

# Attachment 1 – Draft Conditions

## 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	06/03/2019
Title Sheet	LS-PS-3-T01 Issue B	JMD	31/07/2020
Materials and Finishes Schedule 01	LS-PS-3-T03 Issue B	JMD	31/07/2020
Materials and Finishes Schedule 02	LS-PS-3-T04 Issue B	JMD	31/07/2020
Materials and Finishes Schedule 03	LS-PS-3-T05 Issue B	JMD	31/07/2020
General Arrangement Plan 01	LS-PS-3- GA01 Issue D	JMD	21/102020
General Arrangement Plan 02	LS-PS-3- GA02 Issue D	JMD	21/10/2020
Furniture Plan 01	LS-PS-3- LF01 Issue D	JMD	05/11/2020
Furniture Plan 02	LS-PS-3- LF02 Issue D	JMD	05/11/2020
Finished Levels Plan 01	LS-PS-3- LL01 Issue D	JMD	05/112020

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Finished Levels Plan 02	LS-PS-3-LL02 Issue D	JMD	05/11/2020
Planting Plan 01	LS-PS-3-LP01 Issue D	JMD	21/10/2020
Planting Plan 02	LS-PS-3-LP02 Issue D	JMD	21/10/2020
Detail Planting Plan – Bowtie Planter 01 & 02	LS-PS-3-LP03 Issue A	JMD	01/05/2020
Detail Planting Plan – Bowtie Planter 03 & 04	LS-PS-3-LP04 Issue A	JMD	01/05/2020
Bowtie Planters (GW1) – Planter 01	LS-PS-3-D-W01 Issue A	JMD	01/05/2020
Bowtie Planters (GW1) – Planter 02	LS-PS-3-D-W02 Issue A	JMD	01/05/2020
Bowtie Planters (GW1) – Planter 03	LS-PS-3-D-W03 Issue A	JMD	01/05/2020
Bowtie Planters (GW1) – Planter 04	LS-PS-3-D-W04 Issue A	JMD	01/05/2020
Bowtie Planters (GW1) – Wall Corner Details 01	LS-PS-3-D-W10 Issue A	JMD	01/05/2020
Bowtie Planters (GW1) – Wall Corner Details 02	LS-PS-3-D-W11 Issue A	JMD	01/05/2020
Bowtie Planters (GW1) – Typical Details	LS-PS-3-D-W12 Issue A	JMD	01/05/2020
Precast Concrete Unit – Typical Details	LS-PS-3-D-W13 Issue B	JMD	31/07/2020

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Precast Concrete Panel Typical Details	LS-PS-3-D-W14 Issue A	JMD	31/07/2020
Hardworks Detail – Typical Paving Details 01	LS-PS-3-D-H01 Issue A	JMD	01/05/2020
Hardworks Detail – Paving Setout 01	LS-PS-3-D-H02 Issue B	JMD	31/07/2020
Hardworks Detail – Paving Setout 02	LS-PS-3-D-H03 Issue B	JMD	31/07/2020
Digital Carpet Detail Setout Plan	LS-PS-3-D-H04 Issue A	JMD	31/07/2020
Digital Carpet Typical Paving Details	LS-PS-3-D-H05 Issue A	JMD	31/07/2020
Hardworks Detail – Wayfinding Shoreline	LS-PS-3-D-H11 Issue B	JMD	31/07/2020
Hardworks Detail – Pit lids in paving	LS-PS-3-D-H12 Issue B	JMD	31/07/2020
Hardworks Detail – Stormwater pit lids in paving	LS-PS-3-D-H13 Issue A	JMD	01/05/2020
Hardworks Detail – Grated Drain	LS-PS-3-D-H14 Issue B	JMD	31/07/2020
Hardworks Detail – Fixtures	LS-PS-3-D-H15 Issue A	JMD	01/05/2020
Hardworks Detail – Bollards	LS-PS-3-D-H16 Issue B	JMD	31/07/2020
Paving delineation indicators, expansion & isolation joints	LS-PS-3-D-H17 Issue B	JMD	31/07/2020

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Locality Plan and Drawing Index	S17288-C-0000-E	BG&E	14/03/2019
General Notes	S17288-C-0001-D	BG&E	14/03/2019
General Arrangement Plan	S20090-C-0010-Rev. D	BG&E	31/07/2020
Drainage Plan Sheet 1	S20090-C-0200-Rev. E	BG&E	31/07/2020
Drainage Plan Sheet 2	S20090-C-0201-Rev. E	BG&E	31/07/2020
Site Grading Plan Sheet 1	S20090-C-0210-Rev. E	BG&E	31/07/2020
Site Grading Plan Sheet 2	S20090-C-0211-Rev. E	BG&E	31/07/2020
Cross Sections Design Control 1 Sheet 1 of 2	S20090-C-0240-Rev. A	BG&E	29/04/2020
Cross Sections Design Control 1 Sheet 2 of 2	S20090-C-0241-Rev. A	BG&E	29/04/2020
Cross Sections Design Control 2 Sheet 1 of 3	S20090-C-0242-Rev. A	BG&E	29/04/2020
Cross Sections Design Control 2 Sheet 2 of 3	S20090-C-0243-Rev. A	BG&E	29/04/2020
Cross Sections Design Control 2 Sheet 3 of 3	S20090-C-0244-Rev. A	BG&E	29/04/2020
Cross Sections Design Control 3 Sheet 1 of 1	S20090-C-0245-Rev. A	BG&E	29/04/2020

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Typical Sections Sheet 1	S20090-C-0260-Rev. A	BG&E	29/04/2020
Typical Sections Sheet 2	S20090-C-0261-Rev. C	BG&E	31/07/2020
Typical Sections Sheet 3	S20090-C-0262-Rev. B	BG&E	14/03/2019
Typical Details Sheet 1 of 2	S20090-C-0280-Rev. A	BG&E	29/04/2020
Typical Details Sheet 2 of 2	S20090-C-0281-Rev. A	BG&E	29/04/2020
Drainage Catchment Plan	S20090-C-0300-Rev. D	BG&E	31/07/2020
Drainage Longitudinal Section Sheet 1 of 2	S20090-C-0320-Rev. A	BG&E	29/04/2020
Drainage Longitudinal Section Sheet 2 of 2	S20090-C-0321-Rev. A	BG&E	29/04/2020
Drainage Calculations And Pit Setout Schedule	S20090-C-0340-Rev. A	BG&E	29/04/2020
Utilities Coordination Plan Sheet 1 of 2	S20090-C-0600-Rev. B	BG&E	08/05/2020
Utilities Coordination Plan Sheet 2 of 2	S20090-C-0601-Rev. B	BG&E	08/05/2020
Erosion and Sediment Control Plan	S20090-C-0700-Rev. D	BG&E	31/07/2020
Erosion and Sediment Control Details	S20090-C-0710-Rev. A	BG&E	29/04/2020

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Public Domain Stage 3 Lower Slab Profile Plan	S18388-ST-6000- Rev. C	BG&E	13/05/2020
Public Domain Stage 3 Upper Slab Profile Plan	S18388-ST-6010- Rev. A	BG&E	13/05/2020
Public Domain Stage 3 Loading Plan	S18388-ST-6100- Rev. B	BG&E	29/04/2020
Public Domain Stage 3 Sections and Details Sheet 1	S18388-ST-6200- Rev. C	BG&E	13/05/2020
COVER SHEET, DRAWING INDEX AND SITE PLAN	17117-E001	LCI & CJ Arms	08/05/2020
GENERAL NOTES & LEGEND	17117-E002	LCI & CJ Arms	08/05/2020
STAGE 3 - ABOVE GROUND ELECTRICAL LAYOUT SHEET 1	17117-E102	LCI & CJ Arms	08/05/2020
STAGE 3 - ABOVE GROUND ELECTRICAL LAYOUT SHEET 2	17117-E103	LCI & CJ Arms	08/05/2020
Archaeological Zone Plan	SK068-00 – Issue 2	JMD	22/10/2020
Archaeological Zone Sections	SK068-01 – Issue 3	JMD	22/10/2020
Umbrella Socket Footing in Archaeological Zone	SK068-02 – Issue 1	JMD	22/10/2020
Section C and D	SK068-03 – Issue 0	JMD	22/10/2020
Hub Light Pole Standard Footing	SK068-04 – Issue 0	JMD	22/10/2020

Umbrella Socket Standard Footing	SK068-05 – Issue 1	JMD	22/10/2020
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<b>Documents</b>	<b>Prepared By</b>	<b>Dated</b>
Statement of Environmental Effects	Walker Corporation	20/03/2019
Clause 4.6 Variation Request	Walker Corporation	03/08/2020
Performance Specification	4 <sup>2</sup>	May, 2017
Heritage Impact Statement - Parramatta Square Public Domain	NBRS Architecture	March 2019
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	6/03/2019
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 C	LCI Consultants Pty Ltd	08/03/2019
Accessibility Design Review	McKenzie Group	19/04/2018
Operational Waste Management Plan – Report No. 17092 Revision C	Elephants Foot Recycling Solutions	07/03/2019
Crime Prevention Through Environmental Design Assessment Parramatta Square – Public Domain	WSP	19/04/2018
Parramatta Square Social Impact Assessment	WSP	08/03/2019
Parramatta Square – Public Domain Structural DA Report - DOCUMENT NO / PS105463-STE - -REP-001	BG&E	06/03/2019
Landscape Design Report for Development Application	JMD	25/02/2019
NSW Site Audit Statement 18214 SAR157	NSW EPA	31/07/2020
Traffic, Transport & Parking Compliance Assessment	WSP	08/05/2018

Civil Infrastructure Report	BG&E	19/03/2019
Soil Report	May Horticultural Services	Undated
Pedestrian Wind Environment Study	Windtech	09/07/2019
Letter re. Pedestrian Wind Amenity	Windtech	07/07/2020
Arboricultural Report – Feasibility Assessment	Earthscape Horticultural Services	23/06/2020
Updated Accessibility Advice - Parramatta Square Public Domain Wayfinding Shoreline outside 5-7 Parramatta Square	Funktion	28/07/2020

**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 landscape plans shall prevail to the extent of the inconsistency.

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

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

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

3. 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.

4. 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.

5. The plans listed in Schedule 1 are approved in so far as they relate to the Stage 3 works only as shown on Drawing LS-PS-3-T01, Issue B, dated 31/07/2020.

6. 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.

**Reason:** Approval for outdoor dining must be sought via a separate DA.



### **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.)

7. 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:

**CC No.1 - Secondary slab and waterproofing (excludes Archaeological Zone, including**

- Structural design and slab profiles
- Waterproofing design
- Services reticulation (cast-ins and conduits)

**CC No.2 - Remaining soft and hardscape for entire site, Archaeological Zone slab on ground and Digital Carpet secondary slab**

- Structural Design and Slab Profiles, and services reticulation (Archaeological and Digital Carpet Zone)
- Soft and hard landscape, including the location of all public domain fixtures and fittings
- Irrigation
- Paving set out, including longitudinal & cross sections, paving interfaces to property boundaries
- Services fit-off, water, power and lighting

**CC No.3 – Furniture signage and heritage interpretation**

- Furniture
- Wayfinding and Signage
- Heritage interpretation

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

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

8. In order to ensure the design excellence quality of the development is retained:
  - (a) James Mather Delaney Design (JMD), is to have direct involvement in the design documentation, contract documentation and construction stages of

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the project (including signing off any required certifications at DA, S4.55 Applications, Construction Certificate and Occupation Certificate stages).

- (b) JMD 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 commission of JMD 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) JMD's engagement on 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.

9. The applicant must prepare paving prototypes of all new paving types (ie those not previously approved for Stage 1) for approval by Council's Urban Design and Assets Manager. All paving types already approved in Stage 1 and 2 which are proposed again for Stage 3 are to match the standard and finish achieved for Stage 1 and 2.

A proposal detailing the location, extent and scope of the prototype project for new paving types is to be submitted to council for approval.

**Reason:** To ensure all pavement surface finishes meet council requirements for public domain settings.

10. Notwithstanding approval of any DA drawings the resolution of the digital carpet design, including pavement design and layout, location and type of trees, furniture and other installation, is subject to final Council approval. The applicant is required to coordinate with COPC's Specialist Media Architect designer to incorporate art installations including possible misting/water features and lighting technology into the overall Parramatta Square design during the design development phase. The type and quality of technology fixtures and fittings, and the quantum of tree and furniture provisions in this area, is subject to the requirements of the Reference Design and Performance Specification (May 2016) as far as practicable. Prior to the release of CC2 final

plans are to be approved my Council's Manager Development Traffic Services Unit.

**Reason:** To ensure that the location of all special 'art' elements is fully coordinated with the other required features of the digital carpet area without diminishing the required level of comfort and amenity, and that technology fixtures and fittings meet the required design and performance standards.

11. The applicant is required to prepare a program showing critical project milestones prior to any CC for top slab pour and basement construction to inform detail design phase critical project milestones for the digital carpet in consultation with council officers This is to be provided to Council for our records.

**Reason:** To ensure that the detail design phase for the Digital Carpet and incorporation of media architecture technology is tailored to suit the construction program and that opportunities to incorporate the necessary technology and design installations is not jeopardised by project program commitments.

12. The applicant is required to coordinate with the 5PS project team to determine critical project milestones to minimise the potential need to install the temporary fire stairs shown on the approved DA drawings.

**Reason:** To minimise the potential need to install temporary fire stairs in the digital carpet area.

13. Notwithstanding any development approval, the location and type of light poles and wall mounted light fittings for Parramatta Square is to be approved by Council's Manager Development Traffic Services Unit. 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 meet required design and performance standards.

14. The detailed design supporting the Stage 3 Public Domain for the Parramatta Square Development shall be amended to protect the area identified as retaining State Significant historical archaeology referred to as the Market Place.

Prior to the issue of the Construction Certificate for works within the Archaeological Zone, the applicant shall engage a suitably qualified historical archaeologist to prepare a Statement of Heritage Impacts (SOHI) with reference to the 2016 Casey and Lowe text excavation. The SOHI must assess all ground disturbance works both direct and indirect associated with the Stage 3 Public Domain. The SOHI shall be prepared to confirm the avoidance and protection of State Significant archaeology referred to as Market Place, written correspondence shall be obtained from the Heritage Council of NSW or its delegate to confirm this approach is appropriate. Following relevant Heritage Council of NSW approvals the applicant is required to submit to Council the

proposed fig tree details prior to any CC as part of the CC Public Domain Drawings. For this submission the following detail is required:

Cross sections showing the location of the Fig Tree (including root ball area) relative to the Town Hall building, the basement car park top slab and walls and any sensitive heritage soil or sand body elements.

**Reason:** To ensure protection of sensitive structures and other elements and the long term horticultural prospects of the Fig Tree.

15. Prior to issue of the CC3, the applicant is required to develop a detailed design of the ceremonial seat according to previous consultation requirements, and providing at least partial back and arm rest amenity, this is to be approved by Council's Manager Development Traffic Services Unit.
16. Notwithstanding any development approval, the design of proposed trench and pit drainage grates for Parramatta Square are to be approved by Council's Manager Development and Traffic Services Unit. High quality, place specific, bespoke designs using cast or fabricated material is required.

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 Council's Group Manager DTSU prior to the issuing of the relevant Construction Certificate and again prior to the issuing of an Occupation Certificate.

**Reason:** To ensure that feature drainage grate elements in Parramatta Square reflect the high-end CBD location and to ensure accessibility.

17. Pre and post sealant applications are required prior to the issuing of any Occupation Certificate, 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. Details of this are to be provided to the PCA and Council for its records.

18. Notwithstanding any approval of DA drawings, the number, species and size of trees proposed for the project is subject to review against provision agreed in the Reference Design (date) and Performance Specification (date), and to refinement in consultation with COPC officers prior to the relevant CC submission of Public Domain drawings. A minimum total of 44 trees is required for the project including trees in the digital carpet area.

The required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
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Church St	Platanus digitata Ulmus parvifolia	Oriental Plane Chinese Elm	1000L 1000L	8 (total)	As shown on the approved drawings or as agreed by Council's DTSU Manager
Ceremonial Fig Tree	Ficus rubignosa	Port Jackson Fig	2000L	2	
Bowtie Planter 1	Ulmus parvifolia Liriodendron tulipifera	Chinese Elm Tulip Tree	1000L 1000L	1 1	
Bowtie Planter 2 - 4	Backhousia citriodora Ficus rubignosa Liriodendron tulipifera Tristanopsis laurina 'Luscious' Ulmus parvifolia	Lemon Myrtle Port Jackson Fig Tulip Tree Water Gum  Chinese Elm	1500L 2000L 1000L 2000L  1000L	Per DA drawings	
	Livistona australis	Cabbage Tree Palm	Ex-ground		As drawing per L02 Issue 3
Digital Carpet	Feature Trees	TBC	TBC	14	As drawing per L02 Issue 3

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

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

19. A structural pavement system is required around proposed 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. Prior to the issue of the relevant 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 approved by Council's Manager Development Traffic Services Unit.
22. An equitable Wayfinding Strategy for the site shall be submitted to Council's Group Manager Development Traffic Services Unit for approval prior to the issue of the relevant 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:

- i) All proposed information and directional signage, including proposed text and colours
- ii) All proposed Braille and tactile signage
- iii) 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).
- iv) 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.
- v) The location of proposed street furniture, including seating, bins, drainage grates, outdoor dining areas and barriers, and water fountains.
- vi) An adequate shoreline around outdoor dining areas to create continuous and unobstructed paths of travel.
- vii) Notwithstanding the shoreline design shown on the DA plans final extent is subject to detailed design and confirmation at CC stage.
- viii) 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.

23. 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:

- i) Recommend how the tangible and intangible significance of the site will be accessibly interpreted for the public;
- ii) Address Aboriginal, historical archaeological and built heritage to effectively communicate the significance of each part of the site and the area as a whole;
- iii) confirm the avoidance and protection of State significant archaeology referred to as the Market Place and include written correspondence obtained from the Heritage Council of NSW or its delegate to confirm the approach is acceptable;
- iv) 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.

**Reason:** To comply with City of Parramatta Council's policies.

24. Notwithstanding any development approval, the location and type of signage, art and heritage elements for Parramatta Square is subject to final Council approval. The location and type of proposed fittings is subject to the requirements identified in the Reference Design and Performance Specification (May 2016) and to future detailed design development. Final approved plans are to be incorporated and coordinated into the final CC Public Domain Design Drawings submitted to Council's Group Manager Development Traffic Services Unit .

**Reason:** To ensure that the location of all special elements is fully co-ordinated with other features of Parramatta Square and that lighting designs meets required design and performance standards.

25. The following submission information must be provided:

- a) Detailed finished spot levels and refined contour design for all pavements (refer Condition 3)
- b) Longitudinal sections:
  - i) Sections should be cut 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) Sections should be cut centrally through the square and along Church Street showing interface with existing levels at each end.
- 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;

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- 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; proposed pier locations; and
  - d) Detailed engineering plans for all proposed elements that have a potential to become future liability to Council.
  - e) Amended shoreline and clearly articulated access strategy for the square.
  - f) Access ramps into the grassed bow-tie planter areas.
  - g) Access design generally in accordance with DDA, AS1428 requirements and to the satisfaction of council's access consultant.
  - h) Tree planting: tree arrangements generally consistent with the Reference Design and Performance Specification in number, location and type (except for the palm species). Tree planting in the digital carpet area is still required as per these documents.
  - 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.
  - j) Furniture Elements:
    - i) the allocation of fixed and flexible bench and seat types and other fixtures and fittings are required according to the agreed extent of provision shown in the JMD Councillor Presentation 26/06/19. Additional seats and benches (including GPO/USB fittings) are required by comparison with the approved DA drawings.
    - ii) Details for all proposed furniture elements.
  - k) Paving:
    - i) Jointing plans showing the co-ordination of all construction joints in the upper slab with the stone unit paving jointing over must be included.
    - ii) Notwithstanding the approved DA plans the green trapezoid pavers are not 'Mamba' colour but are to be match those already selected for Stage 1. CC drawings are to reflect this change.
  - l) Proposed TSGI type and layout and consultant access report addressing all elements of the Square
  - m) Pit lid plan and schedule indicating proposed size, orientation and infill finishes for each pit lid.
  - n) Lighting levels – include lighting emanating from existing lanterns (St Johns Church area) where applicable to demonstrate consistent lighting levels are achieved for the Square including the interface with Centenary Square and the area in front of the Church.
  - o) All new LED luminaires with 7pin NEMA socket.
  - p) Location pins are to be stainless steel, not brass finish. Confirm this on the CC plans.

The submission is required prior to the issue of the relevant Construction Certificate. The submission is to be submitted to and approved by Council's Group Manager of Development and Traffic Services Unit (DTSU).

Notwithstanding any development approval the type and finish of all proposed fixtures and fittings including seats, tables, bins, bollards, umbrellas (moveable)



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and any other elements proposed in Parramatta Square is subject to final Council approval. Design development and extent of provision of these elements must conform to the Parramatta Square Public Domain Furniture Design Development strategy presented to COPC Councillors on June 26 2019 and to refinement in consultation with COPC officers prior to CC submission of Public Domain drawings. Furniture elements are also subject to the requirements of the Performance Specifications (May 2016).

Other requirements dictated in this consent regarding signage, wayfinding, heritage and art elements may also need to be coordinated into the CC Public domain submission.

26. Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever is the earlier, the applicant shall provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to the traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.
27. Prior to the issue of Construction Certificate 2, the applicant is to be required to provide updated swept path plans to the satisfaction of Council's Traffic and Transport Manager and the Parramatta Light Rail team within TfNSW illustrating that vehicles' manoeuvring would not have conflict with the future Parramatta Light Rail on Macquarie Street.  
**Reason:** To ensure consistency with the Parramatta Light Rail project (Stage 1).
28. 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.

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- 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 proposed 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 the upper slab layer 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 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.

29. 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.

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30. 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.

31. 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.

32. 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 construction certificate 2 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.

33. The requirements for height, calliper and branch clearance for trees should be in accordance with the Performance Specification.

A structural pavement system is required around proposed 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.

#### 34. Surface Grading and Drainage

- a. 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 as detailed within the Performance Specification and in compliance with DDA 1992, AS1428.1:2009 and the Parramatta Public Domain Guidelines 2016. Refined grading design should seek minimum falls generally across the Square and especially along key pedestrian routes. Flatter grades may be acceptable in some locations where improved positive drainage cannot be achieved but these must be outside the key pedestrian access corridors.
- b. Notwithstanding approval of any DA drawings, the surface grading of the pavement is subject to refinement in consultation with Council's Urban Design Team Leader prior to CC 2 submission of Public Domain drawings. Outstanding issues of concern include:

Refinement of surface grading to accommodate the final approved 'digital carpet' design proposal which will be determined in the detail design phase in consultation with COPC's Specialist Media Architect Designer and COPC project officers. This may include relocation of trench grates and revision of surface grades to minimise potential for ponding of the paved surface in the digital carpet area.

Refinement of surface grading to 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.

Narrowing of the crest to relax grading to the west.

Note that grading along building frontages are not subject to refinement.

**Reason:** To ensure there is no ponding of water on key pedestrian routes through Parramatta Square and to accommodate the refined digital carpet design.

35. 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/189/2019;
- (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.

36. 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 and the Disability (Access to Premises Buildings) Standards 2010. 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 decrease the risk of action under the Disability Discrimination Act and in compliance of the City of Parramatta's own Access for People with Disabilities objectives and design principals.

37. 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

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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.

38. 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.

39. 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.

40. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for Construction Certificate 2 confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the Public Domain fed from the 5PS 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 the public domain.

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

41. 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.

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### **Prior to Work Commencing**

42. 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.

43. 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.

44. Prior to CC3, 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.

45. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of Council's Traffic and Transport Manager and the Transport for NSW Sydney Coordination Office and PLR team. The following matters must be specifically addressed in the plan:
- (a) Construction Management Plan for the site. A plan view of the entire site and frontage roadways indicating:

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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, tradeperson 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.

(f) The CPTMP needs to ensure that the proposed works do not in any way adversely impact the following phases of the PLR project:

- Construction;
- Testing;
- Commissioning; and
- Regular service operation.

The CPTMP needs to specify, but not limited to, the following:

- A description of the development;
- Location of any proposed work zone/s;
- Haulage routes;
- Location of any proposed crane/s, including crane/s movement plan;
- A detailed plan of any proposed hoarding and/or scaffolding, including adequate clearance for pedestrian movement alongside light rail vehicles;
- A detailed plan identifying all construction vehicle access arrangements;
- Estimated number of construction vehicle movements, including measures to reduce the number of movements during the AM and PM peak periods;
- Measures to avoid construction worker vehicle movements within the CBD;
- Proposed construction hours;
- Construction program and methodology.

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Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and the PLR contractor;

Any potential impacts to general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from the proposed works;

Cumulative construction impacts of the development, PLR project and other developments. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the CBD road network; and Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

The applicant shall update the CPTMP to reflect the different phases of the PLR project when required by TfNSW. The applicant shall submit a copy of the final updated plan to the Sydney Coordination Office for endorsement within two weeks of being notified by TfNSW to update the plan.

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.

46. Details of the proposed reinforced concrete pipe-work within 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.

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

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

48. 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.

49. 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 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.

50. 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.
51. 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.

52. 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.

53. 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**

54. All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.
55. Prior to the commencement of any works in the Public Domain or on any asset that will be handed over to Council to maintain, the consent holder must arrange for a schedule of inspections to be carried out by Council's Civil Infrastructure Unit.  
The consent holder must invite council officers (assets and urban design) to attend:
  - a) Weekly or monthly project meetings and inspections to review to allow for sign off of construction suitability of all new council assets (to be agreed with council project manager)
  - b) Defects inspection to review completed public domain works. The defects inspection is not to be staggered into separate components of work but must be carried out as a single inspection of fully completed project works.
  - c) 3x inspections of soft landscape works during the planting establishment period.

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.

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- 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 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.

56. 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

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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 receive any Occupation Certificate's. This applies to both Council and privately certified projects.

In addition, 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.

All major defects raised by Council are to be rectified prior to the final defects inspection by Council's officer in order to achieve Occupation Certificate. Any minor defects raised by Council's officer during the construction period or defects liability period which do not prevent the Public Domain being accessed for its intended purpose are to be completed in a timely manner, the completion of which will not prevent the issue of an Occupation Certificate. This applies to both Council and privately certified projects.

57. 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.
58. 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.

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

**Reason:** To ensure Council's assets are appropriately constructed.
60. Construction vehicles shall not stop or park on Macquarie Street at any time without prior approval of the Sydney Coordination Office within Transport for

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NSW. All construction activities including traffic management must be coordinated with the PLR project team.

61. During construction consideration is to be given to the impact of the works on the Parramatta Light Rail network, including the:
- a) The vehicle movements across the Parramatta Light Rail Corridor into and out of the subject development;
  - b) Additional considerations that relate to evacuation from the subject development via the Parramatta Light Rail Corridor.

The works are not compromise safety or structural integrity and safe and effective operation of the Parramatta Light Rail network, including performance (the journey time and frequency) of the Parramatta Light Rail network.

Further the applicant is to indemnify TfNSW against any additional costs related to constructing, operating (including performance regime) and maintaining the Parramatta Light Rail network associated with the subject development.

62. 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.

63. 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 the City of Parramatta LGA.
- Reason:** To ensure maintenance of Council's assets.



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64. 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.

65. 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.

66. 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.

67. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the following hours:

- Monday to Friday inclusive: 7.00am and 5.00pm; and
- Saturday: 8.00am to 5.00pm.
- No work is to be carried out on Sunday or Public Holidays.

Demolition works are restricted to:

- Monday to Friday: 7.00am to 5.00pm; and
- No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

**Note:** Council may permit an extension to the approved hours of work in extenuating or unforeseen circumstances subject to an application and approval by City of Parramatta Council (CoPC) in accordance with the 'After Hours Works for Approved Development Applications Policy' (Policy). A copy of this Policy and associated application form is available on the CoPC website. A fee will apply to any application made in accordance with this Policy.

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:

- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);

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- Demographic of area (residential, industrial);
  - Compliance history of subject premises;
  - Current hours of operation;
  - Mitigating of extenuating circumstance; and
  - Impact of works not being completed.

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

68. 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 affect;
- (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.

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.

69. 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.

70. A survey certificate is to be provided progressively to the Principal Certifying Authority once any footings or slabs have been poured. 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.

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71. All trees supplied above a 25L container size must be grown and planted in accordance with the Performance Specification.  
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.
72. 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.
73. All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.
74. 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.
75. 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.
76. 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.
77. 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.
78. 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.

79. 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.

80. 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.

81. 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.

82. 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.

83. 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.

84. 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.

85. 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

86. 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.

87. 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**

88. As Built Drawings

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.

89. 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's Manager Development and Traffic Services 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.

90. Prior to the issue of the relevant Occupation Certificate, the applicant shall provide, to the satisfaction of the Group Manager of Development Traffic Services Unit, 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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91. Prior to any issue of the relevant Occupation Certificate, the works outlined in the approved Public Domain Construction Drawings, for which an Occupation Certificate is sought, must be completed to Council's satisfaction with a final approval obtained from Council's Assets & Environment Manager.
92. 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.  
**Reason:** To maintain the public domain to a high standard.
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. 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.
94. 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.
95. 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 the traffic load from heavy machinery and trucks required maintenance and emergency services in accordance with the Performance Specification.  
**Reason:** To maintain the public domain to a high standard.
96. 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.
97. The Work-as-Executed Plans shall be prepared and submitted to Council for its records showing the final-approved public domain works after the final approval, and prior to any issue of the OC.

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All elements of the endorsed Heritage Interpretation Strategy shall be implemented to the satisfaction of Council, prior to the issue of the Final Occupation Certificate 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.

98. Prior to the issue of the Occupation Certificate by Council or the Private Certifying Authority, the applicant shall supply a copy of written correspondence from the Heritage Council of NSW or its delegate confirming that their requirements under any Heritage Act 1977 approvals relevant to this site has been satisfied.

**Reason:** To ensure the appropriate management of State Significant historical archaeological relics are conserved, protected and interpreted in the Parramatta Square redevelopment. This is consistent with Heritage Council of NSW Policy and requirements under existing approvals issued under s139 of the Heritage Act NSW.

99. 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.

100. 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 relevant Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released or, if relevant, confirming that a bond is not required. .

**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.

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101. 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.

102. 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. In the event that a final fire safety certificate is not required, a letter is to be provided detailing why this is not required.

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

103. 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.

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.

104. 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) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
  - d) 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.

105. 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.

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, or as otherwise agreed in writing by Council’s Group Manager, Development and Traffic Services

106. . 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 be 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.

## **THE USE OF THE SITE**

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

**Reason:** To comply with legislative controls