

SCHEDULE 1

1. The Applicant shall prepare and provide to Sydney Trains for approval/certification the following **final version items** in compliance with relevant ASA Standards (<https://www.transport.nsw.gov.au/industry/asset-standards-authority>):
 - a) Geotechnical and Structural report/drawings that meet Sydney Trains requirements. The Geotechnical Report must be based on actual borehole testing conducted on the site closest to the rail corridor.
 - b) Construction methodology with construction details pertaining to structural support during excavation. The Applicant is to be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements.
 - c) Cross sectional drawings showing the rail corridor, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a Registered Surveyor.
 - d) Detailed Survey Plan showing the relationship of the proposed developed with respect to Sydney Trains easement and rail corridor land.
 - e) If required by Sydney Trains, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.
 - f) If required by Sydney Trains, a Monitoring Plan.

Any conditions issued as part of Sydney Trains approval/certification of the above documents will also form part of the consent conditions that the Applicant is required to comply with.

Reason: To comply with the requirements of Sydney Trains and State Environmental Planning Policy (Infrastructure) 2007.

The applicant must provide to the Council appropriate documentary evidence sufficient to enable it to be satisfied of the matters in the above conditions within **24 months**.

Upon compliance with the above requirement, a full Consent will be issued subject to the following conditions:

SCHEDULE 2

General Matters

Planning

Approved Plans and Supporting Documentation

1. The development must be carried out in accordance with the plans and documentation listed below, and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Architectural Drawings (Architectus Project No. 170502.00)

Plan No.	Issue	Plan Title	Dated
DA2-0000	4	Coversheet	20/11/19
DA2-0002	3	Demolition Plan	20/11/19
DA2-0003	4	Proposed Site Contextual Plan	12/03/20
DA2-0004	3	Setback Diagrams	20/11/19

Plan No.	Issue	Plan Title	Dated
DA2-0005	3	Contextual Elevations E-W	20/11/19
DA2-0006	3	BASIX Design Specification	12/03/20
DA2-0010	3	Basement 2	20/11/19
DA2-0011	3	Basement 1	20/11/19
DA2-0100	3	Ground - Lower	20/11/19
DA2-0101	3	Ground - Upper	20/11/19
DA2-0102	6	Level 1	12/03/20
DA2-0103	7	Level 2	12/03/20
DA2-0104	6	Level 3	12/03/20
DA2-0105	6	Level 4	12/03/20
DA2-0106	6	Level 5	12/03/20
DA2-0107	6	Level 6	12/03/20
DA2-0108	6	Level 07-14	12/03/20
DA2-0115	1	Level 15-19	20/11/19
DA2-0125	3	Level 10-26	20/11/19
DA2-0128	4	Level 27	27/02/20
DA2-0129	4	Level 28	27/02/20
DA2-0130	3	Roof Plant	20/11/19
DA2-0200	5	Section A	21/02/20
DA2-0201	4	Section B	21/02/20
DA2-0202	4	Section C	21/02/20
DA2-0203	5	Section D	12/03/20
DA2-0204	3	Section E	20/11/19
DA2-0310	6	Hall and School Elevations Sheet 1	12/03/20
DA2-0311	6	Hall and School Elevations Sheet 2	12/03/20
DA2-0312	2	Heritage Church Glass Connection Detail	11/02/20
DA2-0350	5	East Elevation	11/02/20
DA2-0351	7	North Elevation	12/03/20
DA2-0352	5	South Elevation	27/02/20
DA2-0353	7	West Elevation	12/03/20
DA2-0400	4	Materials Palette	10/03/20
DA2-0401	1	Window Schedule – EOA Calculation	11/02/20
DA2-0550	3	GFA Plans	20/11/19
DA2-0700	3	Perspective 1	12/12/19
DA2-0701	3	Perspective 2	12/12/19
DA2-0702	3	Perspective 3	13/12/19
DA2-0703	3	Perspective 4	13/12/19
DA2-0900	3	Facade Details - Sheet 1	20/11/19
DA2-0901	3	Facade Details - Sheet 2	20/11/19
DA2-0902	1	Facade Details - Sheet 3	20/11/19
DA2-0903	3	Facade Details - Sheet 3	20/11/19
DA2-0905	3	Basement Entry, Loading Dock & Ramps	20/11/19
DA2-1400	2	Level 6 Pre Adapt	11/02/20
DA2-1401	1	Level 6 Post Adapt	20/11/19
DA2-1402	4	Level 07-19 Pre Adapt	11/02/20

Plan No.	Issue	Plan Title	Dated
DA2-1403	3	Level 07-19 Post Adapt	20/11/19
DA2-1404	4	Level 20-26 Pre Adapt	11/02/20
DA2-1405	3	Level 20-26 Post Adapt	20/11/19
DA2-1406	5	Level 27 Pre Adapt	27/02/20
DA2-1407	4	Level 27 Post Adapt	27/02/20
DA2-1408	2	Level 28 Pre Adapt	11/02/20
DA2-1409	1	Level 28 Post Adapt	20/11/19

Civil Drawings (SCP Project No. 170169)

Plan No.	Issue	Plan Title	Dated
C1.01	E	Cover Sheet, Notes And Legend	14/11/19
C2.01	G	Site Grading And Drainage Plan - Level 1	14/11/19
C2.02	F	Site Grading And Drainage Plan - Level 2	14/11/19
C2.03	B	Site Grading And Drainage Plan – Level 5	14/11/19
C2.10	B	Catchment Plan	14/11/19
C3.01	E	OSD Plan	14/11/19
C3.02	D	OSD Details	14/11/19
C3.03	B	Rainwater Tank Details	14/11/19
C4.01	D	Erosion And Sediment Control Plan	18/06/18
C5.01	D	Public Domain Works - Cambridge Street	14/11/19
C5.02	D	Cambridge Street Cross Sections	12/11/19
C5.10	D	Public Domain Works - Oxford Street	12/11/19
C5.11	C	Oxford Street Cross Sections	12/11/19
C5.12	B	Cambridge Street Driveway Cross Sections	12/11/19
C6.01	E	Civil Details	12/11/19

Landscape Drawings (Turf Design Studio)

Plan No.	Issue	Plan Title	Dated
L-DA-11	G	Landscape Masterplan	18/03/20
L-DA-12	G	Deep Soil & Soil Depths Plan	18/03/20
L-DA-13	G	Cambridge Street	18/03/20
L-DA-14	G	Cambridge Street Elevation	18/03/20
L-DA-15	G	3D Images	18/03/20
L-DA-16	G	Cambridge Street Planting Schedule, Palette & Materials	18/03/20
L-DA-17	G	Oxford Street	18/03/20
L-DA-18	G	Oxford Street Elevation	18/03/20
L-DA-19	G	3D Images	18/03/20
L-DA-20	G	Oxford Street Planting Schedule, Palette & Materials	18/03/20
L-DA-21	G	Outdoor Play	18/03/20
L-DA-22	G	Outdoor Play Sections	18/03/20
L-DA-23	G	3D Images	18/03/20
L-DA-24	G	Outdoor Play Planting Schedule & Palette	18/03/20
L-DA-25	G	Outdoor Play Materials	18/03/20
L-DA-26	G	Central Courtyard – Level 1	18/03/20

Plan No.	Issue	Plan Title	Dated
L-DA-27	G	Central Courtyard Sections	18/03/20
L-DA-28	G	Central Courtyard 3D Images	18/03/20
L-DA-29	G	Central Courtyard Planting Schedule & Palette	18/03/20
L-DA-30	G	Central Courtyard Materials	18/03/20
L-DA-31	G	Outdoor Learning – Level 5	18/03/20
L-DA-32	G	Outdoor Learning 3D Images	18/03/20
L-DA-33	G	Outdoor Learning Planting Schedule & Palette	18/03/20
L-DA-34	G	Parish Roof Top Typical Plan, Planting Schedule, Palette & Materials	18/03/20
L-DA-35	G	RAC Courtyard – Level 1	18/03/20
L-DA-36	G	RAC Courtyard Level 1 Sections	18/03/20
L-DA-37	G	RAC Courtyard – Level 1 3D Images	18/03/20
L-DA-38	G	RAC Courtyard Level 1 Planting Schedule, Palette & Materials	18/03/20
L-DA-39	G	East Deck – Level 5	18/03/20
L-DA-40	G	East Deck – Level 5 Sections	18/03/20
L-DA-41	G	East Deck – Level 5 3D Images	18/03/20
L-DA-42	G	East Deck – Level 5 Planting Schedule, Palette & Materials	18/03/20
L-DA-43	G	West Deck – Level 5	18/03/20
L-DA-44	G	West Deck – Level 5 Sections	18/03/20
L-DA-45	G	West Deck – Level 5 3D Images	18/03/20
L-DA-46	G	West Deck – Level 5 Planting Schedule & Palette	18/03/20
L-DA-47	G	RAC Level 6 East Courtyard Typical Plan, Planting Schedule, Palette & Materials	18/03/20
L-DA-48	G	Communal & Private Terraces – Level 28	18/03/20
L-DA-49	G	Communal & Private Terraces – Level 28 3D Images	18/03/20
L-DA-50	G	Communal & Private Terraces – Level 28 Planting Schedule, Palettes	18/03/20
L-DA-51	G	Communal & Private Terraces – Level 28 Materials	18/03/20

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Access Review	N/A	2	MGAC	29/06/18
Memo: Cambridge Street, Epping Winter Gardens	36359	N/A	Wood & Grieve Engineers	01/11/19
Acoustic Report	36359	5	Wood & Grieve Engineers	21/06/18
Air Quality Assessment	181085_AQA	2	Benbow Environmental	28/06/18
Arboricultural Impact Appraisal and Method Statement	N/A	N/A	Naturally Trees	21/05/18
BASIX Certificate	1058786M	03	Wood and Grieve Engineers	28/02/20
BASIX Report	36359	7	Wood & Grieve Engineers	16/03/20
BCA Assessment Report	180055	6	Blackett Maguire Goldsmith	Nov 2019

Climate Change Adaption and Resilience Plan	36359	1	Change AP	13/06/18
Draft Construction Management Plan	N/A	A	Stockland	25/06/18
Stage 1 Preliminary Environmental Site Assessment	E30397KGprt	N/A	Environmental Investigation Services	04/05/17
Stage 2 Environmental Site Assessment	E30397KGprt2	N/A	Environmental Investigation Services	26/10/17
Underground Storage Tank Pit Assessment Letter	E30397KGlet	N/A	Environmental Investigation Services	13/12/17
Design Statement	N/A	N/A	Architectus	15/11/19
Electrolysis Testing Letter	W16383A/J740	N/A	Corrosion Control Engineering	15/06/18
Ecologically Sustainable Development Report	WGE-SYD-FS-01	3	Wood & Grieve Engineers	27/06/18
Letter Evacuation Management	N/A	N/A	Scott Forbes	18/12/19
Geotechnical Assessment of Stresses Effect of Development on Sydney Metro Tunnel Letter	30397P2let	1	JK Geotechnics	14/06/18
Geotechnical Assessment of Stresses Effect of Development on Sydney Trains Infrastructure Letter	30397P2let2	1	JK Geotechnics	14/06/18
Geotechnical Investigation	30397PN2rpt	N/A	JK Geotechnics	06/12/19
Green Travel Plan	18030	3	The Transport Planning Partnership	12/11/19
Heritage and Archaeological Impact Statement	17-0337B	2	GML Heritage	20/06/18
Addendum to Heritage and Archaeological Impact Statement	17-0337D	2	GML Heritage	15/11/19
Infrastructure Services Report	S17398	P1	Floth Sustainable Building Consultants	06/10/17
Landscape DA Report	N/A	F	Turf Design Studio	19/11/19
Lift Traffic Analysis	36359-MEL-VT	N/A	Wood & Grieve Engineers	29/06/18
Nationwide House Energy Rating Scheme	CKZXVQ381G	N/A	Wood & Grieve Engineers	28/02/20
Public Art Strategy	1650	N/A	UAP Studio	Nov 2018
NCC2019 Section J Report	36359	1	Wood & Grieve Engineers	12/02/20
Social Impact Assessment	N/A	N/A	Elton Consulting	26/06/18
Solar Light Reflectivity Analysis	WE103-02F02	1	Windtech	13/11/19
Statement of Environmental Effects	9877C	3	Don Fox Planning	30/07/18
Stormwater Management Plan	170169	E	SCP Consulting	07/02/19
Letter: Piled shoring against existing church	N/A	N/A	SCP Consulting	30/10/19

Transport Impact Assessment	18030	5	The Transport Planning Partnership	30/07/18
Letter: Response to Parramatta City Council Comments Traffic & Parking	18030	N/A	The Transport Planning Partnership	15/11/19
Urban Design Approach	170502	A	Architectus	Nov 2019
Visual Impact Analysis	N/A	N/A	Architectus	21/11/19
Demolition and Construction Waste Management Plan	N/A	N/A	Waste Audit and Consultancy Services	June 2018
Waste Management Plan	N/A	N/A	Waste Audit and Consultancy Services	October 2019
Pedestrian Wind Environment Study	WE103-05F01	2	Windtech	25/03/20
Pedestrian Wind Environment Study	WE103-04F01	0	Windtech	14/11/19

Note: In the event of any inconsistency between the architectural plans, landscape plans, stormwater disposal plans or photomontages, the architectural plans shall prevail to the extent of the inconsistency.

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

Staging

2. The following elements of the approval may be developed and occupied separately from the others:

- Mixed use seniors living tower
- Church hall and administration building
- Primary school building
- Retail unit
- Alterations and additions to existing heritage church building;

The child care centre cannot operate until such time as the school is operational.

Reason: To clarify that staged construction and occupation is permissible.

Building Work in Compliance with BCA

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

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

Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

No encroachment on Council and/or Adjoining Property

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

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

Demolition of Buildings

6. Approval is granted for the demolition of all buildings on the site with the exception of the heritage church building, subject to compliance with the following:-

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.
Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.
- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001
- (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (j) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (k) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
- (l) Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:

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

Reason: To protect the amenity of the area.

Communal Open Space

- 7. All the common areas proposed within the site, including rooftop terraces, shall be fully accessible. Drainage grates on an accessible path of travel and within common areas, are to have slots or circular openings with a maximum width of 13mm. Slots are to be laid with the long dimension at right angles to the paths of travel.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of the relevant Construction Certificates and again prior to issue of the relevant Occupation Certificates.

Reason: To improve accessibility.

Ausgrid

Public Utility Relocation

- 8. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.

Reason: To ensure the applicant bears all reasonable costs for the development.

Method of Electricity Connection

- 9. The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premises Connection Requirements'.

Reason: To satisfy energy provider requirements.

Supply of Electricity

- 10. It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

The existing network can support the expected electrical load of development
 A substation may be required on-site, either a pad mount kiosk or chamber style and;
 Site conditions or other issues that may impact on the method of supply.

Please see Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Reason: To satisfy energy provider requirements.

Conduit Installation

- 11. The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Reason: To satisfy energy provider requirements.

Underground Cables

- 12. There are existing underground electricity network assets in Oxford Street and Cambridge Street. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence, it is recommended that the developer locate and record

the depth of all known underground services prior to any excavation in the area. Safework Australia – Excavation Code of Practice, and Ausgrid’s Network Standard NS156 outlines the minimum requirements for working around Ausgrid’s underground cables.

Reason: To satisfy energy provider requirements.

Environmental Health

Hazardous/Intractable Waste Disposal

13. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

- a) Work Health and Safety Act 2011
- b) NSW Protection of the Environment Operations Act 1997 (NSW) and
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).

Reason: To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.

Site Investigation & Site Audit Statement

14. Following demolition activities, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. The soil investigation shall be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites and the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007.

A site audit statement shall be issued at the completion of the investigation by an approved NSW Environment Protection Authority Auditor in accordance with the NSW Environment Protection Authority's Guidelines for the NSW Site Auditor Scheme.

Reason: To ensure that the land is suitable for its proposed sensitive use and poses no risk to the environment and human health.

Site Audit Statement

15. The applicant is to engage an NSW EPA accredited site auditor to undertake an independent assessment of the site investigation (remediation) or (validation) report to address the requirements of section 47(1) (b) of the Contaminated Land Management Act 1997. A site audit statement is to be submitted to Council and the Principal Certifying Authority on the completion of remediation works

Reason: To ensure the contamination assessment report has adhered to appropriate standards, procedures and guidelines.

Amenity of Waste Storage Areas

16. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

Traffic

Car Parking Allocation

17. The buildings hereby approved shall comply with the following car parking requirements

- (i) A maximum of **1** presbytery car parking space;
- (ii) A maximum of **96** non-residential car parking spaces (i.e. to be shared between Centre-based child care facility, Educational Establishment, Place of Public Worship and Commercial Premises); and
- (iii) A minimum of **1** car share spaces.

Details demonstrating compliance are to be submitted to and approved by the Principal Certifying Authority prior to issue of the relevant Construction Certificate.

Reason: To minimise traffic impacts from the development and maximise public transport patronage and encourage walking and cycling.

Traffic Committee Approval

18. The applicant is to submit a separate application for the proposed changes to parking restrictions along Cambridge Street, as nominated in the Traffic Impact Assessment report by The Transport Planning Partnership (TTPP) dated 30 July 2018 and as updated in Letter: Response to Parramatta City Council Comments Traffic & Parking by The Transport Planning Partnership dated 15/11/19, to Council’s Traffic and Transport Services for consideration by the Parramatta Traffic Committee under Delegated Authority and Council’s approval. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.

Reason: To comply with Roads Act 1993.

Transport for NSW

Sydney Metro

19. The Principal Certifying Authority shall ensure that the development complies with all of the concurrence conditions outlined in Attachment A of the Sydney Metro letter Ref SM-20-00020688 dated 24 February 2020 and any subsequent revisions or additions to those conditions as issued by Sydney Metro.

Reason: To comply with the requirements of Sydney Metro, Transport for NSW and State Environmental Planning Policy (Infrastructure) 2007.

Sydney Trains

20. The Principal Certifying Authority shall ensure that the development complies with all of the concurrence conditions outlined in Appendix B of the Sydney Trains letter dated 1 April 2020 and any subsequent revisions or additions to those conditions as issued by Sydney Trains. Any conditions issued as part of Sydney Trains approval of the deferred commencement consent conditions will also form part of the consent conditions that the Applicant is required to comply with.

Reason: To comply with the requirements of Sydney Trains, Transport for NSW and State Environmental Planning Policy (Infrastructure) 2007.

Trees and Landscaping

Tree Retention

21. Trees to be retained are:

Tree No.	Name	Common Name	Location	Tree Protection Zone (m)
3	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Oxford Street Road Reserve – Refer to arborist report	8.4m
8	<i>Platanus hybrida</i> x	London Plane Tree	Refer to arborist report	6m

Reason: To protect significant trees which contribute to the landscape character of the area.

Prior to the issue of a Construction Certificate

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

Planning

Home Warranty Insurance

22. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:
- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or
 - (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purpose of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

Reason: To comply with the Home Building Act 1989.

Developer Contributions

23. The applicant shall pay the applicable Section 7.11 contribution of **\$2,073,193.85** to City of Parramatta Council prior to the issue of any Construction Certificate. The Section 7.11 contribution is as set out below:

Contribution Type	Amount
Plan Administration	\$ 3,940.69
Community Facilities	\$ 161,295.40
Drainage & Water Quality	\$ 35,660.45
Open Space & Recreation	\$ 1,410,181.29
Public Domain	\$ 300,406.02
Roads & Shared Paths	\$ 161,710.00
Total	\$ 2,073,193.85

All contributions will be index linked in accordance with Part 2.13 (Adjustment of contribution rates in this Plan) of City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre).

Reason: To provide for improvements to community infrastructure.

Long Service Levy

24. Construction Certificates are not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

Reason: To ensure that the levy is paid.

Environmental Enforcement Service Charge

25. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of any Construction Certificate. The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

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

Infrastructure & Restoration Administration Fee

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

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

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

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

Security Bonds

27. In accordance with Section 4.17(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent **DA/586/2018**;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

Bonds shall be provided as follows:

Bond Type	
Hoarding (see Schedule of Fees and charges, \$5,150 -\$10,300 per street frontage in 2018/19 financial year)	\$10,300
Street Furniture (see Schedule of Fees and Charges, \$2,000 per item in 2018/19 financial year)	\$2,000
Street Trees (see Schedule of Fees and Charges, \$2,000 per tree in 2018/19 financial year)	\$6,000
Development Site (see Schedule of Fees and Charges, \$25,000 in 2018/19 financial year)	\$25,000
TOTAL	\$43,300

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

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

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

No External Service Ducts

28. Service ducts, plumbing installations and plant servicing the development (excluding roof-top plant) must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the relevant

Construction Certificates to the satisfaction of the Certifying Authority.

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

Single Master TV Antenna

29. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on the building to service the development. A connection is to be provided internally to each dwelling/unit within the development. Details of these connections are to be annotated on the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority. The connections are to be operational prior to the issue of any residential Occupation Certificate.

Reason: To protect the visual amenity of the area.

SEPP 65 Verification

30. Design Verification issued by a registered architect is to be provided with any application for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.

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

Reason: To comply with the requirements of SEPP 65.

Construction Noise Management Plan

31. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' and accompany the application for any Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

Energy Provider Requirements for Substations

32. Documentary evidence to the satisfaction of the Certifying Authority is to accompany any application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.

If a substation is required of the energy provider, it must be located internally within a building/s.

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

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

Storage Provision

33. Prior to the issue of the relevant Construction Certificate, the basement storage areas will be allocated to the applicable residential units to the satisfaction of the Principal Certifying Authority. The allocation will be such that each unit has a minimum total secure storage volume (including the storage space within each unit) as follows:

- i) 1 bedroom units – 6m³
- ii) 2 bedroom units – 8m³
- iii) 3+ bedroom units – 10m³

Each unit must have a storage cage able to accommodate at least one (1) bicycle without the need to lift the bicycle.

Reason: To ensure each unit has sufficient on-site storage capacity.

Specialist Reports

34. The works/methods/procedures/control-measures/recommendations in the specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying each Construction Certificate to the satisfaction of the Certifying Authority. A list of all of the recommendations and how they have been actioned shall be provided to Council.

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

Obscure Glazing

35. All window openings servicing a bathroom and/or WC within each dwelling must have either frosted or obscure glazing. Details are to be provided on the plans and documentation accompanying the relevant Construction Certificate application to the satisfaction of the Certifying Authority.

Reason: To ensure privacy to adjoining sites is adequately maintained.

Access and Services for People with Disabilities 1

36. Access and services for people with disabilities shall be provided to the 'affected part' of the building, in accordance with the requirements of the Access to Premises Standard 2010, and the National Construction Code 2013. Detailed plans, documentation and specification must accompany each application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Access and Services for People with Disabilities 2

37. Access and services for people with disabilities shall be provided to the 'affected part' of the building, in accordance with the requirements of Schedule 3 '*Standards concerning accessibility and useability for hostels and self-contained dwellings*' in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Detailed plans, documentation and specification must accompany each application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Location of Plant

38. Prior to issue of the relevant Construction Certificates, the Certifying Authority must be satisfied that all plant and equipment (including but not limited to air condition equipment) is located within the basement or screened on the roof, except as explicitly shown otherwise on the approved drawings.

Note: Architectural plans identifying the location of all plant and equipment must be provided to the Certifying Authority.

Reason: To minimise impact on surrounding properties, improved visual appearance and amenity for locality.

Location of Mains Services

39. To reduce the extent of overhead cabling, all service mains required to facilitate the development must be underground, both within the allotment boundaries and the public way. Details must be provided with the plans and documentation accompanying relevant applications for a Construction Certificate to the satisfaction of the Principal Certifying Authority.

Reason: To provide infrastructure that facilitates the future improvement of the streetscape.

External Walls and Cladding Flammability

40. The external walls of the buildings including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of the relevant

Construction Certificates and Occupation Certificates the Certifying Authority and Principal Certifying Authority must:

- (a) Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
- (b) Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

Reason: To ensure building materials are sufficiently non-combustible.

Reflectivity of External Finishes

41. External materials (excluding paint) must be pre colour coated on manufacture having a low glare and reflectivity finish. The visible light reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place. Details must accompany the relevant Construction Certificate applications to the satisfaction of the Principal Certifying Authority.

Reason: To have a minimal impact on the neighbouring property.

Vehicular Entrance Materials

42. The western façade brick (referred to as 'BR01' on the architectural drawings hereby approved) shall be applied to the full extent of the walls along the northern and southern driveway entrances, between the street frontage and the roller shutter. Details demonstrating compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To reduce the visual impact of the driveway openings.

Enhanced Glazing

43. Any openings specified as requiring enhanced glazing in the NatHERS certificate hereby approved shall be clearly specified on the relevant Construction Certificate drawings and installed in the building to the satisfaction of the Certifying Authority prior to the release of the applicable Occupation Certificates.

Reason: To ensure the amenity of future occupants.

Environmentally Sustainable Design

44. Prior to issue of the relevant Construction Certificate the applicant shall submit, to the satisfaction of Council's DTSU Manager, revised architectural drawings with the relevant BASIX/NatHERS stamping demonstrating the following:

- 40kw minimum photovoltaic (PV) requirements. Location and space allocation for the PV array and necessary provisions for cleaning and maintenance access must be shown.
- Ensure stamping does not obscure necessary information on the plans.
- Ensure table on plan DA2-0006 matches BASIX/NatHERS certificates.

Reason: To ensure the environmental sustainability of the project and the amenity of future occupants.

Artwork Concept Development

45. A Detailed Public Art Plan prepared by a suitably qualified and experienced public art consultant, developed in accordance with the City of Parramatta's 'Interim Public Art Guidelines for Developers' and the Public Art Strategy Ref: 1650 by UAP Studio dated Nov 2018 shall be submitted to and approved by Council's Service Manager of City Animation, prior to the issue of any Construction Certificate for works at ground level or above.

The Public Art Plan is to include contextual and historical themes, and design details of each public art work, including concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork, and an estimated budget, indicated on the approved plans.

Reason: To achieve public art that is consistent with Council's guidelines.

Emergency Management Measures

46. The applicant is to ensure the following emergency safety measures are incorporated in the residential parts of the approved building:
- **Increased Smoke Extraction for Residential Level Corridors** – An additional fan is added to the stair pressurisation relief shaft in order to increase smoke exhaust to the corridors.
 - **Intelligible Voice Alarm System** – An alarm system which alerts residents of the location of the risk and the need to evacuate.
 - **Firefighting Lifts** – Three (3) of the tower lifts (i.e. those that reach the top residential level) shall be fitted as firefighting lifts so as to be capable of operating in the event of a fire.

Details demonstrating compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the relevant Construction Certificate.

Reason: To minimise risk to human life.

Ausgrid

Underground Electricity Supply

47. Electricity provision within the site is to be designed so that in the future the electrical connection from this site can be made to an underground connection within the street. Certification from an energy provider addressing their requirements for this provision is to be forwarded to the Certifying Authority with the application for any Construction Certificate.
- Reason:** To enable future upgrading of electricity services.

Engineering

On Site Detention

48. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to the release of the Construction Certificate for any work on the site.
- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code:
- Stormwater plans prepared by SCP, project number 170169, Drawing number C2.01 to C2.10 and C3.1 to C3.03 dated 14/11/2019*
- (b) The IL and CL of all surface collecting pits shall be revised to ensure there is no backflow from downstream pits to the upstream ones and the CL and IL of all pits shall be higher than the TWL of the OSD tank.
- (c) The certifier shall ensure that there is no surface collecting pit within the Tree Protection Zone (TPZ) of the existing and proposed trees.
- (d) The certifier shall check to ensure all inlet pipes including the overflow pipe from Rainwater Tank is connected to the High Flow Bypass Pit (HFB).
- (e) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.
- (f) Childproof lock to be provided for access cover to the rainwater tanks
- (g) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

Full engineering construction details of the proposed water quality treatment system shall be submitted for the approval of the PCA prior to the release of the Construction Certificate for any

work on the site. The proposed water quality treatment system, the MUSIC model and calculations shall include the followings:

- a. In the MUSIC model, the area bypasses the OSD system shall be included in the model and shall bypass all the proposed treatment devices. This will increase the number of required stormwater Filters proposed in the submitted plans as part of the DA stage that will change the design parameters of the filtration chamber including the orifice sizes.
- b. A plan shall be provided to show the MUSIC model catchments including the area and the details of the proposed treatment for each node. The MUSIC model catchments shall be consistent with the proposed stormwater plans.
- c. An energy dissipater shall be included in the filtration chamber to protect the filter units from damage due to high flows and it shall be shown on the amended stormwater plans.
- d. Detailed design of the filtration cartridge system is to be done in accordance with the cartridge manufacturer design guideline. A letter from the manufacturer shall be submitted to the PCA to demonstrate that final design of the filtration chamber and the MUSIC model is consistent with the manufacturer design guidelines

The certifier shall check to ensure the design of the filtration chamber and the OSD tanks include the followings:

- a. A High-flow bypass chamber (approx. 1m x1m) should be installed at the upstream side of the filtration system, which will allow the flow up to and equivalent to 1 in 3 months storm event (First flush) into the filtration system and the rest, i.e. flow over 1 in 3 month's storm, into the OSD system. The high-flow bypass chamber to be located at the upstream side of the OSD tank and filtration unit.
- b. The outflow from the bottom of the high-flow bypass chamber (i.e. flow up to 1 in 3 month's flow) to be directed into the filtration unit and the overflow from the high-flow bypass chamber (that exceeds 1 in 3 month's flow) to be directed into the OSD system.
- c. The outflow (bottom outlet) from the filtration system to be directed into the OSD system. If it is bypassed OSD system and directed into overflow pit past OSD, then equivalent flow to be reduced from the PSD in the OSD calculation.
- d. If the outflow from the filtration unit is directed into the OSD system, to ensure the proper functioning of the system and prevent backflow, the followings are required:
 - i. the invert level of the outlet pipe from the filtration unit should be higher than the 1 in 1.5 year's storm event's water level in the OSD tank to ensure that the filtration system still functions (the filtration should continue i.e. there should be a sufficient positive head difference between the water level in the filtration unit and the OSD tank and no backflow occurs). Also provide water level inside the OSD tank during 1 in 1.5 Year's storm event,
 - ii. The Water level in the filtration system/ chamber should be above the 1 in 20 year's event TWL in OSD tank. i.e. the overflow level within the filtration unit should be at least 1:20 year's water level (TWL).
 - iii. There should be no backflow from the OSD tank to filtration unit in any storm event.
 - iv. The holding tank of the filtration system should be sufficient enough to hold 1 in 3 month's flow and that no overflow of the polluted water from the filtration occurs that bypass the filtration system.

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

Water Treatment for Stormwater

49. Eleven Enviropods water quality treatment devices in the pits must be installed. Eighteen 960mm Psorb cartridges Stormwater 360 stormfilter were proposed in the concept plans submitted as part of the DA stage. As mentioned above, the MUSIC model shall be revised prior to the issue of a Construction Certificate that may change the required number of filters. The number of installed stormfilters shall be consistent with the numbers shown on the CC stormwater plans. The proposed water quality treatment system is to manage surface runoff water to Cambridge Street. Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Stormwater Disposal

50. All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation accompanying the relevant applications for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

Construction Adjacent to Drainage Easement/Pipes

51. Foundations adjacent to a drainage easement/pipes are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3". Engineering details demonstrating compliance must be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the relevant Construction Certificate(s).

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

Tanked Basement Construction

52. The perimeter walls and floor of the basement shall be constructed using a "Tanked Construction" method, to prevent any flood and ground waters seeping through the basement walls and floor base. This must be provided using a diaphragm wall and membrane or other approved form of construction and not through permanent draining of the basement structure.

Inherent in providing tanked construction is the need to convey groundwater from the upstream side of the building basement to the downstream side of the building basement, thereby maintaining the natural groundwater balance and preventing a damming effect. This is typically achieved with piping and/or porous media around and beneath the building basement.

The basement shoring walls and base slab must be waterproof and able to withstand the considerable pressure of the water behind the wall and slab (hydrostatic loading).

The landowner shall manage groundwater inflows and outflows during construction and thereafter in perpetuity, including monitoring, to ensure all of the requirements of the Water NSW/DPI Water are satisfied and that there are no adverse effects on the environment and public health, including water table levels, surface and groundwater flow regimes, contamination and pollution, flooding and water quality and structural stability.

Details demonstrated compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to release of any Construction Certificate.

Reason: Protection of the environment and public health.

De-Watering of Excavated Sites

53. Any site excavation areas must be kept free of accumulated water at all times.

Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in:

- i) The pollution of waters,
- ii) Nuisance to neighbouring properties, or
- iii) Damage/potential damage to neighbouring land and/or property.

For water accumulated within an excavation to be approved for drainage into Council Stormwater systems, the following discharge water quality standards must be met at all times throughout the construction phase of the development:

- i) pH 6.5-8.5;
- ii) Total Suspended Solids (TSS) 50 mg/l;
- iii) Oil and Grease 'Not visible'.
- iv) If site identified as containing contaminated or acid-sulphate soils, all trace contaminants must be removed from the groundwater prior to disposal.

This may be achieved through the use of a 'WETSEP' system or equal, to hold and treat water prior to discharge.

Prior to release of the relevant Construction Certificate the Applicant must provide to the Principal Certifying Authority for approval full details of the construction phase stormwater and groundwater collection and discharge pollution control and quality management system, including full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance.

Reason: To protect against subsidence, erosion and other nuisances.

Retaining/Shoring Walls

54. No approval is granted for retaining/shoring walls not marked on the approved plans.

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

Structural details, certified by a practicing structural engineer, shall accompany the relevant applications for Construction Certificates for assessment and approval by the certifying authority.

Reason: To minimise impact on adjoining properties.

Dial Before You Dig Service

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

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

Basement Carpark and Subsurface Drainage

56. The basement stormwater pump-out system, must be designed and constructed to include the following:

- (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
- (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
 - (i) The permissible site discharge (PSD) rate; or
 - (ii) The rate of inflow for the one hour, 5 year ARI storm event.
- (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
- (d) A 100 mm freeboard to all parking spaces.
- (e) Submission of full hydraulic details and pump manufacturers specifications.
- (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the relevant Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

Collection and Discharge of Water from Car Wash Bay

57. All washing of motor vehicles must be carried out in a designated area and must be drained to a sump and cleansed via a coalescing plate separator prior to discharge into the sewer. Documentary evidence is required from the Trade Waste Section of the Sydney Water Corporation Ltd confirming satisfactory arrangements have been made with the Corporation with respect to the disposal of dirty water into the sewerage system, prior to the issue of the relevant Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

Driveway Surface to Match Existing Footpath Level

58. The driveway within the property shall be designed and constructed to match the surface levels with that of existing footpath within the property frontage and that joints are smooth, and no part of the concrete protrudes out. To prevent street stormwater spilling into the property through the driveway, the driveway surface should be graded such that it rises upward from kerb & gutter with the crest across the driveway at the property line, which should be at least 150mm higher than the top of kerb.

Reason: To provide suitable vehicle access and smooth junction.

Construction of Heavy Duty Vehicular Crossing

59. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must accompany the relevant application for a Construction Certificate to the satisfaction of the Certifying Authority.

A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to any work commencing.

Reason: To ensure appropriate vehicular access is provided.

Proposed inlet pit

60. The proposed kerb inlet pit must be constructed in accordance with Council Standard Plan No. DS21. Details demonstrating compliance are to be submitted to and approved by the Principal Certifying Authority prior to issue of the relevant Construction Certificate.

Reason: To ensure appropriate drainage.

Exhaust Fumes

61. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 1998 – 'The use of ventilation and air conditioning in buildings' – 'Fire and smoke control in multi-compartmented buildings'. Details showing compliance are to accompany the relevant application for a Construction Certificate.

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

Impact on Existing Utility Installations

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

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

Support for Council Roads, Footpath, Drainage Reserve

63. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany the relevant applications for Construction Certificates and be to the satisfaction of the Principal Certifying Authority. A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

Environmental Health

Acoustic Report

64. Prior to the issue of the relevant Construction Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta

Council, stating that all works/methods/procedures/control measures approved by Council in the Acoustic Report Ref: 36359 Rev: 5 by Wood & Grieve Engineers dated 21/06/18 are reflected in the construction drawings.

Reason: To demonstrate compliance with submitted reports.

Waste and Recycling Storage Facilities

65. Waste and recycling storage facilities are to be provided in each residential unit. Details of the unit waste storage areas are to be provided to the satisfaction of the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure adequate storage for refuse.

Separation of Waste

66. Separate waste processing and storage facilities are to be provided for each use in mixed use developments. These facilities should be designed and located so that they cannot be accessed by the public, and are accessible by a private waste contractor for collection.

A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities as indicated in the Waste Management Plan.

Reason: To ensure appropriate waste storage facilities are provided for future occupants.

Garbage Chutes

67. The garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwellings. Details are to be provided on the plans and documentation accompanying the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.

Reason: To ensure waste conveyance equipment is appropriately designed and managed.

Waste Storage Rooms

68. Storage rooms for waste and recyclables are to be provided within the development as indicated on the approved plans, and shall be constructed to comply with the following provisions:

- i) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
- ii) The floor being graded and drained to an approved drainage outlet connected to the sewer, and having a smooth, even surface, covered at all intersections with walls;
- iii) The walls being cement rendered to a smooth, even surface and covered at all intersections;
- iv) Cold water being provided in the room, with the outlet located in a position so that it cannot be damaged, and a hose fitted with a nozzle being connected to the outlet.
- v) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Details shall be indicated on the plans submitted with the relevant Construction Certificate application that demonstrate compliance with these requirements to the satisfaction of the Principal Certifying Authority.

Reason: To ensure provision of adequate waste storage arrangements.

Waste Management

69. Prior to issue of the relevant Construction Certificate the Principal Certifying Authority is to be satisfied that the following elements of the approved Waste Management Plan will be implemented:

- a) The garbage (chute) rooms and waste storage rooms at the ground level must include water or a hose for cleaning, graded floors with drainage to sewer, a robust door, sealed and impervious surface, adequate lighting and ventilation, and must be lockable. The sizing of such rooms must be in accordance with the approved Waste Management Plan.
- b) The finished access way (including ramp, loading bay and site entry/exit) to be used by waste collection vehicles complies with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for large rigid vehicles.
- c) The bin carting routes must be devoid of any steps. Note: Ramps between different levels are acceptable.

- d) The 4.0 metre vertical clearance height within the truck travel path must not be reduced by ducting, lights, pipes, roller doors or anything else.
- e) Access to the automatic waste volume handling equipment by unauthorised persons (including residents and waste collectors) must be prevented.

Reason: To ensure provision of adequate waste storage arrangements.

Outdoor Lighting

70. All outdoor lighting and lighting of publicly accessible spaces must comply with the relevant provisions of AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting, and with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting, and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill.

A detailed lighting plan demonstrating compliance with these requirements be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To protect the amenity of the surrounding neighbourhood from the emission of light and to provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

Food Preparation Facilities

71. Detailed plans of any food / beverage preparation facilities and waste storage areas shall be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

The fit-out of the food premises shall comply with:

- (a) Australian Standard AS4674-2004 - Design, Construction and Fit-out of Food Premises.
- (b) Food Safety Standards
 - Standard 3.2.2 Food Safety Practices and General Requirements
 - Standard 3.2.3 Food Premises and Equipment
- (c) The cool rooms shall be provided with safety devices to comply with G1.2 of the BCA.
- (d) No approval is granted for any remote storage area.
- (e) The business being registered with NSW Food Authority.
- (f) Comply with the requirements of Sydney Water – Trade Waste Section (grease trap).

If a Private Certifier is to be used, the final inspection shall be carried out by a suitably qualified person to ensure that food standards are met. Council's Environmental Health Officer may be engaged to carry out the required inspection for a prescribed fee.

Note: Copies of AS 4764 may be obtained from Standards Australia Copies of the Food Standards Code may be obtained from Australia and New Zealand Food Authority. Alternatively, you may obtain a copy of the 'Food premises design, construction and fit-out guide' from Council. This guide is based on the above standards and sets out minimum requirements to achieve compliance.

Reason: To ensure design of the premises meets relevant public health standards.

Heritage

Detailed Heritage Drawings

72. Detailed architectural construction drawings, including a schedule of conservation works, external colour/materials/finishes and construction methodology, of the proposed interventions in the heritage church building fabric shall be submitted to and approved by Council's DTSU Manager prior to issue of the relevant Construction Certificate. The design shall comply with the following requirements:

- a) The existing concrete sun hood on the rear elevation of the church must be retained and the width of the new door opening must match the width of the hood.
- b) The existing semi-circular headed windows on the north elevation of the sanctuary must be retained.

The submission shall include endorsement from a suitably qualified and experienced heritage consultant.

The drawings shall be implemented as ultimately approved.

Reason: To minimise impact on the heritage item.

Public Domain

Public Domain Construction Drawings

73. Prior to the issue of the Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's DTSU Manager. The drawings shall address, but not limited to, the following areas:
- All the frontages of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback etc
 - Any publicly accessible areas;
 - Any works in carriageway, and
 - Onsite landscape work.

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

- The latest City of Parramatta Public Domain Guidelines (PDG);
- The approved Turf Design Studio drawings dated 19.11.19 Rev F
- The approved Architectus drawings dated 19.11.19 Rev DA Resubmission
- The approved SCP drawings dated 12.11.19 Rev B
- All the conditions listed in this consent.

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

Footway Specifications

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

Footpath

Grading of the pedestrian footway:

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

Cambridge Street:

The standard in-situ concrete, colour natural grey with a broom finish shall be applied to the full length of the development site on Cambridge Street. The details shall be modified to reflect the site conditions and adjoining materials as required.

Oxford Street:

The standard in-situ concrete, colour natural grey with a broom finish shall be applied to the vehicle crossovers at Oxford Street. New extents of paving should be chosen to match existing red brick colour and herringbone pattern (with approval from Council's Civil Assets and Management Officer). The details shall be modified to reflect the site conditions and adjoining materials as required.

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

Vehicle Crossing

Provide Council's standard vehicle crossing. Refer Council's design standard DS 9. Materials to match the surrounding paving based on location of the vehicle crossing within the public domain.

Pit Lids

All Pit lids in paved areas of the public domain and the publically accessible areas of the site, should be level with the paving around and aligned with the paving pattern / material. Joints should be coordinated where possible. Where allowed by the service providers, the pit lids should be infilled with the surrounding paving material.

Pit lids and grates

A schedule of proposed pit lid and grate finishes is to be submitted with the Public Domain Construction Drawings set. Drainage grates on an accessible path of travel and within common areas, are to have slots or circular openings with a maximum width of 13mm. Slots are to be laid with the long dimension at right angles to the paths of travel.

Tactile Indicators (TGSIs)

TGSIs must be used on the public footpath and the publically accessible areas, as required, and comply with the requirements in the Public Domain Guidelines. The TGSIs must be installed in the locations as shown on the approved Public Domain Construction Drawings.

TGSI's must comply as follows.

- TGSI's are required at the top and base of each flight/ramp, to comply with AS1428.4.1 (2009) including its amendment in 2010.
- TGSI's are not required on a landing where handrails continue through the landing.

Clear Path of Travel (Shore-Lining)

Council continues to develop uniform design approach(s) to delineating a clear path of travel past complex built forms at the footway level. Options could include, but not be limited to, change in pavement colour, textures and or other visual aids etc. that meet DDA requirements. Final design solutions to suit the project are to be proposed by the applicant for consideration and inclusion in the Public Domain Construction Drawings prior to issuing of CC approval.

Slip Resistance

All stone and pebblecrete paving (concrete pavers) shall have **non-slip surfaces** that comply with a P5 rating as per AS4586:2013. For the pebblecrete paving (concrete pavers) apply 2 coats of solvent based single pack acrylic coating with Size 36/46 Aluminium Oxide grit, and one top coat with the same product. Top coat may not have the grit included. Independent slip resistance test results to P5 Classification (Wet Pendulum Test) of completed works should be submitted.

Non-slip surface – for non-council Standard Pavements

The applicant shall provide test results (after applying paving sealant) to prove applicable pavement material and finishes used in the publicly accessible areas and any plaza areas are **non-slip surfaces** that comply with a P4 rating as per AS4586:2013. Independent slip resistance test results to P5 Classification (Wet Pendulum Test) of completed works should be submitted.

Lighting

Pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket. Refer to PDG for fixture specifications (including lane through site).

Applied to Publically Accessible Private Space

Steps

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

- Equal height risers of 150-165mm, and equal width treads of 275-300mm.
- Level landing areas at the top and base of steps.
- **The first riser at least 900mm from the property boundary**
- Opaque risers

- Compliant contrast nosings for full stair width
- Non-slip surfaces in wet and dry conditions

Handrails

A handrail should be provided at the northern end of the entry steps at the property boundary, leading to the plaza and building lobbies.

Handrails must comply as follows:

- Handrails installed on each side of the stair (or centrally).
- Landing area designed to sufficiently accommodate the required TGSi and handrail projection, which must be outside pedestrian path of travel and circulation spaces.
- Design of handrail according to AS1428.1:2009.
- Diameter of handrail 30-50mm.
- Clearance behind the handrail at least 50mm.

Ramps

Ramps, if required, must comply as follows:

- Level landings at top and base
- Non-slip surfaces in wet and dry conditions
- Compliant handrails on each side with at least 1000mm between handrails
- A lower rail with maximum clearance of 65mm below.

Preference is to achieve ramps which do not require handrails (ie make them flatter than 1:20).

Multi-media conduit

A conduit for Council’s multi-media facilities shall be installed to the full length of the street frontage on Cambridge and Oxford Street. The conduit must be positioned and installed in accordance with Council’s design standard drawing and specifications.

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

Reason: To comply with the Public Domain Guidelines.

Street Tree Specifications

75. Notwithstanding the approved Turf Design Studio drawings dated 19.11.19 Rev F, the required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Cambridge Street	Lophostemon confertus	Brush Box	200 L	7	As shown on the approved drawings or as agreed by Council’s DTSU Manager

Note: *Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible.*

All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the final residential Occupation Certificate.

The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018.

Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council’s

design standards (details available on request) with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

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

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

Reason: To ensure high quality street trees are provided.

Sydney Water

Sydney Water Tap In

76. The approved plans must be submitted to the Sydney Water [Tap in™](#) online 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 [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

The [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, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at: <http://www.sydneywater.com.au/tapin/index.htm>.

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

Backflow Prevention Requirements

77. Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

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

Traffic

Car Park Design

78. Parking spaces and internal access ways are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. The following requirements in particular must be addressed:

- Due to the medium-term nature of their use, the dimensions of the non-residential car parking spaces are to be a minimum 2.4m wide (and wherever columns allow 2.5m wide) x 5.4m long as per AS 2890.1-4.
- The location of the columns in the basement car parks shall comply with Section 5.2 and Figure 5.1 of AS2890.1.
- Physical barriers are to be provided to separate the proposed pathway along the southern access ramp and within the basement car park from vehicular movements.

Any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like must not compromise appropriate manoeuvring and maintain compliance with AS 2890.1, AS2890.2 and AS 2890.6.

Details demonstrating compliance are to be submitted to and approved by Council's DTSU Manager prior to issue of the relevant Construction Certificate.

Reason: To ensure appropriate vehicular manoeuvring is provided.

Driveway Grades

79. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the relevant application for a Construction Certificate.

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

Bicycle Parking

80. Bicycle storage areas, capable of accommodating the following minimum bicycles within fixed bicycle rails, must be provided in the locations specified:

- a) Seniors Living/Shop Top Housing: **10** bicycles (in basement as shown on drawings)
- b) Residential Visitors: **18** bicycles (in basement)
- c) Educational Establishment: **11** bicycle racks (distributed between Oxford Street setback, Cambridge Street setback, and upper ground floor basement or as otherwise agreed by Council)

The bicycle storage areas and bicycle rails must be designed to meet the requirements of AS 2890.3 – 2015. Details of compliance with this standard are to accompany the relevant Construction Certificate applications to the satisfaction of the Principal Certifying Authority.

Reason: To comply with Council's parking requirements.

Pedestrian Safety

81. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site to Cambridge Street. The sight lines shall not be compromised by landscaping, signage, fences, walls or display materials.

Sight distances from the proposed vehicular crossing are to be in accordance with Austroads 'Guide to Traffic Engineering Practice, Part 5 Intersections at Grade, Section 6.2 – Sight Distance and AS 2890.

Details are to be illustrated on plans submitted with the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.

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

Security Roller Shutters for Basement Car Parking - Operation

82. The security roller shutters and/or boom gates preventing access to the underground car park are to be operable by remote control for residents.

An intercom system is to be installed to enable visitor access. The intercom is to be provided at the centre of the driveway on a concrete median separator (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

The intercom and roller shutter door must be placed in such a way as to ensure that all vehicles are wholly contained on site before being required to stop.

Details of the system and where it is to be located is to accompany the relevant application for a Construction Certificate to the satisfaction of the Principal Certifying Authority.

Reason: To ensure visitor car parking is accessible.

Accessible Car Parking

83. Accessible car parking spaces must be provided as part of the total car parking requirements. These spaces, and access to these spaces, must comply with AS2890.6: 'Parking facilities', 'Off-street parking for people with disabilities', AS1428.1: 'Design for access and mobility', 'General requirements for access - New building work' 2001 and 2009, and AS1428.4: 'Design for access and mobility', 'Tactile ground surface indicators for orientation of people with vision impairment', 'Means to assist the orientation of people with vision impairment - Tactile ground surface indicators' 1992 and 2009.

Details are to accompany the relevant applications for Construction Certificates to the satisfaction of the Certifying Authority.

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

Visitor Parking

84. Each basement visitor car parking space is to be signposted. Details are to be provided with the relevant applications for Construction Certificates.

Reason: To comply with Australian Standards.

Trees and Landscaping

Planting Upon Structure

85. The following must be provided with the relevant applications for Construction Certificates to the satisfaction of the Principal Certifying Authority:

- (a) Construction details showing substrate depth, drainage, waterproofing for all planting on structures, including planting over stormwater tanks, raised planters and rooftop gardens are to be provided by a suitably qualified structural engineer.
- (b) A specification for the soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015) to be provided by a suitably qualified Landscape Architect/Designer for all proposed tree plantings with an expected mature height of five (5) metres or greater.
- (c) A specification ('Fit-for-purpose' performance description) for soil type and maintenance schedule specified by a suitably qualified Soil Scientist, to ensure sufficient nutrient and water availability is achieved which must be specific to the tree species proposed must be provided by a suitably qualified Soil Scientist.
- (d) Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and certification must be provided by a suitably qualified Landscape Architect/Designer.
- (e) Planter boxes located over stormwater tanks and/or podium slabs are to have a minimum depth of 600mm for the planting of shrubs and/or trees, and a minimum of 300mm depth for turf/groundcovers proposed.

Reason: To ensure the creation of functional gardens.

Irrigation

86. Where tree and understorey planting is proposed on slab, under building, green wall or any other overhang fronting the public domain an automatic irrigation system is to be provided.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issuing of relevant Construction Certificates and again prior to the issuing of relevant Occupation Certificates.

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

Species Replacement

87. Notwithstanding the approved landscape plans, the proposed *Quercus palustris* shall be replaced with *Lagerstroemia indica* or similar with a mature height not exceeding 8m.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of the relevant Construction Certificate and again prior to issue of the relevant Occupation Certificate.

Reason: To ensure the restoration of the environmental amenity of the area.

Prior to Work Commencing

Planning

Appointment of Principal Certifying Authority

88. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:

- (a) Appoint a Principal Certifying Authority and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
- (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

Reason: To comply with legislative requirements.

Enclosure of the Site

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

Reason: To ensure public safety.

Site Sign

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

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

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

This condition does not apply where works are being carried.

Reason: Statutory requirement.

Toilet Facilities on Site

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

Reason: To ensure adequate toilet facilities are provided.

Public Liability Insurance

92. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised

by this consent are conducted:

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

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

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

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

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

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

Footings and Walls Near Boundaries

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

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

Survey Report

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

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

Heritage Protection

95. Prior to any excavation work on site, the applicant must submit, for approval by Council's DTSU Manager, an excavation methodology, by an appropriately qualified engineer, outlining how the existing heritage church building will be supported and protected during excavation work. The methodology shall be implemented as endorsed.

Reason: To maximise retention of original heritage fabric.

Engineering

Construction Environmental Management System and Plan

96. A Construction Environmental Management System and Plan (CEMP) shall be submitted to, and approved by, Council's DTSU Manager prior to work.

The CEMP must be prepared in accordance with ISO14001:2015 and the Department of Infrastructure, Planning and Natural Resources (2004) '*Guidelines for the Preparation of Environmental Management Plans*' and submitted to the relevant authorities at least 4 weeks prior to the commencement of construction.

This plan should cover demolition, soil and water management and site maintenance and any associated groundwater, flooding and overland stormwater flow management. It must address any possible pollution risks, and how they will be managed. It must incorporate updated erosion and sediment control plans/ stormwater plan showing how rainwater and groundwater captured within the site will be treated to satisfactory water quality standards, monitored and discharged.

The plan and management system must be implemented throughout the work.

Reason: Environment protection.

Road Opening Permits

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

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

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

Dilapidation Survey & Report for Private Properties

98. Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with an electronic copy forwarded to Council at council@cityofparramatta.nsw.gov.au) a dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

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

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

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

Reason: Management of records.

Geotechnical Report

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

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

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

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

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

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

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

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- (ii) No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iii) No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iv) Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- (v) Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- (vi) An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

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

Erosion and Sediment Control Measures

100. An erosion and sediment control plan is to be submitted to and approved by Council's DTSU Manager prior to works commencing that includes the following:
1. Architectural plans showing the location of soil and waste stockpile storage areas.
 2. Details of how erosion and sediment controls will be used on put in place and maintained on site throughout the demolition and construction stages of the project.
 3. Details of how waste water will be treated and disposed of from site.

The erosion and sediment control measures approved are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To prevent pollution of the of waterways

Site Maintenance

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

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

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

Shoring and Adequacy of Adjoining Property

102. If development involves excavation that extends below the level of the base, of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the persons own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

Note: If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

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

Special Permits

103. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

Driveway Crossing Application

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

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

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

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

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

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

Existing Damage to Public Infrastructure

105. Prior to commencement of any works, including demolition and excavation, the applicant is to submit to the Council of documentary evidence including photographic evidence of any existing damage to Council's property. Council's property includes footpaths, kerbs, gutters, drainage pits, pipes etc. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works. Failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs

Reason: To ensure that the applicant bears the cost of all restoration works to Council's property damaged during the course of this development.

Environmental Health

Asbestos Hazard Management Strategy

106. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

Hazardous Material Survey

107. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:

- a) The location of hazardous materials throughout the site;
- b) A description of the hazardous material;
- c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- f) Identification of the disposal sites to which the hazardous materials will be taken.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

Waste Management Plan – Demolition

108. An updated Waste Management Plan is to be submitted immediately after the letting of all contracts detailing the:

- a) expected volumes and types of waste to be generated during the demolition and construction stages of the development;
- b) destination of each type of waste, including the name, address and contact number for each receiving facility.

The Waste Management Plan is to be submitted to the satisfaction of the Principal Certifying Authority prior to commencement of any works on site.

Reason: To ensure waste is managed and disposed of properly.

Heritage

Site Induction

109. All contractors responsible for ground disturbance within the study archaeology area must be provided with a heritage induction conducted by a suitably qualified archaeologist prior to any works commencing. This induction must provide information regarding the nature and appearance of potential heritage items or Aboriginal objects within the study area and the requirements for reporting under the Heritage Act 1977 and National Parks and Wildlife Act 1974. It must also advise contractors of the role of the archaeologist on site during archaeological investigations. Details demonstrating compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to relevant work.

Reason: To minimise likelihood of unacceptable disturbance to items of archaeological significance.

Archival Recording

110. Before any works commence on site, a photographic archival recording in accordance with the NSW Heritage Council's Guide to Archival Photographic Recording should be undertaken. This should include an external record of all elements of the site and internal record of the heritage listed church.

A copy of the record is to be submitted to Council to be lodged with Council's Archives.

Details demonstrating compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to any work.

Reason: To provide a historical record of heritage significant works on the site for archival purposes.

Office of Environment & Heritage

S140 Permit

111. No excavation or ground disturbance works can occur until a s140 permit with a supporting Archaeological Research Design and Methodology has been issued by the Heritage Council of NSW in accordance with the requirements of the NSW Heritage Act, 1977.

Reason: To satisfy the requirements of the NSW Office of Environment & Heritage.

Archaeological Research Design and Methodology

112. The Archaeological Research Design and Methodology must include a programme of archaeological testing to be undertaken across areas of proposed harm to archaeological resources. Confirmation of State significant archaeological deposits and substantially intact archaeological evidence should be provided by the testing.

Reason: To satisfy the requirements of the NSW Office of Environment & Heritage.

Archaeology Sensitivity

113. The testing results shall guide the next stage of development. Areas of State significant archaeology and substantially intact archaeological evidence shall be appropriately managed and avoided wherever possible in the design.

Reason: To satisfy the requirements of the NSW Office of Environment & Heritage.

Historical Archaeological Relics

114. All affected historical archaeological 'relics' and/or deposits of local significant or State significance, and unable to be retained, are to be subject to professional archaeological excavation and/or recording before construction works commence which will impact those 'relics'.

Reason: To satisfy the requirements of the NSW Office of Environment & Heritage.

National Parks and Wildlife Act 1974 Approval

115. Excavation and ground disturbance will need to be coordinated with Aboriginal archaeological requirements under the National Parks and Wildlife Act 1974 approval process.
Reason: To satisfy the requirements of the NSW Office of Environment & Heritage.

Public Domain

Prior to Commencement of Construction in Public Domain

116. The certifying authority is to confirm the ground floor slab levels, including finishes, finish flush with existing public domain as per the approved Public Domain Alignment Drawings
Reason: To ensure the public domain is constructed in accordance with Council standards.

Traffic

Construction and Pedestrian Traffic Management Plan

117. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:
- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - c) The location of proposed Work Zones in the egress frontage roadways,
 - d) Location of any proposed crane standing areas,
 - e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - g) The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible,
 - h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
 - i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
 - j) Proposed construction hours,
 - k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
 - l) Construction program that references peak construction activities and proposed construction 'Staging',
 - m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
 - n) Cumulative construction impacts of projects in the Epping Town Centre. Should any impacts be identified, the duration of the impacts,
 - o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
 - p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
 - q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,
 - r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

The CPTMP is to include the provision of a sign on the hoarding that provides a phone number and email address for members of the local community to make enquires or complaints regarding

traffic control for the site. The construction company for the site is to provide a representative for meetings that may occur once a month and may include representatives of the local community and Council staff to discuss traffic control at the site.

Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Work Zone' restriction in the egress frontage roadways of the development site. Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Work Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each.

Approval shall be obtained from City of Parramatta Council for any temporary road closure or crane use from public property.

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

Trees and Landscaping

Tree Protection as per Arborist Report

118. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Appraisal and Method Statement by Naturally Trees dated 21/05/18 and the conditions of consent.

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

Pruning/Works on Trees

119. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties. All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

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

During Work

Planning

Copy of Development Consent

120. A copy of this development consent, together with the stamped plans, reference documents and associated specifications, is to be held onsite during the course of any works, to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

Materials on Footpath

121. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs, or vehicles associated with the construction, excavation, or demolition shall be stored or placed on/in Council's footpath, nature strip, roadway, park, or reserve without the prior approval being issued by Council under section 138 of the *Roads Act 1993*.

Reason: To ensure pedestrian access.

Materials on Drainage Line

122. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

Hours of Work and Noise

123. All work (excluding demolition which has separate days and hours outlined below), including building and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development, must only be carried out between the hours of 7:00am and 5:00pm on Monday to Friday inclusive, and 8:00am to 1:00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Note: Council may allow extended work hours in limited circumstances and upon written application and approval being given by City of Parramatta Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

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

Reason: To protect the amenity of the area.

Complaints Register

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

- i) The date and time of the complaint;
- ii) The means by which the complaint was made;
- iii) Any personal details of the complainants that were provided, or if no details were provided, a note to that affect;
- iv) Nature of the complaints;
- v) Any action(s) taken by the applicant in relation to the complainant, including any follow up contact with the complainant; and
- vi) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

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

Reason: To allow the Principal Certifying Authority to ensure complaints are dealt with appropriately.

Engineering

Erosion & Sediment Control Measures

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

Reason: To ensure no adverse impacts on neighbouring properties.

Grated Drain at the base of Driveway Ramp

126. A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the site at the intersection of the driveway and Council's footway to collect all surface water flowing down the driveway. The drainage line from the grated drain shall be connected to the street system, either separately or via the main site outlet.

Reason: Stormwater control.

Damage to Public Infrastructure

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

Construction of a Footpath

128. A footpath is to be constructed in accordance with Council Standard Drawing DS3 in front of the site within the road reserve. Details of the proposed footpath works shall be submitted to and approved by Council's Civil Asset Team prior to commencement of footpath works. All costs are to be borne by the applicant.
Reason: To provide pedestrian passage.

Vehicle Egress Signs

129. Appropriate signage must be erected at the vehicle egress points to compel all vehicles to stop before proceeding onto the public way.
Reason: To ensure pedestrian safety.

Nomination of Engineering Works Supervisor

130. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's Public Domain Guidelines. Certification is required to be provided prior to any residential Occupation Certificate.
Reason: To ensure Council's assets are appropriately constructed.

Drainage to Existing System

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

Geotechnical Consideration

132. The recommendations as outlined in the Geotechnical Investigation Ref: 30397Prpt Rev: 0 by JK Geotechnics dated 19/10/17 shall be implemented to the satisfaction of the Principal Certifying Authority.
Reason: To ensure the geotechnical compliance, ongoing safety and protection of property.

Environmental Health

Remediation Contact Details

133. A sign displaying the contact details of the remediation shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works.
Reason: To provide contact details for council inspectors and for the public to report any incidents.

Contamination – Additional Information

134. Any new information which comes to light during remediation, demolition, or construction works, which has the potential to alter previous conclusions about site contamination, shall be notified to the Council and the principal certifying authority immediately.
Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

Remediation Works

135. All remediation works shall be carried out in accordance with clauses 17 and 18 of State Environmental Planning Policy 55 - Remediation of Land.
Reason: To comply with the statutory requirements of State Environmental Planning Policy 55.

Groundwater Analysis

136. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.

Other options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To ensure that contaminated groundwater does not impact upon waterways.

Handled and Disposed of by Licensed Facility

137. All friable and non-friable asbestos-containing waste on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2005 and the EPA publication 'Waste Classification Guidelines - 2008' and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

Asbestos – Records Disposal

138. Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

Contaminated Waste to Licensed EPA Landfill

139. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

Waste Data Maintained

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

Reason: To confirm waste minimisation objectives are met.

Dust Control

141. Dust control measures shall be implemented during all periods of earth works, demolition, excavation, and construction to minimise the dust nuisance on surrounding properties.

In this regard, dust minimisation practices must be carried out in accordance with the City of Parramatta Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the *Protection of the Environment Operations Act 1997*.

Reason: To protect the amenity of the area.

Noise/Vibration

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

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

Reason: To protect the amenity of the area.

Importation of Clean Fill

143. All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

Reason: To ensure imported fill is of an acceptable standard.

Heritage

Stop Work

144. Should any part of the existing church building which is indicated on the approved plans to be retained be damaged or in any way altered beyond the approved scope of works, all works on site are to cease and written notification to be provided to Council. No work is to resume until the written approval to continue works is obtained from the Council.

Reason: Conservation of listed heritage item and ensure compliance.

Public Domain

Public Domain Works Inspections

145. All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact Council's Inspection Officer for each inspection listed below. At least 48 hours notice must be given for all inspections.

The required inspections include the followings:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- Completion of concrete paving.
- Delivery of street trees to site. Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- Final defects inspection after all work has been completed to view paving sealant (if required), tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

Note: Additional daily inspections by Council Officers may occur to view progressive paving set out and construction depending on the project size and type.

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

Traffic

Occupation of any part of Footpath/Road

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

Reason: To ensure proper management of Council assets.

Oversize Vehicles Using Local Roads

147. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

Trees and Landscaping

Tree Removal

148. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Tree Pruning

149. All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and confirm to the provisions of AS4373-2007 "Pruning Amenity Trees", and the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure the pruning will not adversely affect the tree(s).

Material Storage and Trees

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

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

No Attachments to Trees

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

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

Tree Removal

152. Trees to be removed are:

Tree No.	Species	Common Name	Location
4	<i>Gleditsia triacanthos</i>	Gleditsia	Refer to arborist report
5	<i>Metrosideros excelsa</i>	Metrosideros	Refer to arborist report
6	<i>Schefflera actinophylla</i>	Umbrella tree	Refer to arborist report
7	<i>Callistemon sp.</i>	Bottlebrush	Refer to arborist report
9	<i>Platanus x hybrida</i>	London Plane Tree	Refer to arborist report
10	<i>Platanus x hybrida</i>	London Plane Tree	Refer to arborist report
11	<i>Ulmus parvifolia</i>	Chinese elm	Refer to arborist report
12	<i>Casuarina cunninghamiana</i>	She Oak	Refer to arborist report
13	<i>Syzygium sp.</i>	Lilly Pilly	Refer to arborist report
14	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Refer to arborist report
15	<i>Syzygium sp.</i>	Lilly Pilly	Refer to arborist report
16	<i>Casuarina cunninghamiana</i>	She Oak	Refer to arborist report
17	<i>Casuarina cunninghamiana</i>	She Oak	Refer to arborist report
18	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report
19	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report
20	<i>Lophostemon confertus</i>	Brush Box	Refer to arborist report

21	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report
22	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report
23	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report
24	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report
25	<i>Eucalyptus microcorys</i>	Tallowwood	Refer to arborist report
1x	<i>Eucalyptus globulus</i>	Southern Blue Gum	Adjacent tree 25

Reason: To facilitate development.

Prior to the issue of an Occupation Certificate / Subdivision Certificate

Planning

Occupation Certificate

153. Occupation or use of the approved buildings or part thereof is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.

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

Restriction as to User – Seniors Living

154. Prior to the issue of any Occupation Certificates for the residential uses on site, a Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, restricting occupation of the Seniors Living uses on site (i.e. all seniors independent living units and residential aged care facilities, but not including the shop-top housing units on Level 06) to the following:

- (a) seniors or people who have a disability, or
- (b) people who live within the same household with seniors or people who have a disability, or
- (c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.

The terms referred to in the above list are as defined by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Where a Title exists, the Positive Covenant / Restriction on the Use of Land is to be created via an application to NSW Land Registry Services using forms 13PC and 13RPA.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available on Council's website, under Development Forms. All Covenants / Restrictions created as part of this consent are to contain a provision that they cannot be released, varied or modified except with the written consent of the City of Parramatta Council. The terms are to be submitted to Council for approval prior to lodgement with NSW Land Registry Services.

Registered title documents showing the Covenants / Restrictions must be submitted to and approved by the Principal Certifying Authority prior to the relevant occupation or use of site.

Reason: To complying with legislative requirements of the relevant SEPP.

Residential Access Easement

155. Prior to issue of any Occupation Certificates or Subdivision Certificates for any residential use on site, an easement, under Section 88B of the Conveyancing Act 1919 must be created, providing residential occupants with a direct and accessible right of way to Oxford Street.

The right of way must entitle residents unfettered access along the pathway between the church and church hall building to Oxford Street, as well as the lift within the church hall building.

Where a Title exists, the easement on the Use of Land is to be created via an application to NSW Land Registry Services using Form 10.

The terms of the 88B Instruments are to be generally in accordance with Council's "standard terms" available on Council's website, under Development Forms. All easements created as part of this consent are to contain a provision that they cannot be released, varied or modified except with the written consent of the City of Parramatta Council. The terms are to be submitted to Council for approval prior to lodgement with NSW Land Registry Services.

Registered title documents showing the easements must be submitted to and approved by the Principal Certifying Authority prior to the relevant occupation or use of site.

Reason: To ensure appropriate access for residential occupants.

Emergency Management Plan

156. The applicant is to develop an Emergency Management Plan for the residential uses. The Emergency Management Plan shall include, but not be limited to, the following:

- ***Personal Emergency Evacuation Plans*** – A customised evacuation strategy (Personal Emergency Evacuation Plan) is prepared for each resident requiring assistance with mobility.
- ***Emergency Contacts*** – A list of all emergency contacts.
- ***Emergency Procedures*** – Emergency/evacuation procedures, floor plans, location of emergency exits and emergency kit and safety equipment, and evacuation point.
- ***Evacuation Drill Schedule*** – Outline regular evacuation drills, including staff providing assistance to residents with mobility issues.
- ***Emergency Kit*** – Detailing contents and inspections.
- ***Emergency Team Roles & Responsibility*** – Appoint first aid officers and fire warden(s).

The plan is to be provided to the Principal Certifying Authority prior to the issue of any Occupation Certificate for any residential use.

Reason: To minimise risk to human life.

Record of Inspections Carried Out

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

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

Reason: To comply with stator requirements.

BASIX Compliance

158. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 1058786M_03, will be complied with prior to occupation.

Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

The Release of Bond(s)

159. A written application to Council's Civil Assets Team for the release of a bond must quote the following:

- (a) Council's Development Application number; and
- (b) Site address.

The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.

The final residential Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released.

Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.

SEPP 65 Verification Statement OC Stage

160. Design Verification issued by a registered architect is to be provided with relevant applications for residential Occupation Certificates verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the Construction Certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

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

Reason: To comply with the requirements of SEPP 65.

Certification – Fire Safety

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

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

Street Numbering

162. An application for street numbering must be lodged with Council for approval, prior to the issue of relevant Occupation Certificates.

The developer must provide Council with a schedule of individual unit/street numbers as displayed within the development for identification purposes.

The numbering sequence must be in accordance with the street numbering approval letter issued by Council.

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

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

Street Numbering Display

163. Street numbers are to be placed on the buildings in readily visible locations from public places prior to the issue of the relevant Occupation Certificates. The numbers are to have a minimum height of 75mm.

Reason: To assist wayfinding.

Broadband Access

164. Prior to the issue of any residential Occupation Certificates, the developer is to provide evidence that satisfactory arrangements have been made with the National Broadband Network (NBN) Company where relevant, and implemented at no cost to Council for the provision of broadband access to the development.

Note: For more information contact NBN Co. Development Liaison Team:

Call: 1800 881 816
Email: newdevelopments@nbnco.com.au
Web: www.nbnco.com.au/NewDevelopments.

Reason: To ensure that appropriate provision has been made to accommodate broadband access to the development.

Provision of Telephone Services

165. The submission of documentary evidence from the telecommunications provider authorised under the *Telecommunications Act 1997* confirming arrangements have been made for the provision of telephone services to the building prior to the issue of each Occupation Certificate.
Reason: To ensure appropriate telephone services are provided.

Certification – Artwork

166. Final documentation including details of fabrication and installation of the public art work, including a maintenance schedule, must be submitted and approved by Council and the art work completed in full and installed to the satisfaction of Council prior to the issue of the final residential Occupation Certificate.
Reason: To comply with Development control requirements.

Provision of Electricity Services

167. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services to the building, from an approved electrical energy provider, prior to the issue of each Occupation Certificate.
Reason: To ensure appropriate electricity services are provided.

Energy Star Ratings

168. Prior to the issue of any Occupation Certificate for self-contained dwellings the Principal Certifying Authority is to ensure that all Fridges, Clothes Washers, Clothes Driers, Dishwashers and Air Conditioners have at least the Energy Star Rating as required by the BASIX certificate.
Reason: To ensure the Environmental Sustainability Commitments are met.

Basement Signage

169. Prior to issue of the relevant Occupation Certificates the applicant shall develop and implement a wayfinding signage strategy for the approved basement to identify the location of the following:
- Educational establishment pick-up/drop-off facilities;
 - Educational establishment entrance(s);
 - Place of Public Worship entrance(s); and
 - Retail entrance.

Reason: To ensure efficient operation of the basement car park.

Stratum Subdivision Certificate

170. A separate application must be made for a stratum subdivision certificate. The following information shall be submitted with the subdivision certificate application:
- Evidence that all relevant conditions of this development consent (DA/586/2018) have been satisfied.
 - Stratum Linen Plans, 88B instrument and Deposited Plan Administration Sheets, all generally in accordance with the final draft plans and documents.
 - All relevant surveyors or engineers' certification if required by the development consent .
 - All required service easements and relevant access right of Ways etc. shall be prepared accordingly to be incorporated into the 88B Instrument accompanying the Stratum Subdivision Certificate application. The easements created should clearly identify the support and shelter to Stratum lots, Drainage easements, Services, Fire Stairs and Passages, Access to shared facilities, to allow for the shared components of the development by all the various stratum lot owners etc.
 - A notification agreement outlining the electrical construction requirements and associated fees shall be obtained from an energy provider prior to the release of the Subdivision Certificate.
 - Detailed sectional plans prepared by a registered surveyor showing the constructed reduced levels of the stratum lots, and certification from a registered surveyor that all constructed reduced levels and building layouts are in accordance wit DA/586/2018 and subsequent approval for the construction works.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended). Also, to ensure appropriate Service Easements and Access Right of ways are created with the subdivision and to ensure electricity supply and appropriate telephone service are available to all properties.

Stratum Subdivision - Easements

171. Relevant and appropriate right of ways, right of carriageways, easements (various easements for different purposes, e.g. for access, use etc.) shall be created wherever they are necessary and appropriate to allow the benefitting lots to enjoy the rights. In this regard, the subdivision plan shall incorporate these relevant items and be prepared by a certified surveyor.

Note: The document/instrument shall be submitted to Council for approval together with other relevant supporting documents prior to lodgement with the Land and Property Information Service of NSW.

Reason: To ensure legal right of access.

Engineering

Reinstatement of Laybacks

172. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. DS1. The reinstatement must be completed prior to the issue of the relevant Occupation Certificates. All costs must be borne by the applicant.

Reason: To provide satisfactory drainage.

Construction of a Concrete Footpath

173. Proof of completion of footpath construction work shall be submitted to the satisfaction of Council prior to release of the final residential Occupation Certificate.

Reason: To provide pedestrian passage.

Work-as-Executed Plan

174. Works-As-Executed stormwater plans shall be submitted to the Principal Certifying Authority prior to the issue of the relevant Occupation Certificates, certifying that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The person issuing the Occupation Certificate(s) shall ensure that the following documentation is completed and submitted

- a. The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- b. The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- c. The "As-built" On-Site Detention (OSD) storage volumes are to be presented in a tabular form using the pyramid volume and prismatic volume calculation method.
- d. OSD WAE Survey certification form and WAE dimensions form (Form B10 and attachment B. Refer to UPRCT Handbook).
- e. Certificate of Hydraulic Compliance (Form B11) from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The person issuing Hydraulic certificate shall ensure that all the works have been completed and comply with the approved plans.
- f. Approved verses installed Drainage Design (OSD) Calculation Sheet certified by a qualified practicing Hydraulic Engineer.
- g. Structural Engineer's Certificate for the OSD tank structure, basement pump out tank structure, OSD basin (retaining) wall etc.

A set of the documents shall also be submitted to Council.

Reason: To ensure works comply with approved plans and adequate information are available for Council to update the Council's Record.

OSD Positive Covenant/Restriction

175. Prior to the issue of the relevant Occupation Certificate(s) or Subdivision Certificate(s) a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919

must be created, burdening the owners with the requirement to maintain the on-site stormwater detention facilities, basement pump system and the WSUD devices on the lot.

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

A letter from the manufacturer of the installed WSUD devices shall be provided to demonstrate that the final design of filtration chamber is consistent with the manufacturer design guidelines.

Electronic colour photographs in jpg format of the on-site detention facility shall accompany the application for the Positive Covenant and the Restriction on the Use of the Land. These photos shall include such elements as the orifice plate, trash screen, step irons, weir, sump and bench on the floor of the DCP, return pipe and flap valve, wide angle view of the storage area or multiple photos, grates closed from above, grates open showing the edges to the opening and under frame packing with mortar or concrete, all pipe entries to the DCP, childproof lock for rainwater tank cover and confined space warning signs at each entry point. The photos must be well labelled and must differentiate between multiple tanks. Additional photos may be requested if required.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available on Council's website, under Development Forms. All Covenants / Restrictions created as part of this consent are to contain a provision that they cannot be released, varied or modified except with the written consent of the City of Parramatta Council. The terms are to be submitted to Council for approval prior to lodgement with NSW Land Registry Services.

Registered title documents showing the Covenants / Restrictions must be submitted to and approved by the Principal Certifying Authority prior to the relevant occupation or use of site.

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

Post-Construction Dilapidation Report

176. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the final Occupation Certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

- (a) compare the post-construction dilapidation report with the pre-construction dilapidation report, and
- (b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
- (c) carry out site inspection to verify the report and ensure that any damage to the public infrastructure as a result of the construction work have been rectified immediately by the developer at his/her cost.
- (d) Forward a copy of the dilapidation report with the PCA's comparison and assessment review report to Council.

Reason: To establish the condition of adjoining properties prior building work and ensure any damage as a result of the construction works have been rectified.

All Works/Methods/Procedures/Control Measures

177. Prior to the issue of each Occupation Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta, stating that all relevant works/methods/procedures/control measures/recommendations approved by Council in the specialist reports listed in Condition 1 have been implemented.

Reason: To demonstrate compliance with submitted reports.

Environmental Health

Commencement of Waste Collection Services

178. Prior to the issue of any non-residential Occupation Certificate, evidence that a waste collection service contractor has been engaged to service the non-residential uses on site shall be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To ensure a waste collection service is commenced at the time of occupation of the development.

Food Premises Fitout

179. Certification to be provided to the Principal Certifying Authority (PCA), prior to occupation, that the fit-out of the food premises has been completed in accordance with plans complying with food safety standards prescribed under the Food Act 2003, and the requirements of Australian Standard AS 4674 - 2004.

It is incumbent on the PCA to determine the competency of the person providing this certification, based on that person's qualifications, experience and currency of practice.

Reason: To ensure construction and fit-out of the premises meets relevant public health standards.

Waste Storage Rooms

180. Adequate ventilation to the waste storage room shall be provided in accordance with the requirements of the Building Code of Australia. Certification that the system functions in accordance with Australian Standard AS 1668 is to be provided to the Principal Certifying Authority prior to occupation of the premises.

Reason: To ensure appropriate waste storage facilities are provided for future occupants.

Waste Collection Easement

181. Prior to issue of an Occupation Certificate or Subdivision Certificate for any residential use on site, an easement for access and loading, under Section 88B of the Conveyancing Act 1919 must be created, allowing Council to collect waste and recycling from the loading dock.

The easement must entitle Council, its servants and agents and persons authorised by it, to enter upon the subject land and to operate thereon, including vehicles and other equipment, for the purposes of waste and recycling collection.

Where a Title exists, the easement on the Use of Land is to be created via an application to NSW Land Registry Services using Form 10.

The terms of the 88B Instruments are to be generally in accordance with Council's "standard terms" available on Council's website, under Development Forms. All easements created as part of this consent are to contain a provision that they cannot be released, varied or modified except with the written consent of the City of Parramatta Council. The terms are to be submitted to Council for approval prior to lodgement with NSW Land Registry Services.

Registered title documents showing the easements must be submitted to and approved by the Principal Certifying Authority prior to the relevant occupation or use of site.

Reason: To ensure appropriate access to waste storage room(s) for removal of waste.

Final Waste Inspection

182. Prior to issue of an Occupation Certificate for any residential use on site, a final inspection of the waste storage areas and facilities must be undertaken by a member of Council's Waste Team to ensure compliance and to discuss the necessary arrangements for bin supply and commencement of services.

Reason: To ensure appropriate waste services are provided to occupants.

Waste Management

183. Prior to issue of the relevant Occupation Certificate(s) the Principal Certifying Authority is to be satisfied that the following elements of the approved Waste Management Plan have been implemented:

- a) The garbage (chute) rooms and waste storage rooms at the ground level must include water or a hose for cleaning, graded floors with drainage to sewer, a robust door, sealed and impervious surface, adequate lighting and ventilation, and must be lockable. The

- sizing of such rooms must be in accordance with the approved Waste Management Plan.
- b) A report(s) must be prepared by a registered surveyor and submitted to the Principal Certifying Authority prior to the issue of the relevant Subdivision/Occupation Certificate(s), certifying that the finished access way (including ramp, loading bay and site entry/exit) to be used by waste collection vehicles, complies with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for large rigid vehicles.
 - c) The bin carting routes must be devoid of any steps. Note: Ramps between different levels are acceptable.
 - d) "No Parking" signs must be installed to prevent cars parking in the loading bay.
 - e) The 4.0 metre vertical clearance height within the truck travel path must not be reduced by ducting, lights, pipes, roller doors or anything else.
 - f) Access to the automatic waste volume handling equipment by unauthorised persons (including residents and waste collectors) must be prevented.

Reason: To ensure provision of adequate waste storage arrangements.

Heritage

Heritage Interpretation Plan

184. A Heritage Interpretation Plan must be prepared for the study area as a form of mitigation for the impacts to the archaeological resource and to provide an ongoing understanding of the history of the site and its original subdivision pattern. This could include presenting the information gathered during the archaeological investigations to local residents, members of the church congregation and school. On-site interpretation could also be included in the landscape and other public spaces within the proposed new development. The Heritage Interpretation Plan should be undertaken in accordance with the NSW Heritage Council's Interpreting Heritage Places and Items Guidelines 2005.

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

Reason: To provide education resources for the community.

Office of Environment & Heritage

S140 Permit

185. All conditions of consent issued under a s140 approval must be complied with prior to the issuing of any Occupation Certificate.

Reason: To satisfy the requirements of the NSW Office of Environment & Heritage.

Public Domain

Public Domain Works-as-Executed

186. Prior to **issue of the final residential** Occupation Certificate, the public domain construction works must be completed to Council's satisfaction and a **final approval** shall be obtained from Council's Assets & Environment Manager.

Council will issue the **final approval** for the finished public domain works that complied with the approved public domain documentations and Council's satisfaction. A **final inspection** will be conducted by Council staff after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approval is obtained.

The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the OC.

A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain. A Landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council that specifies at 26 (or 52) weeks after Council's final approval how and who's to maintain the public domain works.

A two year (104 week) maintenance and defects period is required for any public domain works that include WSUD devices, including bio-retention tree pit, rain garden, swale etc., to be carried out by the developer following final OC approval of the public domain works by Council Officers.

Reason: To ensure the quality of public domain works is completed to Council's satisfaction

Sydney Water

Section 73 Certificate

187. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water.

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

If you require any further information, please contact *Growth Planning and Development* on urbangrowth@sydneywater.com.au.

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

Trade Wastewater Requirements

188. If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

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

Traffic

Exclusion from Parking Permits

189. Prior to issue of an Occupation Certificate or Subdivision Certificate for any residential use, a Positive Covenant and Restriction on the use of land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner of the residential lot(s) with disqualification from participation in any existing or future City of Parramatta Council on-street resident parking permit scheme.

Where a Title exists, the Positive Covenant / Restriction on the Use of Land is to be created via an application to NSW Land Registry Services using forms 13PC and 13RPA.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available on Council's website, under Development Forms. All Covenants / Restrictions created as part of this consent are to contain a provision that they cannot be released, varied or modified except with the written consent of the City of Parramatta Council. The terms are to be submitted to Council for approval prior to lodgement with NSW Land Registry Services.

Registered title documents showing the Covenants / Restrictions must be submitted to and approved by the Principal Certifying Authority prior to the relevant occupation or use of site.

Reason: To reduce demand on on-street car parking.

Car Share

190. The Applicant shall provide written evidence to Council's DTSU Manager, prior to release of any residential Occupation Certificate, demonstrating that at least **one (1)** car share parking space has been offered to all car share providers operating in Sydney together with the outcome of the offers or a letter of commitment to the service.

Reason: To comply with Council's parking requirements.

Car Share Spaces Protected

191. Prior to the issue of any residential Occupation Certificate, a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to provide and maintain **one (1)** car share parking space on the lot and provide public access to the space.

Where a Title exists, the Positive Covenant / Restriction on the Use of Land is to be created via an application to NSW Land Registry Services using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the car share spaces within the lot.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available on Council's website, under Development Forms. All Covenants / Restrictions created as part of this consent are to contain a provision that they cannot be released, varied or modified except with the written consent of the City of Parramatta Council. The terms are to be submitted to Council for approval prior to lodgement with NSW Land Registry Services.

Registered title documents showing the Covenants / Restrictions must be submitted to and approved by the Principal Certifying Authority prior to the relevant occupation or use of site.

Reason: To ensure the availability of these spaces for car share operators.

Car Share as Common Property

192. Prior to issue of any Subdivision Certificate, the Certifying Authority is to ensure that the **one (1)** car share parking space is included within common property on the site. The space is not to be sold for use as, leased for use as, or used as, residential occupant spaces.

Reason: To ensure the ongoing availability of these facilities.

Green Travel Plan

Prior to the issue of the relevant Occupation Certificate(s), an updated Green Travel Plan supported by details of how that Plan will be implemented, based on the Green Travel Plan Ref: 18030 Rev: 3 by The Transport Planning Partnership dated 12/11/19 is to be submitted to and approved by Council's DTSU Manager. The plan is to include:

- a) Targets to reduce single occupant car trips to and from the site for the journey to work and business travel based on an initial estimate of the number of trips to and from the site by mode,
- b) Measures to achieve the targets including a list of specific tools or actions,
- c) Monitoring scheme including annual travel survey to estimate the change in travel behaviour to and from the site and a review of the measures based on the results of the travel survey.

The Principal Certifying Authority is to be satisfied that the facilities provided on site are in accordance with the recommendations of the Green Travel Plan as approved.

Reason: To discourage trips by private vehicle and encourage trips by public transport, walking and cycling.

Traffic Management Plan

193. Prior to the issue of any Occupation Certificate for the approved educational establishment, the applicant must submit a Traffic Management Plan as nominated in the Traffic Impact Assessment

Report by The Transport Planning Partnership (dated 30 July 2018) and as updated in Letter: Response to Parramatta City Council Comments Traffic & Parking by The Transport Planning Partnership dated 15/11/19, to the satisfaction of Council's Traffic Services Manager. The Plan must include the following requirements:

- Details and instructions pertaining to the use of the drop-off/pick-up facility, along with other operational aspects of travel to and from, the educational establishment;
- Preferred access routes to and from the car park access at Cambridge Street;
- Internal circulation routes to be followed and queuing procedures;
- Unloading / loading procedures (i.e. drivers to stay in their vehicles);
- Monitoring scheme and a review of the measures based on the results of the monitoring scheme including making adjustments as required (e.g. staggered pick up times for students).
- Available public transport alternatives for travel to and from the educational establishment;
- Pedestrian access arrangements to, from and within the educational establishment;
- Bicycle parking facilities and arrangements for use.

Reason: To ensure appropriate operation of the educational establishment drop-off/pick-up facility.

Bicycle Share

194. Prior to issue of any Occupation Certificate for seniors' self-contained dwellings, the Principal Certifying Authority is to be satisfied that 10 x e-bicycles have been provided in the associated basement bicycle parking spaces for the shared use of occupants. 'E-bicycles' in this clause is taken to include fully electric power on demand style bicycles and/or 'pedelec' electric pedal assist bicycles.

Reason: To ensure appropriate cycling services and facilities are provided to occupants.

Car Parking & Driveways

195. Car parking area and internal accessways must be constructed, marked and signposted in accordance with AS2890.1 –2004 'Off Street Car Parking Facilities' prior to issue of the relevant Occupation Certificate(s).

Reason: To ensure appropriate car parking.

Trees and Landscaping

Tree Planting Above 25L Container Size

196. All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No.2. Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown to Natspec guidelines. A copy of this certificate is to be forwarded to Council with the relevant Occupation Certificate(s).

Reason: To minimise plant failure rate and ensure quality of stock utilised.

Landscape Certification

197. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of the relevant Occupation Certificate(s).

Reason: To ensure restoration of environmental amenity.

Operational Conditions - The Use of the Site

Planning

Seniors Living Operation

198. Occupation of the Seniors Living uses on site (i.e. all seniors independent living units and residential aged care facilities, but not including the shop-top housing units on Level 06) is restricted to the following:

- (a) seniors or people who have a disability, or
- (b) people who live within the same household with seniors or people who have a disability, or
- (c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.

The terms referred to in the above list are as defined by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Reason: To complying with legislative requirements of the relevant SEPP.

Child Care Centre Operation

199. The child care centre must only out-of-school-hours care (including vacation care) for school children only.

Reason: To ensure compliance with the relevant SEPP.

Emergency Management Plan

200. The Emergency Management Plan required by this consent shall be implemented at all times. The Plan shall be updated as required to accommodate any changes in the operation of the building or updates to relevant legislation. Copies of the updated Emergency Management Plan shall be distributed to all new residents on arrival.

Reason: To minimise risk to human life.

Signage Consent

201. No advertisement or signage shall be erected on, or in conjunction with the development without prior consent. No digital displays are to be installed behind the shop display or otherwise.

Reason: To comply with legislative controls.

Shopfront Appearance

202. Roller shutters are not to be placed over any external door or window of the premises.

Reason: To provide an appropriate streetscape appearance.

203. ***Retail Operation***

The hours of operation of the ground floor retail premises are restricted to 7:00am to 10:00pm daily, unless approved otherwise under a separate application.

Reason: To minimise the impact of the use on adjoining properties.

Servicing Hours

204. Commercial deliveries/servicing shall not occur between the hours of 7:00pm and 7:00am daily unless otherwise approved by Council.

Reason: To protect the amenity of the area.

Goods Not to be Displayed Outside Premises

205. No goods are to be stored/displayed outside the walls of the building.

Reason: To ensure visual amenity.

Graffiti Management

206. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

Environmental Health

Noise and Vibration Control

207. The use of the premises not giving rise to:
- a) transmission of unacceptable vibration to any place of different occupancy,
 - b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting,

impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Environmental Noise Control Manual, Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

Noise from Mechanical Equipment

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

Reason: To protect the amenity of the area.

Noise to Street

209. There are to be no external speakers or spruiking at the premises.

Reason: To prevent loss of amenity to the area.

Separate Waste Bins

210. Separate waste bins are to be provided on site for landfill and recyclable waste.

Reason: To provide for the appropriate collection/ recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.

Waste Collection

211. All waste collection must occur on site (i.e. off-street).

Reason: To minimise impact on the road network.

Maintenance of Waste Storage Areas

212. All waste storage areas are to be maintained in a clean and tidy condition at all times.

Reason: To ensure the ongoing management of waste storage areas.

Waste Storage

213. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

Reason: To ensure waste is adequately stored within the premises.

Putrescible Waste

214. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

Reason: To ensure provision of adequate waste disposal arrangements.

Liquid and Solid Wastes

215. Liquid and solid wastes generated on site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with the Environment Protection Authority's Waste Tracking Guidelines as described in the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

Reason: To prevent pollution of the environment.

Trade Waste

216. Trade waste water shall be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.

Reason: To ensure compliance with Sydney Water's requirements and protect the environment.

Waste Storage Area and Waste Management

217. The waste management on site must be in accordance with the following requirements:

- a) Site security measures implemented on the property, including electronic gates, must not prevent access to the bin room/collection point by waste removal services.
- b) Site security measures be implemented to prevent access to the waste volume handling equipment by unauthorised persons including residents.

- c) A site caretaker must be employed and be responsible for moving bins where and when necessary, washing bins and maintaining waste storage areas, ensuring the chute system and related devices are maintained in effective and efficient working order, arranging the prompt removal of dumped rubbish, and ensuring all residents are informed of the use of the waste management system (including clear labelling on each floor).
- d) Council and/or its contractors must be issued with security access swipe cards/keys to access the nominated loading dock prior to the commencement of service.

Reason: To ensure provision of adequate waste disposal arrangements.

Public Domain

Maintenance of Public Domain Works

218. A two-year (104 weeks) maintenance period, from the date of issue of the final residential Occupation Certificate, is required to be carried out by the applicant for all the works constructed in the public domain.

A Landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council, prior to the issue of the final residential Occupation Certificate, that specifies after Council's final approval who and how to maintain the public domain works during the 104 weeks.

Reason: To ensure the required public domain improvements are maintained.

Traffic

Commercial Car Parking Operation

219. The non-residential car parking spaces are to be made available for use by all non-residential uses on site (i.e. spaces are not to be allocated to individual uses or users).

Notwithstanding the above, 21 car parking spaces may be allocated to provide pick-up/drop-off functionality on school days.

Reason: To ensure efficient use of the spaces.

Residential Car Parking Operation

220. Car parking spaces allocated for residential occupants or visitors are not to be sub-leased to non-residents.

Reason: To ensure adequate parking spaces provided.

Green Travel Plan - Review

221. One year from the issue of the final residential Occupation Certificate, and every year for 3 years thereafter, the applicant shall submit to Council's DTSU Manager a review of the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan.

Reason: To ensure the effective management of the Green Travel Plan.

Green Travel Plan – Building Management Statement

222. The Green Travel Plan shall be incorporated into or annexed to any Building Management Statement in perpetuity.

Reason: To ensure implementation of the Green Travel Plan.

Green Travel Plan - Ongoing Use

223. The facilities provided and the uses on site are to be operated at all times in accordance with the recommendation of the Green Travel Plan as approved.

The Green Travel Plan, required by these conditions, shall be displayed throughout the residential and commercial areas of the site at all times.

Reason: To ensure implementation of the Green Travel Plan.

Car Share

224. If one or more car share provider accepts the applicant's offer of car share space(s), those car share space(s) shall be provided to the preferred operator on the site for as long as the car share operator would like to occupy the space or as otherwise agreed by Council's DTSU Manager. Car share parking space(s) shall be publicly accessible at all times, adequately lit and sign posted.

Reason: To comply with Council's parking requirements.

Assignment of Car Parking

225. The lease of the independent seniors living units will remain separate from the lease of the independent seniors living car parking spaces. All seniors living units are to have the option of being leased without car parking.

Reason: To comply with the requirements of Seniors Living Policy: Urban Design Guidelines for Infill Development.

Direction of Travel

226. All vehicles are to enter and exit the site in a forward direction.

Reason: To ensure the safety of pedestrians and road users.

Trees and Landscaping

Maintenance of Site Works

227. All landscape works shall be maintained for a minimum period of two (2) years following the issue of the relevant Occupation Certificate(s), in accordance with the approved landscape plan and conditions

Reason: To ensure restoration of environmental amenity.

Advisory Notes

1. The Aged Care Quality Standards, which are contained within the Quality of Care Principles 2014 [Commonwealth], apply to the operation of the Seniors Living uses regardless of any conditions of consent.
2. A service approval from the NSW Department of Education is required to operate an early education and care facility that is an education and care service to which the *Children (Education and Care Services) National Law (NSW)* applied or a State regulated education and care service to which the *Children (Education and Care Services) Supplementary Provisions Act 2011* applies. Approved services are subject to various operational requirements under that legislation, including requirements for the physical environment of the approved service.



SM-20-00020688

24 February 2020

The General Manager
Parramatta City Council
By Email: council@cityofparramatta.nsw.gov.au
CC: amcdougall@cityofparramatta.nsw.gov.au

Attention: Alex McDougall

Dear Sir/Madam

**State Environmental Planning Policy (Infrastructure) 2007
Development Application – DA/586/2018
29-33 Oxford Street and 6-14 Cambridge Street Epping**

Thank you for your original letter dated 24 August 2018 requesting the concurrence of Sydney Metro for Development Application DA/586/2018 (DA) in accordance with clause 86 of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP). Sydney Metro responded requesting further information which was received on 9 December 2019 (which included a modified design) and 20 January 2020 from the Applicant.

Transport for NSW (TfNSW) has delegated its rail authority functions in relation to the Sydney Metro City and Southwest and Sydney Metro Northwest rail corridors to Sydney Metro. Therefore, Sydney Metro is the relevant rail authority for the Sydney Metro Northwest rail corridor for the purpose of the ISEPP.

Assessment requirements under the ISEPP

Sydney Metro has reviewed the DA documents that were sent by the Applicant on 9 December 2019 and 20 January 2020.

Sydney Metro has assessed the development proposed by the DA in accordance with the requirements of clause 86(4) of the ISEPP.

In this regard, Sydney Metro has taken into account:

- (a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:
 - (i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
 - (ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
- (b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.

Sydney Metro

Level 43, 680 George Street, Sydney NSW 2000 | PO Box K659, Haymarket NSW 1240
T 02 8265 9400 | sydneymetro.info | ABN 12 354 063 515

Concurrence granted subject to conditions

Sydney Metro has taken the above matters into consideration and has decided to grant its concurrence to the development proposed in the DA, subject to the consent authority imposing the conditions at **Attachment A**.

Should the consent authority determine not to impose the conditions provided in Attachment A in the form provided, then concurrence from Sydney Metro has not been granted to the DA.

The consent authority is also advised that Sydney Metro's concurrence is not to be amended, replaced or superseded by any concurrence which may be issued by any other authority, without further agreement from Sydney Metro.

Next steps

If, at any point, the DA is amended prior to the consent authority's determination, please ensure that the amended DA and any new or amended supporting documents are provided to Sydney Metro for further assessment. Any amendments to the DA may alter the impacts of the proposed development on the Sydney Metro Northwest rail corridor assessed by Sydney Metro, so Sydney Metro may need to amend (or refuse) its concurrence.

Sydney Metro would be grateful if a copy of the Notice of Determination and any conditions of consent for the DA are forwarded to Sydney Metro should the consent authority determine to grant consent to the DA.

In the event that the proposed development is the subject of a Land and Environment Court appeal, the consent authority's attention is also drawn to Section 8.12 of the *Environmental Planning and Assessment Act 1979* which requires the consent authority to give notice of that appeal to a concurrence authority.

Finally, please note that the DA may also have impacts on rail corridors which are not the responsibility of Sydney Metro. If these impacts trigger any concurrence or comments function of the relevant rail authority under the ISEPP, the DA will need to be referred to that other rail authority for a separate concurrence or comments response.

Please contact Peter Bourke, Senior Manager Corridor Protection on 02 8265 6015 or Denise Thornton on 02 8265 9658 or email sydneymetrocorridorprotection@transportnsw.gov.au should you wish to discuss this matter further.

Yours sincerely



Stephen Scott
Deputy Executive Director
Northwest Operations

Attachment A

1 Prior to issue of a Construction Certificate

Engineering

- 1.1 All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings, measures and recommendations detailed in the following documents:
- (a) Plan showing selected street detail at Cambridge Street and Oxford Street Epping (29713-D2) Issue E prepared by Norton Survey Partners dated 13 November 2019;
 - (b) Plan showing section and NWRL Centreline with first and second reserves at Cambridge Street and Oxford Street Epping (29713-D5) Issue A prepared by Norton Survey Partners dated 13 November 2019;
 - (c) Report to Stockland on Geotechnical Investigation for Proposed Mixed Use Development at 29-33 Oxford Street, Epping NSW prepared by JK Geotechnics dated 6 December 2019.
 - (d) 29-33 Oxford Street and 6-14 Cambridge Street, Epping Sydney Metro RFI – Acoustic Response prepared by Wood & Grieve Engineers (now part of Stantec) dated 8 November 2019.
 - (e) Drawing: Section A (DA2-0200) Issue 4 prepared by Architectus dated 20 November 2019.

subject to any amendments to those documents required by Sydney Metro in accordance with this consent.

The Certifier must not issue a Construction Certificate for the development until the Certifier has confirmed which documents (including the versions of those documents) apply to the development and the Certifier has confirmed in writing to Sydney Metro that the construction drawings and specifications comply with those documents. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

Rail Corridor:

- 1.2 All structures must be designed, constructed and maintained so as to allow for the future operation and demolition of any part of the development without damaging or otherwise interfering with the Sydney Metro Northwest rail corridor or rail operations. Where any part of the development is to be retained because its demolition would damage or otherwise interfere with the Sydney Metro Northwest rail corridor or rail operations, that part of the development must have a minimum design life of 100 years.

Survey and services

- 1.3 Prior to the issue of a Construction Certificate:
- (a) the Applicant must provide Sydney Metro with an accurate survey of the development and its location relative to the rail corridor boundary and any rail infrastructure. The survey is to be undertaken by a registered surveyor, to the satisfaction of Sydney Metro; and

- (b) a registered surveyor shall peg-out the common property boundary between the development site and the rail corridor and any Sydney Metro easements to ensure that there is no encroachment by the development. A copy of the survey report indicating the location of pegs must be provided to Sydney Metro prior to the commencement of works.

1.4 Prior to the issue of a Construction Certificate, the Applicant must undertake a services search to establish the existence and location of any rail services and provide the results of the search to Sydney Metro. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the development site, the Applicant must discuss with Sydney Metro whether the services are to be relocated or incorporated within the development site.

Noise & Vibration

1.5 The development must:

- (a) *comply with State Environmental Planning Policy (Infrastructure) 2007 and the NSW Department of Planning & Environment's document titled "Development Near Rail Corridors and Busy Roads - Interim Guideline" (2008) and the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info);*
- (b) *be designed, constructed and maintained so as to avoid damage or other interference which may occur as a result of air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations; and*
- (c) *not have any noise or vibration impacts on the rail corridor or rail infrastructure.*

1.6 The Applicant must incorporate as part of the development all the measures recommended in the acoustic assessment report: 29-33 Oxford Street and 6-14 Cambridge Street, Epping Sydney Metro RFI – Acoustic Response prepared by Wood & Grieve Engineers (now part of Stantec) dated 8 November 2019.

A copy of the acoustic assessment report is to be provided to the Certifier and Council prior to a Construction Certificate being issued by the Certifier. The Certifier must ensure that the recommendations of the acoustic assessment report are incorporated in the construction drawings and documentation prior to issuing a Construction Certificate for the development.

Electrolysis

1.7 Prior to the issue of a Construction Certificate, the Applicant is to engage an electrolysis expert to prepare a report on the electrolysis risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the electrolysis report to control that risk. A copy of the electrolysis report is to be provided to the Certifier with the application for a Construction Certificate. Prior to issuing a Construction Certificate for the development, the Certifier must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation.

Construction

- 1.8 No work is permitted within the rail corridor, or any easements which benefit Sydney Metro, at any time, unless the prior approval of, or an Agreement with, Sydney Metro has been obtained by the Applicant. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.
- 1.9 No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the rail corridor, Sydney Metro property or easements. The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.
- 1.10 Prior to the issuing of a Construction Certificate, the following information must be submitted to Sydney Metro for review and endorsement:
- (a) Machinery to be used during excavation/construction; and
 - (b) Demolition, excavation and construction methodology and staging.

The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.

- 1.11 If required by Sydney Metro, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works are to be submitted to Sydney Metro for review and endorsement regarding impacts on the rail corridor. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.
- 1.12 If required by Sydney Metro, a tunnel monitoring plan (including instrumentation and the monitoring regime during excavation and construction phases) is to be submitted to Sydney Metro for review and endorsement prior to the issuing of a Construction Certificate. The Certifier must not issue a Construction Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.
- 1.13 Prior to the issuing of a Construction Certificate, the Applicant must submit to Sydney Metro a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Metro requirements. If required by Sydney Metro, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Metro requirements. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from the Sydney Metro that this condition has been satisfied.
- 1.14 If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required. If insurance cover is deemed necessary, the Applicant must obtain insurance for the sum determined by Sydney Metro and such insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro. Prior to issuing a Construction Certificate for the development, the Certifier must witness written proof of any insurance required by Sydney Metro in accordance with this condition,

including the written advice of Sydney Metro to the Applicant regarding the level of insurance required.

Reason: construction of the proposed development presents a risk of potential damage to the Sydney Metro Northwest rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated.

- 1.15 If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor Protection Team to determine the need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee. Prior to issuing a Construction Certificate for the development, the Certifier must witness written confirmation from Sydney Metro that the Applicant has lodged any bond or bank guarantee required by this condition.

Reason: construction of the proposed development presents a risk of potential damage to the Sydney Metro Northwest rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated.

- 1.16 Prior to the issue of a Construction Certificate, the Applicant must prepare and provide to Sydney Metro for review and endorsement a hydrologic assessment report demonstrating that any dewatering during construction will not have any adverse settlement impacts on the rail corridor. The Certifier must not issue a Construction Certificate until this report has been endorsed by Sydney Metro in writing.

Drainage

- 1.17 The Applicant must ensure that all drainage from the development is adequately disposed of and managed and must ensure that no drainage is discharged into the railway corridor unless prior written approval has been obtained from Sydney Metro. The Certifier must not to issue a Construction Certificate or Occupation Certificate for the development unless this condition has been satisfied.

The Certifier must not to issue a Construction Certificate or Occupation Certificate for the development unless the development's drainage complies with the requirements of this condition.

Documentation

- 1.18 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.

2 During construction

Supervision

- 2.1 Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.

Consultation

- 2.2 The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who:

- (a) *oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro;*
- (b) *acts as the authorised representative of the Applicant; and*
- (c) *is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.*

2.3 Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.

2.4 Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the relevant Sydney Metro interface team.

Drainage

2.5 The Applicant must ensure that during works no water collects on or near the railway corridor. Should water be allowed to pond adjacent to rail infrastructure facilities and service is interrupted, the Applicant shall be liable for any Sydney Metro expenditure involved with restoring or maintaining alternative services.

Inspections

2.6 If required by Sydney Metro, the Applicant must give Sydney Metro written notice at least 5 business days before any of the following events occur within 25 metres of the rail corridor:

- (a) *site investigations;*
- (b) *foundation, pile and anchor set out;*
- (c) *set out of any other structures below ground surface level or structures which will transfer any load or bearing;*
- (d) *foundation, pile and anchor excavation;*
- (e) *other excavation;*
- (f) *surveying of foundation, pile and anchor excavation and surveying of as-built excavations;*
- (g) *other concreting; or*
- (h) *any other event that Sydney Metro has notified to the Applicant in writing*

so that Sydney Metro may inspect the carrying out or completion of those works on the development site.

2.7 If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission

of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.

3 Prior to the issue of an Occupation Certificate

Noise and Vibration

3.1 Prior to the issue of an Occupation Certificate, an acoustic assessment report must be prepared and submitted to the Certifying Authority, Council and Sydney Metro certifying that the completed development meets the requirements of:

- (a) State Environmental Planning Policy (Infrastructure) 2007;
- (b) the Department of Planning, Infrastructure and Environment's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines"; and
- (c) any other noise and vibration requirements imposed by this consent.

The acoustic report must demonstrate testing of external and internal noise levels for the completed development and ensure that external noise levels are representative of the typical maximum levels that may occur at the development and internal noise levels meet the required dB(A) levels. Where it is found that internal noise levels are greater than the required dB(A) level, necessary corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent.

Documentation

3.2 Prior to the issue of an Occupation Certificate, the Applicant is to submit as-built drawings to Sydney Metro and Council. The as-built drawings are to be endorsed by a registered surveyor confirming that there has been no encroachment into the rail corridor or Sydney Metro easements, unless agreed to by Sydney Metro in writing. The Certifier must not issue an Occupation Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.

3.3 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Occupation Certificate.

Inspections

3.4 If required by Sydney Metro, prior to the issue of an Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey will establish the extent of any existing damage and enable any deterioration during operation of the development to be observed. The Certifier is not to issue an Occupation Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

3.5 At any time during the use and occupation of the development, Sydney Metro may also require a joint inspection of the rail infrastructure and property in the vicinity of the development by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. Any such dilapidation survey will establish the

extent of any damage or deterioration during operation of the development to be observed and rectified at the Applicant's cost.

4 General

Inspections

4.1 At any time during the construction of the development, Sydney Metro and persons authorised by those entities may give reasonable notice to the Applicant or the Applicant's principal contractor that Sydney Metro or persons authorised by that entity seek to:

(a) inspect the development site and all works and structures that may impact on the rail corridor, including at specified "hold points" in the construction of the development; and

(b) attend on-site meetings with the Applicant and its contractors,

to enable Sydney Metro to determine whether the development has been or is being constructed and maintained in accordance with all approved plans and this development consent.

Other

4.2 Any conditions or other requirements imposed by Sydney Metro part of its approval/endorsement of any documents provided by the Applicant to Sydney Metro in accordance with these conditions of consent must also be complied with by the Applicant when implementing any approved/endorsed documents, plans, reports during the construction and operation of the development (as applicable).

4.3 Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not to issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates by the Certifier dealing with specific works and compliance conditions can only occur subject to written confirmation from Sydney Metro.

1 April 2020

The General Manager
Parramatta City Council
PO Box 32
Parramatta NSW 2124

ATTENTION: ALEX MCDOUGALL

Dear Sir/Madam,

**STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007
DEVELOPMENT APPLICATION – DA/586/2018
6-14 Cambridge Street & 29-33 Oxford Street, Epping**

I refer to Council's letter requesting concurrence for the above development application in accordance with Clause 86 of the above SEPP.

Council is advised that Sydney Trains, via Instruments of Delegation, has been delegated to act as the rail authority for the North Line heavy rail corridor and to process the concurrence for this development application.

As such, Sydney Trains now advises that the proposed development is being assessed in accordance with the requirements of Clause 86(4) being:

- a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:
 - i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
 - ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
- b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.

In this regard, Sydney Trains has taken the above matters into consideration and has decided to grant its concurrence to the development proposed in development application **DA/586/2018** subject to Council imposing the deferred commencement condition provided in Attachment A and operational conditions listed in Attachment B that will need to be complied with upon satisfaction of the Deferred Commencement Condition.

Should Council choose not to impose the deferred commencement condition in Attachment A and the operational conditions provided in Attachment B (as written), then concurrence from Sydney Trains has not been granted to the proposed development.

In the event that this development proposal is the subject of a Land and Environment Court appeal, Council's attention is drawn to Section 8.12 of the Environmental Planning and Assessment Act 1979 which requires Council to give notice of that appeal to a concurrence authority. Sydney Trains therefore requests that Council comply with this requirements should such an event occur.

Council is also advised that the Sydney Trains concurrence is not to be amended, replaced or superseded by any concurrence issued by any other rail authority, without the further agreement from Sydney Trains.

Please contact Mr Jim Tsirimiagos on 8575 0780 should you wish to discuss this matter. Finally, Sydney Trains requests that a copy of the Notice of Determination and conditions of consent be forwarded to Sydney Trains.

Yours sincerely,

Anthony Moeller
Associate Director, Property & Revenue
Sydney Trains

Deferred Commencement Condition

This consent is not to operate until the Applicant satisfies the Council, within 12 months [or 24 depending on the Council] of the date of this consent, that it has obtained approval/certification from Sydney Trains as to the following matters and the approval/certification has been forwarded to the Council:

A1. *The Applicant shall prepare and provide to Sydney Trains for approval/certification the following **final version items** in compliance with relevant ASA Standards (<https://www.transport.nsw.gov.au/industry/asset-standards-authority>):*

- 1. Geotechnical and Structural report/drawings that meet Sydney Trains requirements. The Geotechnical Report must be based on actual borehole testing conducted on the site closest to the rail corridor.*
- 2. Construction methodology with construction details pertaining to structural support during excavation. The Applicant is to be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements.*
- 3. Cross sectional drawings showing the rail corridor, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a Registered Surveyor.*
- 4. Detailed Survey Plan showing the relationship of the proposed development with respect to Sydney Trains easement and rail corridor land.*
- 5. If required by Sydney Trains, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.*
- 6. If required by Sydney Trains, a Monitoring Plan.*

Any conditions issued as part of Sydney Trains approval/certification of the above documents will also form part of the consent conditions that the Applicant is required to comply with.

Attachment B

- *Prior to the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority, Council and Sydney Trains certifying that the completed development meets the requirements of State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" as set down in the subject condition of this consent. Such a report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development, and that internal noise levels meet the required dB(A) levels. Where it is found that internal noise levels are greater than the required dB(A) level, necessary corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent.*
- *Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.*
- *No scaffolding is to be used facing the rail corridor unless prior written approval has been obtained from Sydney Trains. To obtain approval the Applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor. Unless agreed to by Sydney Trains in writing, scaffolding shall not be erected without isolation and protection panels.*
- *The Applicant/Developer shall not at any stage block rail related use of Cambridge Street and the corridor access gate off Cambridge Street, to ensure continuous provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities:*
 - *The Applicant/Developer must give Sydney Trains written notice at least 5 business days before any necessary closure or partial closure of Cambridge Street; and*
 - *The Applicant/Developer must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.*

- *Unless advised by Sydney Trains in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.*
- *No work is permitted within the rail corridor, or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an Agreement with, Sydney Trains/RailCorp has been obtained by the Applicant. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- *No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed into RailCorp/Sydney Trains property or easements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- *The Applicant shall prepare an acoustic assessment demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines". The Applicant must incorporate in the development all the measures recommended in the report. A copy of the report is to be provided to the Principal Certifying Authority and Council prior to the issuing of a Construction Certificate. The Principal Certifying Authority must ensure that the recommendations of the acoustic assessment are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.*
- *Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate. The Principal Certifying Authority must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.*
- *The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare, reflectivity and illumination to the satisfaction of the light rail operator. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*

- *Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows and other external features (eg roof terraces and external fire escapes) that are within 20 metres of, and face, the rail corridor, the development must have measures installed, to the satisfaction of Sydney Trains (eg awning windows, louvres, enclosed balconies, window restrictors etc) which prevent the throwing of objects onto the rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- *Prior to the issuing of a Construction Certificate the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.*
- *If required by Sydney Trains, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- *If required by Sydney Trains, a monitoring plan (including instrumentation and the monitoring regime during excavation and construction phases) is to be submitted to Sydney Trains for review and endorsement prior to the issuing of a Construction Certificate. The Principal Certifying Authority is not to issue a Construction Certificate until written confirmation has been received from Sydney Trains advising of the need to undertake the track monitoring plan, and if required, that it has been endorsed.*
- *If required, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Trains Engineering & Maintenance Interface to determine the need for public liability insurance cover. If insurance cover is deemed necessary this insurance be for sum as determined by Sydney Trains and shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure and must be maintained for the duration specified by Sydney Trains. The Applicant is to contact Sydney Trains Engineering & Maintenance Interface to obtain the level of insurance required for this particular proposal. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written proof of this insurance in conjunction with Sydney Trains written advice to the Applicant on the level of insurance required.*

- *If required, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Trains Engineering & Maintenance Interface to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written advice from Sydney Trains confirming the lodgement of this Bond/Bank Guarantee.*
- *If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.*
- *If required by Sydney Trains, prior to the issue of the Occupation Certificate, or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The Principal Certifying Authority is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied*
- *If required by Sydney Trains, the Applicant must give Sydney Trains written notice at least 5 business days before any of the following events occur within 25 metres of the rail corridor land:*
 - *site investigations;*
 - *foundation, pile and anchor set out;*
 - *set out of any other structures below ground surface level or structures which will transfer any load or bearing;*
 - *foundation, pile and anchor excavation;*
 - *other excavation;*
 - *surveying of foundation, pile and anchor excavation and surveying of as-built excavations;*
 - *other concreting; or*
 - *any other event that Sydney Trains has notified to the Applicant.*

- *The Applicant/Developer must give Sydney Trains written notice at least 5 business days before, and on the day of, commencing works which occur adjacent to the rail corridor.*
- *The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:*
 - *oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;*
 - *acts as the authorised representative of the Applicant; and*
 - *is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.*
- *Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.*
- *Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is North Interface and they can be contacted via email on North_Interface@transport.nsw.gov.au.*
- *Copies of any certificates, drawings, approvals/certification or documents endorsed by, given to or issued by Sydney Trains or RailCorp must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.*
- *Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.*
- *Where a condition of consent requires Sydney Trains or Transport for NSW endorsement the Principal Certifying Authority is not to issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates dealing with specific works and compliance conditions can be issued subject to written agreement from those entities to which the relevant conditions applies.*

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