

Part 1 – Deferred Commencement Conditions

PART 1 - The following are the Deferred Commencement condition(s) imposed pursuant to Section 4.16 of the Environmental Planning & Assessment Act 1979.

(A) Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, the applicant must satisfy the following deferred commencement conditions of consent prior to this development consent becoming operative.

1. **Drainage Legal Right Acquisition.** The subject lot is to acquire a legal right to disperse water over the downstream property, which may occur from time to time. The legal instrument may be in the form of an Easement for Drainage of Stormwater or a Restrictive Covenant (subject to legal advice this can be enforced) and must ensure the following:

- The instrument must be a legal mechanism bound to the lot title, not property owners.
- Permit the conveyance of stormwater runoff over the downstream property which may occur from time to time.
- Prevent any actions which would impose, prevent, dam the overland flow generated by the subject development.
- Council must be listed as the power of authority that can amend, alter or extinguish the instrument.
- Council will consider any clause which enables the extinguishment of the instrument should the region of dispersion become a public road i.e. Eucalyptus Street.
- Any further terms deemed warranted by Council in a detailed review of the document.

Prior to registering the drainage easement / restrictive covenant, the Applicant must submit the draft terms and any plan for Council's review and approval. The applicant is advised to refer to the Council's standard terms for Restrictive Covenants related to flooding and overland flow, available from Councils website.

Once accepted by Council, documentary evidence that the easement / restrictive covenant is registered with the Land & Property Information Authority, including the accepted terms must be submitted to Council prior to the Development Consent being activated.

(B) Documentary evidence of registration of the drainage easement /restrictive covenant identified in deferred commencement condition (A) 1 above, with the Land & Property Information Authority, including the terms of the drainage easement and their location on the burdened lot(s) or restrictive covenant, must be submitted to Council to demonstrate the requirements of this condition have been satisfied, within 12 months from the date of this development consent, failing which, this development consent will lapse pursuant to Section 4.53 of the Environmental Planning and Assessment Act 1979.

The applicant is advised to refer to the Council's standard terms for Restrictive Covenants related to flooding and overland flow, available from Councils website.

Conditions of Consent for LDA2018/0171 :-

- (C) This Development Consent will not operate until such time that the Council notifies the Applicant in writing that that deferred commencement consent condition (A) 1 above have been satisfied; and
- (D) Upon Council giving written notification to the Applicant that deferred commencement consent condition (A) 1 above have been satisfied, the development consent will become operative from the date of that written notification, subject to the following conditions of consent:

Part 2 – General Conditions of Consent

PART 2 - The conditions in the following sections of this consent shall apply upon satisfactory compliance with the above requirements and receipt of appropriate written confirmation from Council.

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Cover Sheet	28.11.18	A-DA 00.000, Revision C
Demolition Plan	28.11.18	A-DA 01.102, Revision B
Proposed Site Plan	18.4.19	A-DA 01.201, Revision E
Basement 2	18.4.19	A-DA 10.001, Revision F
Basement 1	18.4.19	A-DA 10.002, Revision F
Ground Level	18.4.19	A-DA 10.003, Revision H
Level 1	26.2.19	A-DA 10.004, Revision F
Level 2	28.11.18	A-DA 10.005, Revision D
Level 3	28.11.18	A-DA 10.006, Revision D
Level 4	28.11.18	A-DA 10.007, Revision D
Level 5	28.11.18	A-DA 10.008, Revision D
Level 6	28.11.18	A-DA 10.009, Revision D
Level 7	28.11.18	A-DA 10.010, Revision D
Level 8	28.11.18	A-DA 10.011, Revision D
Level 9	28.11.18	A-DA 10.012, Revision D
Level 10	28.11.18	A-DA 10.013, Revision D
Level 11	28.11.18	A-DA 10.014, Revision D
Level 12	28.11.18	A-DA 10.015, Revision D
Level 13	28.11.18	A-DA 10.016, Revision C
Level 14	28.11.18	A-DA 10.017, Revision C
Roof Level	28.11.18	A-DA 10.018, Revision C
Pre & Post Adaption Layout	28.11.18	A-DA 15.002, Revision B
Northeast Elevation	28.11.18	A-DA 20.101, Revision B
Southeast Elevation	28.11.18	A-DA 20.102, Revision C
Northwest Elevation	28.11.18	A-DA 21.101, Revision C
Southwest Elevation	28.11.18	A-DA 21.102, Revision B
Northeast & Southwest Internal Elevations	28.11.18	A-DA 22.001, Revision B
Building Sections AA	28.11.18	A-DA 30.101, Revision B
Building Sections BB	28.11.18	A-DA 30.102, Revision B

Conditions of Consent for LDA2018/0171 :-

Building Sections CC	28.11.18	A-DA 30.103, Revision B
Building Section DD	28.11.18	A-DA 30.104, Revision B
Detail Sections	28.11.18	A-DA 31.101, Revision C
Landscape Plans	30.11.2018 05.03.2019 30.11.2018 30.11.2018 30.11.2018 30.11.2018 30.11.2018 30.11.2018 30.11.2018	L00 - L01, Revision B L02, Revision I L03, Revision C L04 – L06, Revision B L07, Revision D L08, Revision B L09, Revision F L10, Revision C L11, Revision C

2. Amendments.

- a) Notwithstanding the approved plans referenced above, amended plans shall be submitted to resolve acoustic and aural privacy concerns. These plans are to be submitted to Council for approval prior to the release of any relevant Construction Certificate. The windows of the following apartments shall be deleted:

Unit No.	Room	Building Elevation
Level 2		
N2-10	Bathroom Bedroom	East
S2-08	Bedroom	East
Level 3		
N3-07	Living	West
N3-10	Living	East
N3-13	Bathroom Bedroom	East
S3-07	Living	West
S3-10	Living	East
S3-13	Bathroom Bedroom	East
Level 4		
N4-02	Living	West
N4-07	Living	West
N4-10	Living	East
N4-13	Bathroom Bedroom	East
S4-01	Living	West
S4-07	Living	West
S4-10	Living	East
S4-13	Bathroom Bedroom	East
Level 5		

Conditions of Consent for LDA2018/0171 :-

Unit No.	Room	Building Elevation
N5-02	Living	West
N5-07	Living	West
N5-10	Living	East
N5-13	Bathroom Bedroom	East
S5-01	Living	West
S5-07	Living	West
S5-10	Living	East
S5-13	Bathroom Bedroom	East
Level 6		
N6-02	Living	West
N6-07	Living	West
N6-10	Living	East
N6-13	Bathroom Bedroom	East
S6-01	Living	West
S6-07	Living	West
S6-10	Living	East
S6-13	Bathroom Bedroom	East
Level 7		
N7-02	Living	West
N7-07	Living	West
N7-09	Living	East
N7-12	Bathroom Bedroom	East
S7-01	Living	West
S7-07	Living	West
S7-10	Living	East
Level 8		
N8-02	Living	West
N8-07	Living	West
N8-09	Living	East
N8-12	Bathroom Bedroom	East
S8-01	Living	West
S8-07	Living	West
S8-10	Living	East
S8-13	Bathroom Bedroom	East
Level 9		
N9-02	Living	West

Conditions of Consent for LDA2018/0171 :-

Unit No.	Room	Building Elevation
N9-07	Living	West
N9-09	Living	East
N9-12	Bathroom	East
S9-01	Living	West
S9-07	Living	West
S9-10	Living	East
S9-13	Bathroom	East
Level 10		
N10-02	Living	West
N10-07	Living	West
N10-09	Living	East
N10-12	Bathroom	East
S10-01	Living	West
S10-07	Living	West
S10-10	Living	East
S10-13	Bathroom	East
Level 11		
N11-02	Living	West
N11-07	Living	West
N11-09	Living	East
N11-12	Bathroom	East
S11-01	Living	West
S11-07	Living	West
S11-10	Living	East
S11-13	Bathroom	East
Level 12		
N12-02	Living	West
N12-07	Living	West
N12-10	Bathroom	East
S12-01	Living	West
S12-07	Living	West
S12-10	Bathroom	East
Level 13		
N13-05	Bathroom	East
S13-05	Bathroom	East

3. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.
4. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered 894075M_02, dated 5 March 2019.

Conditions of Consent for LDA2018/0171 :-

5. **Support for neighbouring buildings.** If the development involves excavation that extends below the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - Protect and support the adjoining premises from possible damage from the excavation, and
 - Where necessary, underpin the adjoining premises to prevent any such damage, in accordance with relevant Australian Standards.
6. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.
7. **Hoardings.**
 - (a) A hoarding or fence must be erected between the work site and any adjoining public place.
 - (b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.
8. **Illumination of public place.** Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
9. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.
10. **Balconies:**
 - (a) **Clothes drying.** No clothes drying on balconies in the public view are permitted. Any future Strata Management Plan is to include the requirement that clothes drying on balconies visible from any public domain is not permitted.
11. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.
12. **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.
13. **Traffic Management.** Traffic management procedures and systems must be in place and practised during the construction period to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 1985 and City of Ryde, Development Control Plan 2006: - Part 8.1; Construction Activities.

Conditions of Consent for LDA2018/0171 :-

14. **Service Alterations.** All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the applicant's expense.
15. **Design and Construction Standards.** All engineering works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 (Public Domain Works), and relevant Development Control Plans except as amended by the conditions herein.
16. **Public Utilities and Service Alterations** – All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the Applicant's expense. The Applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.
17. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.
18. **Road Opening Permit.** The applicant shall apply for a road-opening permit where a new pipeline is proposed to be constructed within or across the footpath. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) required within the road reserve. No works shall be carried out on the footpath without this permit being paid and a copy kept on the site.
19. **Works on Public Roads** – Any works performed in, on or over a public road pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.
20. **Construction Staging.** For any staging of the public domain works, the applicant shall provide a detailed construction management and staging plan.
21. **Carpark exhaust vent.** The carpark must be provided with adequate system of ventilation. Exhaust vent must be located at least 3 metres above ground level or any pedestrian thoroughfare and:
 - (a) at least 6 metres from any fresh air intake vent or natural ventilation opening; and
 - (b) at least 6 metres or, where the dimensions of the allotment make this impossible, the greatest possible distance from any neighbouring property boundary.
22. **Evidence of connection by gravity flow** - Documentary evidence from a professional hydraulic engineer or other suitably qualified person demonstrating that all of the premises will be connected directly to the sewerage system by gravity flow must be submitted with the application for the Construction Certificate.

Conditions of Consent for LDA2018/0171 :-

23. **Carwash bay details** - Details of the proposed carwash bay must be submitted for approval with the application for the Construction Certificate. Such details must include a design certificate from a suitably qualified person certifying that the design of the carwash bay complies with the conditions of this Consent.
24. **WaterNSW.** This determination is subject to appropriate construction methods to be employed to minimise volume of groundwater take during the construction phase. A copy of WaterNSW's General Terms of Approval is attached.
25. **RMS Condition.** All buildings and structures together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth) along Epping Road boundary.
26. **RMS Condition.** Any redundant driveway(s) on the Epping Road boundary shall be removed and replaced with kerb & gutter to match existing.

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

A Construction Certificate is not required for Demolition.

27. **Tree Retention.** The following trees as referenced within the Arboricultural Impact Assessment and Tree protection Specification prepared by Travers Bushfire & Ecology dated 19 December 2018 must be retained and protected: Trees 18, 19, 35, 40, 42, 43, 44, 45, 46, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 65a, 66, 67, 68, 69, 70 & 71.

Any trees to be removed on adjoining land must have written owner's consent for removal, and copies provided to Council prior to commencement of demolition.
28. **Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any demolition or site clearing works on site.
29. **Tree Protection Fencing.** All protective fencing and signage around TPZs must be located in accordance with AS4970: Protection of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings.
30. **Demolition Traffic Management Plan.** As a result of the site constraints, limited vehicle access and parking, a Demolition Traffic Management Plan (DTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by Council prior to commencing any demolition work.

Due to heavy traffic congestion throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm on weekdays only. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the DTMP.

The DTMP must:-

Conditions of Consent for LDA2018/0171 :-

- (a) Make provision for all construction materials to be stored on site, at all times.
- (b) The DTMP is to be adhered to at all times during the project.
- (c) Specify that all demolition vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
- (d) Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.
- (e) Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site is not permitted unless approved by City Works Directorate.
- (f) Include a Traffic Control Plan prepared by an RMS accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic.
- (g) Specify that a minimum fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.
- (h) Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes, structures proposed on the footpath areas (hoardings, scaffolding or temporary shoring) and extent of tree protection zones around Council street trees.
- (i) Take into consideration the combined construction activities of other development in the surrounding area. To this end, the builder preparing the DTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- (j) Specify spoil management process and facilities to be used on site.
- (k) Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of demolition. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- (l) The DTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”, Council’s DCP 2014 Part 8.1 (Construction Activities) and Council’s DTMP checklist. A copy of Council’s DTMP checklist shall be obtained from Council’s Traffic, Transport and Development Department prior to submission of DTMP.
- (m) All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Demolition Traffic Management Plan is submitted.

NOTE: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The DTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.

31. **Implementation of Demolition Traffic Management Plan.** All works and demolition activities are to be undertaken in accordance with the approved Demolition Traffic Management Plan (DTMP). All controls in the DTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the DTMP be impacted by surrounding major development not encompassed in the approved DTMP, the DTMP measures and controls are to be revised accordingly and

Conditions of Consent for LDA2018/0171 :-

submitted to Council for approval. A copy of the approved DTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

32. **Discovery of Additional Information** - Council and the Principal Certifying Authority (if Council is not the PCA) must be notified as soon as practicable if any information is discovered during demolition or construction work that has the potential to alter previous conclusions about site contamination.
33. **Identification and removal of hazardous materials** - Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.
34. **Contaminated soil** - All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines* (DECCW, 2009) before being transported from the site.
35. **Transportation of wastes** - All wastes must be transported in an environmentally safe manner to a facility or place that can lawfully be used as a waste facility for those wastes. Copies of the disposal dockets must be kept by the applicant for at least 3 years and be submitted to Council on request.
36. **Tip Dockets** - identifying the type and quantity of waste disposed/recycled during demolition are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifier to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifier is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifier.

37. **Section 7.11.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council as follows:

Conditions of Consent for LDA2018/0171 :-

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$726,690.37
Open Space & Recreation Facilities	\$2,915,123.92
Civic & Urban Improvements	\$374,991.82
Roads & Traffic Management facilities	\$402,458.72
Cycleways	\$51,844.96
Stormwater Management Facilities	\$45,896.18
Plan Administration	\$13,977.49
The total contribution is	\$4,530,983.46

These are contributions under the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 Interim Update (2014), effective from 10 December 2014.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

The contribution must be paid **prior to the issue of any Construction Certificate**. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the **City of Ryde**. Personal or company cheques will not be accepted.

A copy of the Section 7.11 Development Contributions Plan may be inspected at the Ryde Customer Service Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

38. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifier prior to the issue of the **Construction Certificate**.
39. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate**.
40. **Security deposit.** The Council must be provided with security for the purposes of section 4.17(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan prior to the release of the **Construction Certificate**. (category: other buildings with delivery of bricks or concrete or machine excavation).
41. **Fees.** The following fees must be paid to Council in accordance with Council's Management Plan prior to the release of the **Construction Certificate**:
 - (a) Infrastructure Restoration and Administration Fee
 - (b) Enforcement Levy

Conditions of Consent for LDA2018/0171 :-

42. **Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be submitted to the Principal Certifier prior to the issuing of the **Construction Certificate**.
43. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.
44. **Detailed site investigation report** - The proponent must undertake a detailed site investigation. The detailed site investigation report must comply with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and demonstrate that the site is suitable for the proposed use, or that the site can be remediated to the extent necessary for the proposed use.
- If remediation is required, the report should also set out the remediation options available for the site and whether the work is considered to be category 1 or category 2 remediation work.
45. **Remediation of land following detailed site investigation** - If required by the detailed site investigation report, the land must be remediated to the extent necessary for the proposed use and a copy of the site validation report must be submitted to Council for consideration. The site validation report must comply with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and demonstrate that the site is suitable for the proposed use.
- No Construction Certificate is to be issued for any building work on the land, excluding those works required for the remediation of the site eg. excavation or shoring, until Council has confirmed in writing that it is satisfied that the land is suitable for the proposed use, without the need for further remediation.**
46. **Notice of remediation work** - Before commencing remediation work written notice must be submitted to Council in accordance with clause 16 of *State Environmental Planning Policy No. 55 - Remediation of Land*.
47. **Remediation work** - All remediation work must be carried out in accordance with the requirements of:
- a) State Environmental Planning Policy No. 55 - Remediation of Land;
 - b) any relevant guidelines published by the NSW Environment Protection Authority; and
 - c) any council policy or development control plan relating to the remediation of land.
48. **Council may require site audit of detailed investigation and validation reports** If requested by Council, a site audit statement and a site audit summary report from an accredited site auditor under the *Contaminated Land Management Act 1997* must be submitted to Council verifying the information contained in the detailed investigation and/or the site validation reports.
49. **Compliance with Energy Efficiency Report.** The development is to comply with the recommendations contained in the Energy Efficiency Report prepared by Wood &

Conditions of Consent for LDA2018/0171 :-

Grieve Engineers, dated 16 April 2018. All necessary measures nominated in the engineer's report and any related project documentation must be implemented and shown on the Construction Certificate plans. The recommendations include:

- Solar access - Management of solar access has been designed to ensure effective passive thermal control for year round comfort. Full height glazing to main living zones ensure effective solar penetration is achieved during winter periods, while horizontal spandrel panels and shading fins ensure effective solar control to the majority of dwellings during peak summer periods.
- Hot Water Systems - Centralised gas hot water systems have been specified within the project design. Gas has a significantly lower greenhouse gas (GHG) emissions profile compared to electric systems and hence has been included within the project design.
- Energy, Greenhouse Gas Emissions & Peak Demand Energy Reduction - Energy and more specifically, energy efficiency and reductions in Greenhouse Gas Emissions, remains a key driver for sustainability within the project. Operational energy use within buildings represents approximately 23% all energy related greenhouse gas emissions in Australia (ABSEC, 2007). By planning for greater energy efficiency within new developments, we can set about lowering these annual greenhouse emissions. Energy Efficiency initiatives proposed for inclusion within the proposed residential project include:
 - VRV systems with day/night zoning instead of traditional single split systems provides increased efficiency.
 - Car park air supply and exhaust includes CO sensors and variable speed fan drives for optimized energy efficiency.
 - Internal / external lighting shall be minimum LED or compact fluorescent for optimised efficiency.
 - Minimum appliance specifications for improved energy efficiency.
 - Solar photovoltaic power system – nominal spaces have been allocated on the roof zones of both north & south towers for the future integration of solar photovoltaic system. This system shall provide on-site renewable power generation, reduces peak energy power demand and lowering electricity costs to both building owners & strata. The power shall be used to offset common power loads in the basement & common building areas. A full size, scale feasibility is to be undertaken during detailed design phase.
- Building Fabric - In accordance with the BASIX thermal compliant building envelope including wall / floor insulation, external glazing (double-glazing) and building sealing in accordance with the relevant NCC Section J code requirements;
- Minimum performance as follows:
 - External walls Rt2.8
 - Exposed roof zones Rt3.2
- Habitable dwelling zones have been located with balcony overhand protection limiting direct summer solar access and whilst allowing for winter solar penetration via full height glazing.
- External façade glazing shall be double glazed specification designed to control heating/cooling loads which reduces energy demand for the building HVAC system.
- Water Resources/Portable Demand Reduction - In response to DCP Control 7.1/2.6d, the development will seek to address water efficiency and reduce the potable water demand via the following initiatives:

Conditions of Consent for LDA2018/0171 :-

- All new water fittings and fixtures such as showerheads, water tap outlets and toilet cisterns are to meet the following WELS ratings. Typically ratings within the RACF will match those specified within the ILU dwellings and nominated on the project BASIX Certificate. Minimum performance standards as follows are to be achieved:
 - o Toilets - 4 Star WELS
 - o Showerheads – 3 Star WELS (>7.5L but ≤ 9l/min);
 - o Taps – 5 Star WELS (kitchen); and
 - o Taps – 6 Star WELS (bathroom)
- Rainwater reuse – a rainwater collection tank shall be included within the development to offset potable water demand from the proposed landscape. A minimum capacity rainwater reuse tank of 10,000L shall be included within the project.

50. **Compliance Acoustical Assessment Report.** The development is to comply with the recommendations contained in the Acoustic Report prepared by Wood & Grieve Engineers, dated 11 April 2018. All noise and vibration control measures nominated in the acoustical consultant's report and any related project documentation must be implemented and shown on the Construction Certificate plans. The recommendations include:

- Minimum recommended glazing systems for proposed development are presented in Table 16 on pages 17 and 18 of the report, for the new building. It is assumed for the purposes of the assessment that the non-vision façade elements will be a solid construction achieving a minimum of Rw50. Acceptable glazing systems presented in Table 16 should be considered as the minimum thickness (including glass, frame and seals) to achieve the targeted acoustic ratings. Greater glazing thickness or different glazing configurations may be required for thermal performance, structure loading, wind loading, etc.
- Noise generated by the mechanical services shall be addressed in accordance with the NSW NPfL. Noise sources from typical operation of the proposed buildings would include mechanical services noise from external condenser units, external garbage exhaust fan and external stair press fans. These noise sources have been used to predict the worst-case scenario noise impact of the proposed use of the site to the nearby residential receivers. The provided the sound power levels, with the minimum distance to any residential boundary, the noise from the mechanical services and the acoustic mitigation measures implemented are expected to comply with the requirements of the NSW NPfL.
- It is required to install an acoustic barrier surrounding the condenser units in order to achieve compliance with the relevant criteria. The acoustic barrier should possess a minimum surface density of 16kg/m² and transmission loss values similar or better in performance as those described in Table 18 on page 19 of the report. The acoustic barrier should be continuous and solid over the length and height specified. Any holes and gaps would compromise the barriers performance and therefore should be avoided. The nominal height for the proposed noise barrier is to be 2400mm leaving 900mm between the proposed barrier height and the height of condenser units.

51. **Compliance with Geotechnical Report.** All design and construction work be conducted in full compliance with all of the recommendations as contained in the Preliminary Environmental Site Assessment Report prepared by Butler Partners dated 12 April 2018. The recommendations include:

Conditions of Consent for LDA2018/0171 :-

- Due to the limited coverage of intrusive sampling carried out across the site for the current of investigation, additional investigation is recommended at locations where planned earthworks and development will take place, in accordance with AS4482.1-2005 which recommends sampling at nineteen locations for a site of 8,000m².
- In accordance with good practice, observations should be made during bulk excavation works and if any evidence of odorous, discoloured or “waste” materials are noted, further investigation of these should be undertaken.

52. **Compliance with Wind Report.** The development is to comply with the requirements contained in the Wind Report prepared by Windtech Consultants Pty Ltd. The development is to comply with the recommendations made in this report. These recommendations include:

- The inclusion of the proposed balustrades along the perimeter of the balconies is expected to further enhance the wind conditions. Hence these features are recommended to be retained in the final design of the development.
- The private terraces located on Level 13 are potentially exposed to accelerating flows around the corners of the building, funnelling wind effect between the building and direct wind effects due to the lack of shielding of shielding from upstream developments at these elevations. It is expected the retention of densely foliating hedge planting within the proposed planter areas along the terrace perimeter edge as indicated in the architectural drawings is expected to be effective in mitigating these adverse wind effects.
- It is expected that suitable wind conditions can be achieved for all outdoor trafficable area within and around the site with the inclusion of the treatment strategies detailed in this report and summarised as follows:
 - The retention of the proposed vegetation scheme as indicated in the landscape drawings.
 - The inclusion of additional localised densely foliating shrubs or trees around the through-site link entrances from Eucalyptus Street and Epping Road.
 - The retention of densely foliating hedge planting within the proposed planter areas along the perimeter edge of the Level 13 private terraces.
- The densely foliating vegetation is recommended to be of an evergreen species to ensure their effectiveness in wind mitigation throughout the year. The inclusion of additional wind mitigation elements such as baffle screens, pergolas and densely foliating vegetation such as trees or shrubs/hedge planting within the various outdoor trafficable areas; in particular around the corner areas and around the areas intended for short duration stationary activities such as outdoor seating or lawn areas, are expected to be effective in further enhancing the localised wind conditions.

53. **Compliance with Access Report.** The development is to comply with the requirements contained in the Access Review Report prepared by Morris-Goding Accessibility Consulting dated 16 April 2018. The development is to comply with the Access to Premises Standard 2010, BCA 2014 and Australian Standard AS 1428.1 – 2009 Design for Access and Mobility – General Requirements For Access -New Building Work. Australian Standard AS 4299 – 1995. These requirements include:
External Linkages

- It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.

Conditions of Consent for LDA2018/0171 :-

- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

Entrances

- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (i.e. when they have a separate function and/or use e.g. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m²). 4x external linkages in the corners of the landscape are emergency egress only.
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if maintained an alternate accessible door is required adjacent.
- An accessible path of travel eg. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

Emergency egress

- Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements would not be incorporated without layout amendments, but if provided with future design development these would generally require:
 - 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009;
 - Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel. This is a recommendation only, not a DDA requirement.
 - Alternative evacuation means eg. emergency passenger lift/s could be provided instead of/only in addition to 'waiting spaces' in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs. –
 - Clarification from BCA consultant/PCA is required to satisfy BCA Part D2.17 for the height of the top of the handrail to be at a consistent height (AS1428.1 clause 12e), in particular throughout stair flights and if provided as inner handrail over landings.

This could be achieved by including an off-set tread at base of each stair flight or by increasing stair landings by 300mm min. length (more than required egress path) to allow space for handrail to extend and continue at consistent height.

Circulation areas

- Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.

Conditions of Consent for LDA2018/0171 :-

- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (ie. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction (or 1200mm min. under AS1428.2 in line with Ryde Access DCP). Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

Passenger lifts

- Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12. In particular, the lift type must comply with Part E3 of the BCA / DDA Access Code 2010.
- All lift lobbies and main corridors on each level to have 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

Stairs and ramps

- Ramps are to have maximum 1:14 gradient with landings at no more than 9 metre intervals.
- Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1.
- Landings are to have 1200mm length with 1500mm length at 90 degree turns.
- Stairs are to have handrails on both sides in accordance with AS1428.1.
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp.

Adaptable Unit Design

- The entry door of the unit achieves 850mm clear width opening (920 door leaf). Latch side clearance of 530mm needs to be achieved at pre adaptation, externally and internally of the door in accordance with AS4299.
- The kitchen needs 1550mm circulation space outside of the kitchen work spaces
- The bathroom needs to be of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. Capped off service can be provided for the relocation of basin at post adaptation. The shower recess will require review during design development.
- The living area needs to be large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299.
- The bedroom needs to achieve 1 metre either side of queen size bed and 1550 x 2070mm at the base of bed or similar configuration
- The laundry area requires 1500mm in front of laundry appliances in accordance with AS4299.
- All doors need to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009.
- All balconies/terraces to have appropriate latch side clearances compliant with AS1428.1-2009.

Silver Livable Unit Design

- The entry door into the units are to be detailed to achieve suitable clear width of at least 820mm during detailed design development stage to be compliant with

Conditions of Consent for LDA2018/0171 :-

Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015:

- From the unit entry, there needs to be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel within accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 820mm clear open widths in accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015. This can be achieved during detailed design development.
- The silver levels units require bathrooms that can accommodate the required 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge of the pan compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required.

Common Areas

- For class 2 access is required to a unique common use facility such as swimming pool, sauna, common laundry, entertainment rooms.
- Accessibility is required to common use courtyards within buildings
- Mailboxes and garbage rooms within residential buildings require appropriate accessibility.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1.

Car Parking

- Accessible car bays require 2.4 metre with 2.4 metre shared area.
- Class 2 residential. Provide an adaptable unit car bay for each adaptable unit. These car bays can have 3.8 metre width or 2.4 m with 2.4 metre shared zone. Currently there are 33x accessible car bays are shown on the drawings. The split is 32x Adaptable SOU car bays + 1x accessible visitor car bay compliant with AS4299.
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Prior to the issue of any construction Certificate, a suitably qualified access consultant is to certify that the development complies with the requirement of this condition.

54. **Adaptable Units.** Thirty-two (32) adaptable apartments, each with an allocated disabled parking space, are to be provided within the development. These apartments are to comply with all of the requirements as outlined in AS4299. Details demonstrating compliance is to be provided on the Construction Certificate plans. Prior to the issue of the Construction Certificate, a suitably qualified access consultant is to certify that the development achieves the requirements of AS4299.

Conditions of Consent for LDA2018/0171 :-

55. **Storage.** Each residential unit is to be provided with the minimum internal storage area as required by the Apartment Design Guide. Details of the location of the storage and dimensions of the storage areas are to be provided on the Construction Certificate plans. The architect is to verify in writing that the development complies prior to the issue of the Construction Certificate.
56. **Soil Depth over Structures.** Where planting is proposed over a structure, the development is to achieve the minimum standards for soil provision suitable to the proposed planting, as contained within the Apartment Design Guide. Information verifying that the development complies with these requirements to be provided on the Construction Certificate plans.
57. **Irrigation.** An automatic watering system is to be supplied to all landscape areas including common areas, private open spaces to ensure adequate water is available to lawns and vegetation. Irrigation systems shall be fully automated and capable of seasonal adjustments. Details are to be submitted to the PCA prior to the issue of Construction Certificate.
58. **Arts and Cultural Plan.** Prior to the issue of the Construction Certificate, a site specific Public Arts Plan is to be submitted for approval by Council. This plan is to be prepared by an arts and cultural planner and will be required to address the following:
- Identify opportunities for the integration of public art in the propose development;
 - Identify themes for public art;
 - Durability, robustness and longevity of the public art; and
 - Demonstrate how public art is incorporated in the site and built form design.
- Submission of the detailed proposal demonstrating that the scale of the public art is appropriate and proportionate to the development and thoughtfully sited & integrated with the building to create a point of interest and define the location of area. The proposal should also provide a program for installation and integration with the construction program for the development. Construction of the public art must be completed prior to the issue of Occupation Certificate.
59. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifier prior to the release of the **Construction Certificate**.
60. **Fencing.** Fencing is to be in accordance with Council's DCP 2014: Part 3.3 – Dwelling Houses and Dual Occupancy (attached) – Section 2.16 - Fences. Details of compliance are to be provided in the plans for the **Construction Certificate**.
61. **Lighting of common areas including entry areas and pathways.** All common areas, pathways and the building entries are to be provided with low glare lighting. Sensor lighting should be installed into areas that may be areas of concealment.

The walls and ceilings of the car park areas should be painted a light colour. This can assist in reducing power consumption in order to comply with the Australia New Zealand Standards — Lighting. It also ensures that the lighting within the car park is consistent without creating dark areas of the car park which can often be a target for criminal activity.

Conditions of Consent for LDA2018/0171 :-

The Epping Road walkway entrance is also to be provided with low glaze lighting to enhance walkway. Details of the lighting shall be submitted for approval prior to issue of the **Construction Certificate**. The details to include certification from an appropriately qualified person that there will be no offensive glare onto adjoining residents.

62. **Fibre-ready facilities and telecommunications infrastructure.** Prior to the issue of any Construction Certificate satisfactory evidence is to be provided to the Certifier that arrangements have been made for:

- (i) The installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Alternatively, demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.

And

- (ii) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

(Note real estate development project has the meanings given in Section 372Q of the Telecommunications Act).

63. **Construction Traffic Management Plan.** As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by Council (and endorsed by Sydney Coordination Office within Transport for NSW (TfNSW)) prior to issue of any Construction Certificate.

Due to heavy traffic congestion throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm on weekdays only. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CTMP.

Conditions of Consent for LDA2018/0171 :-

The CTMP must:-

- i. Consider the Station Link (formerly known as Epping to Chatswood Temporary Transport Plan), which is due to commence on 30 September 2018 and will operate for approximately 7 months. Key features of Station Link include:
 - High frequency, turn-up-and-go services to stations between Epping and Chatswood at least every six minutes during the peak.
 - More than 110 services per hour in the busiest parts of the day.
 - A dedicated high frequency service to Macquarie University Campus from Epping Station.
 - A loop service running at least every 10 minutes 7 days a week to all stations between Epping to Chatswood
 - Further information on Station Link can be found at <http://www.mysydney.nsw.gov.au/stationlink>
- (Note: This part of the condition is only relevant where works is to occur while the station link is still open).
- i. Make provision for all construction materials to be stored on site, at all times.
 - ii. Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.
 - iii. Specify that all construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Epping Road.
 - iv. Make provision for parking onsite once basement level is constructed. All Staff and Contractors are to use the basement parking once available.
 - v. Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council's Public Works.
 - vi. Include a Traffic Control Plan prepared by an RMS accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic.
 - vii. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
 - viii. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.
 - ix. Take into consideration the combined construction activities of other development in the surrounding area. To this end, the builder preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site.
 - x. Specify spoil management process and facilities to be used on site.
 - xi. Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
 - xii. The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – "Manual of Uniform Traffic Control Devices",

Conditions of Consent for LDA2018/0171 :-

RMS' Manual – "Traffic Control at Work Sites", Council's DCP 2014 Part 8.1 (Construction Activities) and Council's CTMP checklist. A copy of Council's CTMP checklist shall be obtained from Council's Traffic, Transport and Development Department prior to submission of CTMP.

- xiii. All fees and charges associated with the review of this plan is to be in accordance with Council's Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Note: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.

TfNSW also request that the following matters are addressed in the CTMP:

- Traffic and public transport customer management in the vicinity of the development.
- Location of all proposed work zones;
- Construction vehicle access arrangements;
- Proposed construction hours;
- Estimated number and type of construction vehicle movements including volume, time of day and truck routes.
- Construction program highlighting details of peak construction activities and proposed construction 'Staging';
- 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;
- Cumulative construction impacts of projects in the Macquarie Park precinct. Should any impacts be identified, the duration of the impacts;
- Timing of and reinstatement standards for footpath and road openings; and
- Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

64. **Waste and Service Vehicle Access.** Access to the on-site loading bay area including ramp grades, transitions and height clearance shall be designed for safe forward in and forward out access of 11m Council's waste vehicle, as a minimum requirement. The height clearance required is 4.5m. Plans showing the ramp grades, transitions and height clearance and swept path diagrams of 11m Council's waste vehicle shall be submitted to and approved by Council's Traffic Engineer prior to the issue of the Construction Certificate. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.
65. **Waste Management Plan.** Any changes to the Waste Management Plan dated 4/12/18 Revision H or DA 10.002-14 Rev D 28/11/18 – Basement 1 plans which were utilized to evaluate the waste collection by Council, have to be approved by the Waste Department at the City of Ryde Council before the issue of a Construction Certificate to ensure the waste collection is not affected.

Conditions of Consent for LDA2018/0171 :-

66. **Waste Storage areas.** All waste storage areas which have a doorway must be wide enough to allow the bins allocated to the property to fit through opening including the door.
- 1100L Bins – width 1.4m, depth 1.1m, height 1.4m
 - 660L Bins – width 1.3m, depth 0.8m, height 1.3m
 - 240L Bins – width 0.6m, depth 0.8m, height 1.1m
67. **Separation of recyclables.** Two separate receptacles must be provided inside each dwelling to store up to two days' worth of waste and recyclables awaiting transfer to the communal bin disposal areas to ensure source separation of recyclable.
68. **Hard waste area.** Access to the hard waste area must be provided for collection contractors. Suitable details must be clearly shown on the approved plan before the issue of any Construction Certificate. An area of 29m² is to be provided to provide adequate space for the 317 units.
69. **Garbage and recycling room construction requirements.** All garbage and recycling rooms must be constructed in accordance with the following requirements:
- (a) The room must be of adequate dimensions to accommodate all waste containers, and any compaction equipment installed, and allow easy access to the containers and equipment for users and servicing purposes;
 - (b) The floor must be constructed of concrete finished to a smooth even surface, coved to a 25mm radius at the intersections with the walls and any exposed plinths, and graded to a floor waste connected to the sewerage system;
 - (c) The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water Corporation;
 - (d) The walls must be constructed of brick, concrete blocks or similar solid material cement rendered to a smooth even surface and painted with a light coloured washable paint;
 - (e) The ceiling must be constructed of a rigid, smooth-faced, non-absorbent material and painted with a light coloured washable paint;
 - (f) The doors must be of adequate dimensions to allow easy access for servicing purposes and must be finished on the internal face with a smooth-faced impervious material;
 - (g) Any fixed equipment must be located clear of the walls and supported on a concrete plinth at least 75mm high or non-corrosive metal legs at least 150mm high;
 - (h) The room must be provided with adequate natural ventilation direct to the outside air or an approved system of mechanical ventilation;
 - (i) The room must be provided with adequate artificial lighting; and
 - (j) a hose with a trigger nozzle must be provided in or adjacent to the room to facilitate cleaning.
70. **Ground Anchors.** The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the Roads Act, 1993. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to:

Conditions of Consent for LDA2018/0171 :-

- a. Advice being provided to the relevant Public Utility Authorities of the proposed anchoring and their requirements are met.
- b. the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the application, and
- c. the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy shall remain valid until the de-commissioning of the ground anchors.

71. **Public domain improvements.** The public domain is to be upgraded along the Epping Road frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park Corridor. The works shall include paving, multifunction light poles, street furniture and plantings, and must be completed to Council's satisfaction at no cost to Council.

A public domain plan for the following works shall be submitted to, and approved by Council's City Works Directorate, prior to the issue of the Construction Certificate.

- (a) Road and footpath works as specified in the condition of consent for public infrastructure works.
- (b) Street trees to be provided in accordance with the Macquarie Park Street Tree Master Plan.

Note: In designing the street tree layout, the consultant shall check and ensure that all new street trees are positioned such that there are no conflicts with the proposed street lights, utilities and driveway accesses. The proposed street lights will have priority over the street trees. All costs associated with the removal of existing street trees, where required, will be borne by the Developer.

- (c) All telecommunication and utility services are to be placed underground along the Epping Road frontage. The extent of works required in order to achieve this outcome may involve works beyond the frontage of the development site. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant for decommissioning the existing network and constructing the new network; and are to be submitted to, and approved by Council and relevant utility authorities, prior to commencement of work. The public utility cover requirements shall be based on the approved Finished Surface Levels for the footpath, driveways and kerb ramps. For the undergrounding of existing overhead electricity network, the requirements specified in the Ausgrid Network Standards NS130 and NS156 are to be met.
- (d) New street lighting serviced by metered underground power and on multifunction poles (MFPs) shall be designed and installed to Australian Standard AS1158:2010 *Lighting for Roads and Public Spaces*, with a minimum vehicular luminance category V3 and pedestrian luminance category P2 along Epping Road frontage.
Subject to design, it is expected that three new street lights on MFPs will be required along the Epping Road frontage of the site. Lighting upgrade shall be in accordance with the City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park Corridor. The consultant shall liaise with Council's City Works Directorate in obtaining Council's requirements and specifications for the MFP and components, including the appropriate LED luminaire and location of the meter boxes.
Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to, and approved by Council's City Works Directorate prior to lodgement of the scheme with Ausgrid for their approval.

Conditions of Consent for LDA2018/0171 :-

Note: Council has prepared a design guide and schema for the provision of the street lighting on MFPs. A copy of the design guide and schema can be made available to the Electrical Design Consultant upon request to Council's City Works Directorate.

72. **Public Infrastructure Works** – Public infrastructure works shall be designed and constructed as outlined in this condition of consent. The approved works must be completed to Council's satisfaction at no cost to Council.

Engineering drawings prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to, and approved by Council's City Works Directorate prior to the issue of the Construction Certificate. The works shall be in accordance with City of Ryde DCP 2014 Part 8.5 - *Public Civil Works*, and DCP 2014 Part 8.2 - *Stormwater Management*, where applicable.

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, existing and proposed signage and linemarking, and other relevant details for the new works. The drawings shall also demonstrate the smooth connection of the proposed road works into the remaining streetscape.

The Applicant must submit, for approval by Council as a Road Authority, full design engineering plans and specifications for the following infrastructure works:

- (a) The removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction in accordance with RMS requirements.
- (b) The construction of new kerb and gutter along the entire length of the Epping Road frontage of the development site. The new kerb and gutter along Epping Road shall be constructed generally in accordance with the design shown on Traffix's drawing **SK.01 Revision C**. Proposed kerb profiles are to be provided to RMS for approval in order to ensure proper connections to existing kerb and gutter along Epping Road.
- (c) The construction of deceleration taper and a 3.5m wide deceleration left turning lane from Epping Road into the new development site generally in accordance with the Traffix's drawing **SK.01 Revision C**.
- (d) Construction of new 2.4m wide Shared User Path - granite paving with nature strip along the Epping Road frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park Corridor. The preferred alignment of the Shared User Path would be 600mm away from the boundary line.
- (e) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
- (f) Signage and linemarking details.
- (g) Staging of the public civil works, if any, and transitions between the stages.
- (h) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.

Notes:

Conditions of Consent for LDA2018/0171 :-

1. The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths, prior to setting the floor levels for the proposed building.
2. Depending on the complexity of the proposed public domain works, the Council's review of each submission of the plans may take a minimum of six (6) weeks.
3. Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - *Public Civil Works*, Section 5 "*Standards Enforcement*". A checklist is also available upon request to Council's City Works Directorate.
4. City of Ryde standard drawings for public domain infrastructure assets are available on the Council website. Details that are relevant may be replicated in the public domain design submissions; however Council's title block shall not be replicated.

73. **Driveway Access and Boundary Alignment Levels** - The Applicant shall apply to Council for site specific driveway access and boundary alignment levels prior to the issue of any Construction Certificate. The application shall be accompanied by preliminary engineering plans of civil works along the frontage of the development site. The Council issued levels shall be incorporated into the detail design plans for the public domain improvements and infrastructure works, and the design of the internal driveway, car parking areas, landscaping and stormwater drainage plans. Fees are payable in accordance with Council's Schedule of Fees & Charges at the time of the application.

74. **Vehicle Footpath Crossings** – To protect the footpath from damage resulting from the vehicular traffic, the footpath crossing/s shall be designed and constructed in accordance with the City of Ryde Development Control Plan 2014 Part 8.3 *Driveways* and Part 8.5 - *Public Civil Works*, and all relevant Australian Codes and Standards (AS2890.1). The crossings shall match the paving style along the frontages of the development site.

In order to avoid the access driveway looking like a public road, kerbs shall not be returned to the boundary alignment line.

The Applicant shall provide Council with certification from a Chartered Civil Engineer (registered on the NER of Engineers Australia) confirming that the vehicle footpath crossing and driveway design meet Council requirements and the relevant standards, prior to the issue of the Construction Certificate.

75. **Public Domain Works – Defects Security Bond** - To ensure satisfactory performance of the public domain works, a defects liability period of twelve (12) months shall apply to the works in the road reserve following completion of the development. The defects liability period shall commence from the date of issue by Council, of the Compliance Certificate for the External Works. The Applicant shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council's standard specification, during the twelve (12) months' defects liability period. A bond in the form of a cash deposit or unconditional Bank Guarantee of \$150,000 shall be lodged with the City of Ryde prior to the issue of a Construction Certificate to guarantee this requirement will be met. The bond will only

Conditions of Consent for LDA2018/0171 :-

be refunded when the works are determined to be satisfactory to Council after the expiry of the twelve (12) months defects liability period.

76. **Engineering plans assessment and works inspection fees.** The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council.

Note: An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.

77. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).

With respect to this, the following revision(s) must be undertaken;

- a) All internal driveways and vehicle access ramps must have ramp grades, transitions and height clearances complying with AS 2890.1. To demonstrate compliance with this Standard, the development's structural details must include a driveway profile, showing ramp lengths, grades, surface RL's and overhead clearances taken along the vehicle path of travel from the crest of the ramp to the basement. The driveway profile must be taken along the steepest grade of travel or sections having significant changes in grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the respective type of vehicle.
 - b) All internal driveways and vehicle access ramps catering for service vehicle access must have ramp grades, transitions and height clearances complying with AS 2890.2 for the designated vehicle class (SRV 3.5m – MRV/ HRV – 4.5m). To demonstrate compliance with this Standard, the development's structural details must include an access path profile taken along the service vehicle path of the travel into the enclosed garage structure to the loading bay areas. The profile must show ramp lengths, grades, surface RL's and overhead clearances taken along the vehicle path of travel and is to include provision for overhead services.
 - c) To allow for adequate sight distance from a vehicle exiting the property to pedestrians in the footpath area, the northern side of the driveway entry at the property boundary must have clear sight through a splayed region defined by Figure 3.3 of AS 2890.1 (2004) and Council's DCP. Ideally the region is to be free of all obstructions, otherwise any solid obstructions are to be no greater than 900mm above finished surfaces and horizontal fencing/ slats are to permit more than 50% visual permeability.
 - d) The visitor and residential parking spaces must be grouped to easily locate and distinguish between spaces.
 - e) All tandem spaces provided must be allocated to the same Unit.
- These amendment(s) must be clearly marked on the plans submitted to the Accredited Certifier prior to the issue of a Construction Certificate.

78. **Stormwater management.** Stormwater runoff from the development shall be collected and piped by gravity flow to Epping Road. A detailed stormwater drainage design prepared by a qualified practicing Civil Engineer must be provided prior to the issue of a Construction Certificate. The submitted design must be generally in

Conditions of Consent for LDA2018/0171 :-

accordance with the plans, specifications and details prepared by Robert Bird Group Pty Ltd, drawing number 17438C C-1-01 (1), C-2-01 (1), C-6-01 (8), C-6-15 (2), C-6-20 (D), C-6-21 (C), C-6-50 (1), and C-6-60 (1), dated 22nd February 2019 subject to any variations marked in red on the approved plans and noted following;

- Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together to the public drainage infrastructure located along Epping Road.
- Onsite detention must be incorporated in the stormwater management system having a minimum SSR 270 m³ and a maximum PSD of 170 L/s. Note – These values are approximate based on current provided design. Any changes will need the SSR and PSD to be recalculated in accordance with Part 8.2 of Council's DCP.
- The OSD tank must be reconfigured to ensure that under all circumstances any surcharge from the storage tank is directed to Epping Road, away from the basement. The use of sealed pits to protect the basement is not supported. There is potential to locate the storage tank below the vehicular entry. In order to increase the area of the OSD tank to achieve volume compliance, the courtyard of unit SG-06 and landscaped area within the front setback may be reconfigured and/or reduced. Alternatively, the system may be divided into a number of tanks.
- The rising main from the basement pump out tank must discharge to the OSD system.
- An overland flowpath must be provided between the front of the dwelling and Epping Road frontage. This area must be graded so that bypass flows from the site drainage system are directed to Epping Road. Note an overland flow path will also be required for the rear courtyards facing Eucalyptus Street.
- Due to the lowering of the proposed courtyards below the boundary levels, the internal drainage system shall be designed to cater for the 100year storm event.
- Connection to the public drainage infrastructure will require a road opening permit. Plans detailing these works are to be provided with the permit application and Council's City Works & Infrastructure is to inspect the connection prior to backfill. This is to be noted on the detailed plans.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for a Construction Certificate and prepared by a chartered civil engineer and comply with the following;

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (2003) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.
- Onsite detention must be incorporated in the stormwater management system having a minimum SSR and a maximum PSD as determined in the final detailed stormwater plans. Any variations to these values attributed to changes required by conditions of this consent, must be in accordance with Council's DCP requirements for onsite detention and must be validated in the certification of the design required by this condition.

Conditions of Consent for LDA2018/0171 :-

79. **Stormwater Management – Connection to Public Drainage System.** The connection to the public inground stormwater drainage infrastructure located in Epping Road will require the assessment, approval and inspection by Council's Civil Infrastructure & Integration Department (Stormwater Section) to ensure the integrity of this asset is maintained. Engineering plans detailing the method of connection complying with Council's DCP and Technical Standards and an inspection fee in accordance with Council's Schedule of Fees and Charges must be paid to Council prior to the issue of the Construction Certificate. Council must be notified when the connection has been made to the pit and an inspection must be made by a Council officer prior to restoration/ backfill at the point of connection for approval.

Where the point of connection is in neighbouring property, the applicant must provide written notification to the affected property owner no less than a week prior to the works and all structures/ surface areas affected by the drainage connection works must be reinstated at the completion of this activity, at no cost to the affected property owner.

80. **Driveway Access Levels.** The applicant is to apply to Council, pay the required fee, and have issued site specific driveway access levels by Council prior to the issue of the Construction Certificate.
81. **Vehicle Footpath Crossing(s).** Concrete footpath crossings and associated gutter crossovers must be constructed fronting the approved vehicle access location(s). The crossing(s) must be constructed in plain reinforced concrete with location, design and construction shall conform to Council requirements and AS 2890.1 – 2004 (Offstreet Parking). Accordingly, prior to issue of Construction Certificate an application shall be made to Council for driveway crossing alignment levels. These issued levels are to be incorporated into the design of the driveway access and clearly delineate on plans submitted with the Construction Certificate application.
82. **Drainage System.** The applicant shall submit detailed design documentation for the proposed drainage works in Epping Road as shown on Drawing C-6-01 Job No. 17438C Revision 6 Dated 30.11.18 prepared by Robert Bird Group to Council for its approval prior to the issue of any Construction Certificate. The proposed pipeline in Epping Road shall be a minimum 375 mm diameter RCP. The proposed kerb inlet pit 2/A must be relocated to the straight section of the kerb and gutter. The existing pit 1/A shall be reconstructed if damaged. The detailed design drawings shall be prepared in accordance with the Council's DCP 2014 Part 8.2, Roads and Maritime Services (RMS) guidelines and shall include but not limited to:
- a. A drainage system layout plan and structural details shall be drawn at a scale of 1:100, 1:200 or 1:250 and shall show the location of drainage pits and pipe and any other information necessary for the design and construction of the drainage system (i.e. utility services).
 - b. A drainage system longitudinal section shall be drawn at a scale of 1:100 or 1:200 horizontally and 1:10 or 1:20 vertically and shall show the underground channel and pipe size, class and type, pipe support type in accordance with AS 3725 or AS 2032 as appropriate, pipeline chainages, pipeline grade, hydraulic grade line and any other information necessary for the design and construction of the drainage system (i.e. utility services).

Conditions of Consent for LDA2018/0171 :-

- c. Special details including non-standard pits, pit benching and transitions shall be provided on the drawings at scales appropriate to the type and complexity of the detail being shown.
 - d. The drainage system layout plan shall be documented on a detailed features survey plan that describes all existing structures, utility services, vegetation and other relevant features.
83. **RMS Approval for Drainage Works** – The applicant shall obtain written approval from the Roads and Maritime Services (RMS) for all works in Epping Road prior to the issue of any Construction Certificate. All Roads and Maritime's relevant conditions/requirements shall be complied with.
84. **Utility Services** - The applicant shall undertake and bear all costs associated with the liaison, approval and relocation of any utility services. All correspondence and approvals between the Applicant and utility authorities shall be provided to the Council in conjunction with engineering documentation for the stormwater drainage works prior to issue of the Construction Certificate.
85. **Geotechnical Design, Certification and Monitoring Program.** The proposed development involves the construction of subsurface structures and excavation that has potential to adversely impact neighbouring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.

This engineer is to prepare the following documentation;

- a) Certification that the civil and structural details of all subsurface structures are designed to;
 - provide appropriate support and retention to neighbouring property,
 - ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure, and,
 - ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.
- b) A Geotechnical Monitoring Program (GMP) to be implemented during construction that;
 - is based on a geotechnical investigation of the site and subsurface conditions, including groundwater,
 - details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;
 - details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;
 - details action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.

Conditions of Consent for LDA2018/0171 :-

- Is in accordance with the recommendations of any Geotechnical Report approved/ required by this consent.

The certification and the GMP is to be submitted for the approval of the Accredited Certifier prior to the issue of the Construction Certificate.

86. **Dilapidation Survey.** A dilapidation survey is to be undertaken that addresses all properties that may be affected by the construction work. A copy of the dilapidation survey is to be submitted to the Accredited Certifier *and Council* prior to the release of the Construction Certificate.
87. **Site Dewatering Plan.** To ensure that stormwater runoff and the disposal of groundwater from the excavation is drained in an appropriate manner and without detrimental impacts to neighbouring properties and downstream water systems, a Site Dewatering Plan (SDP) must be prepared and submitted with the application for a Construction Certificate.

The SDP is to comprise of detailed plans, documentation and certification of the system, must be prepared by a chartered civil engineer and must, as a minimum, comply with the following;

- All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation.
 - Pumps used for dewatering operations are not to be fuel based so as to minimise noise disturbance and are to be electrically operated.
 - Discharge lines are to be recessed across footways so as to not present as a trip hazard and are to directly connect to the public inground drainage infrastructure where ever possible.
 - The maximum rate of discharge is to be limited to the sites determined PSD rate or 30L/s if discharging to the kerb.
 - Certification must state that the submitted design is in accordance with the requirements of this condition and any relevant sections of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
 - Be in accordance with the recommendations of approved documents which concern the treatment and monitoring of groundwater.
 - Any details, approval or conditions concerning dewatering (eg Dewatering License) as required by the Water Act 1912 and any other relevant NSW legislation.
 - Approval and conditions as required for connection of the dewatering system to the public drainage infrastructure as per Section 138 of the Roads Act.
88. **Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP is to be submitted with the application for a Construction Certificate. The ESCP must be in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by NSW Department – Office of Environment and Heritage and must contain the following information;
- Existing and final contours
 - The location of all earthworks, including roads, areas of cut and fill
 - Location of all impervious areas
 - Location and design criteria of erosion and sediment control structures,

Conditions of Consent for LDA2018/0171 :-

- Location and description of existing vegetation
- Site access point/s and means of limiting material leaving the site
- Location of proposed vegetated buffer strips
- Location of critical areas (drainage lines, water bodies and unstable slopes)
- Location of stockpiles
- Means of diversion of uncontaminated upper catchment around disturbed areas
- Procedures for maintenance of erosion and sediment controls
- Details for any staging of works
- Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate. This condition is imposed to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.

89. **Evidence of connection by gravity flow.** Documentary evidence from a professional hydraulic engineer or other suitably qualified person demonstrating that all of the premises will be connected directly to the sewerage system by gravity flow must be submitted with the application for the Construction Certificate.
90. **RMS Condition.** The proposed deceleration lane along Epping Road shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works. Documents should be submitted to Development.Sydney@rms.nsw.gov.au.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

91. **RMS Condition.** A 3.5m wide strip of land along full property frontage in Epping Road shall be dedicated as public road, prior to issue of the Construction Certificate. This strip of land shall be identified as a separate lot in any future sub-division plan for the site and dedicated at no cost to the Roads and Maritime or Council.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

92. **Site Sign**
- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:

Conditions of Consent for LDA2018/0171 :-

- (i) showing the name, address and telephone number of the Principal Certifier for the work,
- (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

- (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

93. Excavation adjacent to adjoining land

- (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
- (b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.
- (c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

94. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply.

95. **Footpath Works.** The applicant shall, at no cost to Council, excavate and/or fill the footpath adjacent to the subject property so the levels of the footpath comply with the levels specified by Council's City Works & Infrastructure Department. All work which is necessary to join the new footpath levels with the levels in front of the adjoining properties in a satisfactory manner shall be carried out by the applicant. The cost of reconstructing footpath paving or adjusting any services that may be affected shall be borne by the applicant.

96. **Ground Anchors.** The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to application for approval from Council's Civil Infrastructure & Integration Department, as per the provisions of Section 138 of the Roads Act. The application for consent must include detailed structural plans prepared by a chartered structural engineer, clearly nominating the number of proposed anchors, depth below existing ground level at the boundary alignment and the angle of installation. Approval is subject to the applicant paying all applicable fees in accordance with Council's Schedule of Fees and Charges.

97. **Notice of Intention to Commence Public Domain Works –** Prior to commencement of the public domain works, a *Notice of Intention to Commence Public Domain Works* shall be submitted to Council's City Works Directorate. This Notice shall include the name of the Contractor who will be responsible for the construction works, and the name of the Supervising Engineer who will be responsible for providing the certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works.

Conditions of Consent for LDA2018/0171 :-

Note: Copies of a number of documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

98. **Notification of adjoining owners & occupiers – public domain works** - The Applicant shall provide the adjoining owners and occupiers written notice of the proposed public domain works a minimum two weeks prior to commencement of construction. The notice is to include a contact name and number should they have any enquiries in relation to the construction works. The duration of any interference to neighbouring driveways shall be minimised; and driveways shall be returned to the operational condition as they were prior to the commencement of works, at no cost to the owners.
99. **Pre-construction inspection.** A joint inspection shall be undertaken with Council's Engineer from City Works Directorate prior to commencement of any public domain works. A minimum 48 hours' notice will be required when booking for the joint inspection.
100. **Pre-Construction Dilapidation Report.** To ensure Council's infrastructures are adequately protected a pre-construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description and photographic record of any observable defects to the following infrastructure where applicable.
- a) Road pavement,
 - b) Kerb and gutter,
 - c) Footpath,
 - d) Drainage pits,
 - e) Traffic signs, and
 - f) Any other relevant infrastructure

The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to any work commencing.

All fees and charges associated with the review of this report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

101. **Road Activity Permits.** To carry out work in, on or over a public road, the Consent of Council is required as per the *Roads Act 1993*. Prior to the commencement of the relevant works and considering the lead times required for each application, permits for the following activities, as required and as specified in the form "*Road Activity Permits Checklist*" (available from Council's website) are to be obtained and copies submitted to Council with the *Notice of Intention to Commence Public Domain Works*.
- a) **Road Use Permit** - The applicant shall obtain a Road Use Permit where any area of the public road or footpath is to be occupied as construction workspace, other than activities covered by a Road Opening Permit or if a Work Zone Permit is not obtained. The permit does not grant exemption from parking regulations.

Conditions of Consent for LDA2018/0171 :-

- b) **Work Zone Permit** - The applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. Separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane. **A Roads and Maritime Services Road Occupancy Licence shall be obtained for State Roads.**
- c) **Road Opening Permit** - The applicant shall apply for a road-opening permit and pay the required fee where a new pipeline is to be constructed within or across the road pavement or footpath. Additional road opening permits and fees are required where there are connections to public utility services (e.g. telephone, telecommunications, electricity, sewer, water or gas) within the road reserve. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site.
- d) **Elevated Tower, Crane or Concrete Pump Permit** - The applicant shall obtain an Elevated Tower, Crane or Concrete Pump Permit where any of these items of plant are placed on Council's roads or footpaths. This permit is in addition to either a Road Use Permit or a Work Zone Permit.
- e) **Crane Airspace Permit** - The applicant shall obtain a Crane Over Airspace Permit where a crane on private land is operating in the air space of a Council road or footpath. Approval from the Roads and Maritime Services for works on or near State Roads is required prior to lodgement of an application with Council. A separate application for a Work Zone Permit is required for any construction vehicles or plant on the adjoining road or footpath associated with use of the crane.
- f) **Hoarding Permit** - The applicant shall obtain a Hoarding Permit and pay the required fee where erection of protective hoarding along the street frontage of the property is required. The fee payable is for a minimum period of 6 months and should the period is extended an adjustment of the fee will be made on completion of the works. The site must be fenced to a minimum height of 1.8 metres prior to the commencement of construction and throughout demolition and/or excavation and must comply with WorkCover (New South Wales) requirements.
- g) **Skip Bin on Nature Strip** - The applicant shall obtain approval and pay the required fee to place a Skip Bin on the nature strip where it is not practical to locate the bin on private property. No permit will be issued to place skips.

102. **Temporary Footpath Crossing.** A temporary footpath crossing, if required, must be provided at the vehicular access points. It is to be 4 metres wide, made out of sections of hardwood with chamfered ends and strapped with hoop iron, and a temporary gutter crossing must be provided.

103. **Project Arborist.** A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on the subject site and neighbouring allotments in accordance with AS4970-2009 Protection of trees on development sites and the Arboricultural Impact Assessment prepared Travers Bushfire & Ecology dated 19 December 2018. All trees are to be monitored to ensure adequate health throughout the

Conditions of Consent for LDA2018/0171 :-

construction period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist throughout construction. Details of the Project Arborist are to be submitted to Council prior to the commencement of construction.

104. **Stormwater Trench/Pit Locations.** The alignment of stormwater infrastructure is to be located as far away from existing trees to be retained as practical. Should the excavation for the stormwater pits and trenches conflict with any major structural roots (greater than >25 mm diameter) of existing trees, their location and alignment is to be modified in consultation with the Project Arborist to avoid impact. Under no circumstances should roots be severed or cut without prior approval from the Project Arborist.
105. **Underground Utilities.** Any utility services to be located underground within the TPZ are to be undertaken utilising excavation techniques that prevent or minimise damage to structural roots (roots greater than >25 mm diameter). To prevent soil compaction and root damage these works should be conducted with non-motorised hand tools or directional drilling.
106. **Excavation within TPZ.** Any excavation or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual, non-motorised hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist.
107. **Fill Requirements.** All fill to be placed within the Tree Protection Zones of neighbouring trees is to be gap graded structural soils which allows for gaseous exchange and future root growth. The Project Arborist is to confirm suitability of the proposed material prior to installation.
108. **Canopy Tying.** Where possible tree branches overhanging the construction zones are to be tied back to the main trunk rather than pruned.
109. **Root Pruning.** Where root pruning is required, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using hessian material or mulch where practical. Severed roots shall be treated with a suitable root growth hormone.
110. **Footing Locations.** The location of isolated pier footings associated with the service driveway ramp must be capable of relocation or repositioning to avoid conflict with any significant roots identified within the Tree Protection Zones of those trees to be retained.
111. **Automated Irrigation.** A permanent automatic watering system is to be installed to the underside of the service driveway ramp after final completion. Soil moisture levels within all TPZs are to be regularly monitored by the Project Arborist and any required adjustments to the system are to be made accordingly.
112. **Transport for NSW.** A Construction Pedestrian and Traffic Management Plan (CPTMP) shall be submitted to Council in consultation with the Sydney Coordination Office (SCO) within TfNSW. The CPTMP should be endorsed by the SCO prior to any construction activity on the site and take into account the potential impacts of

Conditions of Consent for LDA2018/0171 :-

the proposed development on the operation of Station Link, where works are proposed prior to May 2019.

The CTMP must address the following matters:

- Traffic and public transport customer management in the vicinity of the development.
- Location of all proposed work zones;
- Construction vehicle access arrangements;
- Proposed construction hours;
- Estimated number and type of construction vehicle movements including volume, time of day and truck routes.
- Construction program highlighting details of peak construction activities and proposed construction 'Staging';
- 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;
- Cumulative construction impacts of projects in the Macquarie Park precinct. Should any impacts be identified, the duration of the impacts;
- Timing of and reinstatement standards for footpath and road openings; and
- Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

113. **RMS Condition.** Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system in Epping Road are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Documents should be submitted to Development.Sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

114. **RMS Condition.** The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime. Documents should be submitted to Development.Sydney@rms.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

115. **RMS Condition.** A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

Conditions of Consent for LDA2018/0171 :-

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

116. **Traffic Management.** Any traffic management procedures and systems must be in accordance with AS 1742.3 1996 and City of Ryde, Development Control Plan 2014: - Part 8.1; Construction Activities. This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

Accordingly, a detailed plan of traffic management prepared by a traffic engineer including certification indicating compliance are to be submitted with the Construction Certificate application.

117. **RMS Condition.** All demolition and construction vehicles are to be contained wholly within the site and a construction zone will not be permitted on Epping Road.
118. **RMS Condition.** A Road Occupancy Licence should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Epping Road during construction activities.
119. **Truck Shaker.** A truck shaker grid with a minimum length of 6 metres must be provided at the construction exit point. Fences are to be erected to ensure vehicles cannot bypass them. Sediment tracked onto the public roadway by vehicles leaving the subject site is to be swept up immediately.
120. **Tip docket**s identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.
121. **Maintenance.** The area surrounding the construction site must be maintained to reduce the incidence of illegal dumping and management of litter from the site and workers associated with the site must be undertaken.
122. **Hold Points during construction – Drainage Works** - Council requires inspections to be undertaken by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, for all Council stormwater drainage works at the hold points shown below.

The Applicant shall submit to the Principal Certifying Authority, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s, stating all drainage and associated construction works have been executed as detailed in the stamped approved plans, and in accordance with the relevant Australian Standards, City of Ryde standards and specifications.

Note that any stormwater pits with a depth greater than 1.8 metres shall be certified by a suitably qualified Structural Engineer (registered on the NER of Engineers Australia).

Conditions of Consent for LDA2018/0171 :-

The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken. The certificate shall include commentary to support any variations from the approved drawings.

- (a) Upon excavation of pipeline trenches.
- (b) Upon installation of all pits.
- (c) Upon installation of new pipelines before backfilling.
- (d) Upon connecting the proposed 375 mm diameter RCP line to the existing kerb inlet pit in Epping Road.
- (e) Upon backfilling of excavated areas and prior to the construction of the final surface.
- (f) Final inspection - upon the practical completion of all drainage and associated works with all disturbed areas satisfactorily restored.

123. **Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the Construction Certificate version of the Stormwater Management Plan submitted in compliance to the condition labelled "Stormwater Management." and the requirements of Council in relation to the connection to the public drainage system.

124. **Erosion and Sediment Control Plan - Implementation.** The applicant shall install erosion and sediment control measures in accordance with the Construction Certificate approved Soil Erosion and Sediment Control (ESCP) plan at the commencement of works on the site. Erosion control management procedures in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction.

125. **Geotechnical Monitoring Program - Implementation.** The construction and excavation works are to be undertaken in accordance with the Geotechnical Report and Monitoring Program (GMP) submitted with the Construction Certificate. All recommendations of the Geotechnical Engineer and GMP are to be carried out during the course of the excavation. The applicant must give at least seven (7) days notice to the owner and occupiers of the adjoining allotments before excavation works commence.

126. **Site Dewatering Plan – Implementation.** The Site Dewatering Plan (SDP) on the site must be constructed in accordance with the Construction Certificate version of the SDP submitted in compliance to the condition labelled "Site Dewatering Plan.", the requirements of Council in regards to disposal of water to the public drainage infrastructure and the requirements of any Dewatering License issued under NSW Water Act 1912 in association with the works. A copy of the SDP is to be kept on site at all times whilst dewatering operations are carried out.

127. **Public Domain Works - Construction.** The public domain infrastructure works specified in this consent must be constructed in accordance with the approved civil infrastructure plans, documentation and any associated conditions as issued by Council's Civil Infrastructure & Integration Department under the provisions of Section 138 of the Roads Act and Local Government Act.

128. **Public Domain Works – Construction Inspections.** Any works in the Public Domain or alterations to public infrastructure that will come under the care and control of Council upon completion of the development, will require inspection by Council's Civil

Conditions of Consent for LDA2018/0171 :-

Infrastructure & Integration Department (the relevant officer) at the following hold points:

-
- a) Prior to the commencement of construction and following the set-out on site of the position of the drainage works to the levels shown on the approved drainage drawings.
- b) Upon excavation of trenches and for other drainage structures to the line, grade, widths and depths shown on the approved drainage drawings.
- c) Upon installation of any pipe and other drainage structures.
- d) Upon backfilling of excavated areas and prior to the construction of the final pavement surface.
- e) Upon the completion of all drainage works and prior to practical completion.

An inspection fee is applicable for each visit and at least 24hours notification will be required prior to each inspection.

129. **Stormwater Improvements – Inspections** will be required by Council's engineer at the following hold points:

- After excavation of pipeline trenches
- After the laying of all pipes prior to backfilling.
- After the completion of all pits and connection points.

A minimum of 24 hours notice shall be given to Council to inspect works. Work is not be proceed until the works are inspected and approved by Council in writing for each hold point.

130. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifier during construction to ensure that the critical stage inspections are undertaken, as specified under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.

131. **Noise Management Plan.** Where demolition or construction activities are likely to cause significant noise or vibration (eg. jackhammering ,rock breaking or impact piling) a noise management plan must be prepared by a suitably qualified acoustical consultant and be submitted to the Principal Certifying Authority before the work commences. The plan must be prepared in accordance with the Interim Construction Noise Guideline (DECC, 2009) and include:

- (a) Identification of nearby affected residences or other sensitive receivers.
- (b) An assessment of the expected noise impacts.
- (c) Details of the work practices required to minimise noise impacts.
- (d) Noise monitoring procedures.
- (e) Procedures for notifying nearby affected residents.
- (f) Complaints management procedures.

132. **Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.

133. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.

Conditions of Consent for LDA2018/0171 :-

134. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:
- (a) Fill is allowed under this consent;
 - (b) The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*;
 - (c) the material is reused only to the extent that fill is allowed by the consent.
135. **Construction materials.** All materials associated with construction must be retained within the site.
136. **Site Facilities**
The following facilities must be provided on the site:
- (a) toilet facilities in accordance with Safework NSW requirements, at a ratio of one toilet per every 20 employees, and
 - (b) a garbage receptacle for food scraps and papers, with a tight fitting lid.
137. **Site maintenance**
The applicant must ensure that:
- (a) approved sediment and erosion control measures are installed and maintained during the construction period;
 - (b) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
 - (c) the site is clear of waste and debris at the completion of the works.
138. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 "Traffic Control Devices for Work on Roads".
139. **Implementation of Construction Traffic Management Plan.** All works and construction activities are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.
140. **Hold Points during construction - Public Domain.** Council requires inspections to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for the public domain, at the hold points shown below.

The Applicant shall submit to Council's City Works Directorate, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

Conditions of Consent for LDA2018/0171 :-

- a) Prior to the commencement of construction and following the set-out on site of the position of the civil works to the levels shown on the approved civil drawings.
- b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
- c) Upon compaction of the applicable sub-base course.
- d) Upon compaction or construction of any base layers of pavement, prior to the construction of the final pavement surface (e.g. prior to laying any pavers or asphalt wearing course).
- e) Upon installation of any formwork and reinforcement for footpath concrete works.
- f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

141. **Identification and removal of hazardous materials.** Any hazardous materials, including asbestos, must be identified before work commences and be removed in a safe manner.

142. **Contaminated soil.** All potentially contaminated soil excavated during construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines* (DECCW, 2009) before being transported from the site.

143. **Transportation of wastes.** All wastes must be transported in an environmentally safe manner to a facility or place that can lawfully be used as a waste facility for those wastes. Copies of the disposal dockets must be kept by the applicant for at least 3 years and be submitted to Council on request.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifier prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifier must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifier is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifier.

144. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered 894075M_02, dated 5 March 2019.

145. **RMS Condition.** The proposed development should be designed such that road traffic noise from Epping Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of *State Environmental Planning Policy (Infrastructure) 2007*.

Conditions of Consent for LDA2018/0171 :-

146. **Landscaping.** All landscaping works approved by condition 1 are to be completed prior to the issue of the any **Occupation Certificate**.
147. **Fire safety matters.** At the completion of all works, a Fire Safety Certificate must be prepared, which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Each year the Owners must send to the Council and the Fire and Rescue NSW an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

148. **Sydney Water – Section 73 Compliance Certificate.** A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Sydney Water will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. A Section 73 Compliance Certificate must be completed before the issue of any Occupation Certificate. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

149. **Public domain – work-as-executed plan.** A works as executed plan for works carried out in the public domain must be provided to and endorsed by Council prior to the issue of any **Occupation Certificate**.
150. **Public Domain Improvements and Infrastructure Works – Completion.** All public domain improvements and infrastructure works shall be completed to Council's satisfaction, in accordance with the approved public domain plans and at no cost to the Council, prior to the issue of any Occupation Certificate.
151. **Restoration – Supervising Engineer's Certificate.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council's standards and specifications, and DCP2014 Part 8.5 *Public Civil Works*, or the Roads and Maritime Services' standards and specifications, where applicable.
152. **Electricity accounts for new street lighting.** Prior to the issue of any Occupation Certificate, the Applicant shall liaise with Council's Public Domain Development Section regarding the setting up of the electricity account/s in order to energise the newly installed street lighting.

Conditions of Consent for LDA2018/0171 :-

153. **Compliance Certificates – Street Lighting.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a *Certificate of Compliance - Electrical Work (CCEW)* from the Electrical Contractor, and certification from a qualified Electrical Engineering consultant confirming that the street lighting in the public domain has been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.
154. **Compliance Certificate – External Landscaping Works.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.
155. **Public Domain Works-as-Executed Plans.** To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, and that the assets to be handed over to Council are accounted for inclusion in Council's Assets Register, Works-as-Executed Plans shall be submitted to Council for review and approval. The Works-as-Executed Plans are to be prepared on a copy of the approved plans and certified by a Registered Surveyor, and shall contain notations in red, all departures from the Council approved details. Any rectifications required by Council shall be completed by the Developer prior to the issue of any Occupation Certificate.
156. **Supervising Engineer Final Certificate.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. The certificate shall include commentary to support any variations from the approved drawings.
157. **Post-Construction Dilapidation Report .** To ensure Council's infrastructures are adequately protected a post-construction dilapidation report on the existing public infrastructure in the vicinity of the completed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description and photographic record of any observable defects to the following infrastructure where applicable.
- a. Road pavement,
 - b. Kerb and gutter,
 - c. Footpath,
 - d. Drainage pits,
 - e. Traffic signs, and
 - f. Any other relevant infrastructure.

The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure. The report is to be dated and submitted to, and accepted by Council's City Works and Infrastructure Directorate, prior to issue of the Occupation Certificate. The report shall be used by Council to compare with the pre-construction dilapidation report, and to assess whether restoration works will be required prior to the issue of the Occupation Certificate.

Conditions of Consent for LDA2018/0171 :-

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the Dilapidation Report is submitted.

158. **Decommissioning of Ground Anchors.** Prior to the issue of any Occupation Certificate, the Applicant shall provide Council a certificate from a suitably qualified Structural or Geotechnical Engineer confirming that all temporary soil/ground anchors installed into the public road reserve, have been decommissioned and are not transferring any structural loads into the road reserve stratum.
159. **Final Inspection – Assets Handover** - For the purpose of the handover of the public infrastructure assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Works and Infrastructure Directorate following the completion of the external works. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the External Works. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

A minimum 48 hours' notice will be required when booking for the final inspection.

160. **Compliance Certificate – External Works and Public Infrastructure Restoration** – Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have been dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The Applicant shall be liable for the payment of the fee associated with the issuing of this certificate.
161. **Engineering Condition – Public Domain Works** - All outstanding civil works associated with the new road works along Epping Road, kerb and gutter, footpath, vehicular crossings and stormwater drainage works for this development site shall be completed in accordance with Council's specifications and to the satisfaction of Council prior to the issue of the strata plans/subdivision certificate.
162. **Drainage Works – Post construction certifications** - Following completion of the final stage of the drainage and associated restoration works and prior to the issue of the Occupation Certificate, the applicant shall submit all certifications from the Supervising Engineer for each hold point inspection required for the drainage works, as outlined in the condition for "Hold Points during construction – Drainage Works", to Council's City Works Directorate for acceptance and written approval. The certificates shall contain photographs of the completed works and commentary of the inspected works, including any deficiencies and rectifications that were undertaken.
163. **Design Verification.** Prior to an Occupation Certificate being issued to authorise a person to commence occupation or use of a residential flat building, the Principal Certifying Authority (PCA) is to be provided with design verification from a qualified designer. The statement must include verification from the qualified designer that the residential flat development achieves the design quality of the development as shown on plans and specifications in respect of the relevant Construction Certificate issued, having regard to the design quality principles set out in Part 2 of State Environmental

Conditions of Consent for LDA2018/0171 :-

Planning Policy No. 65 – Apartment Design Guide. This condition is imposed in accordance with Clause 154A of the Environmental Planning and Assessment Regulation 2000.

164. **Post-Construction CCTV Report** - A post-construction CCTV report of the new stormwater line in Epping Road (from Pit 3/A to Pit 1/A) is to be submitted to Council. An electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator that assesses the condition of the new drainage line is required. The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to issue of the Occupation Certificate. The report shall be used by Council to assess whether any rectification works will be required. The applicant shall obtain written approval from Council Engineers prior to the issue of the Occupation Certificate.
165. **Works-as Executed Drawings – Stormwater Drainage** - Prior to the issue of an Occupation Certificate, Works-As-Executed (WAE) Drawings for the new pits, pipes and stormwater connection works in Epping Road shall be submitted to and approved by Council's Engineer.

The WAE drawings shall be prepared on the Council approved plans and signed by a Registered Surveyor. Where changes from the Council approved plans have occurred, the plans shall be marked-up in red ink and shall include levels and location for the newly installed drainage structures.

166. **Final Inspection – Assets Handover** - For the purpose of the handover of the public infrastructure assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Works Directorate following the completion of the external works. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the External Works. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

A minimum 48 hours' notice will be required when booking for the final inspection.

167. **Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the application for an Occupation Certificate. The WAE must be prepared and certified (signed and dated) from a suitably qualified engineer (registered on the NER of Engineers Australia) certifying the drawings are a true and accurate representation of the constructed works and is to clearly show the constructed stormwater drainage system (including any onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption system) and finished surface levels which convey stormwater runoff.
168. **Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the pump/ sump and WSUD components incorporated in the approved Stormwater Management system. This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s). The terms of the instrument are to be in accordance with the Council's standard terms for such systems, as specified in City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7 and to the satisfaction of Council. The positive covenant must be registered on the title prior

Conditions of Consent for LDA2018/0171 :-

to the release of any Occupation Certificate for development works for which the system(s) serve.

169. **Stormwater Management – Maintenance program.** To ensure the approved onsite detention system and WSUD measures function as designed for the ongoing life of the development, without imposition on the public domain, the applicant is to prepare a drainage system maintenance plan (DSMP) which is to contain;
- (a) The DSMP is to incorporate a master schedule and plan identifying the location of all stormwater components crucial to the efficient operation of the trunk drainage system on the development lot. This is to include (but not be limited to) pump/sump systems, WSUD components and all onsite detention systems. The master plan is also to contain the maintenance schedule for each component.
 - (b) The DSMP is also to include safe work method statements relating to access and maintenance of each component in the maintenance schedule.
 - (c) Signage is to be placed in vicinity of each component, identifying the component to as it is referred in the DSMP (eg. OSD – 1), the reference to the maintenance work method statement and maintenance routine schedule.
 - (d) Designate areas inside the property in which the maintenance operation is to be undertaken for each component. Maintenance from the road reserve or public domain is not accepted. Areas are to be demarcated if required.
 - (e) Locate a storage area for maintenance components / tools to be stored on site. The location is to be recorded in the DSMP.

The DSMP is to be prepared by a suitably qualified and practising drainage engineer in co-operation with a workplace safety officer (or similar qualified personal) and all signage / linemarkings are to be implemented prior to the issue of any Occupation Certificate for the relevant stage of works.

170. **Redundant Footpath Crossing.** The existing footpath crossing(s) and associated gutter crossover(s) which are not accessing approved vehicle access points must be removed and restore kerb and gutter, verge and footway to match existing adjoining sections. All new levels and materials must be flush and consistent with adjoining sections and all costs are to be borne by the applicant. The works must be completed to Councils satisfaction, prior to the issue of any Occupation Certificate.
171. **Engineering Compliance Certificates.** To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, Compliance Certificates must be obtained for the following items and are to be submitted to the Accredited Certifier prior to the release of any Occupation Certificate. All certification must be issued by a qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.
- a) Confirming that all components of the parking areas contained inside the site comply with the relevant components of AS 2890 and Council's DCP 2014 Part 9.3 (Parking Controls).
 - b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures, and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
 - c) Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including any on-site detention

Conditions of Consent for LDA2018/0171 :-

- system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
- d) Confirming that the connection of the site drainage system to the trunk drainage system complies with Section 4.7 of AS 3500.3 - 2003 (National Plumbing and Drainage Code), the relevant sections of the Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures and any requirements of Council pending on site conditions.
 - e) Confirming that the footings adjacent to drainage easements are founded below the zone of influence of this infrastructure, in accordance with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
 - f) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual *"Managing Urban Stormwater: Soils and Construction"* by the NSW Department – Office of Environment and Heritage and Council's DCP 2014 Part 8.1 (Construction Activities).
 - g) Certification from a suitably qualified structural or geotechnical engineer confirming that any temporary soil/ rock anchors installed into public roadway, have been de-stressed and are no longer providing any structural support.
 - h) Certification from a suitably qualified geotechnical engineer confirming that the Geotechnical Monitoring Program (GMP) was implemented throughout the course of construction and that all structures supporting neighbouring property have been designed and constructed to provide appropriate support of the neighbouring property and with consideration to any temporary loading conditions that may occur on that site, in accordance with the relevant Australian Standard and building codes.
 - i) Compliance certificate from Council confirming that all external works in the public road reserve and alteration to Council assets located in private property have been completed to Council's satisfaction.

172. **Compliance Certificate.** The applicant shall comply with the recommendations made in the Flood Impact Statement prepared by Australian Consulting Engineers, Issue C dated November 2018. A certificate from a suitably qualified Engineer shall be submitted to the Certifying Authority stating compliance with these recommendations **prior to the issue of the Occupation Certificate.**

173. **On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures. The plate may be purchased from Council's Customer Service Centre at Ryde Civic Centre (Devlin Street, Ryde).

174. **Loading Dock Management Plan.** A Loading Dock Management Plan shall be prepared by the applicant and submitted to and approved by Council prior to the issue of any Occupation Certificate. The Plan will need to demonstrate:-

- (a) How loading dock will be managed to ensure that there will be no more than two vehicles within the loading dock in any period.
- (b) Provide details of waste vehicle movements and how these movements will be managed through the single lane driveway ramp.
- (c) Vehicle queuing on Epping Road is not permitted.
- (d) Removalist vehicles typically require longer dwell times.

Conditions of Consent for LDA2018/0171 :-

175. **Signage and Linemarking – External.** A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Ryde Traffic Committee prior to the issue of any Occupation Certificate.

Note: The applicant is advised that the plan will require approval by the Ryde Traffic Committee if the proposal requires change in existing parking conditions and hence, adequate time should be allowed for this process

176. **Signage and Linemarking – Implementation.** The applicant is to install all signage and linemarking, as per the plan approved by the Ryde Traffic Committee. These works are to be undertaken prior to the issue of any Occupation Certificate.
177. **CCTV Cameras.** CCTV cameras will be required to be installed throughout the site. The cameras should include the foyer area to the buildings including the area around the mail boxes. The cameras should also monitor the 50 metre vicinity outside the building including, but not limited to, the footpath area in front of the premises. CCTV cameras should also cover any communal areas, lifts, public spaces, pedestrian link and the basement car parks, including the entry and exit points to the car park. Recordings should be made twenty four (24) hours a day seven (7) days a week.

As a minimum, CCTV cameras at entry and exit points to the premises MUST record footage of a nature and quality in which it can be used to identify a person recorded by the camera. All other cameras MUST record footage of a nature and quality in which it can be used to recognise a person recorded by the camera. The time and date must automatically be recorded on all recordings made whilst it is recording. All recordings are to be kept for a minimum period of thirty (30) days before they can be reused or destroyed.

If requested by police, the applicant is to archive any recording until such time as they are no longer required. Recordings are to be made in a common media format such as Windows Media Player or similar, or should be accompanied by applicable viewing software to enable viewing on any windows computer.

The CCTV control system should be located within a secured area of the premise and only accessible by authorised personnel. If the CCTV system is not operational, immediate steps are to be taken by the applicant to ensure that it is returned to a fully operational condition as soon as possible.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

178. **Signage.** A street sign should be prominently displayed at the front of the development to comply with Local Government Act, 1993, Section 124, Order No.8. Signage also needs to be provided at entry/exit points and throughout the development to assist users. Clear signage should indicate residential and restricted areas.

Signage also needs to be provided on any fire exit doors warning users that the doors are to be used for emergency purposes only. Signage is to be used to indicate entries and exits. Signs should be clear, legible and useful. The front of the building should have clear signage in regards to street numbers so that emergency services

Conditions of Consent for LDA2018/0171 :-

are able to clearly read the numbers. To assist with way finding for emergency services, numbering of street numbers, building numbers, levels of the building and unit numbers should be clearly displayed. Signs should be erected in the car parks and near entry and exit points which details security measures and reminds people to lock their vehicles and remove valuables from their vehicles.

Location maps should be used throughout the complex to indicate to visitors where they are.

179. **Car parking security.** Vehicular entry to residential parking and visitor's parking areas is to be through a secured roller shutter with an intercom system for visitor's access. The doors are to be controlled by locksets such as remote or card operating electronic lock sets. The phasing of the roller door needs to minimise the opportunity for unauthorised pedestrian access after a vehicle enters/exits the car park. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
180. **Graffiti.** All surfaces on the street level that are not glass should use graffiti resistant paints and/or other surfaces that discourage graffiti. A maintenance policy should be established for graffiti to be painted over within two a week of the graffiti. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
181. **Security.** To enhance the physical security of doors, all glass doors are to be laminated and the main entry/exit doors to individual units on the ground floor, including balcony doors and fire exit doors to the development are to be fitted with a single cylinder lockset (Australian and New Zealand Standard - Lock Sets), which comply with the Building Code of Australia. Windows to individual units on the ground floor should also be fitted with key operated locksets (Australia and New Zealand Standard - Lock Sets) to restrict unauthorized access to the unit.
- Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
182. **Intercom System.** Intercom facilities should be incorporated into these entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development. An auxiliary lock set should also be incorporated into the design of each of the entry/exit points to enable emergency services to access the development particularly in emergency situations.
- Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
183. **Balcony doors to units.** Balcony doors to units are to be fitted with single cylinder locksets (Australian and New Zealand Standard – Lock Sets) to restrict unauthorised access to units. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
184. **Lift access and security.** Electronic access controls are to be installed on the lift. The equipment should include card readers to restrict access to the level a resident resides on, to the car parking levels and to the Ground Floor. Details demonstrating

Conditions of Consent for LDA2018/0171 :-

compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

185. **Acoustic certification.** A report from a qualified acoustical consultant demonstrating compliance with the relevant noise criteria must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.
186. **Disabled access.** Access for disabled persons shall be provided in the building or portion of the building in accordance with the applicable legislation and the requirements set out in AS 1428.1. Documentary evidence and certification is to be obtained from a suitable qualified person confirming that the development meets these requirements in accordance with this consent, is to be provided to the PCA prior to the issue of any Occupation Certificate.
187. **Mechanical Ventilation.** Where any mechanical ventilation systems have been installed, a certificate from a professional mechanical services engineer certifying that the systems comply with the approved plans and specifications must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.
188. **Basement exhaust vents.** The visual prominence of underground car park vents should be minimised and located at a low level where possible.
189. **Waste Management Plan.** An authorised Council traffic engineer or waste officer is to ensure that the development can be accessed and serviced by the nominated waste collection vehicle in accordance with the Waste Management plan providing safe easy access to service the waste containers. Approval must be provided by City of Ryde Council prior to the issue of the Occupation Certificate.
190. **Waste Collection Vehicles.** Waste collection vehicles will be required to enter the property to service the waste containers. A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), ensuring that future owners provide and maintain the access driveway and loading bay accommodating waste collection services undertaken by Council. The terms of the instrument are to be generally in accordance with the standard terms (available from Council) and any amendments undertaken in accordance with the City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7. The terms of the covenant are to be to the satisfaction of Council prior to endorsement and are to be registered on the title prior to the release of any Occupation Certificate. The application to Council for endorsement of the positive covenant must be accompanied by a Works-As-Executed plan of the service area ensuring there are adequate swept path and height clearances, so as to accommodate Council waste vehicles. A swept path analysis may also be required to clarify this.
191. **Universal Key.** Where there is a lockable door to access a bin room or hard-waste storage room, the universal Council key should be installed so the contractor can access the room for servicing bins or collect the household clean up items.
192. **Bay Lift.** The bay lift is to be installed and maintain to ensure the waste bins and bulky waste household items can be easily taken down to the loading bay.

Conditions of Consent for LDA2018/0171 :-

193. **Framework Travel Plan.** A finalised Framework Travel Plan (FTP) is to be submitted to Council prior to the issue of any Occupation Certificate. The FTP must:
- (i) Adopt strategies and procedures to meet a 40% public transport/60% private transport target for the development for journey-to-work trips, to minimise drive-alone vehicle trips and to encourage transport choice to and within the Macquarie Park Corridor.
 - (ii) Demonstrate how on-site parking provision and built form design will contribute to the FTP and assist in meeting the 40% public transport/60% private transport target for the development for the journey-to-work.
 - (iii) Demonstrate infrastructure connections to the nearby footpath, bicycle and public transport networks including through-site-links where required.
 - (iv) Provide, to Council satisfaction, supportive infrastructure for:
 - Public transport passengers (bus shelters and passenger waiting areas) to be provided where a new public bus stop or service is required to service the additional demand from the development or meet relevant mode share targets for the development.
 - Taxi drop-off areas or parking (as appropriate) and carpooling and car share dedicated parking in publicly accessible locations, within the development site. The number of dedicated parking spaces provided must support relevant mode share targets for the development.
 - (v) Walking and cycling (lockers and end-of-trip facilities).

OPERATIONAL CONDITIONS

The conditions in this Part of the consent relate to the on-going operation of the development and shall be complied with at all times.

194. **Drainage System Maintenance Plan Implementation.** The stormwater management system components are to be maintained for the ongoing life of the development by the strata management/ owners corporation, as per the details in the approved Drainage System Maintenance Plan (DSMP).
195. **Parking Allocation.** Both the owner and occupier of the development must provide and maintain the minimum parking allocation as follows;
- 238 residential spaces
 - 32 disabled residential space
 - 31 visitor spaces
 - 1 disabled visitor spaces
 - 6 car share spaces
 - 1 car wash bay, and
 - 31 bicycle parking spaces.
196. **Car Share Parking.** To maintain, facilitate and encourage the use of the car share scheme implemented in the development, the following requirements are to be maintained for the ongoing serviceable life of the development;
- All car share spaces must be accessible by residents 7 days of the week, 24 hours of the day.
 - Carshare parking spaces must be clearly designated and linemarked in the development.

Conditions of Consent for LDA2018/0171 :-

- Must be retained as Common Property by any future strata subdivision of the development lot.

197. **Stormwater Management – Implementation of maintenance program.** The stormwater management system components are to be maintained for the ongoing life of the development by the strata management/ owners corporation, as per the details in the approved drainage system maintenance plan (DSMP).
198. **Implementation of Loading Dock Management Plan.** All vehicle ingress and/or egress activities are to be undertaken in accordance with the approved Loading Dock Management Plan. Vehicle queuing on Epping Road is not permitted.
199. **Waste Collection.** Council does not support the use of private contractors for the collection of domestic waste. All domestic waste will be collected by the Council waste collection contractor. The building caretakers will be responsible for ensuring that the loading Dock Management Plan is adhered to, to ensure that clear access to the loading bay is provided for the waste collection contractors on the days required.

Signs will be required to be placed within the bin area to encourage correct recycling and reduce contamination. City of Ryde will provide the required signage

All waste storage areas must be maintained in a clean and tidy condition at all times

All unwanted household items are to be managed by the building caretaker in liaison with the residents and taken to the bulky waste storage room. The material is to be placed neatly and all loose items are to be containerised to ensure access for the contractor.

200. **Waste Collection/Transfer.** Staff or contractors must be employed to take the waste containers from garbage and recycling room to the container emptying point for servicing and to return the containers to the garbage room after servicing. The transferring of the waste containers to the emptying point are to be conducted in a safe and hygienic manner. The material is to be placed in such a manner so that it will not impede the access to any bins from a side arm waste collection vehicle or pedestrian access”.

Staff or contractors must be employed to take the recyclable materials from the service compartments and transfer into the 660L recycling bins for servicing. All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

201. **Disposal of liquid wastes from carwash bay** - All liquid wastes generated on the premises must be treated and discharged to the sewerage system in accordance with the requirements of Sydney Water Corporation.
202. **Trade waste permit for carwash bay** - The applicant must contact Sydney Water Corporation to determine whether a Trade Waste Permit is required before discharging any trade wastewater to the sewerage system.
203. **Storage and disposal of wastes** - All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner and an adequate number of suitable waste containers must be kept on the premises for the storage of garbage and trade waste.

Conditions of Consent for LDA2018/0171 :-

204. **Letterboxes and street/house numbering.** All letterboxes and house numbering are to be designed and constructed to be accessible from the public way. Council must be contacted in relation to any specific requirements for street numbering.
205. **Offensive noise** - The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.
206. **Noise and vibration from plant or equipment** - Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:
- (a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the *New South Wales Industrial Noise Policy* (EPA, 2000).
 - (b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.
 - (c) The transmission of vibration to any place of different occupancy.

End of consent