

Panel Reference	PPSSCC-100
DA Number	DA/277/2020

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 by Grimshaw Architects and Andrew Burges Architects

Drawing/Plan No.	Revision	Plan Title	Dated
A-00-1001	4	COVER SHEET	28.09.20
A-02-1001	3	LOCATION PLAN	09.11.20
A-02-1002	3	CONTEXT PLAN	09.11.20
A-02-1003	5	SITE SETOUT PLAN	09.11.20
A-02-1004	5	SITE PLAN	09.11.20
A-02-1005	3	SITE ANALYSIS PLANS	09.11.20
A-02-1007	2	SITE SETBACK PLAN	09.11.20
A-02-1006	4	SITE SECTIONS AND STREETSCAPE ELEVATION	28.09.20
A-03-1001	6	GENERAL ARRANGEMENT PLAN - LOWER GROUND	09.11.20
A-03-1002	5	GENERAL ARRANGEMENT PLAN - GROUND FLOOR	09.11.20
A-03-1003	5	GENERAL ARRANGEMENT PLAN - MEZZANINE	09.11.20
A-03-1004	5	GENERAL ARRANGEMENT PLAN - ROOF	09.11.20
A-03-1005	3	GENERAL ARRANGEMENT PLAN - CAR PARK	09.11.20
A-03-1101	4	GENERAL ARRANGEMENT PLAN - LOWER GROUND	09.11.20
A-03-1105	3	GENERAL ARRANGEMENT PLAN - GROUND FLOOR PART PLAN 1 OF 4	09.11.20
A-03-1106	3	GENERAL ARRANGEMENT PLAN - GROUND FLOOR PART PLAN 2 OF 4	09.11.20
A-03-1107	3	GENERAL ARRANGEMENT PLAN - GROUND FLOOR PART PLAN 3 OF 4	09.11.20
A-03-1108	3	GENERAL ARRANGEMENT PLAN - GROUND FLOOR PART PLAN 4 OF 4	09.11.20
A-03-6001	4	WASTE MANAGEMENT PLANS	09.11.20
A-06-1001	6	ELEVATIONS	09.11.20

Drawing/Plan No.	Revision	Plan Title	Dated
A-07-1001	5	SECTIONS 1	09.11.20
A-07-1002	5	SECTIONS 2	09.11.20
A-07-1003	3	SECTIONS 3	09.11.20
A-09-1101	2	FACADE SCOPING ELEVATIONS	28.09.20
A-09-4001	2	FACADE DETAILS - TYPE 1A, 1B, 1C, 1D	28.09.20
A-09-4006	2	FACADE DETAILS - TYPE 5, 7B FIXED GLAZING	28.09.20
A-09-4007	2	FACADE DETAILS - TYPE 6A, 7A	28.09.20
A-09-4009	2	FACADE DETAILS - TYPE 8, 9	28.09.20
A-18-1001	2	SHADOW DIAGRAMS - SUMMARY	30.04.20
A-18-1002	2	SHADOW DIAGRAMS - SUMMER SOLSTICE	30.04.20
A-18-1003	2	SHADOW DIAGRAMS - WINTER SOLSTICE	30.04.20
A-18-1004	2	SHADOW DIAGRAMS - EQUINOX	30.04.20
A-18-2001	2	PHOTOMONTAGE - EXTERNAL VIEWS 1	30.04.20
A-18-2002	2	PHOTOMONTAGE - EXTERNAL VIEWS 2	30.04.20
A-18-2003	2	PHOTOMONTAGE - EXTERNAL VIEWS 3	30.04.20
A-18-2004	2	PHOTOMONTAGE - INTERIOR VIEWS	30.04.20
A-19-3001	2	MATERIAL SAMPLE BOARD	30.04.20

Civil Drawings/Stormwater by Stantec

Drawing/Plan No.	Issue	Plan Title	Dated
CI-000-001	G	COVER SHEET	9.11.20
CI-007-001	F	GENERAL NOTES	9.11.20
CI-000-011	F	KEY PLAN	9.11.20
CI-060-001	G	GENERAL ARRANGEMENT PLAN SITE WIDE	9.11.20
CI-060-011	H	SITWORKS PLAN SHEET 1	9.11.20
CI-060-012	G	SITWORKS PLAN SHEET 2	9.11.20
CI-060-013	G	SITWORKS PLAN SHEET 3	9.11.20
CI-060-014	G	SITWORKS PLAN SHEET 4	9.11.20
CI-060-015	G	SITWORKS PLAN SHEET 5	9.11.20
CI-070-001	I	EROSION AND SEDIMENT CONTROL PLAN	9.11.20
CI-076-001	F	EROSION AND SEDIMENT CONTROL DETAILS - SHEET 1	9.11.20
CI-076-002	B	EROSION AND SEDIMENT CONTROL DETAILS - SHEET 2	9.11.20
CI-080-001	C	SERVICES RELOCATION PLAN	9.11.20
CI-100-001	D	BULK EARTHWORKS ISOPACH PLAN	9.11.20
CI-100-002	B	BULK EARTHWORKS GENERAL ARRANGEMENT PLAN	9.11.20
CI-103-001	B	BULK EARTHWORKS SECTIONS SHEET 1	9.11.20

Drawing/Plan No.	Issue	Plan Title	Dated
CI-103-002	B	BULK EARTHWORKS SECTIONS SHEET 2	9.11.20
CI-103-003	B	BULK EARTHWORKS SECTIONS SHEET 3	9.11.20
CI-202-001	B	RETAINING WALL LONGSECTION	9.11.20
CI-400-011	B	ROADWORKS ALIGNMENT SET OUT PLAN SHEET 1	9.11.20
CI-400-012	B	ROADWORKS ALIGNMENT SET OUT PLAN SHEET 2	9.11.20
CI-406-001	F	ROADWORKS DETAILS SHEET 1	9.11.20
CI-406-002	B	ROADWORKS DETAILS SHEET 2	9.11.20
CI-406-011	B	ROADWORKS DETAILS - STRATAVAULT	9.11.20
CI-500-001	C	EXISTING STORMWATER CATCHMENT PLAN	9.11.20
CI-500-002	D	PROPOSED STORMWATER DRAINAGE CATCHMENT PLAN	9.11.20
CI-500-003	D	PROPOSED STORMWATER CATCHMENT PLAN - WATER TREATMENT	9.11.20
CI-520-001	F	STORMWATER DRAINAGE PLAN SITE WIDE	9.11.20
CI-520-011	G	STORMWATER DRAINAGE PLAN SHEET 1	9.11.20
CI-520-012	I	STORMWATER DRAINAGE PLAN SHEET 2	9.11.20
CI-520-013	H	STORMWATER DRAINAGE PLAN SHEET 3	9.11.20
CI-520-014	H	STORMWATER DRAINAGE PLAN SHEET 4	9.11.20
CI-520-015	H	STORMWATER DRAINAGE PLAN SHEET 5	9.11.20
CI-522-001	F	STORMWATER LONG SECTIONS SHEET 1	9.11.20
CI-522-002	E	STORMWATER LONG SECTIONS SHEET 2	9.11.20
CI-522-003	E	STORMWATER LONG SECTIONS SHEET 3	9.11.20
CI-522-004	E	STORMWATER LONG SECTIONS SHEET 4	9.11.20
CI-522-005	E	STORMWATER LONG SECTIONS SHEET 5	9.11.20
CI-522-006	E	STORMWATER LONG SECTIONS SHEET 6	9.11.20
CI-522-007	B	STORMWATER LONG SECTIONS SHEET 7	9.11.20
CI-522-008	A	STORMWATER LONG SECTIONS SHEET 8	9.11.20
CI-522-009	A	STORMWATER LONG SECTIONS SHEET 9	9.11.20
CI-523-001	B	STORMWATER CROSS SECTION	9.11.20
CI-526-001	F	STORMWATER DRAINAGE DETAILS - SHEET 1	9.11.20
CI-526-002	C	STORMWATER DRAINAGE DETAILS - SHEET 2	9.11.20
CI-526-003	D	STORMWATER DRAINAGE DETAILS - SHEET 3	9.11.20
CI-526-004	E	STORMWATER DRAINAGE DETAILS - SHEET 4	9.11.20
CI-526-005	B	STORMWATER DRAINAGE DETAILS - SHEET 5	9.11.20

Landscape Drawings by McGregor Coxall

Drawing/Plan No./Sheet No.	Rev	Plan Title/Sheet Title	Dated
LD-DD-000	G	Cover Page	
LD-DD-001	G	Legend	12.11.20
LD-DD-002	G	Key Plan	12.11.20
LD-DD-101	G	Demolition Plan	12.11.20
LD-DD-102	G	Demolition Plan	12.11.20
LD-DD-103	G	Demolition Plan	12.11.20
LD-DD-104	G	Demolition Plan	12.11.20
LD-DD-105	G	Demolition Plan	12.11.20
LD-DD-106	G	Demolition Plan	12.11.20
LD-DD-107	G	Demolition Plan	12.11.20
LD-DD-201	H	Layout & Grading Plan	16.11.20
LD-DD-202	H	Layout & Grading Plan	16.11.20
LD-DD-203	H	Layout & Grading Plan	16.11.20
LD-DD-204	G	Layout & Grading Plan	12.11.20
LD-DD-205	G	Layout & Grading Plan	12.11.20
LD-DD-206	G	Layout & Grading Plan	12.11.20
LD-DD-207	G	Layout & Grading Plan	12.11.20
LD-DD-208	H	Layout & Grading Plan – Lower Ground	16.11.20
LD-DD-301	I	Materials & Finishes Plan	16.11.20
LD-DD-302	I	Materials & Finishes Plan	16.11.20
LD-DD-303	I	Materials & Finishes Plan	16.11.20
LD-DD-304	G	Materials & Finishes Plan	12.11.20
LD-DD-305	G	Materials & Finishes Plan	12.11.20
LD-DD-306	G	Materials & Finishes Plan	12.11.20
LD-DD-307	G	Materials & Finishes Plan	12.11.20
LD-DD-308	H	Materials & Finishes Plan – Lower Ground	18.11.20
LD-DD-401	G	Planting Plan	12.11.20
LD-DD-402	G	Planting Plan	12.11.20
LD-DD-403	G	Planting Plan	12.11.20
LD-DD-404	G	Planting Plan	12.11.20
LD-DD-405	G	Planting Plan	12.11.20
LD-DD-406	G	Planting Plan	12.11.20
LD-DD-407	G	Planting Plan	12.11.20
LD-DD-500	G	Sections Key Plan	12.11.20
LD-DD-501	E	Section A	12.11.20
LD-DD-505	E	Section B	12.11.20
LD-DD-506	E	Sections C-D	12.11.20
LD-DD-507	E	Sections E-F-G	12.11.20
LD-DD-508	E	Sections H-I	12.11.20
LD-DD-509	E	Section J – Elevation K	12.11.20
LD-DD-510	E	Elevation L	12.11.20
LD-DD-600	C	Café Plan	09.11.20

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects			Mecone	14.05.20
Addendum Statement of Environmental Effects and Response to a Request for Information			Mecone	30.09.20
Operational Waste Management Plan	SO502	F	Elephants Foot Recycling Solutions	05.05.20
Construction & Demolition Waste Management Plan		B	Elephants Foot Recycling Solutions	13.08.20
DA Stage Access Assessment Report	111318-Access-r4	4	BCA Logic	06.05.20
Arboricultural Impact Assessment Tree Protection Specification Tree Protection Plan	PARRA/AQU/AIA/C	C	Tree IQ	09.11.20
BCA Design Assessment Report	P219_520-4 (BCA) LB	4	Design Confidence	04.05.20
Crime Prevention Through Environmental Design Report	-	-	Mecone	14.05.20
Design Excellence Report		Rev 1	Grimshaw & ABA	30.04.20
Feeder 749 Earthing System Current Injection Test Plan	PE-COP-AQU-CIT-001-D		Performance Electrics	13.11.20
Earthing Risk Assessment	PE-POC-AQU-MEMO-001-B	B	Performance Electrics	13.11.20
Blowout Assessment		A	AUSCONNEX	13.11.20
Construction Management Plan			The City of Parramatta	May 2020
DA Construction Environmental Management Plan			The City of Parramatta	Sept 2020
Design Statement			Grimshaw and ABA	30.04.20
*Heritage Impact Statement	P0019328	02a	URBIS	19.10.20
Heritage Impact Statement Addendum	P0019328		URBIS	09.11.20

Heritage View and Site Analysis			Grimshaw and ABA	09.11.20
Landscape Architecture Development Application Report	807SYD	D	McGregor Coxall	07.05.20
Preliminary Construction Traffic Management Plan	20.006r02v03	4	Traffix	29.05.20
Traffic Impact Assessment	20.006r01v06	7	Traffix	29.09.20
Revised Heritage Interpretation Program			City of Parramatta	11.05.20
Services Infrastructure Management Plan	38574	D	Wood & Grieve Engineers - Stantec	01.04.20
Signage DA Submission			Extrablack	08.05.20
Social Impact Assessment			Cred Consulting	26.03.20/ 20.03.20
Stormwater Management Report	38574	F	Wood & Grieve Engineers - Stantec	09.11.20
Sustainability Services Performance Assessment	38574	3	Stantec	17.11.20
Acoustics Report	38574	2	Stantec	11.09.20
Aboriginal Cultural Heritage Assessment	4256	F01_Rev3	Niche	13.10.20
Preliminary Contamination Screening	E31052KBrpt		Environmental Investigation Services	11.10.18
Response to Heritage NSW RFI	7144 A-9163		Cultural Resources Management	24.08.20
Heritage Interpretation Strategy & Plan	20025	3	Artefact	10.08.20
Addendum to Flora and Fauna Assessment	20SUT-15578		Eco Logical	11.08.20
Preliminary Geotechnical Investigation	31052AE3rpt		JK Geotechnics	25.09.20
DA Cost Plan – Stage 2 Main Works	1387-0005	Rev 1	MBM	07.05.20

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.

Building work in compliance with BCA

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.

Construction Certificate

3. 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.

Reason: To ensure compliance with legislative requirements.

No encroachment on adjoining land

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.

Physical commencement required

5. Physical commencement must occur within 5 years of the date of the issue of the consent otherwise this approval shall lapse.

Reason: To provide certainty to the community as to when physical commencement must occur.

HERITAGE NSW

Aboriginal Heritage Impact Permit

6. No works of any kind shall commence on site until such time as Heritage NSW has issued an Aboriginal Heritage Impact Permit (AHIP) for harm under the National Parks and Wildlife Act 1974, and all obligations under that permit have been satisfied. A copy of the AHIP for harm shall be submitted to Council for its records.

Reason: To comply with legislative requirements

General Terms of Approval

7. The development shall be completed in accordance with the attached General Terms of Approval (GTA) issued by Heritage NSW dated 20 November 2020 (Ref:DOC20/385798).

In addition to condition 2 of the GTAs, Council requires that the following matters must also be submitted with any section 60 application for approval by the Heritage NSW:

- a) The white perforated metal of the Wellness and Fitness Centre is to be reviewed as it is considered to exacerbate the prominence of the building in the view from Old Government House and beyond. Consideration shall be given to use of a darker or more natural in tone where this resolves this issue or alternative the suitability of the proposed colour clearly demonstrated to the satisfaction of HNSW.
- b) Further detail is to be provided on the texture and type of stones to be used within the gabion walls to ensure their appearance does not become too dominant and monolithic.
- c) Further details are to be provided on the proposed location (and visual impact reflectivity) of additional photovoltaic required to achieve a maximum peak power (delivered A/C) of not less than 200kW. No panels are to be located on the roof of the 'ring'.
- d) The landscape treatment must include reinstatement of trees proposed in the earlier plan set around the bus parking area, within the on-grade car park and at the front façade of the building to ensure that the screening that was originally proposed for the project is maintained and to adhere to the design intent. Planting of three trees for every one tree to be removed is also to be demonstrated. Regard must also be had to conditions elsewhere in this Notice which require improved landscaping on these parts of the site.
- e) An alternate single stem native trees is to be nominated to replace the proposed extensive use of *Bursaria spinosa* to increase the number of new trees (rather than shrubs to ensure that the intention to augment site landscaping with large trees is achieved).
- f) The design is to reconsider the 1820 historic alignment of the Governors Avenue through tree planting or by other interpretive means. Specifically the landscape design should consider the alignment as shown in the 2017 Mays Hill Masterplan as a more formal straight avenue flanked by trees and be sensitive to the possible intervention on of the land bridge and the future reconnection of the Governors Avenue to the main landscape of Parramatta Park. Regard must also be had to conditions elsewhere in this Notice which require review of the design of Governors Walk.

No Construction Certificate shall be issued until such time as all conditions of those GTAs have been satisfied, with a copy of the required Authorisation being submitted to Council.

Where the approval of the section 60 application alters from the plans listed in condition 1, then the applicant must liaise with Council to determine whether a formal amendment to this Notice is also required.

The development shall otherwise be undertaken in accordance with those GTAs, the Authorisation and the terms of this Notice.

Reason: To comply with legislative requirements

CONTAMINATION

Remediation Action Plan

8. Only after the issue of AHIP for harm and compliance with all associated obligations, but prior to any other works commencing or any Construction Certificate being issued, a Revised Remediation Action Plan (RAP) that encompasses the findings of works carried out under the Data Gap Investigation indicated in section 4 of the RAP (prepared by JK Environments Pty Ltd Date: 23 November 2020 Ref: E31052Brpt2rpt-RAP) must be carried out in accordance with the “Managing Land Contamination Planning Guidelines, SEPP No. 55 – Remediation of Land” (see Clause 7 of SEPP No 55).

A site audit statement (SAS) reviewing the Revised Remediation Action Plan is to be prepared by an independent NSW EPA accredited auditor for contaminated land. This site audit statement is to be submitted with the revised RAP report.

Copies of the Revised RAP report and SAS must be submitted to the Principal Certifying Authority and Council.

Remediation works

9. Before any other works are undertaken on site, and before the issue of any Construction Certificate, remediation works shall be carried out in accordance with the Remediation Action Plan endorsed by the independent NSW EPA accredited auditor for contaminated land. The applicant shall inform Council in writing of any proposed variation to the remediation works. Council shall approve these variations in writing prior to the commencement of works.

Reason: To comply with the statutory requirements of State Environmental Planning Policy 55.

Validation Report

10. A validation report prepared by a suitability qualified person shall be provided to the Certifying Authority and Council within 30 days following completion of the remediation works, which demonstrates:

- a) Compliance with the approved RAP;
- b) The remediation acceptance criteria (in the approved RAP) has been fully complied with;
- c) All remediation works undertaken comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997*, SEPP 55 and Council’s Management of Contaminated Lands Policy and includes:

- Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
- A “notice of completion of remediation work” as required under Clause 18 of SEPP 55; and
- A Site Audit Statement confirming that the site following remediation of contamination is suitable for the intended use.

Reason: To ensure that the development complies with the Remedial Action Plan and that the works are in accordance with the *Contaminated Land Management Act 1997*.

SYDNEY TRAINS

11. Where a condition of consent requires Sydney Trains or Transport for NSW endorsement the Principal Certifying Authority is not to issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates dealing with specific works and compliance conditions can be issued subject to written agreement from those entities to which the relevant conditions applies.
12. The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
 - oversees the carrying out of the Applicant’s obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
 - acts as the authorised representative of the Applicant; and
 - is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.
13. Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.
14. Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is West Interface and they can be contacted via email on West_Interface@transport.nsw.gov.au.
15. Copies of any certificates, drawings, approvals/certification or documents endorsed by, given to or issued by Sydney Trains or TAHE (Transport Asset Holding Entity) must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.

TRANSPORT FOR NSW

16. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited height or depth), along the Great Western Highway boundary
17. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

DESIGN EXCELLENCE

18. The architectural firm(s) responsible for the design competition winning scheme is not to be changed without prior notice and approval of Council's Group Manager, Development and Traffic Services.
Reason: To ensure the development maintains the approved design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011
19. There are to be no design changes to the design competition winning scheme unless they have been endorsed by Council's Design Competition Panel (Design Excellence Jury).
Reason: To ensure the development maintains the approved design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011

ENVIRONMENTAL HEALTH

Trade Waste Agreement

20. A trade waste agreement shall be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'. Separator systems are to be bunded and where systems are placed outside, they are to be roofed to ensure that no rainwater can enter the bund.
Reason: To ensure proper disposal of waste water.

Provide waste storage room on premises

21. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) 2011 including:
 - (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
 - (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
 - (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;

- (d) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet.

Reason: To ensure provision of adequate waste storage arrangements.

Plant and Equipment on site

22. All plant and equipment on site shall be operated and maintained in a proper and efficient manner so as to not cause air pollution.

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

Spill clean up equipment

23. Sufficient supplies of appropriate absorbent materials and/or other spill clean-up equipment shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods only.

Reason: To ensure that any liquid spills can be contained on site and prevent the contamination of stormwater drains.

Environmental Policy & Plan

24. An environmental policy and plan shall be drafted for the facility to cover all operations. The policy should establish a commitment to the protection of the environment and the prevention of pollution. This policy shall be signed and dated by the manager and displayed for review by employees, contractors, visitors and customers.

Reason: To ensure that the business establishes a commitment to the protection of the environment

Environmental Management System

25. The proponent is to develop and implement an environmental management system (EMS) in accordance with ISO 14000 and 14001. The EMS must be prepared and certified by a suitably qualified and experienced person and be submitted to the certifying authority prior to commencement of the use. The EMS must:-

- (i) Consider the perceived health impacts of the development (including noise, odour, and gas releases) as well as conducting and formalising biennial reviews of best health practices associated with the operation of the plant.
- (ii) Include the monitoring and reporting of non-conformances to management.

Reason: To provide appropriate systems for the management of the environment performance.

Duty to Notify Pollution Incidents

26. Council being the 'appropriate regulatory authority' must be notified immediately of any pollution incident where material harm to the environment is caused or threatened. This duty extends to persons carrying on an activity, employers and employees, contractors and the occupier of the premises where the incident occurs.

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

LANDSCAPING

Tree Retention

27. There are to be three hundred and six (306) individual trees to be retained and protected. Trees to be retained are listed in table 4 on pages 8 – 9 in the Arboricultural impact Assessment Report by Tree IQ PARRA/AQU/AIA/C dated 09.11.2020.

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

Protected trees

28. Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2011 (Part 5.4 Preservation of Trees or Vegetation), must not be removed or damaged without Council consent.

Reason: To preserve existing landscape features.

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.)

SYDNEY TRAINS

29. Unless amendments are required in order to obtain approval/certification/compliance from Sydney Trains in relation to any of the Sydney Trains related conditions of consent, all excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings and recommendations as detailed in the following documents:

- Earthing Risk Assessment, Reference PE-POC-AQU-MEMO-001-B, Revision B, prepared by Performance Electrics, dated 13 November 2020
- AEO Blowout Assessment letter with drawings, Revision A, prepared by Ausconnex, dated 13 November 2020
- Feeder 749 Earthing System Current Injection Test Plan (Test Report), Reference PE-COP-AQU-CIT-001-D, prepared by Performance Electrics, dated 13 November 2020

The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming which of the documentation listed in this condition are to now apply or are superseded as a result of the compliance with the Sydney Trains related conditions of consent. The measures detailed in the documents approved/certified by Sydney Trains under this Condition are to be incorporated into the construction drawings and specifications prior to the issuing of the Construction Certificate. Prior to the commencement of works the Principal Certifying Authority is to provide verification to Sydney Trains that this condition has been complied with.

30. Prior to the issuing of a Construction Certificate the Applicant shall prepare and provide to Sydney Trains for review, comment and written endorsement the following final version rail specific items, in compliance with applicable ASA

Standards (<https://www.transport.nsw.gov.au/industry/asset-standards-authority>):

- i. Blow out Report
- ii. Earthing and Bonding Report
- iii. Demolition (including tree removal), Excavation and Construction Methodology

The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

31. No work is permitted within the rail corridor, or any easements (including the HTTL Electrical Easement) which benefit Sydney Trains/TAHE (Transport Asset Holding Entity), at any time, unless the prior approval of, or an Agreement with, Sydney Trains/TAHE (Transport Asset Holding Entity) has been obtained by the Applicant. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
32. Sydney Trains advises they have several power poles associated with the 33kV High Voltage Aerial Transmission Line immediately adjacent to the proposed works. Prior to the issue of a Construction Certificate, the Applicant shall undertake consultation with Sydney Trains and provide for review, comment and written endorsement:
 - i. Documentation to Sydney Trains satisfaction detailing physical barrier safety measures intended to protect the power poles during all works; including bulk earthworks, construction and post development. These measures shall be incorporated into a Construction Methodology.
 - ii. Documentation to Sydney Trains satisfaction confirming how accessibility for maintenance purposes (through the landscaping, levelling, and car park design) to the existing Sydney Trains electrical power poles will be maintained.

The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

33. There is a need to ensure that the roots and foliage of trees being planted in proximity to the HTTL electrical easement and High Voltage Aerial Transmission Line do not have an impact on rail operations and maintenance, infrastructure assets or the HTTL electrical easement. All Landscaping shall be in accordance with the Sydney Trains High Voltage Powerline Tree Management Plan. A final landscaping and planting plan demonstrating measures to ensure compliance with the terms of the easement and this condition must be prepared to the satisfaction of Sydney Trains. The Principal Certifying Authority shall not issue a Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
34. The Applicant shall provide a Geotechnical Engineering report to Sydney Trains for review by Sydney Trains Geotechnical section prior to the issuing of a

Construction Certificate. The report shall demonstrate that the development has no negative impact on the rail corridor or the integrity of the infrastructure (including the 33kV High Voltage Electrical Transmission Line) through its loading and ground deformation and shall contain structural design details/analysis for review by Sydney Trains. The report shall include the potential impact of demolition and excavation, and demolition- and excavation-induced vibration in rail facilities, and loadings imposed on Sydney Trains Facilities by the development.

35. If required by Sydney Trains, a monitoring plan (including instrumentation and the monitoring regime during excavation and construction phases) is to be submitted to Sydney Trains for review and endorsement prior to the issuing of a Construction Certificate. The Principal Certifying Authority is not to issue a Construction Certificate until written confirmation has been received from Sydney Trains advising of the need to, where required, undertake a monitoring plan for the High Voltage Aerial Transmission Line Power Poles, and that it has been endorsed.
36. The Applicant/Developer may need power outages (shutting of power to Sydney Trains/RailCorp's facilities) to be able to undertake the proposed development. If required, prior to the issue of a Construction Certificate, the Applicant/Developer shall enter into an Agreement with Sydney Trains, enabling this work to be planned and to proceed in a safe and controlled manner. The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains that this condition has been satisfied.
37. Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate. The Principal Certifying Authority must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.
38. Prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
39. Prior to the issuing of a Construction Certificate the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.

40. The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare, reflectivity and illumination to the satisfaction of the light rail operator. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
41. If required, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Trains External Interface Management team to determine the need for public liability insurance cover. If insurance cover is deemed necessary this insurance be for sum as determined by Sydney Trains and shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure and must be maintained for the duration specified by Sydney Trains. The Applicant is to contact Sydney Trains External Interface Management team to obtain the level of insurance required for this particular proposal. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written proof of this insurance in conjunction with Sydney Trains written advice to the Applicant on the level of insurance required.
42. If required, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Trains External Interface Management team to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written advice from Sydney Trains.

TRANSPORT FOR NSW

43. The proposed reconstruction and relocation of the transitway between Pitt Street and Hawkesbury Road to the northern kerb side lane on Park Parade shall be designed to meet TfNSW requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of the relevant Construction Certificate by the Principal Certifying Authority and commencement of road works. Please send all documentation to development.sydney@rms.nsw.gov.au.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.

TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

44. The proposed changes to the Traffic Control Signals (TCS) sites at the intersection of Park Parade / Pitt Street and Park Parade / Hassall Street shall be designed to meet TfNSW requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.

The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant TfNSW supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of the relevant Construction Certificate and commencement of road works. Please send all documentation to development.sydney@rms.nsw.gov.au. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.

ENDEAVOUR ENERGY

Energy Provider requirements for Substations

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

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

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

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

46. The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations'
47. The following is a summary of the usual / main terms of Endeavour Energy's electrical easements / protected electrical works requiring that the land owner:
- Not install or permit to be installed any services or structures within the easement site.
 - Not alter the surface level of the easement site.
 - Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

If the proposed works will encroach/affect Endeavour Energy's easements contact must first be made with the Endeavour Energy's Easements Officer.

Reason: To comply with the requirements of Endeavour Energy.

48. Approval for the permanent disconnection and removal of supply must be obtained from Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) by Accredited Service Providers (ASP) with the relevant class of Authorisation for the type of work being carried out. The work could involve:
- The disconnection and removal of an underground service cable or overhead service line,
 - Removal of metering equipment.

The written request must be submitted to Endeavour Energy using Form FPJ4603 'Permission to Remove Service / Metering by Authorised Level 2 Accredited Service Provider' which must be accompanied by Notification of Service Works (NOSW) forms provided as a result of service work activity performed by a Level 2 ASP. The retailer must also provide written agreement for the permanent removal of supply.

49. Workers involved in work near electricity infrastructure are at risk of receiving an electric shock and causing substantial damage to plant and equipment. All physical works must to comply with Endeavour Energy's public safety policies, that assist the general public and construction workers in understanding associated risks and safe work procedures. The public safety training resources are also available via Endeavour Energy's website via the following link:

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

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should report this immediately via telephone to the 24-hour emergency service centre on 131 003.

Reason: To ensure construction safety procedures are appropriately implemented.

DESIGN EXCELLENCE

50. Prior to the issue of any Construction Certificate evidence must be provided to the satisfaction of Council's Group Manager, Development and Traffic Services that the architectural firm(s) responsible for the design competition winning scheme have been commissioned, and will have direct and ongoing involvement in the design documentation and construction stages of the project, including signing off any required certifications for the Development Application, Modification Applications, Construction Certificate and Occupation Certificate stages.

Reason: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011

51. Prior to the issue of the relevant Construction Certificate(s), evidence must be provided to the satisfaction of Council's Group Manager, Development and Traffic Services that Council's Design Competition Panel (Design Excellence

Jury) has confirmed that the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing, are consistent with the design competition winning scheme.

Reason: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011

52. Prior to the issue of the relevant Construction Certificate, documented details (photos, videos) and an accompanying report of the 1:1 manufactured visual mock-up (VMU) of key junctions of the external glazed facade (minimum 3m x 3m dimensions) must be submitted to, and approved by, Council's City Architect, Design Excellence Jury and Environmentally Sustainable Development consultant.

Reason: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011

53. Prior to the release of the relevant Construction Certificate the applicant shall submit for the approval of the City Architect, key cross sections, partial plans and partial elevations through external walls, balconies, pergolas and other key external details. Drawings are to be fully annotated at a scale of 1:50 (or if necessary 1:20) showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented. Revised 3D photomontages should also be submitted. The development shall be completed in accordance with the plans approved to satisfy this condition.

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

54. In addition to any obligations relevant to approvals granted by HNSW, Council's Design Competition Panel (Design Excellence Jury) must endorse the Public Art Plan and Heritage and Interpretation Strategies prior to the issue of the relevant Construction Certificate.

Reason: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011

SUSTAINABILITY

55. Prior to the issue of any Construction Certificate, the following must be demonstrated, to the satisfaction Council's Group Manager, Development and Traffic Services:

- a) The building and its end uses is to be delivered as an all-electric building as is not to be connected to the natural gas network.
- b) The air conditioning and water heating must be serviced by an integrated central plant, which takes full advantage of centralisation for utilisation of waste heat and energy efficiency.
- c) The building is to achieve a performance of at least 17.5% improvement upon the requirements of Section J of the NCC 2019 BCA, which is to be demonstrated using the JV3 method.
- d) Horizontal roof lights are to be provided with a minimum of 95% shade from midday summer sun and to block no more than 30% winter sun between the hours of 9 am and 3pm.

- e) Automated natural ventilation is to be provided through dedicated ventilation openings, which are not to include doors, and are strategically located to ensure effective distribution of natural ventilation throughout the following functional areas:

- a. Program Room 1
- b. Health Club
- c. Program Room 2

The spaces are to be controlled independently and be capable of operating automatically in a mixed-mode arrangement with the air conditioning, with natural ventilation providing comfort in lieu of air conditioning for all hours where conditions are suitable.

- f) Photovoltaics shall be installed on-site with a maximum peak power (delivered A/C) of not less than 200kW.
- g) Water efficiency measures are to be installed to minimise the water usage of the pools must include:
 - a. Cellulite DE Perlite filtration to all pools
 - b. Pool covers installed to all pools.
- h) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to a recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:
 - a. One reticulation system servicing drinking water uses, connected to the drinking supply, and
 - b. One reticulation system servicing all non-drinking water uses.
 - c. The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available
- i) Rainwater collection and reuse is to be installed, with a storage capacity of 125kL and a roof collection area of not less than 1,800m², to serve all non-drinking water uses through the dual reticulation system.
- j) Water efficient fixtures and fittings must be used throughout. Minimum WELS rating of 4 star for toilets, 6 star for tapware, 6 star for urinals, and 3/4 star (equal or less than 6.5 l/min) for showers are required.
- k) 95% of all timber is used on the project is to be FSC Certified under the Forest Stewardship Council certification system.
- l) Limit the use of PVC with minimum replacement of 60% (by cost) compared to standard practice.
- m) LED lighting to be provided throughout.

The development is to then be completed in accordance with the plans/reports approved to satisfy this condition.

Reason: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011

CRIME PREVENTION

56. Prior to the issue of the relevant Construction Certificate, the following must be demonstrated, to the satisfaction Council's Group Manager, Development and Traffic Services and the Design Excellence Jury:
- a) A Hostile Vehicle Mitigation report, including hostile vehicle vector analysis, is to be undertaken, and any measure recommended by the report be considered for implementation into the plans;
 - b) The boardwalk at the top of the structure (providing a 360 degree view of the pool and views of the surrounding parkland) is to be fully enclosed, from floor to ceiling, with no gaps, to prevent items or materials being thrown or dropped into the complex from the surrounding park;

PUBLIC DOMAIN

Public Domain Construction Drawings

57. Prior to the issue of the Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not limited to, the following areas:

- All the frontages of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback, and all publically accessible building features
- Any publicly accessible areas;
- Any works in carriageway, and
- Onsite landscape work.

Grading of the pedestrian footway:

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

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

- The latest City of Parramatta Public Domain Guidelines (PDG);

- The approved landscape and public domain drawings, and
- The approved civil and public domain alignment drawings, and
- All the conditions listed in this consent.

The Public Domain Construction Drawings must be prepared to reflect the following changes:

- Updated public domain alignment drawings for all new civil work at the street frontage and main entry connection points in particular the bus drop off zone, car parking vehicle entry point, upgraded to existing kerb ramps addressing the main park entry points, path connections at main entry points and changes to kerb alignment (horizontal and or vertical) associated with DDA rest points ie Park Parade and or any other changes not listed but required by the following comments.
- Alternative layout for a DDA compliant footpath along Governor Avenue connecting directly into the Amos St footpath system and to Park Parade footpath, west of the vehicle entry, and connection to the Aquatic Centre's west path, that best meets the Mays Hill Master Plan objectives;
- Direct and equitable DDA compliant access path to the upper ring walkway from the internal public lobby space be provided using two external paths of near equal length. The DDA compliant path, connecting the north and west car parking path, must be clearly identified in the wayfinding strategy as a whole and especially within the facility.
- The Park Parade public domain footway, min 3m wide, including the bus drop off area uses exiting grades (approx. 1:20) where possible, and or new graded walkways no steeper than 1:20, no steps in the public domain, with appropriately DDA spaced resting points with DDA compliant seating is provided.
- The landscape pockets at either end of the bus set down be reduced to reduce risk of pinch points and improve pedestrian and cycling movement and amenity.
- The external accessibility requirements (in addition to the public domain comments above) are met including:
 - Bus parking areas need to be clearly defined and delineated
 - Car drop off areas need to be clearly defined and delineated
- The internal accessibility requirements are met including:
 - Access to the concourse ring need to be clearly delineated
 - DDA compliant and equitable access to the pool deck from the concourse level must be clearly delineated
 - The area of the concourse ring that does not provide a smooth transition at the abutment of differing surfaces will need to provide visual contrast greater than 30% and tactile clues defining the hazard.
 - The lawn areas will require shade areas for those seeking shelter.

Reason: To ensure the public domain amenity fully considers all user experiences including those using the aquatic centre features but not the amenities and that construction detailing is as per Council standards.

Footway Specifications

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

Footpath

In situ concrete pavement as per Design Standard Footpath (DS3, 3A, 3B, 3C and or 3D) as directed by Council. Final detail and path widths as per CC approved landscape and public domain drawings and as per on site instruction from Supervisor Civil Assets.

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

Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards (DS4), in situ concrete. Ramps are to be aimed to the ramp on the opposite side of the road.

Vehicle Crossing

Council's standard vehicle crossing is to be provided. Refer Council's design standard Heavy Vehicle Crossing (DS9), in situ concrete.

Pit Lids

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

Tactile Indicators (TGSIs)

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

TGSI's must comply as follows.

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

Clear Path of Travel (Shore-Lining)

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

Slip Resistance

All pavement shall have **non-slip surfaces** that comply with a P5 rating as per AS4586:2013.

Independent slip resistance test results to P5 Classification (Wet Pendulum Test) of completed works should be submitted.

Street Furniture

Street furniture selection and detail shall be to Council's requirements where the furniture is located in publicly owned land. Street furniture in the public domain must comply with Council's Public Domain Guidelines.

Cycle racks

Public bike racks shall be supplied and equally distributed (clusters of max 4-off racks) to the furniture zone of Parka Parade as per the PDG. Location outside of this zone to be agreed by Council's DTSU Manager prior to issue of Construction Certificate. Cycle racks are to be located so that bicycles do not encroach onto the public footway.

Lighting

Pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket.

Multi-media conduit

Subject to the direction of the Community Crim Prevention officer, a conduit for Council's multi-media facilities shall be installed to the full length of the street frontages on Park Parade and at the intersections of Governor Avenue and Amos St footpath, north side, and Park Parade footpath, west of the vehicle entry. The conduit must be positioned and installed in accordance with Council's design standard drawing and specifications.

Applied to Publically Accessible Private Space

Non-slip surface – for non-council Standard Pavements

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

Steps

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

- Equal height risers of 150-165mm, and equal width treads of 275-300mm.
- Level landing areas at the top and base of steps.
- The first riser at least 900mm from the property boundary
- Opaque risers
- Compliant contrast nosing strips for full stair width
- Non-slip surfaces in wet conditions

Handrails

Handrails must comply as follows:

- Handrails installed on each side of the stair.
- Landing area designed to sufficiently accommodate the required TGSi and handrail projection, which must be outside pedestrian path of travel and circulation spaces.
- Design of handrail according to AS1428.1:2009.
- Diameter of handrail 30-50mm.
- Clearance behind the handrail at least 50mm.
- Must have no obstruction for 2700 as shown in fig 29 of AS1428.1

Ramps

Ramps must comply as follows:

- Level landings at top and base
- Non-slip surfaces in wet conditions
- Compliant handrails on each side with at least 1000mm between handrails
- A lower rail with maximum clearance of 65mm below.
- A kerb or kerb rail at a height between 65mm and 75mm or greater than 150mm as per fig 18 of AS1428.1

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

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

Reason: To comply with the Public Domain Guidelines.

Street Tree Specifications

59. Notwithstanding the approved set of drawings, required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Park Parade	As shown on the approved drawings or as agreed by Council's Landscape Management Officer				

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

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

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

A structural pavement system is required around proposed street trees *in paved areas* in the footway and publicly accessible pedestrian areas to mitigate against

soil compaction and to maximise aeration and porosity in the tree root zone. Suitable systems include suspended concrete slabs or structural cells such as strata cells. Tree grates may be required depending on the detailed design of the selected pavement structure system.

Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard, CoP Street tree planting in StrataVault with Grate or CoP Street tree planting in StrataVault with Mass Planting as directed by Council prior to CC approval with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

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

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

Reason: To ensure high quality street trees are provided.

Accessibility

60. All publically accessible areas proposed within the site, including building features and rooftop terraces, shall be fully accessible and comply with recommendations of the DA Stage Access Assessment Report (BCA Logic, 06.05.2020). Details demonstrating compliance are to be submitted prior to CC approval.

Reason: To improve accessibility.

BONDS LEVIES AND FEES

Long Service Levy

61. 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.

Environmental Enforcement Service Charge

62. 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.

Infrastructure & Restoration Administration

63. 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 Councils adopted 'Fees and Charges' at the time of payment.

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

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

Security Bonds

64. In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA xxxxxx;
- (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 bond	\$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.

PLANNING

Location of plant

65. All plant and equipment (including but not limited to air conditioning equipment) is to be located only in accordance with plans approved at Condition 1, or otherwise as required elsewhere in this Notice. Details demonstrating compliance are to be submitted with the relevant Construction Certificate application.

Reason: Minimise impact on surrounding properties, improve visual appearance and amenity for locality.

No external service ducts

66. 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 included within the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority.

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

Reflectivity of external finishes

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

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

Outdoor lighting

68. All outdoor lighting must comply with the relevant provisions of AS/NZS 158.3: 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.

Disabled access for commercial developments

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

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

ENVIRONMENTAL HEALTH – GENERAL

Emergency Response Management Plan

70. An emergency response management plan shall be prepared and submitted to the principal certifying authority. Should Council not be the PCA a copy should be forwarded in accordance with AS 3745-2010: **Emergency control organization and procedures for buildings, structures and workplaces before the issue of the occupation certificate**. The plan shall include the following:
- (a) list of chemicals and maximum quantities to be stored at the site;
 - (b) identification of potentially hazardous situations;
 - (c) procedure for incident reporting;
 - (d) details of spill stations and signage;
 - (e) containment and clean-up facilities and procedures; and
 - (f) the roles of all staff in the Plan and details of staff training.

Reason: To ensure that procedures are in place in the case of liquid spills.

Noise Management Plan

71. A noise management plan must be submitted to Council for approval prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person, who possesses qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

The plan must include, but not be limited to the following:

- (a) Confirmation of the level of community engagement that has, is and will be undertaken with the Building Managers/occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases..
- (b) Confirmation of noise, vibration and dust monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties during the main stages of work at neighbouring noise sensitive
- (c) What course of action will be taken following receipt of a complaint concerning site noise, dust and vibration?
- (d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring properties to a minimum.
- (e) What plant and equipment is to be used on the site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring properties and other less intrusive technologies available.

Reason: To maintain appropriate amenity to nearby occupants.

ENVIRONMENTAL HEALTH - FOOD

Design of fit-out to comply with food safety stand

72. Detailed plans of any food / beverage preparation facilities and waste storage areas shall be submitted to the principal certifying authority (PCA) prior to the issue of the construction certificate.

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

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

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

Note: Copies of AS4764-2004 may be obtained from Standards Australia. Copies of the Food Standards Code may be obtained from Australia and New Zealand Food Authority.

Alternatively, you may obtain a copy of the 'Food premises design, construction and fit-out guide' from Council. This guide is based on the above standards and sets out minimum requirements to achieve compliance.

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

ENGINEERING

73. Unless otherwise approved in writing by the Group Manager DTSU, full compliance with the Stormwater Management Report and the civil and stormwater plans referenced at condition 1. Details of this must be submitted for the approval of the PCA with the first construction certificate.

Reason: Stormwater and Environmental Management

Stormwater Disposal

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

Reason: To ensure satisfactory stormwater disposal.

Retaining walls

75. 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 the certifying authority prior commencement of the works.

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

Reason: To minimise impact on adjoining properties.

Sydney Water Quick check

76. 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 the Principal Certifying Authority upon request 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.

Dial Before you Dig Service

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

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

On Site Detention

78. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the Stormwater Management Report 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) Stormwater Management Report and included design drawings by Wood and Grieve Engineers as noted at condition 1 above.
- (b) 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.
- (c) 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.

Water treatment for stormwater

79. Landscape elements and other water quality treatment devices must be installed to manage surface runoff water to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Unless otherwise approved by Council's Group Manager DTSU, details of the proposed devices and their location must be generally in accordance with Stormwater Management Report and included design drawings by Wood and Grieve Engineers at condition 1 above, and must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Shoring for adjoining Council property

80. Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practising structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details shall accompany the application for a Construction Certificate. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practising structural engineer must be complied with.

Reason: To ensure the protection of existing public infrastructure and adjoining properties.

Construction of a heavy duty vehicular crossing

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

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

Reason: To ensure appropriate vehicular access is provided.

Impact on Existing Utility Installations

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

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

Support for Council property.

83. 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.

Proposed inlet pit

84. The proposed kerb inlet pits must be constructed in accordance with Council Standard Plan No. DS21. Details are to form part of the Construction Certificate documentation.

Reason: To ensure appropriate drainage.

Driveway Grades

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

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

TRAFFIC

All turn movements at driveway entry

86. Vehicle access to the site shall allow for all turn movements into/from Park Parade. This is to be achieved by re-configuring Park Parade. The final design of the re-configuration of Park Parade must not only be endorsed by Transport for NSW, as noted elsewhere in this Notice, but also by Council. Approval from both TfNSW and Council must be provided to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Signage

87. Appropriate signage must be provided along Park Parade prior to the access driveway in accordance with Austroads Guidelines. A signage plan, to the satisfaction of Council's Group Manager DTSU must be approved by Council prior to the issue of the relevant Construction Certificate

New design elements

88. The Principal Certifying Authority shall ascertain that any new element in the at grade 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, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided

Parking supply

89. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. A total of 197 parking spaces is to be provided and be allocated as follows:
- a) six (6) spaces as accessible parking, designed in accordance with AS 2890.6;
 - b) 5 spaces, being parking spaces numbered 161-165 inclusive as shown on the approved plans, must be reserved for pick up and drop off only. These spaces must be signposted as '5 minute parking' Vehicles entering and leaving the car park within 15 minutes shall not be subject to any parking fee
 - c) 186 standard spaces

Details are to be illustrated on plans submitted with the relevant Construction Certificate.

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

Motorcycle parking

90. Four (4) motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

Bicycle parking

91. 49 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

License Plate Recognition system

92. Prior to the issue of the relevant Construction Certificate, the applicant shall submit, to the satisfaction of Council's Group Manager DTSU, full details of the carpark entry control system. In that regard a License Plate Recognition (LPR)

system shall be used to manage vehicle entry and exit to Park Parade. To increase the rate at which vehicles enter the car park and reduce the risk of queueing outside the site, a boom gate on the entry driveway must not be provided. A boom gate on the exit driveway may only be installed subject to prior approval from Sydney Trains.

The LPR system must be installed in accordance with details approved to satisfy this condition.

93. The control point at the car park entrance is to be located where adequate queuing length between the vehicular control point and the property boundary is provided in accordance to Clause 3.4 of AS 2890.1-2004 to allow free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road. Details are to be submitted to Council to the satisfaction of Council's Traffic and Transport Manager prior to the issue of the relevant construction certificate.

Reason: To comply with Australian Standards.

94. 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 plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

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

LANDSCAPING

Planting upon Structure

95. Plans and documents submitted must include the following with an application for the relevant Construction Certificate:

- a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including tree, shrub and lawn planting over structural slab, planting over OSD tanks, raised planters and rooftop gardens. All raised planting boxes/beds containing trees must be retained to a minimum height of 900mm.
- b) Soil volume, soil depth and soil areas must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015).
- c) Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.
- d) A specification ('Fit-for-purpose' performance description) for soil type and a maintenance schedule specified by a suitably qualified Soil Scientist, to ensure sufficient nutrient and water availability is achieved.

Reason: To ensure the creation of functional gardens.

Tree Retention

96. Prior to the issue of the relevant Construction Certificate, the Certifying Authority must be satisfied the design of the carpark / retaining wall and new walls within the TPZ of trees 46B, 46C, 46I, 46L, 50, G46, G48, T50 and T51 shall not impact the trees required to be retained. In order to reduce the impact on the root structure, pier and beam construction is to be used. No works or excavation to occur within the SRZ as per the Arboricultural Impact Assessment Report by Tree IQ (PARRA/AQU/AIA/C page 9 & 10)

Plans submitted with the Construction Certificate application must reflect the above requirements.

Reason: To ensure adequate protection of existing trees.

Landscaping Plan

97. Notwithstanding the plans noted at condition 1, a final set of landscape plans, to the satisfaction of Council's Group Manager DTSU, must be submitted for approval prior to the issue of the relevant Construction Certificate. The final Landscape Plans must be consistent with plans prepared by McGregor Coxall listed at condition 1 above, together with any additional criteria required by the Development Consent, addressing the following requirements:

- (a) Typical landscape details to be provided for all different types of planting proposed within this DA including; trees on structure, planting on structure, lawn on structure, planting on a 1:4 slope, reinforced slope, trees in natural ground, planting in natural ground, lawn on-grade. Planting arrangements to show the rootball sizes, mulch and soil/substrate depths, aeration pipes, drainage, aggregate layers and/or cultivation depths.
- (b) Typical raingarden detail showing the general planting arrangement of trees, the 200L rootball actual size, soil/substrate depths, drainage, aeration pipes and proposed water levels to ensure anaerobic conditions do not occur.
- (c) Lawn planting over bedrock (within the lower lawn / pool area) to ensure adequate imported soil depths.
- (d) Tree planting into lawn over bedrock (within the lower lawn / pool area). Details to indicate adequate soil volume m³ is achieved to support the mature growth of the individual *Flindersia australis* (Crows Ash) trees within the individual / confined treepits. The detail is to include the treepit, lawn and edging detail, mulch, soil/substrate depths, adequate soil volume, drainage and aeration pipes to ensure anaerobic conditions do not occur.
- (e) The plans are to show the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the canopy of existing and proposed trees (Ensure proposed trees are a minimum 2m away from the underground drainage lines and any major structures).
- (f) Reduce the 3no. *Angophora floribunda* (Rough barked apple) trees indicated within the sunken café dining area to 1no. tree only due to the limited space.
- (g) Provide sections and details through the café, treepit, paving and gabion wall showing the general arrangement including the 800L rootball actual size, any overhead structures / skylight, walls, tree grille, soil/substrate depths, drainage, aeration pipes within the treepit, plus the proposed soil

volume to ensure adequate soil volume is provided to support the mature growth of this tree.

- (h) Signage details to be provided including sections, elevation and materials.
- (i) Reinstate the row of 13no. *Tristanopsis laurina* (Watergum) trees within the carpark as per the original concept plans and landscape drawing rev E.
- (j) Reinstate the 5 – 10no. native trees to the entry forecourt and plaza as indicated in the original landscape masterplan report and photomontage 2 (drawing A-18-2002).
- (k) Planting label to the western rooftop is missing.
- (l) Reduce the 3no. *Eucalyptus tereticornis* (Forest Red Gum) trees indicated to the western side of the carpark entry/exit on Park Parade to 2no. trees only, to provide adequate visibility when driving into/out of the carpark.
- (m) Provide an updated plant schedule including the above changes, species type (both botanic and common name) mature dimensions, plant quantities and the size of the containers at planting.
- (n) In order to meet the requirements of the Design Excellence Jury review of the application, the 3 large canopy trees shown to be within the lawn area adjoining the outdoor pool must be a minimum size of 1000 litres when planted.

Reason: To ensure restoration of environmental amenity.

Prior to work commencing

SYDNEY TRAINS

- 98. Prior to the commencement of any works a Registered Surveyor shall peg-out the rail HTTL easement within the development site. A copy of the survey report indicating the location of pegs must be provided to Sydney Trains prior to the commencement of works.
- 99. If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.

TRANSPORT FOR NSW

- 100. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

101. A Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared in consultation with TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:
- A description of the development;
 - Location of any proposed work zone(s), noting that Park Parade is not a suitable location;
 - Details of crane arrangements including location of any crane(s) and crane movement plan;
 - Haulage routes;
 - Proposed construction hours;
 - Predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods;
 - Construction vehicle access arrangements;
 - Construction program and construction methodology, including any construction staging;
 - A detailed plan of any proposed hoarding and/or scaffolding;
 - Measures to avoid construction worker vehicle movements within the CBD;
 - Consultation strategy for liaison with surrounding stakeholders;
 - Identify any potential impacts to general traffic, cyclists, pedestrians, bus services and any light rail within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and
 - Identify the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP;

Submit a copy of the final plan TfNSW for endorsement via development.sco@transport.nsw.gov.au.

Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the TfNSW to resolve issues relating to 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.

102. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on the state road network during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

PLANNING

Appointment of PCA

103. 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.

Enclosure of the site

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

Reason: To ensure public safety.

Site Sign

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

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

Erection of hoardings in the City Centre LEP area

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

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

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

Public liability insurance

107. 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.

Dilapidation survey and report for private properties

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

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

In the event that 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.

109. Prior to any earth works commencing a registered surveyor is to undertake a set out survey to identify the location those works. A survey certificate from the registered surveyor is to be submitted to the PCA demonstrating that the area of excavation is consistent with details on the approved plans. The certificate must indicate the location of the works in relation to all boundaries.

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

110. 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.

Survey certificates are to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificates are to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts, and must confirm that the following aspects are consistent with the approved plans **prior to any further work proceeding** on the building:

- a) The location of the building in relation to all boundaries
- b) The RL of each floor level of each building

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

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

Reason: To ensure adequate toilet facilities are provided.

Noise Management Plan – Construction Sites

112. A noise management plan must be submitted to Council for approval prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person, who possesses qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

The plan must include, but not be limited to the following:

- (a) Identify sensitive location near the site;
- (b) Identify potential impacts (i.e. exceedance of the goals at the identified locations);
- (c) Mitigation measures to control noise and dust from the site, the noise reduction likely and the feasibility and reasonableness of these measures;
- (d) Selection criteria for plant and equipment;
- (e) Community consultation;
- (f) Details of work schedules for all construction phases;
- (g) Selection of traffic routes to minimise residential noise intrusion;
- (h) Schedule of plant and equipment use and maintenance programs;
- (i) Noise monitoring techniques and method of reporting results;
- (j) The methodology to be employed for handling and investigating any complaints should they arise;
- (k) Site induction details for employees and contractors; and
- (l) A declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.

Reason: To maintain appropriate amenity to nearby occupants.

Air Space Encroachment

113. No part of a tower crane is to extend, operate or otherwise encroach the airspace of any adjoining properties at any time, including outside construction work hours, unless an agreement to do so has been reached between the developer and any relevant property owner/s, including any Strata body. Such agreement must be in place prior to installation of any component of the tower crane.

Reason: To preserve the amenity of adjoining property and ensure consistency with the requirements of Council's Hoarding and Tower Crane Policy 233.

WASTE MANAGEMENT

Asbestos – hazardous management strategy

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

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

Asbestos – signage

115. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the NSW Safework Authority hotline or their website www.safework.nsw.gov.au.

Reason: To comply with the requirements of the NSW Safework Authority.

Waste management plan – demolition

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

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

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

ENVIRONMENTAL HEALTH - FOOD

Food premises

117. The design and construction of any food / beverage preparation facilities and waste storage areas associated with this activity shall satisfy the requirements of

food safety standards prescribed under the Food Act 2003, as well as Australian Standard AS 4674 - 2004: 'Design, Construction and Fit-out of Food Premises'. Final design drawings for these areas are to be submitted to the Principal Certifying Authority prior to commencement of work.

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

ENGINEERING

Road Opening Permits

118. 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.

Erosion and Sediment Control measures

119. 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.

Site Maintenance

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

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

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

Shoring and adequacy of adjoining property

121. 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.

Driveway Crossing Application

122. 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.

TRAFFIC

Construction and Pedestrian Traffic Management Plan

123. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager and the Transport for NSW. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
- b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
- c) The location of proposed Work Zones in the egress frontage roadways,
- d) Location of any proposed crane standing areas,

- e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- g) The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction 'Staging',
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
- n) Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts,
- o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
- p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
- q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,
- r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

The CPTMP is to include the provision of a sign on the hoarding that provides a phone number and email address for members of the local community to make enquires or complaints regarding traffic control for the site. The construction company for the site is to provide a representative for meetings that may occur once a month and may include representatives of the local community and Council staff to discuss traffic control at the site.

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

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

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

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

Special Permits

124. 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.

Note that Council cannot issue any approval under section 138 of the Roads Act 1993 without the prior concurrence of Transport for NSW

- (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.

LANDSCAPING

Tree protection as per arborist report

125. The trees identified for protection within the consent shall be protected prior to and during the demolition and construction process in accordance with the Arboricultural Impact Assessment and Tree Protection Plan PARRA/AQU/AIA/C prepared by Tree IQ dated 09.11.2020 rev C and the conditions of consent.

Reason: To ensure the protection of the trees to be retained on the site.

Tree Protection Signage

126. Prior to works commencing, tree protection signage is to be attached to the fencing of each Tree Protection Zone. It is to be displayed in a prominent position and in locations where the fence changes direction. Each sign must contain the following detail in a clear and legible form:

- (a) The Tree Protection Zone is a 'No-Go Zone';
- (b) This fence has been installed to prevent damage to the trees and their growing environment, both above and below ground level. Access to this area is restricted; and
- (c) The name, address, and telephone number of the developer and site Arborist.

Reason: To protect existing trees during the construction phase.

Pruning/works on tree(s)

127. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, unless discussed within the Arboricultural Impact Assessment and Tree Protection Specification Report by Tree IQ PARRA/AQU/AIA/C dated 09.11.2020.

All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

Reason: To ensure the protection of the trees to be retained.

Tree Protection During Construction

128. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualification Framework (AQF) Level 5 Arborist in accordance with AS4970 - Protection of Trees on Development Sites.

Reason: To ensure trees are protected during construction.

Hollow bearing tree protect wildlife prior removal

129. Prior to the removal of identified hollow bearing trees, the applicant shall:

- (a) Install a medium bird nesting box on a retained mature tree within the property at a suitable height and orientation. Information on nesting boxes can be obtained from WIRES (<http://www.wires.org.au>) or Birdlife Australia (www.birdlife.org.au)
- (b) Trees to be removed in sections by an AQF Level 3 qualified arborist in the presence of a 'Wildlife Carers' organisation to assist in the event of fauna injury.

Note: 'WIRES' (Wildlife Rescue) volunteers can be contacted on 8977 3333. 'Wildlife Services Sydney Metropolitan' volunteers can be contacted on 9413 4300. Information on animal nesting boxes

can be obtained from WIRES, Kalkari Information Centre in Ku-Ring-Gai Chase National Park or Birds Australia www.birdsaustralia.com.au.

Reason: To ensure protection of native wildlife.

PUBLIC ART

130. Notwithstanding any other conditions relating to public art, prior to any works commencing at ground level or above, the applicant shall submit to and have approved by Council's Group Manager DTSU an Arts Plan which:

- (a) Is consistent with Council's Interim Public Art Guidelines for Developers
- (b) 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.
- (c) Includes a maintenance schedule for the works, the ongoing implemented of which shall be at the cost of the relevant owner

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

During Work

SYDNEY TRAINS

131. Sydney Trains advises there is a 33kV High Voltage Aerial Transmission Line in close proximity to the proposed works. All works within 6 metres of the nearest transmission line conductor and within the HTTL electrical easement must comply with:

- ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure.
- The Safe Approach Distances (SADs) in the Sydney Trains Document titled "SMS-06-GD-0268 – Working Around Electrical Equipment".
- "WorkCover Code of Practice – Work near Overhead Power Lines (The Code)"

132. The Applicant/Developer shall not at any stage block rail related use (including easements) off Park Parade, to ensure continuous provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.

- i. The applicant shall consult with Sydney Trains to ensure suitable and consistent access is made available through the proposed boom gates off Park Parade, and through any areas deemed necessary which the electrical easement applies.
- ii. The Applicant/Developer must give Sydney Trains written notice at least 5 business days before any necessary closure or partial closure relating to the area associated with any rail related easements to ensure accessibility to the easement can be managed and maintained where necessary.

133. No scaffolding is to be used facing TAHE (Transport Asset Holding Entity) assets unless prior written approval has been obtained from Sydney Trains. To obtain approval the Applicant will be required to submit details of the scaffolding, the

means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto TAHE assets. Unless agreed to by Sydney Trains in writing, scaffolding shall not be erected without isolation and protection panels.

134. Excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.
135. During all stages of the development the Applicant must take extreme care to prevent any form of pollution (including dust) entering the railway corridor or affecting the High Voltage Aerial Transmission Line. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
136. Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.

PLANNING

Copy of development consent

137. 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.

Dust Control

138. 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 Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Materials on footpath

139. 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.

No work on public open space

140. The applicant must not enter or undertake any work within any adjoining public park without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

Hours of work and noise

141. 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.

Complaints register

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

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and

- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

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.

Noise

143. 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 and limit potential vibration impacts.

Importation of clean fill

144. Any fill material, required by this consent, imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. The certification of each delivery is to be kept on site and produced for inspection if requested.

Reason: To ensure the site does not become contaminated and appropriate compaction levels can be achieved.

Swimming Pool Water to Sewer

145. The swimming pool water including the overflow water shall be drained to the sewer. The consent of Sydney Water to dispose of waste water shall be obtained and compliance with any conditions imposed by Sydney Water.

Reason: To comply with the Legislative requirements.

WASTE MANAGEMENT

Asbestos—records of disposal

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

Reason: To ensure appropriate disposal of asbestos materials.

Asbestos— licensed facility

147. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

Waste data maintained

148. 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.

Hazardous/intractable waste disposal.

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

- (a) Work Health and Safety Act 2011;
- (b) NSW Protection Of the Environment Operations Act 1997 (NSW); and
- (c) NSW Department of Environment and Climate Change Environmental Guidelines; NSW EPA Waste Classification Guidelines.

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

General requirements for liquid and solid waste

150. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

Reason: To prevent pollution of the environment.

Contaminated waste to licensed EPA landfill

151. 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

Polluted water - analysis before discharge

152. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality. Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To prevent pollution of waterways.

De-watering of Excavated Sites

153. Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of

in a manner that does not result in: 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.

CONTAMINATION

Importation of clean fill

154. Any fill material imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. Records of each individual certification are to be kept on site and produced for inspection when requested.

Reason: To ensure the site does not become contaminated and appropriate compaction levels can be achieved.

Signage – Contamination

155. A sign displaying the contact details of the remediation shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works.

Reason: To provide contact details for council inspectors and for the public to report any incidents.

Notify new contamination evidence

156. 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.

ENGINEERING

Erosion & sediment control measures

157. 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.

Damage to public infrastructure

158. 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.

Nomination of Engineering Works Supervisor

159. 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.

TRAFFIC

160. 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.

161. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal), prior to driving through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

PUBLIC DOMAIN

Public domain inspections

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

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

The required inspections include the followings:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- Completion of paving sealant application and tactile indicator installation as per Council's specification.

- Installation of street trees 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.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

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

As each 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.

LANDSCAPING

Material storage and trees

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

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

Excavation to be supervised by arborist

164. All excavation, demolition, grading, construction works and landscape works within the Tree Protection Zone (TPZ) areas of trees / tree groups: 46D, 46E, 46G, 46H, 46J, 46K, 47, 48, 51, 67, 107, 151, 154 and 155 (considered to have minor encroachment) and trees / tree groups: 46B, 46C, 46I, 46L, 50, 109 and 163 (considered to have major encroachment) as per the Arboricultural Impact Assessment Report by Tree IQ (PARRA/AQU/AIA/C), are to be supervised by an Australian Qualifications Framework (AQF) Level 5 project arborist. If during excavation the Arborist identifies remedial work is necessary, it is to be supervised by this Arborist. All landscape works are to be supervised to minimise cultivation within the TPZ of trees to be retained in line with AS4970-2009 *Protection of Trees on Development Sites*.

Once the work is completed a written report detailing the remedial work undertaken is to be forwarded to the Principal Certifying Authority.

Reason: To provide adequate protection of trees.

Tree Removal

165. There are to be one hundred and eighty-three (183) individual trees to be removed. The trees approved to be removed are listed in table 3 on page 7 in the Arboricultural impact Assessment Report by Tree IQ PARRA/AQU/AIA/C dated 09.11.2020.

Reason: To facilitate development.

Trees with adequate root volume

166. 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 unless in a wind-prone area. 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.

Removal of trees by an arborist

167. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and undertaken in accordance with the Code of Practice for Amenity Tree Industry 1998.

Reason: To ensure tree works are carried out safely.

Prior to the issue of an Occupation Certificate

HERITAGE ACT APPROVAL

168. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall be provided with written evidence that all conditions /obligations under any approval issued by Heritage NSW, under the heritage Act 1977, have been satisfied.

SYDNEY TRAINS

169. If required by Sydney Trains, prior to the issue of the Occupation Certificate, or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The Principal Certifying Authority is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied

170. Prior to the issuing of an Occupation Certificate the Applicant is to submit as-built drawings to Sydney Trains and Council. The as-built drawings are to be endorsed by a Registered Surveyor confirming that there has been no encroachment into TAHE (Transport Asset Holding Entity) property or easements, unless agreed to be TAHE (Transport Asset Holding Entity). The Principal Certifying Authority is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

171. Prior to the issuing of any Occupation Certificate the Applicant must provide to Sydney Trains for review and endorsement a plan of how future maintenance of the development facing the HTTL electrical easement is to be undertaken. The Principal Certifying Authority is not to issue any Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied. The maintenance plan must be implemented for the life of the approved development.

TRANSPORT FOR NSW

172. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018.
173. Prior to the issue of any Occupation Certificate, submit an Event Traffic and Transport Management Plan, to the satisfaction of council's Group Manager - DTSU, that ensures the event traffic and transport for events held are safely and efficiently operated for the various event types, including any altered traffic arrangements. The plan shall be prepared in consultation with TfNSW via development.sco@transport.nsw.gov.au

The Event Traffic and Transport Management Plan shall include, but not be limited to, the following:

- Details of events, including the forecasted number and type of events and activities per year, including projected patron numbers;
- Details of measures to manage pick-up/drop-off facilities for patrons using taxi, coaches, kiss and ride and rideshare services, ensuring minimal impacts to bus routes along Park Parade;
- Emergency services vehicles access and egress;
- Use of real time mitigation measures to mitigate or prevent impacts associated with the operation of the development.

The plan (as reviewed and updated annually) shall be implemented by the Applicant for the life of the development.

174. Prepare a Travel Plan in consultation with TfNSW (via development.sco@transport.nsw.gov.au), to the satisfaction of council's Group Manager – DTSU, prior to the issue of any Occupation Certificate. The Travel Plan is required to:
- Identify strategies and mode share targets that encourage the use of public and active transport and reduce the proportion of single-occupant car journeys to the site;
 - Include a Transport Access Guide that provides information to visitors and staff about the range of travel modes (including buses), access arrangements and supporting facilities that service the site; and

- Nominate the party/parties responsible for implementing the Travel Plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets

PLANNING

Occupation Certificate

175. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 109H of the Environmental Planning and Assessment Act 1979.

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

176. No Occupation Certificate shall be issued until such time as Transport for NSW provides written advice to the Principal Certifying Authority that all works required by this notice have been completed to its satisfaction.

All works/methods/procedures/control measures

177. Prior to the issue of an occupational certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

- (a) Acoustic Report No. 38574, Revision 3 dated 1 April 2020, prepared by Stantec Australia Pty Ltd.

Reason: To demonstrate compliance with submitted reports.

Arts Plan implementation

178. The artworks must be installed in accordance with the approved arts plan approved to satisfy conditions elsewhere in this notice.

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

Street Number

179. The address of the Parramatta Aquatic Centre is 7 Park Parade Parramatta. A street number is to be placed on the site in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.

Reason: To ensure a visible house number is provided.

Telecommunications services

180. The developer must submit to the Principal Certifying Authority a letter from a telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and NBN services prior to the release of Occupation Certificate

Reason: To ensure provision of appropriately located telecommunication facilities.

Provision of Endeavour Energy services

181. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate electricity services are provided.

Floodlighting/light spillage diagram

182. A light spillage diagram is required to be prepared by a suitably qualified lighting engineer and submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate. This diagram is to demonstrate light spillage generated by the proposed floodlighting system complies with the requirements of Australian Standard AS4284 - Control of Obtrusive Effects of Outdoor Lighting. Light spillage mitigating measures shall be maintained, at all times.

Reason: To prevent light spillage onto adjoining properties.

The Release of Bonds

183. 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.

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

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

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

Post Construction Private Property Dilapidation Report

184. 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 forwarded to Council electronically at council@cityofparramatta.nsw.gov.au.

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

Registration of pool

185. Notification of swimming pool operation is to be provided to Council so that the premises can be registered on Council's licencing data base.

Reason: To ensure that the swimming pool operates in accordance with the required legislative requirements

Commercial contract for waste collection

186. Prior to issue of any Occupation Certificate, the applicant shall enter into a commercial contract for the collection of trade wastes and recyclable materials arising from business operations on site. A copy of all-waste contracts and receipts shall be kept on site and made available to Council officers on request.

All bins must be sorted on site and screen from public view. All bins must be collected on site.

Reason: To comply with the Requirements of the Protection of the Environment Operations Act 1997 and Regulations.

DESIGN EXCELLENCE

187. Prior to the issue of the first Occupation Certificate and any subsequent relevant Occupations Certificates, evidence must be provided completed to the satisfaction of Council's Group Manager, Development and Traffic Services that Council's Design Competition Panel (Design Excellence Jury) has confirmed that the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing, are consistent with the design competition winning scheme and that the development has been completed in accordance with approved plans.

Reason: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011

SUSTAINABILITY

188. Prior to any Occupation Certificate being issued, the PCA is to be provided with certification from a suitable qualified person that all of the sustainability measures have been provided in accordance with the requirements of this Notice.

CONTAMINATION

Registration of covenant for encapsulated contamination

189. A covenant shall be registered on the title of the land and a copy of the title submitted to Council and the principal certifying authority prior to the issue of an occupation certificate, giving notice of the former use and contamination of the site and the existence of the encapsulated cells containing contaminated material.

Reason: To ensure that the encapsulated cell is not breached and to prevent the future occurrence of a health hazard and the spread of contamination.

Registration of covenant for maintenance

190. A covenant shall be registered on the title of the land binding the owners and future owners to be responsible for ongoing maintenance and any future rehabilitation works required in terms of the encapsulated materials, including the discharge or prevention of discharge from any contaminants or for any works required by the Environment Protection Authority.

Reason: To ensure that the encapsulated cell is not breached and to prevent the future occurrence of a health hazard and the spread of contamination.

ENVIRONMENTAL HEALTH

191. A Regulated Health Premises registration form is required to be completed and submitted to Councils Environmental Health Team prior to issue of Occupation Certificate.

Reason: to enable creation of a public health facility Licence

ENVIRONMENTAL HEALTH – FOOD

Notification of food business

192. Prior to an Occupation Certificate being issued, Council must be notified that the premises is to be used for the preparation or manufacture of food for sale so that the premises can be registered on Council's food premises licensing database.

Reason: Compliance with the requirements of the Food Act.

Certify mechanical ventilation installation

193. Adequate ventilation to work areas and other occupied enclosures shall be provided in accordance with the requirements of the Building Code of Australia. Where any system of mechanical ventilation is installed, certification that the system functions in accordance with Australian Standard AS/NZS 1668.2.2012 is to be provided to the certifying authority prior to occupation of the premises.

Reason: To comply with the Building Code of Australia and the relevant Australian Standard.

Certify fitout complies with food safety standards

194. Certification to be provided to the principal certifying authority (PCA), prior to occupation, that the fit-out of the food premises has been completed in accordance with plans complying with food safety standards prescribed under the Food Act 2003, and the requirements of Australian Standard AS 4674 - 2004. It is incumbent on the PCA to determine the competency of the person providing this certification, based on that person's qualifications, experience and currency of practice.

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

ENGINEERING

Work-as-Executed Plan

195. Works-As-Executed stormwater plans are to address the following:

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table)
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).

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

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

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

OSD Positive Covenant/Restriction

196. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater management 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 via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the stormwater management facilities including landscape elements, and relative to the building footprint.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.

Reason: To ensure maintenance of stormwater management facilities.

Section 73 Certificate

197. 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. 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.

Driveway Crossover

198. Prior to the issue of any Occupation Certificate, an application is required to be obtained from Council for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment.

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 be accompanied by detailed plans showing, grades/levels and specifications that demonstrate compliance with Council's standards, without conflict with all internal finished surface levels. The detailed plan must be submitted to Council's Civil Assets Team for approval prior to commencement of the driveway crossing works. 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: Pedestrian and Vehicle safety.

Reinstatement of laybacks etc

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

Reason: To provide satisfactory drainage.

TRAFFIC

Loading dock management plan

200. A loading dock management plan must be prepared and approved by Council prior to the opening of the site. The loading management plan should, at a minimum, contain the following information:

- Details of all delivery and servicing activities to be carried out for all uses on-site;
- Details of how waste services will be accommodated to meet service requirements;
- Details of vehicle types required to conduct expected activities;
- Details of frequency of vehicles accessing the loading area;
- Details of the times of day vehicles will access the loading area, including measures to ensure these generally occur outside of peak periods for the aquatic centre;
- Measures to manage service vehicle demand across the day and ensure the adjacent road network is not impacted; and
- Measures to ensure service vehicles can enter and exit the site satisfactorily without impacting the coach drop-off area or pedestrian safety

Park Parade works

201. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall be provided with certification from a suitable qualified person that:

- a) All works with Park Parade, including require traffic signage, has been completed to satisfy the requirements noted elsewhere in this consent.
- b) The approved Licence Plate Recognition system has been installed and is operational

Management of carpark

202. Prior to the issue of any Occupation Certificate, the applicant shall submit, to the satisfaction of the Group Manager – DTSU a Car Park Management Strategy nominating all measures to be used to manage the car park. This shall include, but not be limited to:

- a) Measures to prevent all day commuter car park parking
- b) Intended fees and charges
- c) Signposting including any time restrictions proposed
- d) Inspections by council's regulatory services rangers, and
- e) Details of access controls proposed for the car park.

The car park is then to be managed in accordance with Strategy approved to satisfy this condition.

Reason: To ensure the proper use of the car park.

PUBLIC DOMAIN

203. **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.

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.

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

A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain (including dedicated reserve/park). A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 52 weeks' plant establishment to be provided by the applicant following handover of paving and furniture assets to Council. Council maintenance of plant material to commence following the above plant establishment period.

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.

LANDSCAPING

Certification of landscape works

204. A qualified Landscape Architect must certify that the completed works are in accordance with the approved landscape plans. All landscape works must be completed prior to the issue of an Occupation Certificate.

Reason: To ensure restoration of environmental amenity.

CRIME PREVENTION

205. Prior to the issue of an Occupation Certificate, the following measures are to be installed, and confirmed as satisfactory by Council's Group Manager, DTSU:

- a) Access control is to be fitted to the bookable meeting rooms. The access control system should be compatible with current City of Parramatta systems;
- b) CCTV, compatible with and linked to Citysafe, City of Parramatta Council, is to be installed at all entrances, the car park and loading dock, and around the external façade of the of the facility. Cameras should be mounted 4m above the ground level, unless otherwise advise dby Hertiage NSW.

In this regard, any submission to Council to satisfy this condition must be accompanied by written advice from Heritage NSW that it agrees to the location and height of any camera mountings around the site.

The Use of the Site

TRANSPORT FOR NSW

206. All vehicles shall enter and exit the site in a forward direction.

207. The development is to operate in accordance with following Plans approved to satisfy condition elsewhere in this Notice:

- Event Traffic and Transport Management Plan
- Travel Plan

PLANNING

Operating hours

208. The days and hours of operation are restricted to:

Day	Time
Monday	5:30am – 8:00pm
Tuesday	5:30am – 8:00pm
Wednesday	5:30am – 8:00pm
Thursday	5:30am – 8:00pm
Friday	5:30am – 8:00pm
Saturday	6:30am – 7:30pm
Sunday	6:30am – 7:30pm
Public Holidays	6:30am – 7:30pm

Reason: To minimise the impact on the amenity of the area.

Trade Waste

209. Trade waste water must be disposed of in accordance with the permit requirements issued by Sydney Water.

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

Advertisement/ Signage consent

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

Reason: To comply with legislative controls.

Deliveries to the premises shall

211. All deliveries must take place in accordance with the Loading Dock Management Plan approved to satisfy conditions elsewhere in this Notice.

Reason: To protect the amenity of the neighbourhood.

Amend to refer to LDMP

Goods not to be displayed outside premises

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

Reason: To ensure visual amenity.

Graffiti Management

213. 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.

NOISE

Use is not to cause offensive noise or vibration

214. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy,
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by

more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

No 'offensive noise'

215. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.

Reason: To reduce noise levels.

ENVIRONMENTAL HEALTH

Food premises

216. The operation of the premises is to comply with the relevant provisions of the Food Act 2003, Food Regulation 2015 and the Australia New Zealand Food Authority Food Standards Code.

Reason: To ensure operation of the premises complies with the relevant legislation and standards.

Remove putrescible waste

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

Reason: To ensure provision of adequate waste disposal arrangements.

Use is not to cause air impurities

218. The operation of the premises is not to give rise to emissions of air impurities in contravention of the Protection of the Environment Operations Act 1997. Air emissions from the premises must not cause a nuisance from odours, nor be hazardous to human health or the environment.

Reason: To prevent loss of amenity to the area.

Use is not to cause offensive noise or vibration

219. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy,
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

Noise from mechanical equipment

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

Reason: To protect the amenity of the area.

Use of Premises

221. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy;
- (b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.

Reason: To prevent loss of amenity to the area.

Holding facilities for oils and liquids

222. Adequate holding facilities shall be constructed for the storage of new and waste oils and other bulk liquids in accordance with AS 1940–2017 'The storage and handling of flammable and combustible liquids' before commencement of use.

Reason: To ensure that waste liquids are correctly contained.

Dangerous goods storage

223. All Dangerous Goods shall be stored in accordance with:

- (a) AS 1940-2017: The Storage and Handling of Flammable and Combustible Liquids;
- (b) Work Health and Safety Act 2011;
- (c) Model code of Practice: Managing risks of Hazardous Chemicals in the workplace.

Reason: To ensure that the dangerous goods are correctly contained

Storage of hazardous material in bunded area

224. All aboveground storages of hazardous materials, oils and chemicals are to be bunded. The bund is to be made of any impervious material and should be roofed and large enough to hold the contents of the largest container plus 10%.

Reason: To ensure that hazardous materials are correctly contained.

Safety Data Sheets

225. To ensure correct handling of hazardous materials, Material Safety Data Sheets (MSDS) must be held at the facility for all hazardous materials. These can be obtained free of charge from the supplier.

Reason: To ensure compliance with the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2017.

Management of waste storage facilities

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

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

Public Health Act 2010 and Regulations

227. The operation and maintenance of the swimming pools are to be conducted in accordance with the requirements of the Public Health Act 2010 and the Public Health Regulation 2012.

Reason: to ensure compliance with the relevant public health standards

LANDSCAPING**Landscape maintenance**

228. All landscape works shall be maintained for a minimum period of one (1) year following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions.

Reason: To ensure restoration of environmental amenity.

ADVISORY NOTE**A. Biodiversity Conservation Act 2016**

The applicant is advised that the subject site contains 'native vegetation' and/or is identified on the NSW Department of Planning Industry and Environment (DPIE) 'Biodiversity Values Map' (<https://www.lmhc.nsw.gov.au/BVMap>) under the *Biodiversity Conservation Act 2016*. This Act prohibits the clearing of native vegetation or prescribed impacts within polygons mapped on the 'Biodiversity Values Map' land without OEI approval, where such activities are not authorised by a development consent under the *Environmental Planning and Assessment Act 1979*. Actions such as tree removal, understorey slashing or mowing, or removal of dead trees is illegal clearing and could result in any person who carried out such an action as liable for prosecution.