

## Attachment 1 – Conditions

### LDA 2018/298 - 192 Balaclava Road, Macquarie Park – Macquarie University.

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 |
|----------------------|------------|-------------------|
| Demolition Plan      | 20/06/2018 | DA0100 Issue A    |
| Site Plan            | 20/06/2018 | DA0150 Issue A    |
| Ground Floor         | 20/06/2018 | DA1001 Issue A    |
| Level 1              | 20/06/2018 | DA1002 Issue A    |
| Level 2              | 20/06/2018 | DA1003 Issue A    |
| Level 3              | 20/06/2018 | DA1004 Issue A    |
| Plant Room           | 20/06/2018 | DA1005 Issue A    |
| Roof Plan            | 20/06/2018 | DA1006 Issue A    |
| Elevation Sheet 1    | 20/06/2018 | DA2000 Issue A    |
| Elevation Sheet 2    | 20/06/2018 | DA2001 Issue A    |
| Building Sections    | 20/06/2018 | DA2500 Issue A    |
| External Finishes    | 20/06/2018 | DA9300 Issue A    |
| Internal Finishes    | 20/06/2018 | DA9301 Issue A    |
| Planting Schedule    | 08/11/2018 | L_DA-5000 Issue A |
| Planting Plan        | 08/11/2018 | L_DA-5001 Issue A |
| Planting Plan        | 08/11/2018 | L_DA-5002 Issue A |

2. **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.
3. **Archaeology.** As required by the National Parks and Wildlife Service Act 1974 and the Heritage Act 1977, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and the Heritage Division of the Office of Environment and Heritage (OEH) must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the Heritage Act 1977 to obtain the necessary approvals/permits from the Heritage Division of the OEH.

Note: The National Parks and Wildlife Service Act 1974 and the Heritage Act 1977 impose substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

4. **Compliance with Acoustic Report.** The development is to comply with the recommendations contained in the Acoustic Report prepared by ARUP dated 27 June 2018 and all other relevant BCA acoustic requirements. All feasible and

reasonable measures must be implemented to minimise the emission of noise from construction work. All noise and vibration control measures nominated in the acoustical consultant's report and any related project documentation must be implemented.

5. **Compliance with Accessibility Statement.** The development is to comply with the recommendations contained in the Access Report prepared by Iaccess Consultants dated 20 June 2018 and all other relevant BCA requirements.
6. **Sustainability Statement.** The development is to incorporate design elements identified in the Environmentally Sustainable Design (ESD) Report prepared by the ARUP dated 6 June 2018.
7. **Bushfire.** Works shall comply with the recommendations, as specified in the Bushfire Report prepared by Advance Bushfire Performance Solutions (Report No. 20180710MAQQ, dated 18 July 2018).
8. **Tree Retention.** As identified in the letter by ETHOS URBAN dated 26 November 2018 the following trees on site are to be retained and protected:

| Tree No. | Species<br>"Common name"                         |
|----------|--------------------------------------------------|
| T1840    | <i>Eucalyptus tereticornis</i><br>Forest Red Gum |
| T1976    | <i>Corymbia maculata</i><br>Spotted Gum          |
| T1977    | <i>Corymbia maculata</i><br>Spotted Gum          |
| T1978    | <i>Eucalyptus botryoides</i><br>Bangalay         |
| T1983    | <i>Eucalyptus tereticornis</i><br>Forest Red Gum |
| T1986    | <i>Corymbia maculata</i><br>Spotted Gum          |

9. **Tree protective fencing.** Tree protective fencing is to be installed before demolition and construction commences as indicated on the "Site Establishment and Proposed Tree Retention" plans 1 and 2 prepared by Australian Tree Consultants Pty Ltd dated 5/6/2018.
10. **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 as stipulated in SECTION 5 MONITORING AND CERTIFICATION of AS4970-2009. All trees are to be monitored to ensure adequate health throughout the construction period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist throughout construction.

The Arborist must be appointed to oversee all works, including demolition and construction, in relation to the trees identified for retention on the site.

11. **Tree works – provision of arborist details.** Council is to be notified, in writing, of the name, contact details and qualifications of the Arborist appointed to the site. Should these details change during the course of works, or the appointed Consultant Arborist is altered, Council is to be notified, in writing, within seven working days.
12. **A Tree Protection Schedule.** A Tree Protection Schedule is to be prepared to document the activities detailed in the table below. The Tree Protection Schedule is to be signed and dated by the Project Arborist. This is to be completed progressively and included as part of the final Crown Certificate. A copy of the final certification is to be made available to the City of Ryde Council upon request.

| PROJECT PHASE                                                                           | ACTIVITIES                                                                                                             | PROJECT ARBORIST to                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Initial Site Preparation                                                                | Establish/delineate TPZ<br>Install protective measures and undertake soil rehabilitation for all trees to be retained. | Project Arborist to mark Tree Protection Zones and install fences, mulch, irrigation and signage<br><b>Issue a Certification of Compliance</b> of tree protection measures being in place and soil rehabilitation undertaken |
| Construction work                                                                       | Liaison with site manager, compliance and any deviation from approved plan                                             | Maintain or amend protective measures<br>Supervision and monitoring formal notification of any deviation from approved tree protection plan                                                                                  |
| Stormwater connection installation through TPZ, Implement hard and soft landscape works | <b>Supervise</b> Installation of pipes within tree TPZ                                                                 | Excavate trench through TPZ under Arborist supervision, install pipework, remove selected protective measures as necessary and perform remedial tree works<br><b>Issue a Certificate of Compliance</b>                       |
| Practical Completion                                                                    | Tree vigour and structure Assessment and undertake soil rehabilitation for all retained trees                          | Remove all remaining tree Protection measures<br><b>Certification of tree protection and soil rehabilitation for Protected Trees</b>                                                                                         |
| Defects liability / maintenance period                                                  | Tree vigour and structure                                                                                              | Undertake any required remedial tree works<br><b>Certification of tree protection if necessary</b>                                                                                                                           |

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13. **Tree Removal.** The following trees on site are to be removed:

| Tree No.                                                                                 | Species<br>"Common name"                                |
|------------------------------------------------------------------------------------------|---------------------------------------------------------|
| T1979                                                                                    | <i>Acacia parramattensis</i><br>Parramatta Green Wattle |
| T1838, T1839, T1941, T1942, T1943,<br>T1945 to T1960<br>T1984 to T1985,<br>T1987, T1989, | <i>Corymbia maculata</i><br>Spotted Gum                 |
| T1988,                                                                                   | <i>Elaeocarpus reticulatus</i><br>Blueberry Ash         |
| T1980, T1981, T1982                                                                      | <i>Eucalyptus botryoides</i><br>Bangalay                |
| T1944                                                                                    | <i>Ficus microcarpa</i><br>Hills Weeping Fig            |

The trees are to be removed in accordance with NSW Workcover Code of Practice (2007) and undertaken by an Arborist with minimum AQF Level 3 qualifications. This consent does not authorise the removal of trees unless specifically permitted by a condition of this consent or identified as approved for removal on the stamped plans.

14. **Tree works – Australian Standards.** Any works approved by this consent to trees must be carried out in accordance with all relevant Australian Standards.

15. **Design and Construction Standards.** All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's 2014 DCP Part 8.5 (Public Domain Works), except otherwise as amended by conditions of this consent.

16. **Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.

17. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the site. No portion of the proposed structure shall encroach onto the adjoining properties. Any doors/ gates on the boundary must be installed so they do not open onto any footpath.

18. **Restoration.** Publicly accessible 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.

19. **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.
20. **Fresh air intake vents** - All fresh air intake vents must be located in a position that is free from contamination and at least 6m from any exhaust air discharge vent or cooling tower discharge. All exhaust air discharge vents must be designed and located so that no nuisance or danger to health will be created.
21. **Discovery of Additional Information** - Council and the Crown Certifier 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.
22. **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).
23. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the existing drainage system which discharges to the downstream creek, generally in accordance with the plans by Arup Pty Ltd, drawing number 258830 CV-DG 001, 010, 011, 100, 110, 300, 310, 320, and 321, revision A, dated 21<sup>st</sup> June 2018 subject to any variations marked in red on the approved plans and noted following;
  - o New pipelines in the private roadway shall have a minimum pipe size of 375mm diameter (Class 4).

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

- o 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.
- o The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.

24. **Construction near overland flow path.** All structures within the site must be designed and constructed to withstand the force of running flood waters, including the potential impact by debris and buoyancy, during the possible maximum flood.

25. **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,
- 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 to the Crown Certifier. 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.

26. **Erosion and Sediment Control Plan - Implementation.** The applicant shall install erosion and sediment control measures in accordance with the Construction 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.

27. **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*. 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 to the Crown Certifier.

28. **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.
29. **Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the Construction version of the Stormwater Management Plan by Arup Pty Ltd, drawing number 258830 CV-DG 001, 010, 011, 100, 110, 300, 310, 320, and 321 dated 21 June 2018, submitted in compliance to the condition labelled “Stormwater Management.” and the requirements of Council in relation to the connection to the public drainage system.
30. **Construction Traffic Management Plan.** A Construction Traffic Management Plan (CTMP) shall be prepared by an RMS accredited person in consultation with Sydney Coordination Office (SCO) of the Transport for NSW and be submitted to and approved by Council prior to commencement of any work.  
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>
  - ii. Restrict truck movements during the major commuter evening peak period times being 8.00-9.30am and 4.40-6.00pm. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CTMP.
  - iii. Make provision for all construction materials to be stored on site, at all times.
  - iv. Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.
  - 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 consultant 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”, 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.

In this regards any further enquiry related with the CTMP should be directed to Joel Azzopardi on 0466 427 016 or e-mail at: [Joel.Azzopardi@transport.nsw.gov.au](mailto:Joel.Azzopardi@transport.nsw.gov.au) or David Collaguazo on 0435 658 792 or e-mail at: [David.Collaguazo@transport.nsw.gov.au](mailto:David.Collaguazo@transport.nsw.gov.au).

- 31. 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 Crown Certifier or Council on request.

32. **Signage – not approved unless shown on plans.** This consent does not authorise the erection of any signs or advertising structures not indicated on the approved plans. Separate approval must be obtained from Council for any additional signs, unless such signage is “exempt development”.
33. **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.
34. **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.
35. **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.
36. **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.
37. **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.
38. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards.
39. **Security deposit.** Prior to commencement the Council must be provided with security for the purposes of section 80A(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council’s Management Plan (category: other buildings with delivery of bricks or concrete or machine excavation)
40. **Fees.** Prior to commencement the following fees must be paid to Council in accordance with Council’s Management Plan:
  - (a) Infrastructure Restoration and Administration Fee
  - (b) Enforcement Levy

41. **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 Council prior to the certification of Crown Building works.
42. **Sydney Water Tap in™.** The approved plans must be submitted to the Sydney Water Tap in™ on-line service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water Sydney Water Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, eg relocating or moving an asset.

Sydney Water's [Tap in™](https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm) online service is available at:  
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

**43. Site Sign**

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

**44. Site Facilities** The following facilities must be provided on the site:

- (a) toilet facilities in accordance with WorkCover 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.

45. **Sydney Water – Section 73.** A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site [www.sydneywater.com.au](https://www.sydneywater.com.au) then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

- (a) Following application a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.
- (b) Details demonstrating compliance are to be submitted to Council.

**46. Stormwater Management – Maintenance program.** To ensure the approved 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, 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 person) and all signage / linemarkings are to be implemented prior to occupation of the relevant stage of works.

**47. Engineering Compliance Certificates.** To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, certificates of compliance/installation certificates must be obtained for the following items and are to be submitted to the Crown Certifier prior to occupation- 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 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.

- b) Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including any on-site detention 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.
- c) 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.
- d) 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).

48. **Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the Crown Certificate. The WAE must be prepared and certified (signed and dated) by a Registered Surveyor 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.

49. **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).

50. **CCTV Cameras.** CCTV cameras will be required to be installed throughout the site. The cameras should include the foyer area to the buildings. The cameras should also monitor the immediate vicinity outside the building. CCTV cameras should also cover any communal areas, lifts, public spaces and pedestrian link. 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-Crown Certifier prior to occupation.

51. **Landscaping.** All landscaping works approved by condition 1 are to be completed prior to occupation.
52. **Graffiti.** All surfaces on the ground 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.
53. **Lighting.** The areas around the entrances and communal areas should be well lit and sensor lighting should be installed into these areas. All lighting should be designed to Australian and New Zealand Lighting standards and particular attention should be paid to the lighting placed along pedestrian pathways as well as communal open space.
54. **Storage and disposal of wastes** - All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.
55. **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.
56. **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 criteria established in accordance with the New South Wales 'Noise Policy for Industry' (NPI) (EPA, 2017), including any modifying factor corrections for tonal, impulsive, low frequency or intermittent noise.
  - (b) The transmission of vibration that exceeds the Preferred Values in NSW 'Assessing Vibration: a technical guideline' (DEC, 2006) to any place of different occupancy.
57. **Installation, operating and maintenance requirements** - All air-handling and water systems regulated under the Public Health Act 2010 must be installed, operated and maintained in accordance with the requirements of the Public Health Regulation 2012.
58. **Access for maintenance purposes** - Safe easy access must be provided for the inspection and maintenance of all plant, equipment and components covered by

Australian/New Zealand Standard AS/NZS 3666.2: 2011 Air-handling and water systems of buildings - Microbial control - Operation and maintenance.

59. **Registration of water-cooling systems** - All water-cooling systems regulated under the Public Health Act 2010 must be registered with Council's Environmental Health Unit within one (1) month of installation. Registration forms may be obtained from Council's Customer Service Centre on Tel. 9952 8222.