

DRAFT CONDITIONS OF CONSENT

Upon the signature of the applicable delegate the following conditions will form the conditions of development consent.

Development Consent No.: DA/279/2019

Property Address: LOT 21 DP 35120, Lot 20 DP 35120

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:

Architectural Drawings – Project No. 2017 5430

Drawing/Plan No.	Drawn By	Dated
Cover Sheet, Drawing No. DA000, Revision I	LFA (pacific) Pty Ltd	12/12/2019
Site Plan, Drawing No. DA001, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Site Analysis Plan, Drawing No. DA002, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Notes, Drawing No. DA004, Revision C	LFA (pacific) Pty Ltd	12/12/2019
Demolition Plan, Drawing No. DA005, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Basement and Ground Plans, Drawing No. DA100, Revision I	LFA (pacific) Pty Ltd	12/12/2019
Level 1 & 2 Plans, Drawing No. DA101, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Level 3 & Roof Plans, Drawing No. DA102, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Elevations North & South, Drawing No. DA200, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Elevations East & West, Drawing No. DA201, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Colour Schedule (DEAP Response), Drawing No. DA202, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Sections, Drawing No. DA300, Revision H	LFA (pacific) Pty Ltd	12/12/2019
Perspective views, Drawing No. DA400, Revision H	LFA (pacific) Pty Ltd	12/12/2019

Drawing/Plan No.	Drawn By	Dated
Schedules, Drawing No. DA600, Revision H	LFA (pacific) Pty Ltd	12/12/2019

Civil Drawings/Stormwater – Project No. 2017 5430

Drawing/Plan No.	Drawn By	Dated
Basement Stormwater Drainage Plan, Drawing No. 17037-C01, Revision A	Michael Ell Consulting Engineers Pty. Ltd.	5/10/2018
Ground Floor Stormwater Drainage Plan, Drawing No. 17037-C02, Revision C	Michael Ell Consulting Engineers Pty. Ltd.	27/02/2019
First Floor~Roof Stormwater Drainage Plan, Drawing No. 17037-C03, Revision A	Michael Ell Consulting Engineers Pty. Ltd.	5/10/2018
Stormwater Details, Drawing No. 17037-C04, Revision B	Michael Ell Consulting Engineers Pty. Ltd.	20/12/2018
Stormwater Details (2), Drawing No. 17037-C05, Revision B	Michael Ell Consulting Engineers Pty. Ltd.	20/12/2018
Erosion and Sediment Control Layout Plan, Drawing No. 17037-C06, Revision B	Michael Ell Consulting Engineers Pty. Ltd.	20/12/2018
Erosion and Sediment Control and Details, Drawing No. 17037-C07, Revision A	Michael Ell Consulting Engineers Pty. Ltd.	5/10/2018

Landscape Drawings – BGQ6R

Drawing/Plan No.	Drawn By	Dated
Landscape Plan, Sheet 01, Revision C	Susan Stratton Landscape Architect	23/10/2019
Landscape Plan, Sheet 02, Revision C	Susan Stratton Landscape Architect	23/10/2019

Specialist Reports

Document	Prepared By	Dated
Statement of Environmental Effects	Land & Housing Corporation	November 2018
Waste Management Plan	LFA (Pacific) Architects	23/10/2018

Development Application Access Report	Newland Wood Access Pty Ltd	5/10/2018
BASIX Certificate No.957280M_02	Sustainable Thermal Solutions	02 May 2019
Geotechnical Investigation	SMEC Testing Service	November 2018
Arboricultural Impact Assessment	Redgum Horticultural	18/10/2016

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

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

2. The following street trees shall be planted within the road reserve;

Qty	Name	Common Name	Minimum Pot Size	Name of Street Frontage
3x	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	45L	Collett Parade

Note: All approved street tree plantings shall be planted a minimum of 3m from any driveway and 12m from an intersection.

Reason: To ensure restoration of environmental amenity.

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

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

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

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

5. Approval is granted for the demolition of all buildings and outbuildings currently on the property, subject to compliance with the following:-

(a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

Note: Developers are reminded that SafeWork requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (c) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001
- (e) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (f) All previously connected services are to be appropriately disconnected as part of the demolition works. The Building Contractor is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (g) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by

contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".

- (h) Demolition is to be completed within 5 days of commencement.
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (j) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (k) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The Building Contractor is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.
- (l) Oversize vehicles using local roads require Council's approval. The Building Contractor is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the Building Contractor must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the Building Contractor must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (i) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (ii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

- 6. NSW Land and Housing Corporation shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained

with AS 2890.1 and AS 2890.6. Details are to be illustrated on plans prepared for construction.

Reason: To ensure appropriate vehicular manoeuvring is provided.

7. 8 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans prepared for construction.

Reason: To comply with Council's parking requirements.

8. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, and AS 2890.6. . A total of 8 parking spaces are to be provided and be allocated as follows:

- a) 8 spaces for the residential units including 2 spaces as accessible parking;

Details are to be illustrated on the plans prepared for construction.

Reason: To comply with Council's parking requirements and Australian Standards.

9. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on the plans prepared for construction and not be compromised by the landscaping, signage fences, walls or display materials.

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

10. Construction details showing substrate depth, drainage, waterproofing etc., for ground floor and roof top planter boxes are to be illustrated on plans prepared for construction. Planter boxes located over on site detention tanks and/or podium slabs are to have a minimum depth of 600mm for the planting of shrubs and/or trees and a minimum of 300mm depth for turf/groundcovers and any soil mounding must not exceed a grade of 1:8 within the projected canopy spread of each tree.

Reason: To ensure the creation of functional gardens.

11. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

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

Structural details, certified by a practicing structural engineer, are to be shown on the plans and documents prepared for construction.

Reason: To minimise impact on adjoining properties.

12. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to NSW Land and Housing Corporation prior to works commencing.

Please refer to the website

<http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

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

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

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

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

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be prepared prior to the commencement of works.

Reason: To ensure satisfactory storm water disposal.

15. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be prior to the commencement any work on the site.
 - (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code:
 - I. Basement Stormwater Drainage Plan, Drawing No. 17037-C01, Revision A, dated 05/10/2018, prepared by Michael Ell Consulting, Structural / Civil / Stormwater.
 - II. Ground Floor Stormwater Drainage Plan, Drawing No. 17037-C02, Revision C, dated 27/02/2019, prepared by Michael Ell Consulting, Structural / Civil / Stormwater.
 - III. First Floor – Roof Stormwater Drainage Layout Plan, Drawing No. 17037-C03, Revision A, dated 05/10/2018, prepared by Michael Ell Consulting, Structural / Civil / Stormwater.
 - IV. Stormwater Details, Drawing No. 17037-C04, Revision B, dated 20/12/2018, prepared by Michael Ell Consulting, Structural / Civil / Stormwater.
 - V. Stormwater Details (2), Drawing No. 17037-C05, Revision B, dated 20/12/2018, prepared by Michael Ell Consulting, Structural / Civil / Stormwater.
 - VI. Erosion and Sediment Control Layout Plan, Drawing No. 17037-C06, Revision B, dated 20/12/2018, prepared by Michael Ell Consulting, Structural / Civil / Stormwater.
 - VII. Erosion and Sediment Control Details, Drawing No. 17037-C07, Revision A, dated 05/10/2018, prepared by Michael Ell Consulting, Structural / Civil / Stormwater.

- (b) A Site Storage Requirement of 285 m³/ha and a Permissible Site Discharge of 160 L/s/ha (when using 3rd edition of UPRCT's handbook) OR

The Site Reference Discharge (Lower Storage), SRDL of 40 l/s/ha, Site Storage Requirement (Lower Storage) SSRL of 262 m³/ha, Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 415 m³/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).

- (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.

- (d) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

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

16. A heavy-duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to any work commencing.

Reason: To ensure appropriate vehicular access is provided.

17. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 1998 – 'The use of ventilation and air conditioning in buildings' – 'Fire and smoke control in multi-compartmented buildings'. Details showing compliance are to be shown on the plans used for construction.

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

18. The proposed kerb inlet pit outside the development site must be constructed in accordance with Council Standard Plan No. DS21. Details are to form part of the Construction plans.

Reason: To ensure appropriate drainage.

19. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to

accommodate suitable transition lengths. Details are to be illustrated on plans prepared for construction.

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

20. Proposed building foundations shall be designed in accordance with the recommendations made in the Geotechnical Investigation Report No. 16/2925A, Project No. 10530/2925, dated November 2018, prepared by SMEC Testing Services. All excavation methods and procedures shall follow the details and recommendations in the report.

Reason: To ensure the recommendations made in the Geotechnical Reports are followed through in the design and construction.

21. The required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, is to be paid by the Building Contractor prior to the commencement of works.

Reason: To ensure that the levy is paid.

22. An Environmental Enforcement Service Charge must be paid to Council by the building contractor prior to the commencement of work. 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.

23. An Infrastructure and Restoration Administration Fee must be paid to Council by the Building Contractor prior to the commencement of works. 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.

24. In accordance with Section 4.17(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council by the Building Contractor prior to the commencement of demolition works.

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/279/2019;
- (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 Building Contractor fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the Building Contractor.

Bonds shall be provided as follows:

Bond Type	Amount
Nature Strip and Roadway:	\$25,750

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (council@cityofparramatta.nsw.gov.au) prior to any work or demolition commencing and 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.

25. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be are to be illustrated on plans prepared for construction.

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

26. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on the building to service the development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation prepared for construction and submitted to the NSW Land and Housing Corporation.

Reason: To protect the visual amenity of the area.

27. Design Verification issued by the registered architect is to be provided to NSW Land and Housing Corporation detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.

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

Reason: To comply with the requirements of SEPP 65.

28. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' and forwarded to Council prior to the commencement of works and demonstrate to the Land and Housing Corporation that the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

29. The development must incorporate 2 adaptable dwellings. Plans prepared for construction must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

Reason: To ensure the required adaptable dwellings are appropriately designed.

30. Separate waste bins are to be provided on site for recyclable waste.

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

Prior to Work Commencing

31. Prior to the commencement of any works on site, a Construction and Traffic Management Plan must be prepared and submitted to Council. 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:
 - (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,
 - (i) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - (ii) The locations of proposed Work Zones in the egress frontage roadways,
 - (iii) Location of any proposed crane standing areas,
 - (iv) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - (v) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - (vi) 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.
 - (vii) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.

- (a) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works 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 'Works Zone' restriction is to be installed by Council once the Building Contractor 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.

- (b) 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,
- (i) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (c) 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,
 - (i) 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.
 - (ii) Minimising construction related traffic movements during school peak periods.

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

Reason: To ensure that 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.

32. The Building Contractor 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.

33. Prior to the commencement of any excavation works on site, the Building Contractor must prepare and certify (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.

The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including

such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report. 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 Building Contractor must demonstrate in writing to the Land and Housing Corporation 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.

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

Reason: Management of records.

34. Prior to the commencement of any excavation works on site the Land and Housing Corporation must prepare and certify (with a copy forwarded to Council), a more detailed geotechnical/civil engineering report which addresses (but is not limited to) the following:
- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
 - (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
 - (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
 - (d) The impact on groundwater levels in relation to the basement structure.
 - (e) The drawdown effects if any on adjacent properties (including the road reserve), resulting from the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater.

Where it is considered there is potential for the excavation to create a "dam" for natural groundwater flows, a groundwater drainage

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

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

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

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

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- (ii) No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iii) No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iv) Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- (v) Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.

- (vi) An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

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

35. Details of the proposed 375 mm diameter reinforced concrete pipe-work within Collett Parade shall be submitted to Council's City Works Unit prior to commencement of any work.

Reason: To ensure adequate stormwater infrastructure is provided.

36. Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

37. 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.

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

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

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

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

39. 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 Building Contractor, 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 Building Contractor'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 Building Contractor's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the Building Contractor 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. Building Contractor s 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.

40. 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.

41. 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 prior to the commencement of any work on site.

Reason: To ensure public safety.

42. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the responsible Land and Housing Corporation officer for the work;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

Reason: Statutory requirement.

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

Reason: To ensure adequate toilet facilities are provided.

44. 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.

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.

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

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

During Work

46. 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 Building Contractor 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.

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

Reason: To ensure maintenance of Council's assets.

48. Trees to be removed are:

Tree No.	Species	Common Name	Location
1	<i>Melia azedarach</i>	White Cedar	Front setback
2	<i>Thuja orientalis</i>	Bookleaf Conifer	Front setback

Reason: To facilitate development.

49. All trees/shrubs 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 approved Landscape Plan and conditions of consent.
Reason: To ensure the trees/shrubs planted within the site are able to reach their required potential.
50. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.
Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.
51. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The Building Contractor must ensure sediment is not tracked out from the development site.
Reason: To ensure no adverse impacts on neighbouring properties.
52. 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 Building Contractor.
Reason: To protect public safety.
53. As part of the reinstatements of the disused driveways, the existing concrete path shall be reconstructed 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 Council's Civil Asset Team prior to commencement of footpath works. All costs are to be borne by the Building Contractor.
Reason: To provide pedestrian passage.
54. 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.
55. 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 to Council.
Reason: To ensure Council's assets are appropriately constructed.
56. 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);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating or extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the area.

Prior to Occupation

57. 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, with the variations marked in red ink.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table

- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer.

The above documents shall be submitted to the Land and Housing Corporation and a copy submitted to Council on completion of the development.

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

58. Prior to occupation, a Positive Covenant and a Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

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

Registered title documents showing the covenants and restrictions must be submitted to the Land and Housing Corporation and a copy submitted to Council prior to occupation or use of on-site.

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

59. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the occupation of the development. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at 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.

60. An application for street numbering must be lodged with Council, prior to the occupation of the development.

Note: Council must carry out Notification of all relevant authorities of the approved street numbers.

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

61. Plan submitted for the consolidation of the existing lots shall illustrate that a 1.0 m wide inter-allotment drainage easement is being created over the 225 mm diameter diverted drainage pipe system, from the rear lot (Church), burdening the development site and benefitting the rear Church site.

Reason: To ensure an appropriate drainage easement is in place for the diverted stormwater discharge pipe system.

62. All individual parcels of land holding a separate title within the development site must be consolidated into one lot. A plan of consolidation must be registered with the NSW Land Registry Services, prior to the occupation of the development. The consolidation plan shall incorporate a 1.0 m wide drainage easement, over the diverted drainage pipe system from rear property, burdening the development site and benefitting the rear Church site (Lot 1 DP128158).

Reason: To comply with the Conveyancing Act 1919 and to ensure appropriate drainage easement is in place for the diverted drainage pipe system. .

63. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. DS1. The reinstatement must be completed prior to the occupation of the development. All costs must be borne by the Building Contractor.

Reason: To provide satisfactory drainage.

64. A street number is to be placed on the site in a readily visible location from a public place prior to occupation. The numbers are to have a minimum height of 75mm.

Reason: To ensure a visible house number is provided.

65. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 957280M_02, will be complied with prior to occupation

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

66. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to occupation.

Reason: To ensure appropriate electricity services are provided.

67. 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.

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.

68. Design Verification issued by the registered architect is to be provided to the Land and Housing Corporation prior to occupation verifying that the residential flat development achieves the design quality of the development as shown in the construction plans and specifications, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

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

Reason: To comply with the requirements of SEPP 65.

69. Certification must be provided to the Land and Housing Corporation prior to occupation that the required adaptable dwelling(s) have achieved a class C design in accordance with the requirements of AS 4299 -1995.

Reason: To ensure the requirements of DCP 2011 have been met.

70. The Building Contractor 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 Land and Housing Corporation prior to occupation. In ascertaining whether adverse structural damage has occurred to adjoining buildings/ infrastructure, the Land and Housing Corporation 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 electronically at council@cityofparramatta.nsw.gov.au.

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

71. A right of access and easement for Council to facilitate waste and recycling removal, using terms available from Council, must be registered

on the land title with NSW Land Registry Services pursuant to Section 88B of the Conveyancing Act 1919.

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

Registered title documents showing the covenants and restrictions must be submitted to the Land and Housing Corporation prior to occupation.

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

72. Prior to the occupation of the development, an updated waste management plan is to be prepared to match the updated architectural plans and requirements outlined in Council's *Waste Management Guidelines for New Development Applications 2016*.

Reason: To comply with the requirements of *Waste Management Guidelines for New Development Applications 2016*.

The Use of the Site

73. The roller shutter door to be provided at the driveway entry and exit from Collett Parade is to be operated via security keypad and intercom system. The security keypad and intercom should be installed in a manner that complies with AS 2890.1-2004.

Reason: To comply with Australian Standards.

74. All landscape works shall be maintained for a minimum period of one (1) year following the occupation of the development, in accordance with the approved landscape plan and conditions

Reason: To ensure restoration of environmental amenity.

75. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

Reason: To minimise noise impact of mechanical equipment.

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

Reason: To ensure the removal of graffiti.