

## **DRAFT CONDITIONS OF CONSENT**

**Development Consent No.:** DA/808/2017  
**Property Address:** 130 - 150 George Street, Parramatta NSW  
2150 (Lot 1 DP 1230311, Lot 1 DP 788638)

### **General Matters**

#### **Standard Conditions**

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:

<b>Drawing No.</b>	<b>Prepared By</b>	<b>Dated</b>
<b><i>Architectural Drawings</i></b>		
Cover Sheet	Bates Architects Smart	05/03/2018
Demolition Plan, A01.002 – (Rev.02)	Bates Architects Smart	05/03/2018
Temporary Works – Carpark Access Ramp, A01.003 – (Rev.02)	Bates Architects Smart	05/03/2018
Site Plan – Proposed, A01.00 – (Rev.02)	Bates Architects Smart	05/03/2018
Lower Ground Floor Plan, A03.B01 – (Rev.02)	Bates Architects Smart	05/03/2018
Ground Floor Plan, A03.00 – (Rev.03)	Bates Architects Smart	06/04/2018
Ground Floor Mezzanine / P1 Plan, A03.00-P1 – (Rev.03)	Bates Architects Smart	13/04/2018
Level 01 / P2 Plan, A03.01 – (Rev.02)	Bates Architects Smart	05/03/2018
Level 02 / P3 Plan, A03.02 – (Rev.02)	Bates Architects Smart	05/03/2018
Level 03 / P4 Plan, A03.03 – (Rev.02)	Bates Architects Smart	05/03/2018
Level 03 Mezzanine / P5 Plan, A03.03-P5 – (Rev.02)	Bates Architects Smart	05/03/2018
Level 04 Plan (Terrace), A03.04 – (Rev.01)	Bates Architects Smart	01/09/2017
Level 05 Plan (Plant), A03.05 – (Rev.02)	Bates Architects Smart	05/03/2018
Typical Low-Rise Plan, A03.15 – (Rev.02)	Bates Architects Smart	05/03/2018
Level 19 Plan (Transfer), A03.19 – (Rev.02)	Bates Architects Smart	05/03/2018
Typical High-Rise Plan, A03.20 – (Rev.02)	Bates Architects Smart	05/03/2018

Level 31 Plan (Roof Terrace), A03.31 – (Rev.02)	Bates Architects	Smart	05/03/2018
Level 32 Plan (Plant), A03.32 – (Rev.02)	Bates Architects	Smart	05/03/2018
Level 33 Plan (Plant), A03.33 – (Rev.02)	Bates Architects	Smart	05/03/2018
Roof Plan, A03.34 – (Rev.02)	Bates Architects	Smart	05/03/2018
Level 04 Reflected Ceiling Plan, A04.04 – (Rev.02)	Bates Architects	Smart	05/03/2018
Western Elevation, A07.01 – (Rev.02)	Bates Architects	Smart	05/03/2018
Southern Elevation, A07.02 – (Rev.02)	Bates Architects	Smart	05/03/2018
Eastern Elevation, A07.03 – (Rev.02)	Bates Architects	Smart	05/03/2018
Northern Elevation, A07.04 – (Rev.02)	Bates Architects	Smart	05/03/2018
Podium Elevation Detail – George St, A07.05 – (Rev.02)	Bates Architects	Smart	05/03/2018
Podium Elevation Detail – Plaza, A07.06 – (Rev.02)	Bates Architects	Smart	05/03/2018
Charles Street Elevation Detail, A07.07 – (Rev.02)	Bates Architects	Smart	05/03/2018
Section AA, A08.01 – (Rev.02)	Bates Architects	Smart	05/03/2018
Section BB, A08.02 – (Rev.02)	Bates Architects	Smart	05/03/2018
Section CC, A08.03 – (Rev.02)	Bates Architects	Smart	05/03/2018
Charles St Podium Detail, A08.04 – (Rev.02)	Bates Architects	Smart	05/03/2018
George St Podium Detail, A08.05 – (Rev.02)	Bates Architects	Smart	05/03/2018
Tower Façade Detail, A08.06 – (Rev.02)	Bates Architects	Smart	05/03/2018
Tower Façade Detail, A08.07 – (Rev.02)	Bates Architects	Smart	05/03/2018
Aerial View from North East, A10.01 – (Rev.02)	Bates Architects	Smart	05/03/2018
Photomontage from George St, A10.02 – (Rev.02)	Bates Architects	Smart	05/03/2018
Photomontage from Charles St, A10.03 – (Rev.02)	Bates Architects	Smart	05/03/2018
<b>Landscape Plans</b>			
Landscape Development Application Report, Project No. 1709, Issue C [23 pages]	Turf Design Studio		April 2018
<b>Civil Drawings</b>			
Cover Sheet, 5336 – CIV-0000 (Rev. D)	enstruct group Pty Ltd		16/04/2018
General Arrangement Plan George Street And Charles Street Public Domain, 5336 – CIV-0101 (Rev. D)	enstruct group Pty Ltd		13/04/2018
General Arrangement Plan George Street Public Domain, 5336 – CIV-0102 (Rev. D)	enstruct group Pty Ltd		13/04/2018

General Arrangement Plan Charles Street Public Domain, 5336 – CIV-0103 (Rev. D)	enstruct Ltd	group	Pty	13/04/2018
Stormwater Management Plan, 5336 – CIV-0200 (Rev. F)	enstruct Ltd	group	Pty	16/04/2018
Existing Stormwater Network, 5336 – CIV-0210 (Rev. A)	enstruct Ltd	group	Pty	16/04/2018
Stormwater Music Catchment Plan, 5336 – CIV-0250 (Rev. C)	enstruct Ltd	group	Pty	13/04/2018
George Street Public Domain Sections, 5336 – CIV-0701 (Rev. C)	enstruct Ltd	group	Pty	03/04/2018
Charles Street Public Domain Sections, 5336 – CIV-0702 (Rev. C)	enstruct Ltd	group	Pty	APR-18
George Street Public Domain Sections, 5336 – CIV-0703 (Rev. C)	enstruct Ltd	group	Pty	03/04/2018
Drainage Details Sheet 01, 5336 – CIV-0850 (Rev. D)	enstruct Ltd	group	Pty	16/04/2018
Drainage Details Sheet 02, 5336 – CIV-0851 (Rev. D)	enstruct Ltd	group	Pty	16/04/2018
Drainage Details Sheet 03, 5336 – CIV-0852 (Rev. D)	enstruct Ltd	group	Pty	16/04/2018
Drainage Details Sheet 04, 5336 – CIV-0853 (Rev. A)	enstruct Ltd	group	Pty	13/04/2018
Drainage Details Sheet 05, 5336 – CIV-0854 (Rev. A)	enstruct Ltd	group	Pty	13/04/2018

Document(s)	Prepared By	Dated
Architectural Design Report for Development Application to Parramatta Council, Project Number S12054	Bates Smart Architects	01/09/2017
Addendum Architectural Design Report (Additional Information Post-Lodgement)	Bates Smart Architects	31/01/2018
DA QS Cost Plan, Ref. No. 15651 – CP5	slattery – Julian Crow	05/09/2017
ESD Report, Job No. 255708 – Issue 1	Arup Pty Ltd	01/09/2017
Arboricultural Impact Appraisal and Method Statement, Ref. Dexu Group	Naturally Trees Arboricultural Consulting – Andrew Scales	04/09/2017
Arborist Additional Tree Letter	Naturally Trees Arboricultural Consulting – Andrew Scales	01/03/2018
Statement of Heritage Impact, 130-150 George Street	NBRS & Partners Pty Ltd	16/06/2017
Historical & Aboriginal Archaeological Issues, 130-150 George Street	Casey & Lowe – Archaeology & Heritage	16/06/2017
130 -150 George Street Flood Guidance Report, Doc. Ref. 368548 (Rev. C)	Mott MacDonald Australia Pty Ltd	04/09/2017
130 -150 George Street Stormwater Management Plan, Doc. No. 5336-CV-RP-0001 (Rev. B)	enstruct group Pty Ltd	04/09/2017
130-150 George Street PARRAMATTA Public Domain and Stormwater Management Plan Letter	enstruct group Pty Ltd	13/04/2018

130 -150 George Street, Public Art Strategy	Virginia Wilson Art	Undated
Traffic and Transport Assessment, Job No. 244993 (Rev. A)	Arup Pty Ltd	08/09/2017
Subdivision Strategy for Proposed Development at 130, 140 and 150 George Street Parramatta, Doc. Ref. Q17-413A	Linker Surveying – Karl Robertson	24/07/2017
Solar Light Reflectivity Analysis, Doc. Ref. WD675-01F02 (Rev. 1)	Windtech Consultants Pty Ltd	06/09/2017
Pedestrian Wind Environment Study, Ref. WD675-01F03 (Rev. 5)	Windtech Consultants Pty Ltd	17/04/2018
Response to Peer Review of Pedestrian Wind Environment Statement, ref. WD675-01F04(Rev. 1)	Windtech Consultants Pty Ltd	13/04/2018
Response to Peer Review of Pedestrian Wind Environment Statement, ref. WD675-01F05(Rev. 1)	Windtech Consultants Pty Ltd	18/04/2018
Statement of Environmental Effects, Proposed Construction and Use of a New Office Building, Ref. 16061	Robinson Urban Planning Pty Ltd	September 2017
Access Capability Statement, Ref. 17282 – R1.1	Code Performance Pty Ltd	03/09/2017
BCA Compliance Statement for DA Submission, Job No. 2017/0954	Steve Watson & Partners Pty Ltd	04/09/2017
Preliminary Fire Safety Engineering Review, Job No. SY170130	Defire (NSW) Pty Limited	04/09/2017
Building Services Design Letter	Norman Disney & Young	04/09/2017
Waste Management Plan, Job No. 255708-40	Arup Pty Ltd	04/09/2017
Parramatta Sewerage Deviation, Case No. 166297WW	Sydney Water Corporation	30/08/2017
Provisional Acid Sulfate Soil Management, Doc. No. 84607.04 R.001.Rev0	Douglas Partners Pty Ltd	02/03/2018
Area Schedule, Revision 2	Bates Smart Architects	05/03/2018
ESD Response to Council, Ref. F0.3	Arup Pty Ltd	26/02/2018

**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.

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

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

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

**Reason:** To ensure compliance with legislative requirements.

4. 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.

5. Approval is granted for demolition of the multi-storey car parking structure at 140 George Street, 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) Prior to demolition commencing, the relevant representative of the City of Parramatta must inspect the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos

cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001

- (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under “Prior to Works Commencing” in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover “Demolition Licence” and a current WorkCover “Class 2 (Restricted) Asbestos Licence”.
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (j) 1.8m high protective fencing is to be installed to prevent public access to the site.
- (k) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council’s Traffic and Transport Services, prior to carrying out the construction/restoration works.
- (l) Oversize vehicles using local roads require Council’s approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council’s Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected i.e. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site e.g. street light columns, power poles, overhead and underground cables etc.
- (p) 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.

- (q) 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.

#### Design Excellence

- 6. In order to ensure the design excellence quality of the development is retained:
  - (a) The architectural design team, *Bates Smart*, is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications at DA, Modification Applications, Construction Certificate and Occupation Certificate stages).
  - (b) The design architect's team is to have full access to the site, following appropriate safety inductions, and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the life of the project.
  - (c) Evidence of the design architect's team commission is to be provided to the Council prior to release of the Construction Certificate.
  - (d) Council's Design Competition Panel (Design Excellence Jury) is to review and provide comment on the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing to ensure the scheme remains substantially the same as the award winning scheme prior to the issue of any relevant Construction Certificate and any Occupation Certificate.
  - (e) The design architect of the project is not to be changed without prior notice and approval of the Design Excellence Jury.

The Principal Certifying Authority must be satisfied that the above matters have been complied with prior to the issue of a relevant Construction Certificate, in accordance with written confirmation from City of Parramatta Council.

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

### Endeavor Energy

7. Endeavour Energy's G/Net master facility model indicates that the site is in a location identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.

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

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

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

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

**Reason:** To protect the amenity of the area and ensure construction safety.

8. In due course the applicant for the future proposed redevelopment of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any additional required padmount or indoor / chamber substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>



Advice on the electricity infrastructure required to facilitate the proposed development (including asset relocations) can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Alternatively the applicant should engage a Level 3 Accredited Service Provider (ASP) approved to design distribution network assets, including underground or overhead. The ASP scheme is administered by NSW Trade & Investment and details are available on their website via the following link or telephone 13 77 88:

<http://www.resourcesandenergy.nsw.gov.au/energy-supply-industry/pipelines-electricity-gas-networks/network-connections/contestable-works>

**Reason:** To comply with the requirements of Endeavour Energy.

9. Workers involved in work near electricity infrastructure are at risk of receiving an electric shock and causing substantial damage to plant and equipment. All physical works must to comply with Endeavour Energy's public safety policies, that assist the general public and construction workers in understanding associated risks and safe work procedures. The public safety training resources are also available via Endeavour Energy's website via the following link:

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

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should report this immediately via telephone to the 24-hour emergency service centre on 131 003.

**Reason:** To ensure construction safety procedures are appropriately implemented.

#### Stormwater & Engineering

10. The minimum habitable floor levels shall be the Flood Planning Level which is the Council adopted 1% AEP flood level plus 500mm freeboard and which may be assumed to be 7.72 m AHD for this site.

**Reason:** To protect human life and property.

11. The predicted Probable Maximum Flood (PMF) level for this site may be assumed to be RL 11.0m AHD. All construction below the Probable Maximum Flood Level (PMF) shall be of flood proof construction able to withstand the forces and stresses associated with the velocity and depth of extreme floods, fast flowing floodwaters with floating debris, and flotation and buoyancy. This is to be certified on completion by an appropriately qualified engineer to the satisfaction of the PCA prior to release of the Occupation Certificate.

**Reason:** To protect human life and property.

### RMS

12. The layout of any ~~revised or~~ new or modified car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) shall be in accordance with AS 2890.1-2004, AS 2890.6-2009 and AS 2890.2-2002 for heavy vehicle usage. Existing car parking spaces that are not modified are exempt from this requirement.

**Reason:** To ensure efficient operation of car park.

13. Sight distances from the proposed vehicular crossings to vehicles on Charles Street are to be in accordance with Austroads Guide to Traffic Engineering Practice, Part 5 Intersections at Grade, Section 6.2 – Sight Distance and AS 2890. Vegetation and proposed landscaping must not hinder sight lines to and from the vehicular crossings to pedestrians, cyclists, and general traffic.

**Reason:** To ensure safety of pedestrians.

14. All vehicles are to be wholly contained on site before being required to stop.

**Reason:** To minimise impact on traffic flows.

15. Bicycle parking associated with the subject development should be in accordance with AS 2890.3 (Bicycle Parking Facilities).

**Reason:** To ensure good quality facilities.

### Waste

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

- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;

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

**Reason:** To ensure provision of adequate waste storage arrangements.

17. 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.

18. 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 comply with the relevant Australian Standards.

### **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.)

### **Standard Conditions**

19. Access and services for people with disabilities shall be provided to the 'affected part' of the building in accordance with the requirements of the [relevant](#) Access to Premises Standard—~~2010~~ [and](#),—the National Construction Code ~~2013~~. Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the Certifying Authority.

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

20. The passenger lifts within the building are to comply with AS1735.12 as a minimum. Details demonstrating compliance are to be provided to the

satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

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

21. 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~~ 1m 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.

22. 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.

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

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

24. An acid-sulphate soils management strategy (prepared by a suitably qualified and experienced environmental/geotechnical consultant) must be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate. This strategy is required to recommend specific procedures and mitigation measures and must include a site analysis from a National Association of Testing Authorities (NATA) registered laboratory. This strategy must address the following aspects:

- (a) Specific mitigating measures to minimise the disturbance of acid sulphate soils as well as measures relating to acid generation and acid neutralisation of the soil;
- (b) Management and disposal of the excavated material;
- (c) Measures taken to neutralise the acidity; and
- (d) Run-off control measures.
- (e) The recommendations of the strategy must be completed prior to the commencement of building works.

**Reason:** To protect the development from the harmful effects of acid-sulphate soils.

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

- Solar Light Reflectivity Analysis Ref: WD675-01F02(REV1)-SR REPORT by Windtech dated 06/09/2017;
- Pedestrian Wind Environment Study Ref: WD675-01F03(REV45)-WE REPORT by Windtech dated 13/17/04/2018;

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

#### Design Excellence

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

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

#### Fees & Charges

27. 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.

28. 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.

29. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate.

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

**Reason:** To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

30. A monetary contribution comprising \$6,243,765.00 is payable to City of Parramatta in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the *Parramatta City Centre S94A Development Contribution Plan (Amendment No. 4)*. Payment must be by EFTPOS, bank cheque or credit card only.

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.

*Parramatta City Centre S94A Development Contribution Plan (Amendment No. 4)* 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.

31. 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/808/2017;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

Bonds shall be provided as follows:

<b>Hoarding</b> - \$5,000 - \$10,000 per street frontage in current financial year
<b>Street Trees/Furniture</b> - \$2,000 per item in current financial year
<b>Development Site Bond</b> - \$25,000 per item in current financial year

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

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

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

### Public Art

32. Prior to the issue of any Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a Final Public Art Plan shall be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager which:

- (a) Contains the necessary detailed identification of site/s in relation to the building plans;
- (b) Along with other documents referenced in the preliminary arts plan, the final Plan shall also be consistent with Council's "*Interim Public Art Guidelines for Developers*";

- (c) Confirms that the budget for the public art works shall not be less than 0.05% of the cost of works of the development as nominated on the Development Application form;
- (d) Requires a maintenance schedule for the works, the ongoing implemented of which shall be at the cost of the relevant body corporate/Owners Corporation.

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

### Public Domain

33. 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 of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback;
- Any other publicly accessible areas;
- Any works in carriageway, and
- Onsite landscape work

Grading of the pedestrian footway:

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

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

- The latest City of Parramatta Public Domain Guidelines (PDG);
- The approved Civil Engineering Drawings, and
- The approved Landscape Concept Drawings, and
- All the conditions listed in this consent.

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



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

#### Footpath

The standard 'City Centre Paving' concrete paver, as per the PDG, **Pebblecrete, product PPX:544:35D, 300x300x60mm, honed finish** shall be applied to the entire public domain areas in George and Charles Streets for the full length of the development site. This includes the public footway and any setback between the building/podium line and property boundary.

The footpath paving set out and details must comply with Council's design standard (DS40, sheet 1-3). The Public Domain Construction Documentation must include the following detail:

- Layout details for all unit paved areas
- Isolation joint expressed through the paving layout design at the property boundary line

A copy of the Standard Detail Drawings (DS40 sheet 1-3) referenced above can be obtained from Council's Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm).

#### Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards (DS40 sheet 1-3), using **Pebblecrete, product PPX:544:35D, 300x300x60mm, shot blast finish**. Ramps are to be aimed to the ramp on the opposite side of the road.

#### Vehicle Crossing

Council's standard vehicle crossing is to be provided. Refer Council's design standard (DS40 sheet 1-3), using **Pebblecrete, product PPX:544:35D, 150x150x60mm, honed finish for vehicle crossing**.

#### Tactile Indicators (TGSI)

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

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

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 drawings prior to issuing of CC approval.

#### Sealant

Sealant is to be applied to all paved surfaces in the public domain in accordance with Council requirements. A natural look penetrating sealant is to be used.

#### 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 surface** in compliance with V5 in both wet and dry conditions as specified in AS4586:2013.

#### Cycle racks

Public bike racks shall be supplied and equally distributed (2 x cluster of max 4-off racks) to the furniture zone of Charles Street as per the PDG. Location outside of this zone to be agreed by Council's DTSU Manager prior to issue of Construction Certificate.

Cycle racks are to be located so that bicycles do not encroach onto the public footway.

#### Steps

Steps in public open space must comply with the following requirements:

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

#### Handrails

Handrails must comply as follows:

- Handrails are to be installed on each side of the stair (or centrally).
- The landing area shall be designed to sufficiently accommodate the required TGS and handrail projection, which must be outside pedestrian path of travel and circulation spaces.
- The design of handrail shall comply with AS1428.1:2009.

- Diameter to be 30-50mm.
- Clearance behind the handrail to be at least 50mm.

#### Ramps

Ramps must comply as follows:

- 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.

Preference is for proposed 1:20 ramps to not require handrails (ie make them flatter than 1:20).

#### Multi-media conduit

A conduit for Council's multi-media facilities shall be installed to the full length of the street frontages on [George Street](#). The conduit must be positioned and installed in accordance with Council's standards drawing and specifications.

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

**Reason:** To comply with the Public Domain Guidelines.

35. Notwithstanding the approved Landscape DA concept drawings the required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
George Street	<i>Flindersia australis</i>	Australian teak	400L	2-off	As shown on the approved drawings or as agreed by Council's DTSU Manager
Charles Street	<i>Platanus orientalis</i> 'Digitata'	Plane Tree	400L	4-off	

**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 size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard (CoP\_Street tree planting in StrataVault with 1500x1500mm Grate) with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

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

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

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.

**Reason:** To ensure high quality street trees are provided.

36. 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)
- Any planting on bedrock or podium slabs and any planters – Apartment Design Guide (refer Section 4O, Table 5).

Details demonstrating compliance are to be included in the Public Domain Construction Drawings. Soil depth calculations are to be calculated based on a maximum depth of 1m and must exclude any drainage layers.

**Reason:** To provide best conditions to achieve healthy, thriving, long-lived trees in the CBD and town centres.

37. Landscape details for the treatment to any 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 landscaped wall are to be provided. Irrigation of the landscape planters 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; excess water will not travel over the footway causing a slippery surface. All plants in planting beds shall be minimum 150mm pot size and supplied with high quality free draining garden soil mixes in accordance with AS4419:1998. The public domain construction documentation must include the full performance specifications for the installation and operation of the green walls.

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

**Reason:** To provide best conditions to achieve healthy, thriving, long-lived trees, landscape and green walls in the public and private domain.

38. All the common areas proposed within the site, including rooftop terraces, shall ~~be fully accessible~~have step-free access.

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.

**Reason:** To improve accessibility.

39. Notwithstanding Condition 1, the applicant shall investigate, to the satisfaction of Council's Development and Traffic Services Unit (DTSU) Manager, prior to the issue of the relevant Construction Certificate, the following alterations to the pedestrian ramps along the George Street frontage:

- Minimising the gradient of the ramps (ideally to a maximum of 1:20); and
- Maximising the width of the ramps up to 2.5m.

**Reason:** To improve accessibility.

40. All outdoor lighting must comply with the relevant provisions of AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Lighting shall be provided to the through site link in keeping with that approved on the through site link at 105 Phillip Street (DA/120/2016).

Details demonstrating compliance with these requirements must accompany the Construction Certificate application and be to the satisfaction of the Certifying Authority.

**Reason:** To provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

## RMS

~~41. Due to the location of the proposed development and Parramatta Light Rail (PLR) alignment on Macquarie Street, the proponent shall consult with TfNSW through the PLR team and Sydney Coordination Office (SCO) regarding the proposed development prior to issue of a Construction Certificate.~~

~~**Reason:** To ensure due consideration of Parramatta Light Rail project.~~

~~42.41.~~ A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted, after consultation and endorsement from SCO and PLR, to Council for approval prior to the issue of a Construction Certificate.

~~**Reason:** To reduce impact on traffic network.~~

## Stormwater & Engineering

~~43.42.~~ All construction new habitable floor space below ground must be fully water-proofed "tanked construction" to prevent the ingress of groundwater. Details are to be submitted for the approval of the Principal Certifying Authority prior to release of the Construction Certificate.

~~**Reason:** To prevent property damage and limit the requirement to depend on water pumps.~~

~~44.43.~~ 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.~~

45.44. 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.

46.45. The following details are to be incorporated into the building design and operations. Details are to be submitted for the approval of the Principal Certifying Authority prior to release of the Construction Certificate.:

- a) A solid concrete upturn slab or similar surrounding the Wellness Level voids to protect up to the level of RL 9.28.
- b) Self-closing Flood Doors must be applied to all fire stairs leading to the lower levels. These will consequently also protect to the PMF level.
- c) Fire stairs from the wellness level must provide access to higher levels above the PMF for safe refuge.
- d) Removable flood barriers must be provided for the Lift Lobbies to the level of RL9.28.
- e) Podium Garden voids must be protected to the level of RL9.28 with concrete non-mechanical upturns around the voids. These are to be architecturally incorporated into the design.
- f) The buildings must be structurally designed to withstand the PMF event.
- g) A flood evacuation and flood warning system must be provided for the site promoting safe refuge on higher levels.

**Reason:** To protect human life and property.

47.46. During construction the full site (not including the existing accesses) must be flood-proofed to prevent ingress of floodwaters for at least the 1 in 100 year (1% AEP) event plus 500mm freeboard. This is to be done by provision of continuous perimeter bunding to a minimum level of RL. 7.72 m AHD, including crests on temporary accessways and stormwater lines. Construction of the bunding is to be sufficiently durable so as to withstand the forces of floodwaters and construction activity. Details are to be submitted for the approval of the Principal Certifying Authority prior to release of the Construction Certificate.

**Reason:** To ensure the structure can withstand flooding impacts.

48.47. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding in events up to the 1 in 100 year level plus 500mm freeboard. Details demonstrating compliance are to be provided to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

**Reason:** To ensure the structure can withstand flooding impacts.

49.48. Prior to release of the Construction Certificate the Applicant shall identify a suitable location for a permanent 'shelter in place' facility where building occupants and members of the public may take refuge during a flood

greater than the 1% AEP event. This shelter facility must be indoors and have a floor level greater than the PMF level of 11 m AHD. It must be readily accessible to occupants and (in flood emergencies) members of the public, and must be provided with appropriate facilities including potable water supply, toilets, emergency lighting, food storage and communications that will operate during the most severe possible storms and floods. Prior to issue of an Occupation Certificate, the Applicant shall demonstrate to the satisfaction of the PCA the adequate implementation of this requirement.

**Reason:** To protect human life and property.

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

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.
  - (i) Stormwater Management Plan, 5336 – CIV-0200 (Rev. F) by enstruct group Pty Ltd dated 16/04/2018
- (b) 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.
- (c) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

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

51.50. Prior to the issue of the Construction Certificate, the Applicant must submit to the PCA for approval a comprehensive stormwater management, on site detention (OSD) and water sensitive urban design (WSUD) plan that demonstrates:

- a) Practical viable implementation of the concept broadly described in the Applicant's Stormwater Management Plan, 5336 – CIV-0200 (Rev. F) by enstruct group Pty Ltd dated 16/04/2018



- b) Compliance with Council's OSD Policy, including the requirements of the Upper Parramatta River Catchment Trust OSD Handbook (editions 3 or 4),
- c) Council's DCP 2011 in regard to WSUD and integration with the landscape treatment of the development
- d) Sound contemporary best engineering and landscape practice.
- e) A long term maintenance plan incorporated into the Building Management Plan.

In this regard, Council requires:

- Separation of the lower stormwater flows (less than 1 in 3 month storm) from the higher flows (3 months up to 1% AEP), with flow splitters etc
- Treatment of the low flows using a WSUD treatment train with landscape integration, and
- OSD management of the higher flows prior to discharge.
- Discharge to an approved Council drainage pipeline
- Effective overland flow paths within the development and in the public domain adjoining the development.

Council does not accept location of cartridge water treatment units inside OSD tanks and such WSUD treatment devices must be readily accessible for maintenance.

**Reason:** To ensure appropriate water management and treatment measures are in place.

**52.51.** Adequate measures shall be installed and maintained throughout the construction phase to ensure that soil, sediment, colloidal matter, oils and other pollutants do not escape from the site onto the road or into the public drainage system and the Parramatta River. Details of how this, and any additional requirements of the NSW EPA and Council, will be achieved are to be submitted for the approval of the PCA prior to issue of the Construction Certificate.

This is to include full details of the construction phase stormwater and groundwater collection and discharge pollution control and quality management system, including full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance.

The Applicant is also directed to the need to comply with the requirements of the Protection of the Environment Operations Act 1997 and any EPA licence requirements. Except as may be expressly provided by a licence under the Protection of the Environment Operations Act 1997 in relation to the development, the Protection of the Environment Operations Act 1997

must be complied with in, and in connection with, the carrying out of the development.

In addition to any EPA licence requirements, Council requires the following discharge water quality standards be achieved at all times throughout the construction phase of the development: pH 6.5-8.5; Total Suspended Solids (TSS) 50 mg/l ; Oil and Grease 'Not visible'?

**Reason:** To minimise environmental impacts.

~~53-52.~~ 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.

~~54. 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.~~

### Sustainability

~~55-53.~~ Prior to the issue of the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the Principal Certifying Authority:

- (a) The building must achieve a 5-star Green Star Design as-built rating (v1.2 or later). Evidence is to be provided in accordance with the Design Review certified rating of the Green Building Council of Australia.
- (b) A 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.
- (c) Rainwater collection and reuse is to be installed and suitably sized to landscape irrigation and cooling towers and achieve not less than 80% utilisation of rainwater.
- (d) LED lighting must be provided throughout the building.

- (e) 95% of all timber is used on the project is to be FSC Certified under the Forest Stewardship Council certification system.
- (f) Limit the use of PVC with minimum replacement of 60% (by cost) compared to standard practice.
- (g) All lifts must be gearless with regenerative drives. Passenger lifts to have destination control.
- (h) Water efficient fixtures and fittings must be used throughout. Minimum WELS rating of 4 star for toilets, 6 Star for tapware and 3 star (less than 7.5 l/min) for showers are required.
- (i) Solar shading is to be provided to the North and East façades to an extent no less than shown on drawings A07.03 rev 02, A7.04 rev 02 and described in Sections 6.1 and 6.2 of the DA Design Report prepared by Bates Smart and dated 01/09/17.
- (j) The carpark levels are to be naturally ventilated to the fullest extent possible under the NCC BCA.
- (k) Electric Vehicle charging is required to be provided to ~~10% of~~ 25 car parking bays.
- (l) Solar photovoltaic generation to be installed to not less than 50% of the available horizontal roof surface
- (m) External solar reflectivity of colour-back glass curtain wall is not to exceed 10%.
- (n) The building will be designed and constructed to operate at a minimum NABERS Energy rating of 5 stars (base building) without accounting for any Green Power used in the building and a corresponding Commitment Agreement be entered into with NSW Office of Environment and Heritage

**Reason:** To ensure sustainable development outcomes are achieved.

#### Sydney Water

56-54. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

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

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

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

#### Traffic & Transport

~~57-55.~~ 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.

~~58-56.~~ A minimum of 307 bicycle parking spaces, including 80 visitor bicycle parking spaces, shall be provided on the 150 George Street site. The bicycle storage/racks are to comply with AS 2890.3-~~4993~~[2015](#). End-of-trip facilities shall also be provided within the development. Details are to be illustrated on plans submitted with the Construction Certificate and be to the satisfaction of the PCA.

**Reason:** To comply with Council's parking requirements.

~~59-57.~~ Prior to issue of a Construction Certificate the PCA is to confirm that there are no more than 411 car parking spaces shown on the 150 George Street site.

**Reason:** To comply with Council's parking requirements.

~~60-58.~~ Prior to issue of a Construction Certificate the PCA is to confirm that there are at least 34 motorcycle parking spaces shown on the 150 George Street site.

**Reason:** To comply with Council requirements.

~~61-59.~~ [New and modified car P](#)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.

~~62-60.~~ A total of 5 accessible car-parking spaces must be provided as part of the total car-parking requirements at the 150 George Street site. 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.

~~63.61.~~ 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.

~~64.62.~~ The grades of ~~the driveway~~ new ramps, 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.

~~65.63.~~ Prior to the issue of the relevant construction certificate the applicant must submit a Loading Dock Management Plan to the satisfaction of Council's Traffic Services Manager and the Transport for NSW: Sydney Coordination Office. The Plan must achieve the following requirements:

- All loading and servicing is to be conducted on-site.
- Adequate, provision of loading bays to be provided within the site, generally consistent with the RMS Guide to Traffic Generating Developments (2002).
- All vehicles are to enter and exit the site in a forward direction.
- The applicant should not rely on the kerbside restrictions to conduct their business.

**Reason:** To ensure compliance with the Parramatta DCP 2011 and reduce kerbside stopping reliance.

### Trees & Landscaping

~~66.64.~~ The following must be provided with an application for a Construction Certificate:

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

for improving the design of residential apartment development” (NSW Department of Planning and Environment, 2015) to be provided by a suitably qualified Landscape Architect/Designer for all proposed tree plantings with an expected mature height of five (5) metres or greater.

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

**Reason:** To ensure the creation of functional gardens.

**67-65.** Prior to the issue of the Construction Certificate, the Certifying Authority must be satisfied the location of the proposed stormwater discharge pipe will be designed so as not to impact on the trees required to be retained. In order to reduce the impact on the root structure, no excavation is permitted within the following radius of the nominated tree(s):

Tree No.	Name	Common Name	Radius from the trunk
22	<i>Lophostemon confertus</i>	Brushbox (Street Tree)	Two (2) metres

**Reason:** To ensure protection of retained trees.

**68-66.** The final Landscape Plan must be consistent with the Landscape Plan: Landscape Plan Document set prepared by Turf Design Studio Issue C dated April 2018 dwg Nos. L-DA-2-23 together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

- (a) A detailed Planting Plan including a planting schedule which must use the specified trees, shrubs and ground covers from the approved Planting Palette indicating planting locations, species type (botanic/ common name) mature dimensions, plant numbers/planting density (annotated on the Planting Plan) and the size of the containers at planting.  
**NOTE:** Landscaped areas and proposed tree planting shall not be in conflict to the Stormwater drainage for the site.
- (b) Large sized trees are not to be planted upon any structure. Tree selection must be limited to species with an expected mature height of no greater than eight (8) metres. Large sized trees are to be removed from the plan and replaced with any of the other trees nominated in the approved Planting Palette.
- (c) Raised planters containing trees must be designed to meet the required soil depths and area as required by conditions of this Consent.
- (d) All landscape plans are to be prepared by a professionally qualified landscape architect or designer.



**Reason:** To ensure that appropriate landscaping is implemented.

## Waste

~~69-67.~~ 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.

## **Prior to Work Commencing**

### Standard Conditions

~~70-68.~~ 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.

~~71-69.~~ The site must be enclosed by a 1.8m high security fence, if a hoarding is not provided, 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.

~~72-70.~~ A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;
- (d) The development consent approved construction hours;

The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

This condition does not apply where works are being carried out inside an existing building that does not affect the external walls of the building.

**Reason:** Statutory requirement.

~~73.~~71. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

**Reason:** To ensure adequate toilet facilities are provided.

~~74.~~72. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

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

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

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

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

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

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

#### Stormwater & Engineering

~~75.~~73. Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with a copy forwarded to Council) a dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

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



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

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

**Reason:** Management of records.

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

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

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

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

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

The geotechnical/civil engineering report must be prepared by a suitably qualified consulting geotechnical 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.

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

**Reason:** To ensure adequate stormwater infrastructure is provided.

~~78.~~76. 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.

~~79.~~77. 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.

~~80.~~78. 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.

~~81.~~79. 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.

### Traffic & Transport

82.80. Prior to the commencement of any works on site (excluding exploratory and investigative works), the applicant must submit a Construction Pedestrian and Traffic Management Plan to the satisfaction of Council's Service Manager Traffic and Transport and the Transport for NSW Sydney Coordination Office. The following matters must be specifically addressed in the Plan:

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.
- (x) Proposed construction hours;
- (xi) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements;
- (xii) Construction program that references peak construction activities and proposed construction 'Staging';
- (xiii) Any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;
- (xiv) Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts; and
- (xv) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified.

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.

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.

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.

83-81. 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.

84-82. All works associated with the construction and/or extension of a driveway crossover/layback within Council owned land requires an application to be lodged and approved by Council.

All footpath crossings, laybacks and driveways are to be constructed according to Council's Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance



Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).

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

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

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

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

### Trees & Landscaping

**85-83.** 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.

### During Work

#### Standard Conditions

**86-84.** A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

**Reason:** To ensure compliance with this consent.

**87-85.** Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

**88-86.** No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park or reserve without the prior

approval being issued by Council under section 138 of the Roads Act 1993.

**Reason:** To ensure pedestrian access.

~~89-87.~~ All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

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

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

Such circumstances where extended hours may be permitted include:

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

**Reason:** To protect the amenity of the area.

~~90-88.~~ The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

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

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



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

**91-89.** Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

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

**Reason:** To protect the amenity of the area.

**92-90.** A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

**Reason:** To ensure the development is being built as per the approved plans.

**93-91.** Any new information which comes to light during 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.

#### Endeavour Energy

**94-92.** Access to the existing electrical infrastructure adjacent and on the site must be maintained at all times. To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

**Reason:** To ensure that supply electricity is available to the community in the protection of services.

#### Office of Environment and Heritage

**95-93.** If unexpected archaeological deposits or relics, not identified and considered in the supporting documents for this approval, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified under s.146 of the Heritage Act 1977. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

**Reason:** To preserve archaeological heritage.

#### Public Domain

96-94. 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.

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

97-95. 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 Council's assets are appropriately constructed.

#### Stormwater & Engineering

~~98-96.~~ 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.

~~99-97.~~ 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 Council's assets are appropriately constructed.

~~100-98.~~ 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.

~~101-99.~~ Standard Kerb Ramps are to be constructed in George Street and Charles Street in accordance with Council Plan No. DS4. Details must be submitted to and be approved by Council's Supervisor Civil Assets prior to construction. All costs must be borne by the applicant.

**Reason:** To provide adequate access.

#### Traffic & Transport

~~102-100.~~ 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.

~~103-101.~~ 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.

#### Trees & Landscaping

~~404.~~102. No trees on public property (footpaths, roads, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

**Reason:** Protection of existing environmental infrastructure and community assets.

~~405.~~103. 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.

~~406.~~104. 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.

~~407.~~105. 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.

~~408.~~106. 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.

~~409.~~107. Trees to be removed are:

Tree No.	Species	Common Name	Location
6	<i>Jacaranda mimosifolia</i>	Jacaranda	Refer to Tree Management Plan
7	<i>Jacaranda mimosifolia</i>	Jacaranda	Refer to Tree Management Plan
24	<i>Lophostemon confertus</i>	Brushbox	Refer to Tree Management Plan

25	<i>Lophostemon confertus</i>	Brushbox	Refer to Tree Management Plan
26	<i>Platanus hybrida</i> x	Plane Tree	Refer to Tree Management Plan
27	<i>Corymbia eximia</i>	Yellow Bloodwood	Refer to Tree Management Plan
28	<i>Ulmus parvifolia</i>	Chinese Elm	Refer to Tree Management Plan
29	<i>Ulmus parvifolia</i>	Chinese Elm	Refer to Tree Management Plan
30	<i>Ulmus parvifolia</i>	Chinese Elm	Refer to Tree Management Plan
1x	<i>Lophostemon confertus</i>	Brushbox	Refer to Tree Management Plan

**Reason:** To facilitate development.

**410.108.** 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.

#### Waste

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

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

**412.110.** 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.

## **Prior to the issue of an Occupation Certificate/Subdivision Certificate**

### **Standard Conditions**

~~413.111.~~ Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.

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

~~414.112.~~ An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate or Subdivision Certificate whichever occurs first.

**Note:** Notification of all relevant authorities of the approved street numbers must be carried out by Council.

**Reason:** To ensure all properties have clearly identified street numbering, particularly for safety and emergency situations.

~~415.113.~~ Prior to the issue of an Occupation Certificate, a fire safety certificate must be issued as required by Clause 153 of the Environmental Planning and Assessment Regulation 2000.

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

~~416.114.~~ In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

**Reason:** To comply with stator requirements.

~~417.115.~~ 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.

A final 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.

~~418-116.~~ 419-117. 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.

~~419-117.~~ 420-118. Prior to the issue of an Occupation Certificate the Certifying Authority shall be satisfied that the following have been registered on the applicable land title:

- (a) Reciprocal rights of way for occupants of the approved buildings and the existing building on the site over the accessway, car park and egress stairs to the public road and to any flood refuges that may be provided pursuant to this consent.
- (b) 24 hour public and Council right of way over the through site link between Philip Street and George Street, consistent with dimensions as noted on the approved architectural drawings and landscape report.
- (c) Reciprocal rights of way for parking and servicing at 130 George Street via 105 Philip Street.
- (d) Easement to drain water over the Council stormwater pipeline between George Street and Phillip Street.
- (e) Easement to drain water and restriction on use benefitting Council over the overland flow path from Phillip Street to George Street
- (f) Easements for services as needed.
- (g) Restriction on Use and Positive Covenant to safeguard long term maintenance and operation of the OSD and WSUD tank and systems.
- (h) Restriction on Use and Positive Covenant to safeguard long term maintenance and operation of the flood control devices.

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

~~420-118.~~ 421-119. Prior to the issue of an Occupation Certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta, stating that all works/methods/procedures/control measures/recommendations in the following specialist reports have been implemented:



- Solar Light Reflectivity Analysis Ref: WD675-01F02(REV1)-SR REPORT by Windtech dated 06/09/2017;
- Pedestrian Wind Environment Study Ref: WD675-01F03([REV4](#)[REV5](#))-WE REPORT by Windtech dated 183/04/2018;

**Reason:** To demonstrate compliance with submitted reports.

[421.119.](#) Prior to the issue of an Occupation Certificate (Interim or Final) a Crime Prevention Through Environmental Design strategy for the through site link hereby approved shall be agreed with Council's Community Crime Prevention Officer.

**Reason:** To maximise public safety.

#### Design Excellence

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

**Reason:** To ensure the proposal achieves design excellence.

#### Public Art

[423.121.](#) The approved Public Art shall be completed and installed [generally](#) in accordance with the approved Final Public Art Plan prior to the issue of any Occupation Certificate.

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

#### Public Domain

[424.122.](#) 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.

#### Stormwater & Engineering

~~425-123.~~ Works-As-Executed stormwater plans are to address the following:

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

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

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

~~426-124.~~ Prior to the issue of a final Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the

requirement to maintain the on-site stormwater detention and stormwater treatment facilities on the lot.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention and Stormwater Treatment facilities, including their relationship to the building footprint.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.

**Reason:** To ensure maintenance of on-site detention facilities.

427.125. 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.

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

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

429.127. The stormwater design, including on site detention (OSD) and water sensitive urban design (WSUD) measures, shall be implemented

generally in accordance with the approved Development Application submissions. An appropriately qualified engineer shall certify this requirement has been met to the satisfaction of the PCA prior to release of the Occupation Certificate.

**Reason:** To ensure stormwater system functions appropriately.

#### Sydney Water

~~430.~~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](http://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.

#### Traffic & Transport

~~431.~~129. Proof of completion of the Kerb Ramp must be submitted to the satisfaction of the Council prior to the issue of an Occupation Certificate.

**Reason:** To provide adequate access.

~~432.~~130. 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.

~~433.~~131. All new and modified car parking areas 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.

~~434.~~132. Appropriate signage must be erected at the vehicle egress points to compel all vehicles to stop before proceeding onto the public way, prior to the issue of the Occupation Certificate.

**Reason:** To ensure pedestrian safety.

~~435.~~133. A Green Travel Plan to promote non-private vehicle transport for employees and visitors is to be submitted to the satisfaction of the Certifying Authority and a copy provided to Council prior to the issue of the final Occupation Certificate.

**Reason:** To discourage trips by private vehicle.

~~436.~~134. The Applicant shall provide written evidence to Council’s DTSU Manager, prior to release of the final Occupation Certificate,

demonstrating that at least one (1) car share space 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.

~~437.~~135. Prior to the issue of the relevant Occupation Certificate, an application is required to be obtained from Council for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment.

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

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

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

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

**Reason:** Pedestrian and Vehicle safety.

~~438.~~136. The 3 parking spaces marked 'LOADING' on the *Ground Floor Mezzanine / P1 Plan* Ref: A03.00-P1-03 by Bates Smart dated 13/04/18 shall be sign posted as 'loading zone only'. A sign shall be provided in a prominent location in the ground floor servicing area stating that additional loading bays for small vehicles are provided at level 1. Details demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the final Occupation Certificate.

**Reason:** To ensure sufficient servicing capacity.

### Trees & Landscaping

~~439.~~137. 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.

## Waste

~~140.~~138. Prior to issue of the occupation certificate, the applicant shall enter into a commercial contract for the collection of trade wastes and recyclable materials arising from business operations on site. A copy of all-waste contracts and receipts shall be kept on site and made available to Council officers on request.

**Reason:** To comply with the Requirements of the Protection of the Environment Operations Act 1997 and Regulations.

~~141.~~139. 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.

## The Use of the Site

### Standard Conditions

~~142.~~140. No goods are to be stored/displayed outside the walls of the building.

**Reason:** To ensure visual amenity.

~~143.~~141. 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.

~~144.~~142. The days and hours of operation of the retail components of the building hereby approved are restricted to 6:00am – 10:00pm (7 days a week) unless approved otherwise by Council.

**Reason:** To minimise the impact on the amenity of the area.

~~145.~~143. Roller shutters are not to be placed over any external door or window of the premises. Any security grill is to be located on the inside of the glass shop front and must be an open grille able to be seen through.

**Reason:** To provide an appropriate streetscape appearance.

~~146.~~144. No materials, goods or vehicles associated with the use of the premises are to be stored or displayed on or within the street reserve or other public area.

**Reason:** To ensure the integrity of Council's assets is protected and to ensure unobstructed pedestrian movement in the vicinity of the proposal.



~~147.~~145. Any use of the premises as a Place of Public Entertainment is subject to further approval of Council.

**Reason:** To protect the amenity of the area.

~~148.~~146. Separate consent shall be sought for any outdoor dining areas. Outdoor dining areas shall be designed to coordinate with the retail tenancies and details shall be provided of all strategies to mitigate environmental factors such as sun, wind and rain.

**Reason:** To ensure the amenity of the outdoor dining area.

~~149.~~147. The agreed Crime Prevention Through Environmental Design strategy for the through site link hereby approved shall be enforced at all times.

**Reason:** To maximise public safety.

### Acoustic

~~150. The use of the premises not giving rise to:~~

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

~~**Reason:** To prevent loss of amenity to the area.~~

~~151.~~148. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

~~152.~~149. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of any affected ~~the~~ property.

**Reason:** To minimise noise impact of mechanical equipment.



~~153.~~150. Servicing, deliveries and the like are not to occur between the hours of 10:00pm and 7:00am, 7 days a week.

**Reason:** To protect the amenity of the area.

## RMS

~~154.~~151. All vehicles are to enter and exit the site in a forward direction. In addition, all vehicles are to be wholly contained on site before being required to stop.

**Reason:** To ensure safety of pedestrians.

## Sustainability

~~155.~~152. The applicant will undertake a formal Green Star Design and As Built rating within 18 months of practical completion and submit the results to the City of Parramatta.

**Reason:** To ensure sustainable development outcomes are achieved.

~~156.~~153. The applicant will undertake a formal NABERS Water rating within 18 months of the building achieving 75% commercial occupancy and submit the results to the City of Parramatta.

**Reason:** To ensure sustainable development outcomes are achieved.

~~157.~~154. The applicant will undertake a formal NABERS Energy Rating within 18 months of the building achieving 75% commercial occupancy, and submission of the rating result to the City of Parramatta.

**Reason:** To ensure sustainable development outcomes are achieved.

## Traffic & Transport

~~158.~~155. If one or more car share provider accepts the applicant's offer of a car share space, at least one (1) car share space shall be provided to the preferred operator on the site for as long as the car share operator would like to occupy the space or as otherwise agreed by Council's DTSU Manager.

**Reason:** To comply with Council's parking requirements.

~~159.~~156. All loading and unloading must take place within the designated loading areas on the subject property.

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

~~160.~~157. The Green Travel Plan, required by these conditions, shall be displayed through the commercial areas of the site (at least one copy on each floor, including car parking levels).

**Reason:** To discourage trips by private vehicle.

## Trees & Landscaping

- ~~461.~~158. 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.

## Waste

- ~~462.~~159. 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.
- ~~463.~~160. All waste storage areas are to be maintained in a clean and tidy condition at all times.  
**Reason:** To ensure the ongoing management of waste storage areas.
- ~~464.~~161. 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.
- ~~465.~~162. Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).  
**Reason:** To prevent pollution of the environment.

## **ADVISORY NOTE**

### **A. Transport for NSW**

*Sydney Metro is Australia's biggest public transport project. This new standalone railway will deliver 31 metro stations and more than 66 kilometres of new metro rail, revolutionising the way Australia's biggest city travels. The Sydney Metro West project is Sydney's next big railway infrastructure investment. It will deliver a direct connection between the CBDs of Parramatta and Sydney. Transport for NSW has commenced early planning work for Sydney Metro West, including the optimum location for a station at Parramatta. Opportunities for community and industry engagement will progress in the first half of 2018. This engagement will seek community input and feedback on station locations, and industry input on how to build the project and how we can share value created around the corridor. The Sydney Metro Delivery Office is currently liaising with City of Parramatta Council and is available to discuss any*

*potential implications associated with development proposals.*  
<https://www.sydneymetro.info/west/project-overview>

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