to compliance with the following: -

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

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

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

- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.

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

- (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
- (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
- (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

LB0003 #Tree Retention

5. The Certifying Authority must be satisfied that the proposed driveway/access path, stormwater infrastructure (including swales), grade changes (if any) and retaining walls will be located and designed so as not to compromise the long-term viability of the trees required to be retained.

Reason: To ensure adequate protection of existing trees.

LB0004 #Landscaping Plan

6. The final Landscape Plan must be consistent with the General Landscape Arrangement Plan: Prepared by GHD Woodhead, dwg21-26108-CF-DA-LA-0001, revision E, dated 2 February 2018 and the Planting Schedule Hardscape and Softscape Palette: Prepared by GHD Woodhead, dwg 21-26108-CF-DA-LA-0002, revision C, dated 18 August 2017 together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

- (a) Show the extent of earthworks, identifying cut and fill proposals and any retaining walls if required;
- (b) Identify existing trees or vegetation nominated for retention/removal.
- (c) Replace the proposed "T2 proposed trees to embankment" *Tristanopsis laurina* planting with tree species indigenous to the Blue Gum High Forest vegetation community that provide suitable building screening (e.g. *Acmena smithii* or *Backhousia myrtifolia*).
- (d) The landscaped area around Tree 2 (3 m radius) shall contain mulch (mulch depth and type to be specified by the project arborist).
- (e) The plant species for the proposed "T4 mix" and "M4 mix" shall be species that are indigenous to the Blue Gum High Forest vegetation community. The plants must be sourced from local provenance.
- (f) The updated landscape plan shall prescribe revegetation of the Blue Gum High Forest re-vegetation area shown as "Blue Gum High Forest Expansion" in the Section 01 – Master plan prepared by GHD, revision 1, March 2018. All plants must be sourced from local provenance. Container sizes of plants for this area may be tube-stock to reduce cost and sourcing turn-around from native nurseries. The vegetation in the Blue Gum High Forest patches shall be managed as per a Vegetation Management Plan; submitted to the satisfaction of Council.
- (g) The landscape plan is to be prepared by a professionally qualified landscape architect or landscape designer only.

Reason: To ensure that appropriate landscaping is implemented.

LB0006 #Statement on specific tree protection

7. A Methodology Statement, prepared by a suitably qualified arborist (Australian Qualification Framework Level 5), must be submitted to the Certifying Authority. This statement is to identify the measures to be implemented for the protection of the subject trees during construction. The subject trees are: Tree 2, 5b, 5c, 9c, 10, 10a, 10b, 11, 12, 12b, 12c, 13, 13b, 14, 14a, 14b, 14c, 15, 16, 16b, 16b, 17, 18, 19, 20, 20a (refer to the Arboricultural Impact Assessment Report prepared by GHD, dated January 2018 for tree numbering and location). The statement is to be structured so that each of the following stages of construction are individually addressed, namely:

- (a) Pruning required to accommodate the development (if any)
- (b) Demolition works;
- (c) Excavation (including driveway/access path);
- (d) Grade changes;
- (e) Canopy trunk and tree root protection;
- (f) Construction of retaining walls;
- (g) Installation of services, including stormwater infrastructure;
- (h) Back filling;
- (i) Tree irrigation/watering regime;
- (j) Any other stages that the project arborist deems necessary.

Reason: To ensure adequate protection of existing trees.

TB0002 #Bicycle condition

8. 2 bicycle spaces/racks are to be provided in an AS2890.3 security class B facility. The bicycle storage/racks are to comply with AS 2890.3-1993. Details are to be illustrated on plans submitted to the Certifying Authority.

Reason: To comply with Council's parking requirements.

DB0001 Stormwater Disposal

9. All roof water and surface water is to be connected to an operable drainage system.

The stormwater collection pit and pipe system must be designed to 1% AEP inlet and conveyance capacity. The existing and proposed stormwater systems must function independently and not make connection upstream of the OSD systems. The capacity and design of the system must be certified by the project hydraulic engineer prior to commencement of work.

Details are to be shown on the detailed construction plans and documentation completed prior to the commencement of any works on site.

Reason: To ensure satisfactory stormwater disposal.

DB0002 Retaining walls

10. 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 be prepared prior to the commencement of any works on site.

Reason: To minimise impact on adjoining properties.

DB0003 Sydney Water Quick check

11. A building plan approval must be obtained from Sydney Water Tap in™ prior to the commencement of any works on site to ensure that the approved development will not impact Sydney Water infrastructure.

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

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

DB0004 Dial Before you Dig Service

12. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services.

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

DB0012 #On Site Detention

13. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be prepared prior to the commencement of any work on the site.

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

- (i) Stormwater plans prepared by GHD Engineering, drawing number 21-26108-CF-SD-CI-1010, revision I, dated 08th March 2018
- (ii) Stormwater plans prepared by GHD Engineering, drawing number 21-26108-CF-SD-CI-1015, revision D, dated 03rd November 2017
- (iii) Stormwater plans prepared by GHD Engineering, drawing number 21-26108-CF-SD-CI-1016, revision E, dated 08th March 2018

(b) The Site Reference Discharge (Lower Storage), SRDL of 40 L/s/ha, Site Storage Requirement (Lower Storage) SSRL of 224m³/ha, Site Reference Discharge (Upper Storage), SRDU of 150 L/s/ha, Site Storage Requirement

(Total) SSRT of 371m³/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).

- (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank. In this regard, an additional two 900mm x 900mm grated access hatches must be provided in the cover slab of each of the three OSD tanks.
- (d) Child-proof locking must be provided on every access hatch to the OSD tanks.
- (e) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

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

DB0013 #Water treatment for stormwater

- 14. Stormwater360 storm filter (or similar), water quality treatment devices must be installed to manage surface runoff water to Rickard Street to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must be shown on the final construction plans prepared prior to the commencement of any work on the site.

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

DB0021 Impact on Existing Utility Installations

- 15. Where work is likely to disturb or impact upon a utility installation, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must be obtained prior to the commencement of any works on site.

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

TBNSC Non-standard

- 16. A green travel plan is to be prepared for the school to encourage staff to carpool, use public transport or active transport.

Reason: Reduce car travel and parking impact on council assets.

Prior to Work Commencing

LC0002 #Tree protection as per arborist report

- 17. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Methodology Statement and the conditions of consent.

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

LC0006 Pruning/works on tree(s)

- 18. Consent from Council should be obtained prior to any pruning works being undertaken on any tree on site (unless specified in the arborist Methodology

Statement). All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist.

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

LC0007 Tree Protection During Construction

19. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualifications Framework (AQF) Level 5 Arborist in accordance with AS4970 - "Protection of Trees on Development Sites".

Reason: To ensure trees are protected during construction.

DC0001 Construction and Traffic Management Plan

20. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the 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 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.

OC0001 Seed Collection

- 21. Blue Gum High Forest seed is to be collected by a licensed seed collection company or arborist engaged by the applicant for propagation at a native plant nursery to be used for future offset planting within the site.

Reason: To maintain the genetic integrity of locally endemic species.

OCNSC Non-standard - Prior to Work Commencing

- 22. Prior to the commencement of works, a temporary bushland protection fence must be installed around the Blue Gum High Forest vegetation identified in the Flora and Fauna Impact Assessment prepared by GHD dated 2 February 2018. The protective fence is to be constructed of star pickets at 2-2.5m spacing connected by four stands of wire or highly visible barrier / hazard mesh, with a sediment barrier to be attached along the length of the base. Details demonstrating compliance is to be included in the documentation for certification in accordance with the state building laws.

Reason: To ensure protection of bushland and minimise the impacts of the development.

DC0002 Road Opening Permits - DA's involving drainage wrk

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

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

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

DC0006 Erosion and Sediment Control measures

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

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

DC0007 Site Maintenance

25. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

DC0009 Special Permits

26. 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

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

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

TD0002 Oversize vehicles using local roads

- 28. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
Reason: To ensure maintenance of Council's assets.

LD0003 Pruning of trees by an arborist

- 29. All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and confirm to the provisions of AS4373-2007 "Pruning Amenity Trees", and the Safe Work Australia Guide to managing risks of tree trimming and removal work.
Reason: To ensure the pruning will not adversely affect the tree(s).

LD0011 Tree Removal

- 30. Trees to be removed are the trees identified for removal in Table 2 of the Arboricultural Impact Assessment Report prepared by GHD, dated February 2018
Reason: To facilitate development.

LD0010 Advanced tree species

31. 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.

LD0013 Removal of trees by an arborist

32. 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.

OD0001 Bushland Protection

33. The applicant is to ensure no storage or stockpiling of building materials, excavated fill or topsoil during the site works shall take place within 5m of Blue Gum High Forest vegetation identified in the Flora and Fauna Impact Assessment prepared by GHD dated 2 February 2018 for the duration of on-site works.

Reason: To ensure protection of bushland and minimise the impacts of the development.

OD0002 Machinery is to be cleaned of soil and debris

34. All machinery is to be cleaned of soil and debris before entering the site to prevent the spread of weed and fungal pathogens such as Cinnamon Fungus (*Phytophthora cinnamomi*) and Chytrid Fungus (*Batrachochytrium dendrobatidis*).

Reason: To ensure protection of bushland and minimise the impacts of the development.

LD0008 No attachments to trees

35. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

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

DD0005 Erosion & sediment control measures

36. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

DD0006 Damage to public infrastructure

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

Reason: To protect public safety.

DD0011 Nomination of Engineering Works Supervisor

38. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's "Guidelines for Public Domain Works".

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

PD0006 #Hours of work and noise

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

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

Reason: To protect the amenity of the area.

DE0003 Work-as-Executed Plan

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

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table).
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer.

The above is to be submitted to Council with any application for endorsement of 88E/88B instruments.

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

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

41. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan.

Reason: To ensure restoration of environmental amenity.

OENSC Non-standard - Prior to issue of Occ/Sub Cert.

42. The project ecologist is to submit a certificate to Council demonstrating that the Blue Gum High Forest offset planting has been implemented in accordance with

the Vegetation Management Plan prior to occupation in accordance with the state building laws.

Reason: To ensure protection of bushland and minimise the impacts of the development.

The Use of the Site

Nil conditions