

**NOTE: DA/672/2018 - DRAFT CONDITIONS OF CONSENT PREPARED BY CITY OF PARRAMATTA AND REVIEWED BY THE INDEPENDENT PLANNER.**

**General Matters**

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Description	Drawing No.	Prepared By	Dated
Plan showing public domain over lot 42 & 43 in DP 1238612 and part of Church St, Parramatta Square, Parramatta	42127013	LTS Lockley	24.05.18
Title Sheet	L01-G	JMD	21.05.19
Overall Public Domain Rendered Plan	L02-F	JMD	21.05.19
Overall Public Domain Plan [Note: including slab loading]	L03-E	JMD	25.02.19
Overall Public Domain Plan	L03-F	JMD	21.05.19
Public Domain Plan 01	L04-D	JMD	21.05.19
Public Domain Plan 02	L05-E	JMD	21.05.19
Public Domain Plan 03	L06-D	JMD	21.05.19
Public Domain Plan 03	L07-E	JMD	21.05.19
Public Domain Plan Section C – C'	L08-E	JMD	21.05.19
Public Domain Plan Section D – D'	L09-D	JMD	21.05.19

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Indicative Planting Plan	L011-F	JMD	21.05.19
Indicative Planting South Elevation	L012-D	JMD	21.05.19
Indicative Planting North Elevation	L013-D	JMD	21.05.19
Planting Palette	L014-D	JMD	21.05.19
Indicative Materials Palette	L015-D	JMD	21.05.19
Locality Plan and Drawing Index	S17288-C-0000-F	JPW	28.05.19
General Notes	S17288-C-0001-E	JPW	28.05.19
General Arrangement Plan	S17288-C-0010-F	JPW	28.05.19
Control Line Plan	S17288-C-0030-A	JPW	28.05.19
Drainage Plan Sheet 1 of 2	S17288-C-0200-F	JPW	28.05.19
Drainage Plan Sheet 2 of 2	S17288-C-0201-E	JPW	28.05.19
Longitudinal Sections Sheet 1 of 1	S17288-C-0220-A	JPW	28.05.19
Cross Sections Design Control 1 sheet 1 of 2	S17288-C-0240-E	JPW	28.05.19

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Cross Sections Design Control 1 sheet 2 of 2	S17288-C-0241-E	JPW	28.05.19
Cross Sections Design Control 2 Sheet 1 of 3	S17288-C-0242-E	JPW	28.05.19
Cross Sections Design Control 2 Sheet 2 of 3	S17288-C-0243-E	JPW	28.05.19
Cross Sections Design Control 2 Sheet 3 of 3	S17288-C-0244-E	JPW	28.05.19
Cross Sections Design Control 3 Sheet 1 of 1	S17288-C-0245-E	JPW	28.05.19
Typical Sections Sheet 1 of 3	S17288-C-0260-E	JPW	28.05.19
Typical Sections Sheet 2 of 3	S17288-C-0261-C	JPW	28.05.19
Typical Sections Sheet 3 of 3	S17288-C-0262-C	JPW	28.05.19
Typical Details Sheet 1 of 2	S17288-C-0280-E	JPW	28.05.19
Typical Details Sheet 2 of 2	S17288-C-0281-E	JPW	28.05.19
Locality Plan and Drawing Index	S17288-C-0000-F	JPW	28.05.19
General Notes	S17288-C-0001-E	JPW	28.05.19
General Arrangement Plan	S17288-C-0010-F	JPW	28.05.19

Control Line Plan	S17288-C-0030-A	JPW	28.05.19
Drainage Plan Sheet 1 of 2	S17288-C-0200-F	JPW	28.05.19
Drainage Plan Sheet 2 of 2	S17288-C-0201-E	JPW	28.05.19
Longitudinal Sections Sheet 1 of 1	S17288-C-0220-A	JPW	28.05.19
Cross Sections Design Control 1 sheet 1 of 2	S17288-C-0240-E	JPW	28.05.19
5PS Car Park 10.1 Fire Truck General Appliance	SKT001-A	ARUP	09.05.19

<b>Documents</b>	<b>Prepared By</b>	<b>Dated</b>
Performance Specification	4 <sup>2</sup>	May, 2017
Heritage Impact Statement - Parramatta Square Public Domain	NBRS Architecture	May, 2018
Project Management Plan – Proposed Parramatta Square Public Domain	CPM Consulting Services, Pty Ltd	May, 2018
Parramatta Square – Public Domain Works Development Application BCA Compliance	McKenzie Group Consulting	23.05.2018
Aboriginal Archaeology 4 & 6PS (PS5&6) and 8PS (PS2)	Comber Consultants	26.06.2017
Historical Archaeological Investigation 4 & 6 Parramatta Square, Darcy St and 8 Parramatta Square	Casey & Lowe Archaeology and Heritage	26.07.2017
DA ESD Report- Revision B	LCI Consultants Pty Ltd	16.04.2018
DA Services Report – Revision B	LCI Consultants Pty Ltd	17.04.2018
Accessibility Design Review	McKenzie Group	20.04.2018
Operational Waste Management Plan – Report No. 17092 Revision B	Elephants Foot Recycling Solutions	27.04.2018
Crime Prevention Through Environmental Design	WSP	19.04.2018

Assessment Parramatta Square – Public Domain		
Parramatta Square Social Impact Assessment	WSP	20.04.2018
Parramatta Square – Public Domain Structural DA Report - DOCUMENT NO / 000000-REP-S-0001	BG&E	26.04.2018
Landscape Design Report for Development Application	JMD	03.05.2018
Parramatta Square Stage 4 Basement Footprint Validation Report - 54542/114227 (Rev 0)	JBS&G	30.08.2018
NSW Site Audit Statement	NSW EPA	04.08.2017
Development Application OSD Checklist	City of Parramatta	04.09.2018
DA Civil Infrastructure Report - DOCUMENT NO / S17288-RPT-C-001 REV /2	BG&E	16.05.2018
PS3 Aboriginal Archaeological Excavations	Comber Consultants	09.03.2016
Statement of Completion of Historical Archaeological Excavation of PS3, Parramatta Square	Casey & Lowe Archaeology and Heritage	09.03.2016

**Note:** In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

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

- 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.

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

It is acknowledged the developer intends to obtain staged Construction Certificates noting the staging as per the following:

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CC No.1 – PS4 Secondary slab and waterproofing  
CC No.2 – PS4 Remaining soft and hard landscape  
CC No.3 – PS3 Secondary slab and waterproofing  
CC No.4 – PS3 Remaining soft and hard landscape

Conditions within this Notice should be read as being applicable to the relevant Construction Certificate.

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

4. 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.

5. Any defects raised by Council officers during the above construction and defects period inspections will be notified in writing. Defects may include incorrect location of elements, unsatisfactory construction techniques or finishes, or any other non-compliances with the approved plans and specifications or the public domain guidelines.

All defects raised by Council's officer during the construction period or defects liability period need to be rectified prior to and signed off at the final defects inspection by Council's officer in order to achieve Occupation Certification. This applies to both Council and privately certified projects.

6. 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.

7. Access via Macquarie Street after December 2019 will only be possible through agreement with the PLR contractor through the PLR contractor site. All access requirements imposed by the PLR contractor with regard to WHS (Work, Health and Safety) and access restrictions will need to be addressed by the applicant.

**Reason:** To comply with the requirements of the state authority.

8. No advertisement/signage shall be erected on or in conjunction with the development without prior consent.

**Reason:** To comply with legislative controls

9. The plans listed in Schedule 1 are approved in so far as they relate to the Stage 1 and Stage 2 works only as shown on Drawing Lo1, Issue G, dated 21/5/2019.

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**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.)

10. In order to ensure the design excellence quality of the development is retained:

- (a) The design team comprising 4<sup>2</sup>, comprising a design consortium comprising James Mather Delaney Design (JMD), Taylor Cullity Lethlean, Tonkin Zulaikha Greer and Gehl Architects, is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications at DA, S4.55 Applications, Construction Certificate and Occupation Certificate stages).
- (b) The design team is to have full access to the site, following appropriate safety inductions, and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the life of the project.
- (c) Evidence of the design team commission is to be provided to the Council prior to release of the relevant Construction Certificate.
- (d) Council's Design Review Panel is to review and provide comment on the plans of all materials and finishes, including proposed street furniture and public domain elements to ensure the scheme remains substantially the same as the approved scheme and represents design excellence prior to the issue of any relevant Construction Certificate and any Occupation Certificate.
- (e) The design architects for the project is not to be changed without prior notice and approval of the Design Review Panel.

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

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

11. Prior to the issue of any construction certificate the applicant shall submit to Council a document outlining critical stage inspections. This document shall outline the schedule of inspections required to be completed by Council staff at each stage of the project from commencement through to defect inspections. The document is to be approved by the Group Manager, Development and Traffic Services prior to the issue of any construction certificate and implemented throughout the delivery of the works. The document is to outline

proposed regular project meetings, defect inspection regime and requirements for certification. The document shall also note that 48 hours notice for inspections is required.

Additional inspections to be included in the program of inspections include the following. Where required to suit the project and program staggered inspections are to be arranged.

- Review of samples submissions as required.
- Review of paving prototypes including final sealant layers for all proposed paving types.
- Review of prototypes for heritage and other special features and finishes as required.
- Commencement of the works including survey marks, sub-grade preparation and set out of key structural elements in the Square;
- Pavement support soil cell system installed.
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Upper slab pour and formation of all raised planter beds.
- Services penetrations to main slab and planter beds according to all design requirements.
- Completion of waterproof membrane and protection layer above the slab and to all planter beds.
- Progressive paving set out and installation.
- Installation of required underground conduits and services;
- 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;
- Progressive completion of unit (granite) paving and furniture (seating etc) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer;
- Completion of paving sealant application and tactile indicator installation as per Council's specification.
- Delivery of trees to site prior to planting.
- Installation of trees and planting including required sub-drainage layer installed as specified. 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.

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

As each basement level is constructed provide survey data demonstrating level change is not required at the building/public domain interface as per the approved updated Alignment Drawings.

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



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Council's Public Domain Guidelines. Certification is required to be provided with the Occupation Certificate.

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

12. The eastern vehicular access from Macquarie Street to the site is to be in accordance with the design of the proposed pedestrian crossing of the Parramatta Light Rail project. Details are to be included on plans submitted to Council.

**Reason:** To ensure consistency with the Parramatta Light Rail project (Stage 1).

13. All construction works for stormwater systems to be handed over to Council must:

- (a) **prior to issue of a construction certificate** have a full set of plans stamped and approved by Council's Service Manager Civil Infrastructure; and
- (b) be inspected by Council's Catchment Management team in line with the schedule of inspections agreed to with Council **prior to any works commencing**.

Inspection of the works will be required (but not necessarily limited to) on the following stages:

- construction of the stormwater pipe prior to backfilling of trench
- construction of formwork to any drainage pits(s) prior to placement of concrete.
- construction of any formwork to concrete pavement, footpath, driveway, kerb & gutter etc. and prior to placement of concrete.

The stormwater drainage work is to comply with all other Special Notes – Conditions of Approval on Council stamped and approved drawings.

**Note:** Inspections for all public domain and/or stormwater works must be booked **at least 24 hours** in advance by calling Council's Civil Infrastructure Unit on 9806 8250.

**Reason:** To facilitate the orderly development of the site.

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

**Reason:** To ensure that the levy is paid.

15. A monetary contribution comprising **\$347,062** is payable to City of Parramatta Council in accordance with Section 7.12 (formerly 94A) of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Civic Improvement Plan (Amendment No. 4). Payment must be by EFTPOS, bank

cheque or credit card only. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. Parramatta City Centre Civic Improvement Plan (Amendment No. 4) can be viewed on Council's website at:

[http://www.parracity.nsw.gov.au/build/forms\\_and\\_planning\\_controls/developer\\_contributions](http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions)

The contribution will be adjusted to reflect the terms of any executed and registered Voluntary Planning Agreement.

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

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

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

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

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

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

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

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

18. Consolidated large planter box areas are designed to maximise soil depth soil moisture and nutrient holding capacity and temperature control (thermal massing) capability to maximise opportunity for trees and plant material to thrive. Prior to the issue of a construction certificate all soil media specifications for the planter boxes are to be designed and certified by a qualified Soil Scientist to ensure optimum horticultural amenity is achieved for proposed plant material and in accordance with the requirements in the Performance Specification. Light weight, low organic content soil media designs, or polystyrene infill, will not be acceptable in the designed planter beds. A maintenance schedule detailing the ongoing amelioration requirements of the soil media to ensure maximum long term horticultural performance is to be submitted to Council's Technical Specialist Manager for approval.

**Reason:** To provide a thriving horticultural environment for trees and plants in Parramatta Square.

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

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

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

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

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

20. An automatic irrigation system is to be provided to all tree and understorey planting located in planter box areas. Irrigation design information is to be provided in the Public Domain Construction Drawings.

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

21. No approval is granted for the outdoor dining / awning areas shown within the architectural plan set endorsed by this consent. Separate consent shall be sought for any outdoor dining / awning areas. Outdoor dining / awning areas shall be designed to coordinate with the retail tenancies and details shall be provided of all strategies to mitigate environmental factors such as sun, wind and rain.

22. Prior to the issue of any occupation certificate an operational plan of management in relation to service vehicle access through the square shall be submitted to and approved by Council in consultation with the Sydney Coordination Office (SCC)) and Parramatta Light Rail (PLR) within TfNSW and be endorsed by the Sydney Coordination Authority.

**Reason:** To comply with the requirements of the state authority.

23. A Construction Pedestrian and Traffic Management Plan (CPT MP) is to be prepared in consultation with the Sydney Coordination Office (SCC)) and Parramatta Light Rail (PLR) within TfNSW and be endorsed by the SCO prior to any construction activity on the site. The CPT MP should include, but not be limited to, the following:

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

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- (i) *Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,*
  - (ii) *Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,*
  - (iii) *The location of proposed Work Zones in the egress frontage roadways,*
  - (iv) *Location of any proposed crane standing areas,*
  - (v) *A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,*
  - (vi) *Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,*
  - (vii) *The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,*
  - (viii) *A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,*
  - (ix) *A detailed description of locations that will be used for layover for trucks waiting to access the construction site,*
  - (x) *Proposed construction hours,*
  - (xi) *Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,*
  - (xii) *Construction program that references peak construction activities and proposed construction 'Staging',*
  - (xiii) *Any potential 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,*
  - (xiv) *Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts,*
  - (xv) *Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,*
  - (xvi) *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.*
  - (b) *The Construction and Traffic Management Plan is to consider 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.*

- (c) *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.*

- (d) *Traffic Control Plan(s) for the site:*

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

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

**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.*

24. Detailed grading of the pedestrian pavement is subject to refined grading design to mitigate against the risk of surface water ponding in key pedestrian thoroughfares through Parramatta Square. Refined grading design should seek minimum falls of 1:80 generally across the Square and especially along key pedestrian routes. Flatter grades up to 1:100 may be acceptable in some locations where improved positive drainage cannot be achieved but these must be outside the key pedestrian access corridors.

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**Reason:** To ensure there is no ponding of water on key pedestrian routes through Parramatta Square.

25. Fixtures and Fittings

Notwithstanding any development approval the type and finish of all proposed fixtures and fittings including seats, tables, bins, bollards, umbrellas and any other elements proposed in Parramatta Square is subject to final council approval. Design development of these elements must conform to the performance requirements identified in the Performance Specification (May 2016).

**Reason:** To ensure all proposed fixtures and fittings for Parramatta Square meet required design and performance standards.

26. Light Poles & Wall Mounted Fittings

Notwithstanding any development approval, the location and type of light poles and wall mounted light fittings for Parramatta Square is subject to final council approval. The number and location of proposed light poles and wall mounted fittings is subject to the requirements identified in the Reference Design and Performance Specification (May 2016) and to future detailed lighting design.

**Reason:** To ensure that the location of light poles and wall mounted light fittings is fully co-ordinated with other features of Parramatta Square and that lighting designs meets required design and performance standards.

27. Service ducts, plumbing installations and plant servicing the development must be concealed below the finished paving level to keep the public domain free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

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

28. Prior to the issue of a construction certificate an electrical diagram detailing the location of power supply fixtures, light poles and any lighting affixed to buildings within the Civic Link must be submitted to and be approved by Council's Group Manager Development and Traffic Services.

**Reason:** To ensure that services are available within the public domain.

29. In accordance with Section 4.17(6) 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/672/2018;
- (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	Amount
Development Site Bonds	\$25,000.00
Street Tree / Furniture	\$2000.00 (Per Tree / item)

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.

**Reason:** To safeguard the amenity of the adjoining public domain.

30. Access and services for people with disabilities shall be provided in accordance with the requirements of the National Construction Code 2013, all relevant Australian Standards to ensure compliance with the Disability Discrimination Act. Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the Certifying Authority.

**Reason:** To comply with the BCA.

31. Prior to the issue of any Construction Certificate a Heritage Interpretation Strategy, prepared by a suitably experienced person, shall be submitted to the Council of the City of Parramatta for evaluation and approval. The Strategy must:
  - a) Recommend how the tangible and intangible significance of the site will be accessibly interpreted for the public;
  - b) Address Aboriginal, historical archaeological and built heritage to effectively communicate the significance of each part of the site and the area as a whole; and

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- c) Document all interpretive installations and devices to be accommodated within the approved project, supported by an explanation as to how the Strategy has guided and informed the nominated installations and devices.

The documentation is to be submitted in accordance with the following sequence:

- Final detailed plans of the heritage interpretation works for Stage 1 Public Domain are to be submitted for approval prior to any Construction Certificate relating to the Stage 1.
- Final detailed plans of the heritage interpretation work for Stage 2 Public Domain to be submitted for approval prior to any Construction Certificate relating to Stage 2.

All elements of the endorsed Heritage Interpretation Strategy shall be implemented to the satisfaction of Council, prior to the issue of any Occupation Certificate, in accordance with the following sequence:

- a) Proposed heritage interpretation to be implemented prior to the issue of any occupation certificate relating to Stage 1 Public Domain.
- b) Proposed heritage interpretation to be implemented prior to the issue of an occupation certificate relating to Stage 2, or by a time agreed in writing by Council to facilitate coordination with the delivery of the adjacent development site.

**Reason:** To comply with Council's policies.

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

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

33. Foundations adjacent to a drainage easement 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". The engineering details are to form part of the Construction Certificate documentation.

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



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

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

**Reason:** To protect Council's infrastructure.

35. Prior to the issue of a construction certificate the applicant must submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and determine the method of supply. Depending on the outcome of this assessment, any required padmount or indoor / chamber substation will need to be located within the property (in a suitable and accessible location). The substation would then need to be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy prior to future occupation.

Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link: <http://www.endeavourenergy.com.au/>

**Reason:** To ensure that safe and accessible electrical supply provisions are offered to the development.

36. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.
- (i) If a substation is required of the energy provider, it must be located internally within a building/s.
  - (ii) 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.

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37. All outdoor lighting must comply with the relevant provisions of AS/NZS 1158.3: 1999 Pedestrian Area (Category P) Lighting and AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

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

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

38. A Wayfinding Strategy for the site shall be submitted to the Council for approval prior to the issue of any construction certificate. The strategy shall comprise signage sufficient to ensure clear instructions for public access, either to locations within the public domain site or otherwise through the site to connect with key public facilities or locations.

The Strategy shall include the following details, at a minimum:

- (a) All proposed information and directional signage, including proposed text and colours
- (b) All proposed Braille and tactile signage
- (c) All Tactile Ground Surface Indicator locations and designs (for directional Tactile Ground Surface Indicators consideration can be given to alternative paving solutions, landscaping planters or structural screens that provide a contrasting surface with a nominal detection width ranging from 400-600mm).
- (d) Clear and unobstructed accessible paths of travel are to be provided on at least one side of each pathway to, from and within the site, with minimal changes in direction or levels.
- (e) The location of proposed street furniture, including seating, bins, drainage grates, outdoor dining areas and barriers, and water fountains.
- (f) An adequate shoreline around outdoor dining areas to create continuous and unobstructed paths of travel.
- (g) Identification and evidence of compliance with any relevant Australian Standards.

All endorsed strategies are to be implemented prior to issue of any occupation certificate.

**Reason:** To maximise the quality of the public domain.

39. The applicant must prepare paving prototypes of all proposed public domain paving finishes for approval by Council's urban design and assets managers. Paving prototypes must include proposed art, heritage and water fountain finishes. A proposal detailing the location, extent and scope of the prototype project is to be submitted to council for approval.

Council approval of all paving prototypes must be achieved prior to submission of the **75%** design development drawings submission.

**Reason:** To ensure the Parramatta Square Reference Design and Performance Specification or approved relevant public domain DA's.

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40. Prior to issue of ANY construction certificate the 50% Submission shall be submitted to the Group Manager of Development and Traffic Services for approval. The 50% Documents are a set of drawings (refer SUB-HOP-DWG-01 of the Performance Specification) based on the approved DA plans supported by typical detailed plans, sections and construction details at least to the standard provided in the **Reference Design (May 2016)**. Deliverables (Table 5), hold points DC-HP-01, 02 and 04, and design requirements (1.1-1.9 inclusive) outlined in the Performance Specification must be addressed and co-ordinated in the submission.

The following submission information must be provided:

- (a) Detailed finished spot levels and refined contour design for all pavements
- (b) Longitudinal Sections:
  - i) Along all building facades or property boundaries as applicable.

Note: Longitudinal gradients along building facades must not be stepped or ramped between building entries. The longitudinal public footpath gradient must remain smooth and continuous. If local level changes are required to suit building FFL's and building entry points the transition must be handled within the building footprint.

  - ii) The interface with Macquarie Street
  - iii) Centrally through the square and Civic Link; and
  - iv) Across the laneway between PS1 and PS3 and the PS1 Public domain interface.
- (c) Civil Cross sections (building to building) at 20m intervals and at critical building interfaces (entries).  
All sections should clearly show:
  - i) surface levels and falls;
  - ii) interface with adjacent buildings (beyond the project boundary line right up to the adjacent building façade) or adjoining surface finish showing how the Public Domain design marries into existing surface levels and conditions;
  - iii) basement car parking structure under (all levels) including all structural basement slabs, finished slab levels, planter bed set downs, and slab depths;
  - iv) adjacent building finished floor levels;
  - v) proposed pier locations; and
  - vi) stormwater culvert box in section.
- (d) Detailed engineering plans for all proposed elements that have a potential to become future liability to Council.
- (e) PLR interface and approval.
- (f) Amended shoreline and clearly articulated access strategy for the square.
- (g) Access ramps are required into the grassed bow-tie planter areas.
- (h) Access design generally to be in accordance with DDA, AS1428 requirements and to the satisfaction of council's access consultant.  
Tree planting:
  - i) (1x) Fig tree has been removed (refer area south of PS3) at the southern entry to the Civic Link. The tree needs to be reinstated to the project within the closest possible proximity to the original tree location. Reinstatement of the

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- original planter box extent is preferred subject to the final emergency access solution within Parramatta Square.
- ii) The number of trees proposed in the Civic Link must be increased from 7 to 9 and enlarge associated slab set down to accommodate. A notation is to be included, outlining that only the set down is to be implemented. Planting within the Civic Link will be delivered at the completion of 5 Parramatta Square.
  - iii) Tree arrangements should be generally consistent with the reference design.
  - (i) Soil volume – Calculations demonstrating soil volume compliance to ADG requirements for all plants are to be included in the Public Domain Construction Drawings. Soil depth calculations are to be based on soil fill material excluding any drainage layers.
41. Prior to issue of any construction certificate the 70% Submission shall be submitted to the Group Manager of Development and Traffic Services for approval. The 70% Documents (refer SUB-HP-DWG-02 of the Performance Specification) include Preliminary Public Domain CC Documentation to meet all requirements outlined in the Performance Specification:
- (j) Review and update of 50% submission information.
  - (k) Paving jointing plans showing the co-ordination of all construction joints in the upper slab with the stone unit paving jointing over must be included.
  - (l) Details for all proposed furniture elements.
  - (m) Proposed tactile type and layout.
  - (n) Pit lid plan and schedule indicating proposed size, orientation and infill finishes for each pit lid.
  - (o) The submission is to be submitted to and approved by Council's Group Manager of Development and Traffic Services (DTSU).
  - (p) Lighting levels.
  - (q) All new LED luminaires shall include 7pin NEMA socket.
42. Prior to issue of any construction certificate the 75% Submission shall be submitted to the Group Manager of Development and Traffic Services for approval. 75% Documents (refer Performance Specification SUB-HP-03) include Tender Stage Public Domain CC documentation review and update of the 70% submission to meet all requirements outlined in the Performance Specification and addressing previous council comments. The submission is to be submitted to and approved by Council's Group Manager of Development and Traffic Services (DTSU).
43. Prior to issue of any construction certificate the 90% Submission shall be submitted to the Group Manager of Development and Traffic Services for approval. The 90% Documents (refer Performance Specification SUB-HP-04) include Pre 'For Construction' issue Public Domain documentation review and update of the 75% submission to meet all requirements outlined in the Performance Specification and addressing previous council comments. The submission is to be submitted to and approved by Council's Group Manager of Development and Traffic Services (DTSU).
44. Prior to issue of any construction certificate the 50% Submission shall be submitted to the Group Manager of Development and Traffic Services for

approval. The 100% Documents (refer Performance Specification SUB-HP-05) include the 'For Construction' issue Public Domain documentation review and update of the 90% submission to meet all requirements outlined in the Performance Specification and addressing previous council comments.

The submission is required prior to the issue of the Construction Certificate for any construction work relating to the public domain including upper slab pour any other above ground structure. The submission is to be submitted to and approved by Council's Group Manager of Development and Traffic Services Unit (DTSU).

44. The applicant is required to prepare and submit as-built drawings reflecting all actual built elements in the public domain.  
**Reason:** To ensure the public domain is constructed in accordance with the Parramatta Square Reference Design and Performance Specification.

### **Prior to Work Commencing**

#### **Planning**

45. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
- (a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
  - (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

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

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

46. 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.

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

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

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48. A Hoarding Application to enclose public space is to be accompanied by the appropriate fee calculated according to Council's adopted fees and charges, together with details showing the location and type of hoarding proposed as required by Council's Hoarding Policy.

No demolition or works can commence until approval for the hoarding has been obtained.

**Reason:** To improve the visual impact of the hoarding structure and to provide safety adjacent to work sites.

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

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

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

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

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

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.

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

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 heritage items in the vicinity, namely the Parramatta Town Hall and St John's Cathedral must form a part of this survey. The report must be completed by a

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consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report. A copy of the dilapidation report must be submitted to Council.

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

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

**Reason:** Management of records.

52. Prior to commencement of works, the proponent is to consult with Transport for NSW, Parramatta Light Rail Team and Sydney Coordination Office regarding the proposed development.

**Reason:** To ensure continuity between neighboring developments.

53. Prior to any works commencing, the applicant shall lodge with Council, for their approval, an Arts Plan which:
- (a) Confirms that the budget for the public art works shall not be less than 0.5% of the cost of works of the development as nominated on the Development Application form.
  - (b) Outlines a timeframe for development through to implementation
  - (c) Reflects the existing work to date in both the Parramatta Square performance Specification and Reference Design.

The approved works shall be completed and installed in accordance with the timeframe agreed in this plan.

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

54. 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.

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55. 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.

56. 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.



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**Reason:** Proper management of public land.

57. 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.

### **During Work**

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

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

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

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

60. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the construction, excavation or

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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.

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

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

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

Such circumstances where extended hours may be permitted include:

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

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

62. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:
- (a) The date and time of the complaint;
  - (b) The means by which the complaint was made;
  - (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
  - (d) Nature of the complaints;
  - (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
  - (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

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

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

63. 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.

64. A survey certificate is to be submitted to the Principal Certifying Authority prior to pouring of any footings or slabs. The certificate must indicate the location of the all footings, and slabs in relation to adjacent boundaries, and must confirm the finished paving level is consistent with that approved under this consent prior to any further work proceeding.

This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment.

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

65. All trees supplied above a 25L container size must be grown and planted in accordance with:

- (a) Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality.
- (b) 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 Occupation Certificate.

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

66. All trees planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support. Planting must be carried out in accordance with the planting and growth requirements of Council's Standard Drawing DS39.

**Reason:** To ensure the trees planted within the site are able to reach their required potential.

67. All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.
68. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

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

69. 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.

70. Any exposed basement envelopes 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: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of a Construction Certificate.

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

71. 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.

72. 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.

73. 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.

74. 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.

75. 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.

76. 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.

77. 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.

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

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

79. A number of significant electrical assets are located on and adjacent to the site. The Contractor is to be aware of the potential risks of working adjacent to these assets such as receiving an electric shock and causing substantial damage to plant and equipment. Endeavour Energy has available public safety training resources that are reviewed by the Contractor to ensure that works are carried out safely at the site. These resources can be downloaded from the website link below:

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

**Reason:** To ensure that works are carried out in a safe manner.

80. When undertaking works on or in the vicinity of Endeavour Energy's electricity network, asbestos or ACM must be identified by a competent person employed

by or contracted to the applicant and an asbestos management plan, including its proper disposal, is required whenever construction works has the potential to impact asbestos or ACM.

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

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

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

**Reason:** To ensure that works are carried out in a safe manner

81. In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note Emergencies Telephone is 131 003 which can be contact 24 hours/7 days.

**Reason:** To ensure that works are carried out in a safe manner.

82. It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times.

**Reason:** To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

#### **Prior to the issue of an Occupation Certificate/Use Commencing**

83. Occupation or use of the public domain or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 and 6.10 of the Environmental Planning and Assessment Act 1979.

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

84. Prior to the issue of an Occupation Certificate, the applicant shall provide, to the satisfaction of the Group Manager of DTSU, structural design certificates to show that the Public domain slabs and paving have sufficient structural capacity to carry intended traffic and any future traffic load from heavy machinery and trucks required for future maintenance and emergency services.

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**Reason:** To maintain the public domain to a high standard.

85. Prior to any issue of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings must be completed to Council's satisfaction with a **final approval** obtained from Council's Assets & Environment Manager.
86. 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.
87. All elements of the endorsed Heritage Interpretation Strategy shall be implemented to the satisfaction of Council, prior to the issue of any Occupation Certificate, in accordance with the following sequence:
  - c) Proposed heritage interpretation to be implemented prior to the issue of any occupation certificate relating to Stage 1 Public Domain.
  - d) Proposed heritage interpretation to be implemented prior to the issue of an occupation certificate relating to Stage 2, or by a time agreed in writing by Council to facilitate coordination with the delivery of the adjacent development site.

**Reason:** To comply with Council's policies.

88. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:
  - (a) The development application and Construction Certificate number as registered;
  - (b) The address of the property at which the inspection was carried out;
  - (c) The type of inspection;
  - (d) The date on which it was carried out;
  - (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
  - (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

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

89. 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.

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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.

An 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.

90. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings and or infrastructure.

The report is to be submitted to the PCA prior to the issue of the occupation certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings/ infrastructure, the PCA must compare the post-construction dilapidation report with the pre-construction dilapidation report, and

A copy of this report is to be forwarded to Council.

**Reason:** To establish any damage caused as a result of the building works.

91. Prior to the issue of an 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.

92. The artworks must be installed in accordance with the arts plan approved to satisfy conditions elsewhere in this Notice, and to the satisfaction of Council, prior to issue of any Occupation Certificate or as otherwise agreed in writing by Councils' Group Manager City Experience.

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

93. A plant establishment period of 24 months is to be provided at the developers cost. A Plant Establishment Schedule is to be prepared and submitted to Council Technical Advisor for approval.

A Public Domain Maintenance Manual detailing the long term maintenance requirements of all public domain elements including plant material is to be prepared and submitted to council for approval.

Council will issue the final approval for public domain works in accordance with the approved public domain documentation and to Council's satisfaction.



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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.

#### Development Engineer

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

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

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

95. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The application must be made through an authorised Water Servicing Coordinator.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Please refer to "Your Business" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the "e-developer" icon or telephone 13 20 92.

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

96. In addition to any other requirements of this notice, the development shall incorporate the recommendations outlined on page 17 of CPTED Report (Revision No. 2 -19/04/2018), prepared by WSP. The nominated strategies must integrate with the wider Parramatta Square Precinct in relation to:

- CCTV;
- External lighting in accordance with AS/NZS 1158, through the engagement of a suitable qualified lighting engineer;
- Space Management (Emergency Help Points); and
- Access Control (Vehicular Bollards).

To support these strategies, the applicant is to submit a layout plan showing the location of all bollards to prevent the access of unauthorised vehicles. The plan must be submitted for the approval of Council's Community Crime Prevention Officer.

Evidence to demonstrate compliance with this condition must be submitted to the Principal Certifying Authority and Council for the Approval of the Group Manager of Development and Traffic Services, prior to the issue of the relevant occupation certificate.

**Reason:** To comply with the recommendations of the CPTED report and the relevant Australian Standards.

97. Sealant is to be applied to all paved surfaces in the public domain in accordance with Council requirements.

The applicant shall provide test results (after applying paving sealant) to prove all pavement material and finishes used in Parramatta Square are **non-slip surfaces** that comply with a V5 rating (according to AS4586:2013) in both wet and dry conditions.

98. An automatic irrigation system is to be provided to all tree and understorey planting located in planter box areas. Irrigation design information is to be provided in the Public Domain Construction Drawings.

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