

## DRAFT CONDITIONS OF CONSENT

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

**Development Consent No.:** DA/843/2018

**Property Address:** LOT 30 DP 2633, LOT 1 DP 830369

### **General Matters**

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:

#### **Architectural Drawings (Project No. 4477-00, prepared by dem)**

Drawing No.	Issue	Plan Title	Dated
ar-cv00	a04	Cover Page & Drawing List	12/09/19
ar-0100	a03	Site Plan	12/09/19
ar-0300	a01	Demolition Plan	21/09/18
ar-1200	a03	Basement Plan	29/04/19
ar-1201	a04	Ground Floor Plan	12/09/19
ar-1202	a03	Level 1 Plan	14/05/19
ar-1203	a03	Level 2 Plan	14/05/19
ar-1204	a02	Level 3 Plan	29/04/19
ar-1205	a03	Roof Plan	12/09/19
ar-2200	a03	Section 1 & 2	12/09/19
ar-2201	a03	Section 3 & 4	12/09/19
ar-2202	a03	Section 5 & 6	12/09/19
ar-2600	a04	West and East Elevations	12/09/19
ar-2601	a04	North and South Elevations	12/09/19
ar-sk8000	a01	Sample Board (Schedule of Materials and Finishes)	21/09/18
ar-3300	a01	Adaptable Unit Layout	29/04/19
ar-4200	a02	Wall Detail Sections	12/09/19

#### **Civil Drawings/Stormwater (Project No. 01959, prepared by C&M Consulting Engineers)**

Drawing No.	Issue	Plan Title	Dated
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Drawing No.	Issue	Plan Title	Dated
CE-100	B	Cover Sheet, Drawing Index, General Notes & Locality Sketch	27/09/18
CE-200	B	Stormwater Drainage – Basement Level	27/09/18
CE-201	B	Stormwater Drainage Ground Floor	27/09/18
CE-221	B	Preliminary Bulk-Earthworks Plan	27/09/18
CE-621	B	OSD Plan & Sections	27/09/18
CE-301	B	Driveway Longitudinal Sections	27/09/18
CE-701	B	Sediment & Erosion Control Plan	27/09/18
CE- 702	B	Sediment & Erosion Control Details	27/09/18

**Landscape Drawings (Project No. 4477-01 prepared by dem)**

Drawing/Plan No.	Issue	Plan Title	Dated
la-cv00	a06	Landscape Title Sheet	12/09/19
la-0501	a07	Landscape Plan	12/09/19
la-8901	a05	Landscape Details	12/09/19

**Specialist Reports**

Document	Prepared By	Dated
Acoustic Impact Assessment Ref: R180109R1	Rodney Stevens Acoustics	24 September 2018
Aboricultural Impact Appraisal and Method Statement Ref: DEM_Parramatta_AIA and MS.doc	Naturally Trees Arboricultural Consulting	16/08/2018
Fire Engineering Report Ref: 18191F FSER R1.0	Code Performance Pty Ltd	10 October 2018
Endeavour Energy Connection of Load Application Ref: UML8718 – 2018/000921/001	Endeavour Energy	20 November 2018
Application to vary the building height development standard under Clause 4.6 of the Parramatta Local Environmental Plan 2011	NSW Land and Housing Corporation	October 2018
Flood Study	Jones Nicholson	18 June 2018

Ref: 20150489.01B	Consulting Engineers	
Geotechnical Investigations Ref: 15/2868	SMEC Testing Services	September 2015
Traffic and Parking Assessment Ref: 18/188 Issue B	Transport and Traffic Planning Associates	November 2018
Waste Management Plan Issue: -02	DEM (Aust) Pty Ltd	26/09/2018
BASIX Certificate No. 957435M	BSE	28 September 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. 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.

4. Approval is granted for the demolition of all buildings and outbuildings currently on the property, 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 SafeWork NSW 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) On the first day of demolition, work is not to commence until City of Parramatta has inspected 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. 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 contractor, as applicant's delegate, 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 is to be completed within 5 days of commencement.
- (j) 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.

- (k) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (l) 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 contractor, as applicant's delegate, 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.
- (m) Oversize vehicles using local roads require Council's approval. The contractor, as applicant's delegate, 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.
- (n) 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).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.
- (p) After completion, the contractor, as applicant's delegate 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 Building Contractor must submit to Council:
  - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
  - (i) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
  - (ii) 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.

- 5. The basement must be fully tanked (waterproofed). Once construction is completed, and except for minor seepage, Council will not permit the discharge of groundwater from the basement and excavation into Council's drainage system.
- 6. Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2011 (Part 5.4 Preservation of Trees or Vegetation), other than trees

shown to be removed on the approved plans must not be removed or damaged without Council consent.

**Reason:** To preserve existing landscape features.

7. A minimum Australian Qualification Framework Level 3 arboriculture service provider is to remove the following street trees:

Tree No.	Name	Common Name	Name of Street Frontage
1x	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Irving Street

**Note:** All approved tree removal works must conform to the Safe Work Australia Guide to managing risks of tree trimming and removal work.

The following street trees shall be planted within the road reserve;

Qty	Name	Common Name	Minimum Pot Size	Name of Street Frontage
3x	<i>Melaleuca linariifolia</i>	Snow in Summer	45L	Irving Street

**Note:** All approved street tree plantings shall be planted a minimum of 3m from any driveway and 12m from an intersection.

**Reason:** To ensure restoration of environmental amenity.

### **Prior to the Commencement of Works**

(**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 construction.)

8. The Building Contractor is to be required to notify Council when the existing dwelling has been demolished prior to carrying out the construction works to allow Council to remove the property from the Resident Parking Scheme that applies in this area.

**Reason:** To ensure proper management of on street parking.

9. 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 prepared for construction.

**Reason:** To ensure satisfactory stormwater disposal.

10. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

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

Structural details, certified by a practicing structural engineer, are to be shown on the plans and documents prepared for construction.

**Reason:** To minimise impact on adjoining properties.

11. 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 Land and Housing Corporation 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.

12. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The Building Contractor is required to forward the written confirmation from NDBYD to the Land and Housing Corporation and a copy shall be submitted to Council prior to any excavation occurring.

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

13. The basement stormwater pump-out system, must be designed and constructed to include the following:
  - (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
  - (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
    - (i) The permissible site discharge (PSD) rate; or
    - (ii) The rate of inflow for the one hour, 5 year ARI storm event.
  - (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.

- (d) A 100 mm freeboard to all parking spaces.
- (e) Submission of full hydraulic details and pump manufacturers specifications.
- (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be prepared prior to the commencement of works.

**Reason:** To ensure satisfactory storm water disposal.

14. 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.

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

15. Full engineering construction details for construction of the stormwater system, including OSD structures, pipe networks and calculations shall be prepared prior to the commencement 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 by C&M Consulting Engineers – REV A – 27/09/2018 as amended by this consent

- (b) A Site Storage Requirement of 285 m<sup>3</sup>/ha and a Permissible Site Discharge of 160 L/s/ha (when using 3rd edition of UPRCT's handbook)

- (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.

- (d) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

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



16. Water quality treatment devices as described in Stormwater Management Plan by C&M Consulting Engineers – REV A – 27/09/2018 must be installed to manage surface runoff water discharges and to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must be detailed on the plans used for construction.

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

17. 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 must be included on the construction plans. 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.

18. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10 and Heavy Duty Vehicular Crossing detail, and submitted to the Land and Housing Corporation.

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 certification prior to commencement of the driveway crossing works. A fee in accordance with Councils adopted 'Fees and Charges' will need to be paid at the time of lodgement.

**Reason:** To ensure appropriate vehicular access is provided.

19. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 1998 – 'The use of ventilation and air conditioning in buildings' – 'Fire and smoke control in multi-compartmented buildings'. Details showing compliance are to be shown on the plans used for construction.

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

20. Accessible car-parking spaces must be provided as part of the total car-parking requirements. These spaces and access to these spaces must

comply with AS2890.6 - 'Parking facilities' - 'Off-street parking for people with disabilities and AS1428.1 - 'Design for access and mobility' - General requirements for access - New building work' 2001 and 2009 and AS1428.4 - 'Design for access and mobility' - 'Tactile ground surface indicators for orientation of people with vision impairment' - 'Means to assist the orientation of people with vision impairment - Tactile ground surface indicators' 1992 and 2009.

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

21. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) evidence from the affected utility provider that they raise no objections to the proposed works must be obtained prior to the commencement of works.

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

22. 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 be submitted to the Land and Housing Corporation prior to commencement of works. 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.

23. Foundations adjacent to a drainage easement are to be designed and constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3".

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

24. Foundations adjacent to the existing 600 mm diameter drainage pipe, within the drainage easement, must be designed and constructed in accordance with Council's Code, "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements".

**Reason:** To ensure structural stability of the stormwater pipe.

## **DB0026      Driveway Grades**

25. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be completed and submitted to the Land and Housing Corporation prior to commencement of works.  
**Reason:** To provide suitable vehicle access without disruption to pedestrian and vehicular traffic.
26. Any proposed stormwater drainage installations that require excavation, within three (3) metres of any existing tree, equal to or greater than five (5) metres in height, located on the development site or adjoining properties are to be undertaken in accordance with the methods identified in the Arboricultural Impact Appraisal and Method Statement so as to not destabilise trees required to be retained.  
Plans prepared for construction must reflect the above requirements.  
**Reason:** To ensure adequate protection of existing trees.
27. Plans prepared for construction must illustrate that the approved landscape plan referenced in Condition 1 incorporates the following change in plant species. The following species must be replaced:
- (a) The replacement of one (1) x *Eucalyptus punctata* (Grey Gum) located in front of G01 is to be replaced with one (1) x *Lagerstroemia indica* (Crepe Myrtle).
  - (b) The replacement of two (2) x *Tristaniopsis laurina* (Water Gum) located adjacent the south eastern boundary is to be replaced with two (2) x *Eucalyptus punctata* (Grey Gum).
  - (c) All tree(s) are required to be provided in a minimum 45 litre container and are to be planted at a minimum setback of 3.5m to the outside enclosing wall or edge of a legally constructed building or proposed building.
- Reason:** To ensure the restoration of the environmental amenity of the area.
28. The required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, is to be paid by the Building Contractor prior to the commencement of works.  
**Reason:** To ensure that the levy is paid.
29. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation prepared for construction demonstrating compliance with this condition and are to be submitted to the NSW Land and Housing Corporation.

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

30. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on the building to service the development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation prepared for construction and submitted to the NSW Land and Housing Corporation.

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

31. Design Verification issued by a registered architect is to be provided to NSW Land and Housing Corporation detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.

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

**Reason:** To comply with the requirements of SEPP 65.

32. An Environmental Enforcement Service Charge must be paid to Council by the Building Contractor prior to the commencement of works. 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.

33. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' and forwarded to Council prior to the commencement of works and demonstrate to the Land and Housing Corporation that the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

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

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

34. Satisfactory arrangements are to be made with the energy provider for the provision of electricity supply to the development.

If a substation is required by the energy provider, it will require the submission of an application to modify the consent in accordance with Section 4.55 of the Environmental Planning & Assessment Act.

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

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

35. In accordance with Section 4.17(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds are 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 by the Building Contractor prior to the commencement of demolition works. 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/843/2018;
- (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 Building Contractor 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>Bond Type</b>	<b>Amount</b>
<b>Nature Strip and Roadway</b>	<b>\$25,750</b>

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.

36. The development must incorporate 3 adaptable dwellings. Plans prepared for construction must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

37. NSW Land and Housing Corporation 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 and AS 2890.6. Details are to be illustrated on plans prepared for construction.

**Reason:** To ensure appropriate vehicular manoeuvring is provided.

38. 11 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans prepared for construction.

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

39. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1 and AS 2890.6. A total of 11 parking spaces is to be provided and be allocated as follows:

- a) 11 spaces for the residential units including 4 spaces as accessible parking;

Details are to be illustrated on the plans prepared for construction.

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

40. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on the plans prepared for construction and not be compromised by the landscaping, signage fences, walls or display materials.

**Reason:** To comply with Australian Standards and ensure pedestrian safety.

### **Prior to Work Commencing**

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

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

42. Prior to the commencement of any works on site, a Construction and Traffic Management Plan must be prepared and submitted to Council. The following matters must be specifically addressed in the Plan:

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:

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

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

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

- (c) Traffic Control Plan(s) for the site:

- i. All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be

- designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
- ii. Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
- i. Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
  - ii. A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
  - iii. Minimising construction related traffic movements during school peak periods.

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

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

43. The Building Contractor 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.

44. Prior to the commencement of any excavation works on site, the Building Contractor must prepare and certify (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 Building Contractor must demonstrate in writing to the Land and Housing Corporation 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.

**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.

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

Where it is considered there is potential for the excavation to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under

the proposed development. This design is to ensure there is no change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path of groundwater results, artificial drains such as perimeter drains and through drainage may be utilised.

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

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

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with demonstrated experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent properties and structures both during and after construction. The report must contain site specific geotechnical recommendations and must specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- (ii) No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iii) No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iv) Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- (v) Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.

- (vi) An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

**Reason:** To ensure the ongoing safety and protection of property.

46. 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.

47. 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.

48. If development involves excavation that extends below the level of the base of the footings of a building on adjoining land, the Building Contractor must, at its 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.

**Reason:** As prescribed under the Environmental Planning and Assessment Regulation 2000.

49. 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 Building Contractor's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the Building Contractor 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.

50. Prior to Occupation, approval 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 certification prior to commencement of the driveway crossing works. 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:** Pedestrian and Vehicle safety.

51. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Prepared by Naturally Trees dated 16 August 2018 and the conditions of consent.

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

52. 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.

53. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed prior to the commencement of any work on site.

**Reason:** To ensure public safety.

54. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building 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 responsible Land and Housing Corporation officer for the work;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

**Reason:** Statutory requirement.

55. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:
- (a) Above;
  - (b) Below; or
  - (c) On

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

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.

1. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Land and Housing Corporation prior to pouring of any footings or slabs and/or the construction of any walls/posts.

**Reason:** To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

### **During Work**

56. Stormwater from all new impervious areas, and subsoil drainage systems, must be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in Accordance with AS3500.3 (2003) - Stormwater Drainage and the Building Code of Australia (National Construction Code).

**Reason:** To ensure satisfactory stormwater disposal.

57. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The Building

Contractor must ensure sediment is not tracked out from the development site.

**Reason:** To ensure no adverse impacts on neighbouring properties.

58. 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 Building Contractor.

**Reason:** To protect public safety.

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

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

60. The Biosecurity Act 2015 requires the following weeds to be removed in accordance with the General Biosecurity Duty prescribed by the Act:

- Green Cestrum (*Cestrum parqui*);
- *Lantana* sp;
- Broad Leaved Privet (*Ligustrum lucidum* );

**Reason:** To ensure the compliance with the *Biosecurity Act* 2015.

61. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

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

62. All excavation within five (5) metres of any existing tree equal to or greater than five (5) metres in height, located on the development site or adjoining properties, is to be supervised by an Australian Qualifications Framework (AQF) Level 5 arborist.

Once the work is completed a written report detailing the remedial work undertaken is to be forwarded to the Land and Housing Corporation and a copy is to be submitted to Council.

**Reason:** To provided adequate protection of trees.

63. All trees planted as required by the approved landscape plan are to be a minimum 45 litre container size. All shrubs planted as part of the approved landscape plan are to have a minimum 200mm container size.

All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on

time for installation. The builder shall provide written confirmation of the order to Council and provide a copy to the Land & Housing Corporation.

**Reason:** To ensure appropriate landscaping.

64. Trees to be removed are:

Tree No.	Species	Common Name	Location
9	<i>Washingtonia robusta</i>	Mexican Fan Palm	Refer to Arborist report
10	<i>Citrus x limon</i>	Lemon Tree	Refer to Arborist report
11	<i>Washingtonia robusta</i>	Mexican Fan Palm	Refer to Arborist report
16	<i>Ligustrum sp.</i>	Privet	Refer to Arborist report

**Reason:** To facilitate development.

65. 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.

66. 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.

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

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



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

68. 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 Building Contractor 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.

69. Oversize vehicles using local roads require Council's approval. The Building Contractor 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.

### **Prior to Occupation**

70. Works-As-Executed stormwater plans shall be submitted to the Land and Housing Corporation prior to occupation, demonstrating that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The following documentation is to be included in the submission

- (a) The Work-As-Executed plans are prepared and the copies of the approved drainage plans issued for construction with any 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 Land and Housing Corporation prior to the occupation of the development and a copy is to be submitted to Council.

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

71. Prior to Occupation, the Building Contractor must create a restriction on the title of the subject property.

The restriction is to be over the 100 year ARI flood zone identified in the flood report prepared by Flood Study by Jones Nicholson REV B – 18/06/2018 preventing the placement of any additional structures, walls, fences, fill or other items not approved by this consent which may impede the 100 year ARI flood, within the identified zone.

City of Parramatta Council is to be the Authority whose consent is required to release, vary or modify the restriction.

**Reason:** To protect the environment.

72. Prior to Occupation, a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

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

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

Registered title documents showing the covenants and restrictions must be submitted to the Land and Housing Corporation and a copy submitted to Council prior to occupation or use of on-site.

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

73. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to occupation of the development. 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.

74. An application for street numbering must be lodged with Council for approval, prior to the occupation of the development.

**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.

75. 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.). A copy of the report shall be forwarded to Council prior to occupation.  
**Reason:** To make property owners/residents aware of the procedure in the case of flood.
76. 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 occupation. All costs must be borne by the Building Contractor.  
**Reason:** To provide satisfactory drainage.
77. 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 occupation.  
**Reason:** To ensure restoration of environmental amenity.
78. A street number is to be placed on the site in a readily visible location from a public place prior to occupation. The numbers are to have a minimum height of 75mm.  
**Reason:** To ensure a visible house number is provided.
79. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 957435M, will be complied with prior to occupation.  
**Reason:** To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.
80. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to occupation.  
**Reason:** To ensure appropriate electricity services are provided.
81. 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.

The development shall not be occupied 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.

82. Design Verification issued by a registered architect is to be provided to the Land and Housing Corporation prior to occupation verifying that the residential flat development achieves the design quality of the development as shown in the construction plans and specifications, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

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

**Reason:** To comply with the requirements of SEPP 65.

83. Certification must be provided to the Land and Housing Corporation prior to occupation that the required adaptable dwelling(s) have achieved a class C design in accordance with the requirements of AS 4299 -1995.

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

84. The Building Contractor 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 Land and Housing Corporation prior to occupation. In ascertaining whether adverse structural damage has occurred to adjoining buildings/ infrastructure, the Land and Housing Corporation 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.

## **The Use of the Site**

85. 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.

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

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

87. All landscape works shall be maintained for a minimum period of twelve (12) months following occupation, in accordance with the approved landscape plan and conditions

**Reason:** To ensure restoration of environmental amenity.

88. The roller shutter door to be provided at the driveway entry and exit is to be operated via remote control. If an intercom is installed, it is to be provided at the centre of the driveway (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

**Reason:** To comply with Australian Standards.

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**Date:** 2 September  
**Responsible Officer:** Jonathan Cleary