

APPENDIX 1 - DRAFT CONDITIONS OF CONSENT (DA/1157/2016/H)

PART A – THE CONCEPT PLAN CONDITIONS

APPROVED CONCEPT PLAN

- 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:

DRAWING NO.	REVISION	PREPARED BY	DATED
CP0900 – FSR CALCULATIONS	3 7 8 10 11	AJ&C	07/06/17 10/09/18 20/06/19 10/03/20 21/10/20
CP1000 – BUILDING ENVELOPES PLAN	4 7 8 11	AJ&C	15/09/17 14/08/18 20/06/19 21/10/20
CP1001 – PROPOSED INDICATIVE GROUND LEVELS	3 7 10	AJ&C	07/06/17 20/08/18 21/10/20
CP1002 – PROPOSED INDICATIVE DEEP SOIL/BASEMENT ZONES	4 6 7 9	AJ&C	13/06/17 14/08/18 20/06/19 11/05/20
CP1011 – PROPOSED SCHEME WITH LEP HEIGHT PLANE	3 6 8	AJ&C	07/06/17 20/08/18 21/10/20
SK103 – STAGING OPTIONS PROPOSED STAGE PLAN	1 6	AJ&C	15/09/17 14/08/18
CP3203 – ENVELOPE SECTIONS	4 7 9	AJ&C	07/06/17 20/08/18 11/05/20
SK01 - LANDSCAPE CONCEPT PLAN	J N	SCAPE DESIGN	Undated 13/07/18

DOCUMENT(S)	PREPARED BY	DATED
REMEDIAL ACTION PLAN	TRACE ENVIRONMENTAL	14/11/16
DESIGN REPORT	AJ+C	29/11/16
LANDSCAPE ARCHITECTURE REPORT: DEVELOPMENT APPLICATION STAGE 01 & MASTERPLAN DEVELOPMENT APPLICATION	SCAPE DESIGN	09/09/16

STATEMENT OF ENVIRONMENTAL EFFECTS	KEYPLAN CONSULTING PTY LTD	DECEMBER 2016
STORMWATER MASTERPLAN REPORT VERSION 02 04	NORTHROP	NOVEMBER 2016 JULY 2018

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.

Note. As amended by DA/1157/2016/A, DA/1157/2016/D, DA/1157/2016/G, and DA/1157/2016/H.

DEVELOPMENT SEQUENCE

2. Development is to be carried out ~~sequentially~~ in accordance with the approved staging plan SK103 – ~~STAGING OPTIONS PROPOSED STAGE PLAN~~ and as amended by conditions of consent. For clarity that is: -

- (a) Staged or entire site remediation;
- (b) A Construction Certificate for Stage 1 is not to be issued unless required remediation works are complete;
- (c) A Construction Certificate for Stage 2 is not to be issued unless ~~development of Stage 1 is substantially commenced and, if required,~~ remediation works are complete;
- (d) A Construction Certificate for Stage 3 is not to be issued unless ~~development of Stage 2 is substantially commenced and, if required,~~ remediation works are complete; and
- (e) A Construction Certificate for Stage 4 is not to be issued unless ~~development of Stage 3 is substantially commenced and all~~ required remediation works are complete.

Reason: To provide for the orderly development of the site.

Note. As amended by DA/1157/2016/A and DA/1157/2016/D.

DESIGN MODIFICATIONS

~~3. The Concept Plan is to be amended as follows:~~

- ~~(a) The building envelopes within super lots AD (Stage 2), AA (Stage 3) and AB (Stage 4) are to be amended so that new buildings provide direct sunlight to a minimum of 50% of any town centre communal open space for a minimum of 3 hours between 10am and 2pm on 21 June (mid-winter).~~

~~The above amendments are to be provided for in subsequent detailed Development Applications for later stages of development on the site.~~

~~Reason: To provide for the orderly development of the site.~~

Note. Deleted as per DA/1157/2016/H.

THE APPROVED BUILDING ENVELOPES

4. The Concept Plan approved envelopes do not guarantee that a future building form will be approved in that location. All subsequent detailed Staged Development Application must provide for building forms that address SEPP 65 building separation and articulation standards, amongst other matters, and if not provide reasonable alternative planning solutions to compliance.

Notwithstanding the building envelopes outlined on the concept plans hereby approved, all buildings in future detailed applications must be setback a minimum of 5m from NSR-2 unless otherwise agreed by Council.

Reason: To ensure future detailed building forms achieve a suitable standard of design.

ROAD WIDENING

5. The road widening of Wharf Road shall take place prior to issue of ~~any~~ *the final* Occupation Certificate for Stage 2 3 or 4 buildings, whichever occurs last. The applicant is to endeavour to retain the existing fig trees to the site's Wharf Road frontage and a suitable public footway to the new Wharf Road alignment within the post road widening landscape plan. The works are to be to the Council's requirements and the lot dedicated to Council. All works to Wharf Road and the transfer of the road widening lots are to be at the expense of the applicant.

The Victoria Road widening works will be initiated and undertaken by the RMS. The applicant will dedicate the Victoria Road widening lot to RMS at no cost upon completion of the road widening works.

Reason: To ensure the landscape amenity of the site is protected and road widening coordinated.

Note. As amended by DA/1157/2016/A and DA/1157/2016/D.

LOTS TO BE DEDICATED FOR PUBLIC USE

6. All lots to be dedicated for public use (e.g. road widening, new roads or open space) must, prior to dedication to the appropriate authority, have a restrictive covenant placed on the land, having the following terms: -
 - (a) State the public purpose of the lot; and
 - (b) State that the floor area of the lot (the restricted lot) is nil, as the equivalent quantity of floor area will be created on another lot only because the site included the restricted lot (that is state that the restricted lot has no potential to generate gross floor area for future development).

The restrictive covenant must be created pursuant to Section 88B of the Conveyancing Act 1919, at the applicant's full expense and to Council's satisfaction.

Note: The covenant will be noted on the Section 149 Certificates for lots so burdened by this condition.

Reason: To ensure the buildings provided on the site reflect the floor space allocation principles of the Parramatta Local Environmental Plan 2011.

SITE FLOOR SPACE

7. The following applies in relation to gross floor area:
 - (a) The floor area of each Stage of development must not exceed the values outlined in the Development Schedule set out in approved plan CP0900 Rev: 3 7 8 11 dated 07/06/17 10/09/18 **20/06/2019 21/10/20** by AJ+C.
 - (b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the total and component Gross Floor Area (by use) in the development satisfies the requirements of clause (a), utilising the definition under Parramatta Local Environmental Plan 2011 applicable at the time of development consent, to the satisfaction of the Principal Certifying Authority.

Reason: To ensure site floor space is compliant with the requirements of Parramatta Local Environmental Plan 2011.

Note. As amended by DA/1157/2016/A, DA/1157/2016/D and DA/1157/2016/H.

ELECTROMAGNETIC RADIATION

8. All proposed buildings, structures, etc. must comply with the minimum safe distances / clearances for voltages up to and including 132,000 volts (132kV) as specified in AS/NZS 7000:2010 'Overhead line design - Detailed procedures' and the 'Service and Installation Rules of NSW'. Different voltages are kept at different heights, the higher the voltage, the higher the wires are positioned on the pole. Similarly, the higher the voltage, the greater the required building setback. These distances must be maintained at all times and regardless of the Council's allowable building setbacks etc. under its development controls, must allow for the retention of appropriate / safe clearances.

The Stage 3 development application shall provide for a report from a suitably qualified professional (engineer) with expertise in the health and safety risks of electromagnetic radiation, in respect to the adjoining power lines. The report is to assess the safety risk of the power lines noting the approved use of this land as passive open space and its proximity to residential development and provide for recommendations that must be complied with within the Stage 3 development, such as (if applicable) undergrounding the power line in appropriate materials and suitable setbacks for residential development.

Reason: To ensure the land of Lot 2 DP 588575 is suitable for its approved purpose as open space and an appropriate setback for residential development is provided.

PUBLIC SAFETY

9. As the proposed development will involve work near electricity infrastructure, workers run the risk of receiving an electric shock and causing substantial damage to plant and equipment. Works are to comply with Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. 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>

Reasons: To ensure worker safety near power lines.

MAXIMUM HEIGHT

10. A maximum height of not more than 28m for all building in accordance with the building height provisions of Parramatta Local Environmental Plan 2011 applies to the site, except for 6 buildings identified in the Concept Plan for variation above the maximum building height of 28m drawings hereby approved. Those buildings, as provided for in the approved plans, are restricted to a maximum building height, not including architectural roof features, of: -

- Stage 1 – 2 x 10-storey buildings;
 - Eastern Building (maximum RL 64.20)
 - Western Building (maximum RL 66.00)
- Stage 2 – 3 x 8-9 storey buildings
 - North-western Building (maximum RL 62.05)
 - Southern Building (maximum RL 55.85)
 - North-Eastern Building (maximum RL 55.85)
- Stage 3 – 1 x 10 storey building (Maximum RL 68.70); and
- Stage 4 – 3 x 10-12 storey buildings
 - North-Western Building (maximum RL ~~72.80~~ **73.55 78.00**)
 - North-Eastern Building (maximum RL ~~70.00~~ **70.75 74.50**)
 - South-Eastern Building (maximum RL ~~66.60~~ **67.35 68.20**)

Reason: To ensure the buildings provided on the site reflect the height standard and Clause 4.6 Request granted to vary the site's 28m height control of the Parramatta Local Environmental Plan 2011.

Note. As amended by DA/1157/2016/A **and** DA/1157/2016/H.

CONCEPT DRAINAGE PLAN

11. A Concept Drainage Plan is to be developed for the site to provide for: -
- (a) Staging of upgrades to existing Council stormwater infrastructure, as broadly illustrated in Appendix B of the Stormwater Masterplan report, Version 02 dated November 2016, prepared by Northrop.
 - (b) Demonstrate that drainage may be achieved throughout the precinct and that sufficient fall may be achieved to drain both piped and overland flows according to Council's policies and standards.
 - (c) A Major drainage system must be proposed for the entire site, which allows all runoff to be drained overland to an appropriate

discharge point. As this site slopes to the South-East, this will most likely require the creation of a drainage easement over the existing ditch-drain along the southern boundary to Wharf Street.

The Concept Drainage Plan is to be prepared by a qualified hydraulic engineer to the satisfaction of Council prior to release of any Construction Certificate for Stage 1 works.

Reason: To ensure stormwater infrastructure is appropriately managed within the staging of development on the site.

SITE AUDIT STATEMENT PRIOR TO ANY BUILDING WORKS

12. The applicant is to engage an NSW EPA accredited site auditor to undertake an independent assessment of the site investigation (remediation) or (validation) report to address the requirements of section 47(1) (b) of the Contaminated Land Management Act 1997. A site audit statement is to be submitted to Council and the principal certifying authority on the completion of the remediation works for the entire site or in stages prior to commencement of any building works on each stage of the development stating that the site is suitable for use for high density residential development, public open space and commercial development (child care centre).

Reason: To ensure the site is remediated and suitable for its intended use.

SITE INVESTIGATION & SITE AUDIT STATEMENT

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

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

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

HAZARDOUS/INTRACTABLE WASTE DISPOSED LEGISLATION

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

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

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

IMPORTED FILL

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

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

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

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

SIGNAGE – CONTAMINATION

16. 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.

REQUIREMENT TO NOTIFY ABOUT NEW CONTAMINATION EVIDENCE

17. 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:

- (a) Be notified to the Council and the Principal Certifying Authority immediately; and
- (b) Result in site works ceasing until such time as revised Remedial Action Plan and Site Audit Statement, which take into account this new information, are issued

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

DISCHARGE OF CONTAMINATED GROUNDWATER

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

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

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

CONTAMINATED WASTE TO LICENSED EPA LANDFILL

19. Any contamination material to be removed from the site shall be disposed of in accordance with EPA Waste Disposal Guidelines.

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

WAYFINDING SIGNAGE STRATEGY

20. Wayfinding Signage Strategy is to be developed for the site that, where appropriate, adopts Council standards for street signage and the like and provides for consistent internal signage strategy for the development. The strategy is to be approved by Council and implemented prior to the release of any Occupation Certificate for ~~the relevant stage~~ Stage 4.

Temporary wayfinding measures are to be installed following approval by Council's Manager of Development and Traffic Services which identify the public through site link in Stage 1

Reason: To ensure a consistent approach to signage is provided across each stage of site development.

Note. As amended by DA/1157/2016/G.

ROAD AND TRANSPORT DESIGN – GENERAL

21. The detailed road design for each stage of development (including, but not limited to, the number and type of lanes and traffic control devices) is to be consistent with the outcomes and recommendations of the Transport Management Access Plan (TMAP) for the Planning Proposal for land at 8, 38-42, 44 & 44A Wharf Road, Melrose Park, 15-19 Hughes Avenue and 655 Victoria Road, Ermington if the TMAP is adopted by Council or exhibited with the Planning Proposal (whichever is sooner) prior to the relevant Construction Certificate for each stage.

Note: The purpose of this condition is to allow for modification of site transport infrastructure and provisions (e.g. appropriate road width, reduced parking etc) not to restrict the approved development density.

Reason: To ensure a consistent approach to the provision of transport infrastructure and accessibility is provided to development of the site in respect to the emerging the broader precinct.

ENVIRONMENTAL PERFORMANCE

22. The following requirements apply to the environmental performance of the development to be implemented at each stage of the development: -
- (a) improvement of Energy score in BASIX by at least 10 basis points over the minimum requirement at the time of detailed application lodgement (i.e. BASIX score of 30 for Stage 1, BASIX score of 35 for later stages).
 - (b) Water score in BASIX of at least 48.
 - (c) Provision of dual water piping in all residential units for both potable and non-potable water with single connection point at the boundary of the Concept Plan site for connection to a future recycled water scheme
 - (d) Resident Electric car share hubs and district car share to be provided within each stage of development.

- (e) 95% (by cost) of all timber used for in construction is to be certified under a sustainable forestry certification scheme that meets the GBCA's 'Essential' criteria for forest certification, with Forest Stewardship Council certification preferred, or is from a re-used source, with documentary evidence of this; or is sourced from a combination of both certified and re-used timber. Compliance with this condition is to be evidenced by retention of all timber purchases and accompanying certification documents.

A report demonstrating compliance is to be submitted to and approved by Council's Manager Development and Traffic Services prior to the final Occupation Certificate for each stage of development.

Reason: To ensure the applicant's stated commitment to implement environmental performance beyond BASIX is provided for across each stage of site development.

ROAD DEDICATIONS

23. The roads outlined on the concept drawings hereby approved, are to be constructed by the applicant at no cost to Council, to the satisfaction of Council. ~~and dedicated to Council at no cost, as follows:~~

- ~~Prior to any Occupation Certificate for Stage 1~~
 - ◉ ~~EWR-1 (built only)~~
- ~~Prior to any Occupation Certificate for Stage 2~~
 - ◉ ~~EWR-1 (dedicated)~~
- ~~Prior to any Occupation Certificate for Stage 3~~
 - ◉ ~~NSR-3 (built and dedicated)~~
 - ◉ ~~EWR-2 (built and dedicated)~~
 - ◉ ~~NSR-2 (built and dedicated)~~
- ~~Prior to any Occupation Certificate for Stage 4~~
 - ◉ ~~NSR-4 (built and dedicated)~~

Dedication to Council, at no cost to Council, of the road reserves the subject of this application will occur at a time mutually agreeable to the applicant and Council.

All road pavements, kerbs, footpaths, drainage assets, etc. must be in good condition as verified by a Council assets inspector prior to dedication to Council. All retaining walls and earth batters must remain under private ownership.

Reason: To ensure appropriate access is provided to the development.

Note. As amended by DA/1157/2016/A.

DRAINAGE EASEMENT

24. The Landowner must provide to the satisfaction of Council's Manager Development and Traffic Services, prior to any construction certificate, either written consent from the owners of all burdened properties over which a drainage easement would need to be created to drain the larger VRS site and Council's roads, or alternatively the Landowner must provide title documents demonstrating that the VRS site and Council have the legal right to drain through the existing easement to Wharf Street.

Reason: Legal rights to drain the site itself and Council's roads through the site and surrounds.

OVERLAND FLOW

25. The Landowner must submit, to the satisfaction of Council's Manager Development and Traffic Services, prior to any construction certificate, details of the overland flow regime for the site for the 1% AEP and PMF rainfall flood events demonstrating that adequate provision has been made in the road formations, site levels and building footprints to manage this flow and that all ground floor levels of buildings must be 500mm above the predicted relevant 1% AEP flood levels. Overland flow modelling must be conducted using 2D software and must assume 100% blockage of pipes and pits.

Reason: Flood risk management

Note. As amended by DA/1157/2016/A.

CONSISTENCY WITH CONCEPT PLAN

26. All subsequent development consents and the issue of the Stage 1 Construction Certificate must not be inconsistent with the conditions of the Concept Plan.

Reason: To ensure that development on the site is consistent with the concept plan.

LANDSCAPING

27. Prior to the issue of an Occupation Certificate for each stage, the landscaping for that stage shall be completed in accordance with Landscape Concept Plan SK01 Rev: J N by Scape Design (as amended by any approved detailed landscape drawings for that stage).

Notwithstanding the above, prior to the issue of any Construction Occupation Certificate for Stage 3, the land of former Lot 2 DP 588575 shall be landscaped in accordance with the requirements of the Landscape Concept Plan SK01 Rev: J N by Scape Design (as amended by any approved detailed landscape drawings for that stage). No approval is given for any buildings on Lot 2.

Reason: To ensure sufficient landscaping and open space is provided.

Note. As amended by DA/1157/2016/A **and** DA/1157/2016/F.

POWER LINES

28. Prior to the issue of **any the final** Occupation Certificate **(including interim Occupation Certificate)** for Stage 4, the power lines adjacent to the site on Victoria Road shall be undergrounded to the satisfaction of the energy provider and Council.

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

Note. Amended as per DA/1157/2016/H.

LAND DEDICATIONS

29. Lot 11 (public open space) is to be dedicated to Council, with the approved works completed to the satisfaction of Council, ~~prior to issue of the final Occupation Certificate for Stage 2 at a time mutually agreeable to the applicant and Council.~~

An easement for public right of way and public drainage, in favour of the City of Parramatta Council, is to be included on the title for the public open space prior to use.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).

Note. As amended by DA/1157/2016/A.

PART B – STAGE 1

APPROVED PLANS AND SUPPORTING DOCUMENTATION

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:

DRAWING NO.	REVISION	PREPARED BY	DATED
43851ST1 – SUBDIVISION PLAN 41367 069-C SUB – SUBDIVISION PLAN	E H	LTS LOCKLEY SURVEYORS	10/10/17 28/05/18 21/04/20
DA0000 COVER SHEET	9 10	AJ+C	08/06/17 10/03/20
DA1000 SITE PLAN & SITE ANALYSIS	8 9	AJ+C	02/06/17 05/08/19
DA2009 BASEMENT 4	6	AJ+C	29/11/16
DA2010 BASEMENT 3	6	AJ+C	29/11/16
DA2011 BASEMENT 2	7 8	AJ+C	29/11/16 05/08/19
DA2012 BLD 1,2 & 3 - GND/BASEMENT 1	9 10	AJ+C	02/06/17 05/08/19
DA2013 BLD 1 & 2 - L1	8	AJ+C	08/06/16
DA2014 BLD 1 & 2 - L2 & BLD 3 - L1	8 9	AJ+C	08/06/17 05/08/19
DA2015 BLD 1 & 2 - L3 & BLD 3 - L2	8	AJ+C	08/06/17
DA2016 BLD 1 & 2 - L4 & BLD 3 - L3	8	AJ+C	08/06/17
DA2017 BLD 1 & 2 - L5 & BLD 3 - L4	8	AJ+C	08/06/17
DA2018 BLD 1 & 2 - L6 & BLD 3 - L5	8	AJ+C	08/06/17
DA2019 BLD 1 & 2 - L7 & BLD 3 - L6	7	AJ+C	02/06/17
DA2020 BLD 1 & 2 - L8 & BLD 3 - L7	7	AJ+C	02/06/17
DA2021 BLD 1 - L9 & BLD 3 - L8	5	AJ+C	29/11/16
DA2022 BLD 1 - L10 & BLD 3 - L9	5	AJ+C	29/11/17
DA2023 BLD 1 - ROOF & BLD 3 - L10 & ROOF	5	AJ+C	29/11/17
DA3101 ELEVATIONS - BUILDING 1,2 & 3 - NORTH AND SOUTH	6 7 8	AJ+C	29/11/17 27/02/19 05/08/19
DA3102 ELEVATIONS - BUILDING 1 & 2 - EAST AND WEST	6 7 8	AJ+C	29/11/17 27/02/19 05/08/19
DA3103 ELEVATIONS - BUILDING 3 - EAST AND WEST	6	AJ+C	29/11/17
DA3200 STAGE 1 SITE SECTIONS	4	AJ+C	29/11/17
DA3210 BASEMENT SECTIONS	3 4	AJ+C	29/11/17 05/08/19
DA5110 ADAPTABLE APARTMENT PLANS	4	AJ+C	29/11/17

DRAWING NO.	REVISION	PREPARED BY	DATED
DA9100 GFA DIAGRAMS - BUILDING 1	2	AJ+C	29/11/17
DA9101 GFA DIAGRAMS - BUILDING 2	2	AJ+C	29/11/17
DA9102 GFA DIAGRAM - BUILDING 3	2	AJ+C	29/11/17
DA9300 BUILDING 1 ENTRY PLAN	1	AJ+C	08/06/17
DA9301 BUILDING 1 ENTRY SECTION & ELEVATION	2	AJ+C	08/06/17
DA9302 BUILDING 2 ENTRY	2 3	AJ+C	08/06/17 27/02/19
DA9303 BUILDING 3 ENTRY	2	AJ+C	08/06/17
DA9304 COURTYARD DETAIL 1	2	AJ+C	08/06/17
DA9305 COURTYARD DETAIL 2	2	AJ+C	08/06/17
DA9306 COURTYARD DETAIL 3	2 3	AJ+C	08/06/17 27/02/19
DA9307 COURTYARD DETAIL 4	2	AJ+C	08/06/17
DA9308 COURTYARD DETAIL 5	2	AJ+C	08/06/17
SK02A STAGE 1 - LANDSCAPE PLAN – POST ROAD WIDENING	H	SCAPE DESIGN	Undated
SK02B STAGE 1 - LANDSCAPE PLAN – PRE ROAD WIDENING	H	SCAPE DESIGN	Undated
SK03 STAGE 1 – ROOF LANDSCAPE PLAN	F	SCAPE DESIGN	Undated
SK04 PLANTING PHILOSOPHY	C	SCAPE DESIGN	Undated
SK05 MATERIALS BOARD	D	SCAPE DESIGN	Undated
SK06 DIAGRAMATIC SECTIONS	B	SCAPE DESIGN	Undated
SK07 TYPICAL LANDSCAPE DETAILS	A	SCAPE DESIGN	Undated
SK08 DIAGRAMATIC SITE SELECTIONS	B	SCAPE DESIGN	Undated
SK09A STAGE 1 – PUBLIC DOMAIN PLAN PRE ROAD WIDENING	B	SCAPE DESIGN	Undated
SK09B STAGE 1 – PUBLIC DOMAIN PLAN - POST ROAD WIDENING	B	SCAPE DESIGN	Undated
SK010 DETAILED PUBLIC DOMAIN PLAN	B	SCAPE DESIGN	Undated
C01.01 COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN	5	NORTHROP	01/06/17
C01.11 SPECIFICATION NOTES	5	NORTHROP	01/06/17
C01.21 EXISTING SITE CONDITIONS	5	NORTHROP	01/06/17
C01.22 GENERAL ARRANGEMENT PLAN	4	NORTHROP	01/06/17
C02.01 CONCEPT SEDIMENT AND SOIL EROSION CONTROL PLAN	5	NORTHROP	01/06/17
C02.11 SEDIMENT AND SOIL EROSION CONTROL DETAILS	5	NORTHROP	01/06/17
C06.11 SITEWORKS AND GRADING PLAN - SHEET 1	5	NORTHROP	01/06/17

DRAWING NO.	REVISION	PREPARED BY	DATED
C06.12 SITEWORKS AND GRADING PLAN – SHEET 2	5	NORTHROP	01/06/17
C06.13 SITEWORKS AND GRADING PLAN SHEET 3	5	NORTHROP	01/06/17
C06.14 SITEWORKS AND GRADING PLAN SHEET 4	5	NORTHROP	01/06/17
C09.11 STORMWATER DRAINAGE PLAN – SHEET 1	5	NORTHROP	01/06/17
C09.12 STORMWATER DRAINAGE PLAN – SHEET 2	6	NORTHROP	15/09/17
C09.13 STORMWATER DRAINAGE PLAN – SHEET 3	5	NORTHROP	01/06/17
C09.14 STORMWATER DRAINAGE PLAN – SHEET 4	5	NORTHROP	01/06/17
C16.01 LONGITUDINAL SECTIONS – SHEET 1	5	NORTHROP	01/06/17
C16.02 LONGITUDINAL SECTIONS – SHEET 2	1	NORTHROP	01/06/17
C16.03 LONGITUDINAL SECTIONS – SHEET 3	1	NORTHROP	01/06/17
C16.04 LONGITUDINAL SECTIONS – SHEET 4	1	NORTHROP	01/06/17
C16.51 EXTERNAL LONGITUDINAL SECTIONS – SHEET 1	1	NORTHROP	01/06/17
C16.52 EXTERNAL LONGITUDINAL SECTIONS – SHEET 2	1	NORTHROP	01/06/17
C16.53 EXTERNAL LONGITUDINAL SECTIONS – SHEET 3	1	NORTHROP	01/06/17
C17.01 CROSS SECTIONS – SHEET 1	5	NORTHROP	01/06/17
C17.02 CROSS SECTIONS – SHEET 2	5	NORTHROP	01/06/17
C17.03 CROSS SECTIONS – SHEET 3	5	NORTHROP	01/06/17
C17.04 CROSS SECTIONS – SHEET 4	1	NORTHROP	01/06/17
C17.05 CROSS SECTIONS – SHEET 5	1	NORTHROP	01/06/17
C17.06 CROSS SECTIONS – SHEET 6	1	NORTHROP	01/06/17
C17.07 CROSS SECTIONS – SHEET 7	1	NORTHROP	01/06/17
C17.08 CROSS SECTIONS – SHEET 8	1	NORTHROP	01/06/17
C17.09 CROSS SECTIONS – SHEET 9	1	NORTHROP	01/06/17
C17.51 EXTERNAL CROSS SECTIONS – SHEET 1	1	NORTHROP	01/06/17
C17.52 EXTERNAL CROSS SECTIONS – SHEET 2	1	NORTHROP	01/06/17
C17.53 EXTERNAL CROSS SECTIONS – SHEET 3	1	NORTHROP	01/06/17
C17.54 EXTERNAL CROSS SECTIONS – SHEET 4	1	NORTHROP	01/06/17
C18.01 KERB RETURNS – SHEET 1	1	NORTHROP	01/06/17
C19.01 STORMWATER LONGITUDINAL SECTIONS	5	NORTHROP	01/06/17
C20.11 STORMWATER MANAGEMENT DEVICES – SHEET 1	3	NORTHROP	01/06/17

DRAWING NO.	REVISION	PREPARED BY	DATED
C20.12 STORMWATER MANAGEMENT DEVICES – SHEET 2	3	NORTHROP	01/06/17
C20.21 STORMWATER MANGEMENT DEVICE – OSD 1	2	NORTHROP	01/06/17
C20.22 STORMWATER MANAGEMENT DEVICE – OSD 2	2	NORTHROP	01/06/17
C23.01 TURNING PATHWAYS PLAN	5	NORTHROP	01/06/17
C24.01 CATCHMENT PLAN	5	NORTHROP	01/06/17

DOCUMENT(S)	PREPARED BY	DATED
ARBORICULTURAL IMPACT APPRAISAL AND METHOD STATEMENT	NATURALLY TREES	02/09/16
BASIX CERTIFICATE NO.734401M	NORTHROP	02/12/16
BCA COMPLIANCE CAPABILITY REPORT	VIC LILLI & PARTNERS CONSULTING	17/11/16
DA NOISE IMPACT ASSESSMENT	ACOUSTIC LOGIC	16/06/16
DESIGN REPORT	AJ+C	23/11/16
<i>DESIGN REPORT – PART 2.4.4 FAÇADE ELEMENT 4 (PERSPECTIVE OF BUILDING 2 – VIEW OF PARTIAL FAÇADE FROM NORTH EAST CORNER)</i>		UNDATED
<i>DESIGN REPORT – PART 2.4.8 MATERIAL PALATE</i>		UNDATED
DISABILITY ACCESS REPORT	CHEUNY ACCESS	28/11/16
ENGINEERING SERVICES DA REPORT	NORTHROP	10/10/16
ESD STRATEGY	NORTHROP	22/02/17
LANDSCAPE ARCHITECTURE REPORT: DEVELOPMENT APPLICATION STAGE 01 & MASTERPLAN DEVELOPMENT APPLICATION	SCAPE DESIGN	09/09/16
REMEDIAL ACTION PLAN	TRACE ENVIRONMENTAL	14/11/16
STORMWATER MANAGEMENT REPORT	NORTHROP	14/11/16
STRUCTURAL CERTIFICATE DESIGN STATEMENT	STRUCTURAL DESIGN SOLUTIONS	14/11/16
WASTE MANAGEMENT PLAN	THE MACK GROUP	11/11/16

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.

Note: As amended by DA/1157/2016/C, DA/1157/2016/E and DA/1157/2016/G.

DESIGN MODIFICATIONS

2. The Stage 1 Development is to be amended as follows:
- (a) The terraced area adjoining the retail space in Building 3 is to be expanded to the lot boundary (approximate depth 4m) to provide for a useable area sufficient for outdoor seating. An awning is to be provided to the frontage of this space; and
 - (b) Additional plan details are to be provided by the project architect providing for privacy treatments to all units within 18m of adjoining units in the form of offset windows, use of highlight windows, opaque glass to windows or privacy treatments/fins etc to ensure adequate privacy is achieved between all units. In this regards, plan and elevational details showing the relationships between units with separation under 18m within the Stage 1 buildings are to demonstrate that direct overlooking between units is minimised and all units within 6m of each other require additional acoustic treatments demonstrating main windows and balconies allow for acoustic privacy between units (e.g. solid building elements opposing balconies or other treatments as may be agreed).

The amendments are to be approved by Council's Manager Development and Traffic Services prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

Reason: To ensure the work is modified to have acceptable environmental impacts.

DESIGN EXCELLENCE

3. In order to ensure the design excellence quality of the development is retained:
- (a) The design architect (A J & C) is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off on drawing sets for s96 Applications, Construction Certificates and Occupation Certificates before submission to the certifying authority);
 - (b) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the life of the project;
 - (c) Evidence of the design architect's commission is to be provided to the Council prior to release of the Construction Certificate; and

- (d) The design architect of the project is not to be changed without prior notice and approval of the Council.

The Principal Certifying Authority must be satisfied that the above matters have been complied with, in accordance with written confirmation from City of Parramatta Council.

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

CAR PARKING ALLOCATION

4. Car parking is to be allocated as follows:

- (a) Residential units - 277 spaces;
- (b) Retail Space - 1 space;
- (c) Visitors - 33 spaces; and
- (d) Car Share - 7 spaces

Car share and visitor spaces to be allocated as common property to the Body Corporate and all other spaces allocated to individual strata lots at a rate of no more than 2 spaces per lot.

Total on-site car parking 318 spaces

Reason: To ensure car parking is allocated to nominated uses within the development generally in accordance with the requirements of Parramatta Development Control Plan 2011.

GENERAL TRANSPORT REQUIREMENTS

5. The Stage 1 Development is to be amended/ provide the follows:
- (a) Bicycle parking is to be provided in a security level B facility in a convenient location in accordance with AS2890.3. The dimensions and layout of the bicycle storage/racks are to comply with AS 2890.3.
 - (b) A type 4 driveway from the new road EWR-1 shall be provided in accordance with AS2890.3 table 3.2.
 - (c) 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 not be compromised by the landscaping, signage fences, walls or display materials. Any such materials may only be

permitted if they are less than or equal to 900mm height above the driveway level.

- (d) The gradients of the internal ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths.
- (e) Dimensioned longitudinal sections shall be provided of the driveway and internal ramps to ensure that headroom is maintained in accordance with AS2890.
- (f) The extent of new road EWR-1 from Wharf Road, as outlined on the approved civil drawings, shall be constructed as a public road for access to Stage 1 of the development.

Reason: To ensure suitable transport facilities are provided within Stage 1 of the development.

WASTE MANAGEMENT REQUIREMENTS

6. The Stage 1 Development is to be amended/ provide for the follows:

- (a) Council should be nominated as the service provide for waste collection.
- (b) The approved on-going waste management system must not be amended without the written consent of Council.
- (c) The access way (including ramp, vehicle turning area, loading bay and site entry/exit) to be used by waste collection vehicles, must be designed in compliance with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for small rigid vehicles. AS2890.2-2002 includes a maximum gradient of 1:6.5 for forward travel and a minimum vertical clearance of 3.5 metres. Note: at the moment, the ramps between basement levels shows a 1:4 grade (too steep) and a 3.8 metre clearance. Access to ramps are to be provide the necessary clearance and ensure that all ducting, pipes, conduits, lights, roller doors and other ceiling infrastructure maintains a minimum 3.5m clearance for vehicle access.
- (d) "No parking" signs must be erected to prohibit parking in the waste collection loading/turning bay.
- (e) Written confirmation must be submitted to the PCA from a qualified Traffic Engineer, confirming (by way of survey) that the finished access way meets the AS2890.2-2002.
- (f) The applicant will need to create an easement over the common strata areas to entitle Council and its contractors to enter the property for the purposes of waste collection. It must include covenants to ensure indemnity against damage and future claims.

Note: A template Terms of Easement can be forwarded to the applicant to use.

Reason: To ensure suitable waste management facilities are provided within the Stage 1 Development.

ADDITIONAL DEVELOPMENT APPLICATIONS REQUIRED

7. Additional development applications are required for the use and fit out of the commercial space hereby approved.

Reason: To ensure due consideration is given to secondary development applications required.

ROAD DESIGN – DETAILS

8. Prior to works commencing, the developer must submit a Pavement Design report to the satisfaction of Council's Manager Development and Traffic Services.

The report must include the proposed pavement structure, discussion of each element of the pavement design system shown in Figure 2.1 of Austroads' Pavement Design Guide (project reliability, construction and maintenance considerations, environment, subgrade evaluation, pavement materials and design traffic), all background data (e.g. traffic surveys and studies, geotechnical investigation, field and laboratory testing etc.), assumptions and calculations in the design process and construction specifications.

For **road pavements**, the design standards are:

- Specification 0042 (published by NATSPEC); and
- Austroads' Guide to Pavement Technology Part 2: Pavement Structural Design

Construction Standards

- If design traffic is less than 10⁵ ESA – AUS SPEC specifications (published by NATSPEC)
 - 1141 – Flexible Pavements
 - 1143 – Sprayed bituminous surfacing
 - 1144 – Asphaltic concrete (Roadways)
 - Other AUS SPEC specifications for the work not covered by above specifications
- If design traffic is equal or higher than 10⁵ ESA – RMS Specifications
 - 3051 – Granular Base and Subbase Materials for Surfaced Road Pavements

- R71 – Unbound and modified pavement course
- R73 – Construction of plant mixed heavily bound pavement course
- R83 – Concrete pavement base
- R106 – Sprayed bituminous surfacing (with cutback bitumen)
- R107 – Sprayed bituminous surfacing (with polymer modified bitumen)
- R111 – Sprayed bituminous surfacing (with bitumen emulsion)
- R116 – Heavy duty dense graded asphalt
- Other relevant RMS specifications for material and roadworks not covered by above specifications

The following issues must be resolved:

Geometric design

Dwg No.	Comments
C16.01	LHS Kerb invert level is not matching with Cul-de-sac invert level
C16.02	The driveway specification does not meet the CoP standard
C16.03	RHS Kerb invert level is not matching with Cul-de-sac invert level
C16.04	The driveway specification does not meet the CoP standard
C16.51	At Ch.53.17 the grade difference is more than 1%. Hence need to provide vertical curve
C16.52	At Ch. 29.26 and Ch. 93.96 the grade difference is more than 1%. Hence need to provide vertical curve
C16.53	At Ch. 214.15 the grade difference is more than 1%. Hence need to provide vertical curve
C17.01 to 17.04	The retaining wall as the batter slope to be adequately reinforced
C17.52	At Ch. 70.535 the distance between boundary and footpath is less than 600mm Ch. 60.00 the footpath cross slope is more that 2.5%
C17.53	Ch.80.00 the footpath cross slope is more that 2.5%
C17.54	Ch.190.00 to Ch. 217.319 the footpath cross slope is more that 2.5%
C18.01	Invert Level for Kerb is not matching with Cul-de-sac Invert Level (specified earlier on C16.01 and C16.03)

Reason: To ensure road design is to an appropriate standard.

THE PUBLIC DOMAIN

9. Regardless of Condition 1, the public domain / road reserve design on the stamped drawings is not approved as shown.

Prior to the issue of any Construction Certificate for works at ground level or above (including pouring of the ground floor slab) a set of revised Public Domain Construction Drawings, prepared by a qualified

landscape architect and engineer, shall be submitted to and approved by Council's Manager Development and Traffic Services.

The Public Domain Construction Drawings must be in accordance with the Construction Certificate Submission standards outlined in Section 2.4 of the City of Parramatta Public Domain Guidelines July 2017 including proposed works and/or changes to roads, kerbs, gutters, footpaths, signage, lighting, street trees, nature strips and other public spaces.

The Public Domain Construction Drawings should be generally in accordance with the plans hereby approved subject to the following additional amendments:

- i) The EWR – 1 (east) road reserve must be a total of 9.8m in width and consist of, but not limited to:
 - a. 1.8m wide clear line of pedestrian footpath at public/private interface on north side of road;
 - b. 1.0m wide landscaped verge with deciduous trees planted in deep soil at average 8m intervals (soil volume requirements for street trees noted in the Public Domain Guidelines also apply);
 - c. 3.2m wide road carriageway each way;
 - d. 600mm kerb and gutter and temporary footpath along southern boundary.

East is taken to mean the section immediately to the north of No. 8 Wharf Road.

- ii) The EWR-1 (west) road reserve must be a total of 16.4m in width and consist of, but not limited to:
 - a. 1.8m wide clear line of pedestrian footpath on both sides at public private interface;
 - b. 1.8m wide landscaped verge with deciduous trees planted in deep soil at average 8m intervals on both sides;
 - c. 2.1m wide car parking lane on south side only;
 - d. 3.5m wide road carriageway each way;

West is taken to be the remainder of the road, not including the turning head.

- iii) Full kerb and gutter construction is required at the new road entry off Wharf Road. A driveway crossover is not acceptable.
- iv) The Victoria Road southern footway along the northern edge of Stage 1 and the Wharf Road western footway along the eastern edge of Stage 1 shall be reconstructed with a standard 1.5m wide footpath and corner treatment. The pathway should be directly

abutting the property boundary except where necessary to protect existing trees.

- v) The detailed design of the public open space to the west of stage 1 shall be developed in consultation with Council's Open Space team.

The **Public Domain Construction Drawings** should be generally in accordance with the following requirements:

- i) The applicant must contact Council's Urban Design team for the latest design standards and material specifications before finalising the documentation;
- ii) Must be fully coordinated across the survey, architectural, landscape, engineering, lighting, stormwater and lighting plans;
- iii) New and reinstated (as directed by Council) kerbs and gutters, vehicle crossing points and kerb ramps must be constructed according to City of Parramatta's design standard DS series drawings.
- iv) 200L street trees are required in new streets.
 - Minimum tree pit size of **2.0x2.5mm** should be used in streets (except eastern section of EWR-1 as outlined above). Where street trees are surrounded by pavement (pedestrian or vehicular) strata-cell support to the pavement is to be used. Strata-cell should be laid in a trench joining street tree soil volume area.
 - All street trees are to be positively drained with a subsurface drain located at the base of the tree pit and connected to the local storm water system.
 - The tree supply stock shall comply with the guidance given in publication *Specifying Trees: a guide to assessment of tree quality* by Ross Clark (NATSPEC, 2003). The requirements for height, calliper and branch clearance for street trees are as below table:

Container Size	Height (above container)	Caliper (at 300mm)	Clear Trunk Height	Location
200 litre	2.8 metres	60mm	1.5 metres	Town Centre streets
400 litre	3.5 metres	80mm	1.7 metres	City streets, plazas

- All trees in public places (streets, plaza's and pedestrian links) need to be planted in adequate soil volume (refer Public

Domain Guidelines for street trees and ADG requirements for any planting on structure).

- Species selection to council's approval. Medium to large street tree species are required.
- v) All the public domain, site entries, through-site links, and other publicly accessible areas must comply with the DDA and AS1428 requirements. Any required accessible facilities, including ramps, hand rails, TGSIs at site entries, must be located within the site boundaries without encroaching pedestrian desire lines or clear paths of travel, or projecting in to the public domain.
- vi) Public seating, bicycle stands, furniture and bins required must be provided in the planting area of the footpath zone. Proposed public furniture shall comply with the requirements in the PDG. Seats are required at proposed bus stop locations.
- vii) Standard kerb ramps are to be constructed at all logical pedestrian crossings.
- viii) 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.
- ix) New light poles on Victoria Road and new streets will be EE standard galvanised steel pole selection to council approval.
- x) Required lighting levels are to be determined in consultation with council.

Reason: To set the standards for reconstruction of the public domain.

STORMWATER DISPOSAL

10. 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

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

The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated then written approval from the

affected neighbour shall be obtained and submitted to 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

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

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to 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

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

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

BASEMENT CARPARK AND SUBSURFACE DRAINAGE

14. The basement stormwater pump-out system, must be designed and constructed to include the following:
 - (a) A holding tank capable of storing the run-off from a 100-year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.

- (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
 - (i) The permissible site discharge (PSD) rate; or
 - (ii) The rate of inflow for the one hour, 5 year ARI storm event.
- (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
- (d) A 100 mm freeboard to all parking spaces.
- (e) Submission of full hydraulic details and pump manufacturers specifications.
- (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.
Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

ON SITE DETENTION

15. 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 following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code. The OSD system must be designed to the site parameters of SSR (280 m³/ha) and PSD (190 l/s/ha).
 - a. Stormwater Masterplan report, Version 02 dated November 2016, prepared by Northrop.
 - b. VRS1 Stormwater management report, Version E dated March 2017, prepared by Northrop.
 - c. Civil Engineering Package Stage 1 VRS, Revision 5 dated 01/06/2017, prepared by Northrop.
 - (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.
- (d) The On Site Detention system tanks must be relocated so that they are not beneath habitable rooms. Evidence must be submitted to the PCA prior to release of the Construction Certificate.
- (e) The OSD configuration in the civil package must be amended to be consistent with the manufacturer suggested configuration given in the stormwater management report.

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

CONSTRUCTION OF A HEAVY DUTY VEHICULAR CROSSING

16. 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

17. 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 ROADS, FOOTPATH, DRAINAGE RESERVE

18. 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

19. The proposed kerb inlet pit 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.

SOIL MANAGEMENT

20. Prior to the commencement of construction, a construction phase soil and water management plan must be prepared to the satisfaction of the Principal Certifying Authority. This plan must address, but is not limited to, the Applicant's proposed management strategies for the following issues:

a) *Flood proofing*

During construction of the basement, the full site must be flood-proofed to prevent ingress of floodwaters for at least the 1 in 100-year ARI overland flooding event plus 500mm freeboard. This is to be done by provision of continuous perimeter bunding to the flood planning level, including crests on temporary access ways and stormwater lines. Construction of the bunding and access way crests is to be sufficiently durable so as to withstand the forces of floodwaters and construction activity.

b) *Stormwater management*

All stormwater incident on the construction site must be collected and appropriately disposed of in a manner that does not increase the flood risk for the catchment area or degrade the quality of water being disposed of to Council stormwater infrastructure.

c) *Construction material pollution protection*

During construction, any stockpiled materials and/or construction waste stored onsite is to be isolated from stormwater flow to Council stormwater systems and natural waterways, in order that it not become a pollutant. This is to be achieved with provision of continuous perimeter bunding around waste storage areas, constructed to be of sufficient height and durability to withstand

site-specific stormwater conditions and construction activity for the life-cycle of the construction project.

d) *Erosion and sediment control measures*

Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to include, but not be limited to:

- i) Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.
- ii) A sediment trapping fence, made of a geotechnical textile specifically designed for such a purpose and installed and maintained to manufacturer's specifications, placed below the disturbed area of the construction site along contours.
- iii) Vegetation is to be maintained on the development site as much as possible, and shall not be cleared from neighboring sites.
- iv) Vehicle access shall be restricted to one designated point, and vehicle driveways are to be adequately covered at all times with blue metal or the like.

All devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

e) *Environmental due diligence*

In order to remain compliant with the POEO Act (1997), environmental due diligence must be demonstrated to have been exercised throughout the construction process. To this end, an external, regular environmental management and monitoring system must be proposed, to ensure the integrity of pollution control measures.

f) *De-watering of the excavation cavity*

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.

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

- i) pH 6.5-8.5;

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

This may be achieved with a 'WETSEP' system or equivalent, to hold and treat water prior to discharge.

Full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance must be presented in the final plan submitted to the Principal Certifying Authority prior to works commencing.

Reason: For the protection of the environment and health.

SCHEDULE 2 - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

NO EXTERNAL SERVICE DUCTS

21. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls and balconies free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

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

EXTERNAL WALLS AND CLADDING FLAMMABILITY

22. A The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority and Principal Certifying Authority must:

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

Reason: To ensure appropriate building materials are utilised.

ADPATABLE DWELLINGS

23. The development must incorporate 30 adaptable dwellings. Plans submitted with the Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

24. At least 20% of all residential units shall be designed and fit-out to achieve the 'silver level' requirements as set out in the Liveable Housing Design Guidelines Details published by Liveable Housing Australia.

Details shall be submitted to the satisfaction of the certifying authority prior to the issue of any Construction Certificate.

Reason: To ensure study rooms are not converted to use as bedrooms.

25. An amended stormwater management, landscape and water sensitive urban design plan must be submitted to the satisfaction of Council's Manager Development and Traffic Services prior to issue of a construction certificate. The amended design is to show stormwater management based primarily on landscape integrated measures. Reliance on proprietary filtration/treatment devices to achieve water quality targets is not sufficient. The water sensitive urban design must provide for the required water quality improvement and also the management of water quantity and amenity. Council's DCP requires that landscape integrated measures be incorporated in order to provide ancillary retention and habitat benefits which are not provided by proprietary filtration cartridges.

Reason: Stormwater and environmental management.

HOME WARRANTY INSURANCE

26. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:

- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or

- (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

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

Reason: To comply with the Home Building Act 1989.

LONG SERVICE LEVY PAYMENT

27. 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.

BUILDING WORK IN COMPLIANCE WITH BCA

28. 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 and Assessment Act 1979, as amended and the Environmental Planning and Assessment Regulation 2000.

BASIX COMPLIANCE

29. Stamped drawings showing all relevant design allowances and the NatHERS certificates for individual dwellings are to be provided with the Construction Certificate for the development.

BASIX documents should be consistent with the requirements of BASIX Guide: Certifying Thermal Comfort Version 1.2 01 May 2016.

Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate will be complied with prior to occupation

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

PUBLIC ART

30. A detailed Public Art Plan, prepared by a suitably qualified and experienced public art consultant, in accordance with the City of Parramatta's 'Art in the Public Domain Guidelines' shall be submitted to, and approved by, Council's Manager Development and Traffic Services prior to the issue of any Construction Certificate for works at ground level or above. The Public Art Plan is to include contextual and historical themes and design details of each public art work including concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork and an estimated budget indicated on the approved plans.

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

ACOUSTIC REPORT

31. The recommendations outlined in the acoustic report prepared by Acoustic Logic titled "Melrose Parl – VRS Stage 1 DA Noise Impact Assessment" shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure a suitable level of residential amenity is provided to all units.

NOISE FROM ROADS

32. Prior to the issue of the Construction Certificate for any works at ground level or above, the Certifying Authority must be satisfied the building has been acoustically designed and capable of being constructed to meet the requirements of:

- (a) AS3671-1989 (Acoustics – Road Traffic Noise Intrusion - Building Siting and Construction), and
- (b) AS 2107-2000 (Recommended design sound levels and Reverberation times in Building interiors); and
- (c) The NSW EPA Road Noise Policy.

Certification is to be provided by a practising acoustic engineer certifying the construction plans have been prepared to satisfy the above criteria.

Reason: To ensure a suitable level of residential amenity.

LOCATION OF PLANT

33. Prior to the issue of a Construction Certificate, the Certifying Authority must be satisfied that all plant and equipment (including but not limited to air condition equipment) is located within the basement or enclosed roof areas.

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

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

NO EXTERNAL SERVICE DUCTS

34. 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.

SINGLE MASTER TV ANTENNA

35. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on each building within Stage 1 to service the development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To protect the visual amenity of the area.

REFLECTIVITY OF EXTERNAL FINISHES

36. 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.

NETWORK CAPACITY AND CONNECTION

37. Prior to release of the Construction Certificate for the development the applicant must submit and have approved an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. This assessment is also to consider potential supply of later stages of development of the site. Depending on the outcome of the assessment, any required padmount or indoor / chamber substations will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. See Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

Note: From a preliminary review of the proposal by Endeavour Energy's Capacity Planning section, the existing local area high voltage network may be able to supply Stage 1 load which indicates 380 apartments from the Rydalmere Zone Substation located at 5-7 Wattle Street, Rydalmere. As further Stages are built, additional analysis will be required but it may require a new 11,000 volts (11kV) feeder to be developed from Rydalmere Zone Substation to the site to meet the full load of the completed site comprising 858 apartments and associated retail and child minding facilities. Based on Endeavour Energy's current planning criteria, the estimated total electrical load of the site is up to 3.86 Mega Volt Ampere (MVA).

Reason: To ensure adequate electricity supply to the development.

ENERGY PROVIDER REQUIREMENTS

38. Documentary evidence to the satisfaction of the Certifying Authority must to be provided with the application for a Construction Certificate confirming satisfactory arrangements have been made with an energy provider for the provision of electricity supply to the development.

Reason: To ensure adequate electricity supply to the development.

NO OVERHEAD CABLING

39. To reduce the extent of overhead cabling, all low voltage distribution and service mains required to facilitate the development must be underground both within the allotment boundaries and the public way.

Details must be provided with the plans and documentation accompanying the application of a Construction Certificate to the satisfaction of the Certifying Authority.

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

OBSCURE GLAZING FOR ALL BATHROOM & WC WINDOWS

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

Reason: To ensure privacy to these rooms is adequately maintained.

S94A CONTRIBUTION

41. A monetary contribution comprising \$1,029,623.83 (being 1% of the stated cost of development at \$102,962,383) is payable to City of Parramatta Council in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta Section 94A Development Contributions Plan (Amendment No. 4). Payment must be by EFTPOS, bank cheque or credit card only.

The contribution is to be paid to Council prior to the issue of a Construction Certificate.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation. Parramatta Section 94A Development Contributions Plan (Amendment No. 4) can be viewed on Council's website at:

http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions

Reason: To comply with legislative requirements.

OUTDOOR LIGHTING

42. All outdoor lighting must comply with the relevant provisions of AS/NZS1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Details demonstrating compliance with these requirements must accompany the relevant 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.

BICYCLE STORAGE & PARKING

43. The bicycle storage area must be capable of accommodating a minimum of 139 bicycles within a fixed bicycle rail. The bicycle storage areas and bicycle rail must be designed to meet the requirements of AS 2890 – Off-street Car Parking Facilities (2004). Details of compliance with this standard are to accompany a Construction Certificate application to the satisfaction of the Certifying Authority.

Reason: To promote and provide facilities for alternative forms of transport.

SEPP 65 VERIFICATION

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

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

Reason: To comply with the requirements of SEPP 65.

ENVIRONMENTAL ENFORCEMENT SERVICE CHARGE

45. 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 FEE

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

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

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

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

ENERGY PROVIDER REQUIREMENTS FOR SUBSTATIONS

47. 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.

SYDNEY WATER

48. 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 Sydney Water in respect to the augmentation of water and wastewater services around the site. In this regard, Sydney Water's Notice of requirements are to be provided for the Stage 1 site prior to release of any Construction Certificate for the site ensuring that water and wastewater mains extensions or relocations/diversions are provided for within the development prior to work commencing.

Reason: To ensure adequate water and sewer services are provided to the development.

BROADBAND ACCESS

49. Prior to the issue of any Occupation Certificate, the developer is to provide evidence that satisfactory arrangements have been made with the National Broadband NBN Co have been made where relevant and implemented at no cost to Council for the provision of broadband access to the development.

Note: For more information contact NBN Co.;
Development Liaison Team:
Call 1800 881 816;
Email: newdevelopments@nbnco.com.au;
Web: www.nbnco.com.au/NewDevelopments.

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

ENVIRONMENTAL PROTECTION LICENSE

50. Prior to the release of the Construction Certificate, the applicant is to submit documentary evidence to the Principal Certifying Authority that the required Environment Protection License under Section 43 of the Protection of the Environment Operations Act 1997 has been issued.

Reason: To ensure the required approval has been obtained.

SECURITY BONDS

51. 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/1157/2016;

- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

Bonds shall be provided as follows:

Bond Type
Hoarding - <i>(see Schedule of Fees and charges (\$2500 - \$10,000 per street frontage in 2017/2018 financial year))</i>
Street Furniture - <i>(\$2000 per item in 2017/2018 financial year)</i>
Nature Strip and Roadway - <i>(applies to all developments with a cost greater than \$50K and swimming pools regardless of cost. See Schedule of Fees and Charges, \$2,500 - \$25,000 per street frontage in 2017/2018 financial year)</i>
Street Trees - <i>(\$2000 per street tree 2017/2018 financial year rate)</i>

A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta Council 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.

WASTE MANAGEMENT PLAN – DEMOLITION AND CONSTRUCTION

52. A Waste Management Plan for the Demolition and Construction Stages, covering the scope of this project and including the following details, is required to be submitted to Council for approval prior to commencement of works:
- An estimate of the types and volumes of waste and recyclables to be generated;
 - A site plan showing sorting and storage areas for demolition and construction waste and the vehicle access to these areas;
 - How excavation, demolition and construction waste materials will be reused or recycled and where residual wastes will be disposed;

- d) The total percentage (by weight) of demolition and construction waste that will be reused or recycled.

Council officers will liaise with City of Ryde Council officers in determining the acceptability of the Plan.

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

PLANTER BOX DETAILS

53. Construction details showing substrate depth, drainage, waterproofing etc., for plantings above basement and roof slabs and certification from the landscape architect that the depths are suitable for the mature species to be provided to these planters are to be provided with an application for a Construction Certificate.

Reason: To ensure the creation of functional gardens.

GEOTECHNICAL INVESTIGATIONS

54. Detailed geotechnical investigations must be undertaken to the satisfaction of the Principle Certifying Authority prior to the release of a Construction Certificate. The geotechnical report must address, but is not limited to, the following:

- i. Fulfil the recommendations of the 'Report on preliminary geotechnical investigation, dated 14/10/2014, prepared by Douglas Partners'.
- ii. A detailed soil/ structure interaction analysis must be undertaken to assess magnitudes of lateral ground movement and possible impacts on adjacent properties and services.
- iii. Calculations of expected groundwater inflow into the excavation cavity must be conducted, considering the high groundwater table present on site within clayey soils. The detailed excavation design must propose techniques such as diaphragm walls, secant pile walls or cut soil mixing to minimise groundwater ingress into the excavation cavity.
- iv. Site stability must be investigated, considering the fracture zones with clay infill present along joints in the Shale core.
- v. Appropriate locations must be ascertained for the installation of survey monitoring points around the perimeter of the site to monitor surface movement where structures or buried services may be at risk of vibration damage.
- vi. The impact of excavation and construction of the proposed basement car parks on groundwater levels.

- vii. The drawdown effects on groundwater resulting from the basement excavation and the impacts of this on nearby foundations, services, assets, structures and ecosystems. Appropriate construction methods must be proposed to control groundwater.
- viii. The effect of the development on any gas or seepage control system from the historic landfill area on the site.

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

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with demonstrated experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a high level of protection to adjacent properties and structures both during and after construction.

Reason: Protection of private structures, public assets and the environment.

STORMWATER

- 55. A new stormwater pipeline, kerb inlet pits, adjoining pipework, kerb and gutter, road pavement and full footway are to be constructed/reconstructed in Wharf Road generally in accordance with Northrop's Civil Assets Package revision 5 and Northrop revised Civil Drawings Rev 6 DAC09.12 dated 15/09/2017 but subject to the detailed approval of Council's Manager Civil Assets and Infrastructure. This work is to be completed to the reasonable satisfaction of the Manager Civil Assets and Infrastructure of the Council of City of Parramatta prior to the occupation of Stage 1.

Detailed civil, road and stormwater drainage design drawings must be submitted to Council's Manager Assets and Civil Infrastructure for approval prior to the release of the first Construction Certificate for this development. Appropriate arrangements must be made with Council's Assets team for inspections during and on completion of the works. The works must be complete to the reasonable satisfaction of Council's

Manager Assets and Civil Infrastructure prior to release of the Occupation Certificate.

Reason: Provide infrastructure to support the development.

PRIOR TO WORK COMMENCING

APPOINTMENT OF PCA

56. 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

57. 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

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

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

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

This condition does not apply where works are being carried.

Reason: Statutory requirement.

CONSTRUCTION AND TRAFFIC MANAGEMENT PLAN

59. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the Council. The following matters must be specifically addressed in the Plan:

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:
 - (i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,
 - (iii) The locations of proposed Work Zones in the egress frontage roadways,
 - (iv) Location of any proposed crane standing areas,
 - (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
 - (viii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
 - (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.
 Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Works Zone' restriction is to be installed by Council once the 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.

- (c) Traffic Control Plan(s) for the site:
 - (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
 - (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
 - (i) Evidence of RTA concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods,
- (e) Community Consultation with all owners/occupiers located within 100m of a boundary of the site.

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

Council officers will liaise with City of Ryde Council officers in determining the acceptability of the Plan.

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

PUBLIC LIABILITY INSURANCE

- 60. 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.

NOISE MANAGEMENT PLAN – CONSTRUCTION SITES

61. 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 with all owners/occupiers located within 100m of a boundary of the site.
- (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.

Council officers will liaise with City of Ryde Council officers in determining the acceptability of the Plan.

Reason: To maintain appropriate amenity to nearby occupants.

ROAD-OPENING

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

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

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

DILAPIDATION SURVEY & REPORT FOR PRIVATE PROPERTIES

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

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

In the event access to adjoining allotments for the completion of a dilapidation survey is denied, the 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.

REINFORCED CONCRETE PIPE WORK

64. Details of all of the proposed reinforced concrete pipe-work shall be submitted for Council's City Assets and Infrastructure Unit approval prior to commencement of any work.

Reason: To ensure adequate stormwater infrastructure is provided.

SHORING AND ADEQUACY OF ADJOINING PROPERTY

65. 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.

DURING WORK

IMPORTATION OF CLEAN FILL

66. 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.

ASBESTOS-RECORDS DISPOSAL & LICENSED WASTE FACILITY

67. 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.

HANDLED AND DISPOSED OF BY LICENSED FACILITY

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

Reason: To ensure appropriate disposal of asbestos materials.

WASTE DATA MAINTAINED

69. 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.

DISPOSAL OF MATERIAL AT LICENSED LANDFILL

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

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

DEMOLITION NEW POWER LINES

71. Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected i.e. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be

taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site e.g. street light columns, underground cables etc.

Reason: To ensure safety for workers near power lines.

COPY OF DEVELOPMENT CONSENT

72. 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

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

Reason: To protect the amenity of the area.

MATERIALS ON FOOTPATH

74. 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

75. The applicant must not enter or undertake any work within any adjoining public parks or reserves 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

76. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for

the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

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

Reason: To protect the amenity of the area.

COMPLAINTS REGISTER

77. 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

78. 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.

ROAD OPENING PERMITS INVOLVING DRAINAGE WORK

79. 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).

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.

SITE MAINTENANCE

80. 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.

SPECIAL PERMITS

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

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and

builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.

- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

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

Reason: Proper management of public land.

DRIVEWAY CROSSING APPLICATION

82. 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.

PUBLIC DOMAIN INSPECTIONS

83. 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;
- Delivery of street trees to site. Trees shall be installed within 24hrs of delivery;
- 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.

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

DAMAGE TO PUBLIC INFRASTRUCTURE

84. 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

85. 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.

DURING WORK

86. The perimeter walls and floor of the basement shall be constructed using a "Tank Construction" method, to prevent any flood and ground waters seeping through the basement walls and floor base. The landowner shall manage groundwater inflows and outflows during construction and thereafter in perpetuity, including monitoring, to ensure all of the requirements of the Water NSW/DPI Water are satisfied and that there are no adverse effects on the environment and public health, including water table levels, surface and groundwater flow regimes, contamination and pollution, flooding and water quality and structural stability.

Reason: Protection of the environment and public health.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE / SUBDIVISION CERTIFICATE / USE COMMENCING

OCCUPATION CERTIFICATE

87. 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 complying with legislative requirements of the Environmental Planning and Assessment Act 1979.

APPROVAL OF THE WASTE AND RECYCLING MANAGEMENT FACILITIES

88. Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifying Authority must obtain Council's approval of the waste and recycling management facilities provided in the development and ensure arrangements are in place for domestic waste collection by Council.

Reason: To ensure the site's waste facilities are in place and to an appropriate standard.

SECTION 73 CERTIFICATE

89. 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.

SEPP 65 VERIFICATION STATEMENT OC STAGE

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

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

Reason: To comply with the requirements of SEPP 65.

OSD POSITIVE COVENANT/RESTRICTION

91. Prior to issue of the Subdivision Certificate, the applicant must create a Positive Covenant and Restriction on the Use of Land prepared in accordance with Section 88E of the Conveyancing Act 1919, burdening the owner of the allotment with the requirement to maintain the on-site stormwater detention facilities.

The terms of the instruments are to be to Council's satisfaction and are to be generally in accordance with Council's 'draft terms of Section 88B instrument for protection of on-site detention facilities'.

Where a title already exists, the Positive Covenant and the Restriction on the use of Land is to be created via an application to the Land Titles Office using forms 13PC and 13RPA.

The relative location of the On-Site Detention facility as it relates to the building footprint must be shown to scale in plan form or a works as executed plan if the work is completed is required to accompany 13PC and 13RPA forms.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure appropriate documentation is in place.

PUBLIC ART

92. The artworks must be installed in accordance with the approved arts plan.

Final documentation including details of fabrication and installation of art work including a maintenance schedule must be submitted and approved by Council and Artwork completed in full and installed to the satisfaction of Council prior to the issue of any Occupation Certificate.

Reason: To comply with Development control requirements and ensure the appropriate implementation of the approved public art plan.

INTERCOM

93. Prior to the issue of any Occupation Certificate an intercom system must be provided in a convenient location adjacent to the visitor parking entry.

Reason: To ensure convenient access is available for visitors to the building.

CERTIFICATION FROM AN ACOUSTIC CONSULTANT

94. The acoustic measures required by the approved acoustic report(s) prepared must be implemented prior to issue of any Occupation Certificate.

Reason: To minimise the impact of noise.

SCHEDULE OF STREET NUMBERING

95. Prior to the issue of an Occupation Certificate the developer must provide Council with a schedule of individual unit/street numbers as displayed within the development for identification purposes. The numbering sequence must be in accordance with the street numbering approval letter issued by Council.

Reason: To ensure developments are appropriately numbered.

STREET NUMBER READILY VISIBLE LOCATION

96. A street numbers are to be placed on each building 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.

BASIX COMPLIANCE

97. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the approved BASIX Certificate will be complied with prior to occupation

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

TELECOMMUNICATIONS SERVICES

98. The developer must submit to the Principal Certifying Authority a letter from the telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and cable television services, prior to the release of the or issuing of any Occupation Certificate.

Reason: To ensure provision of appropriately located telecommunication facilities.

PROVISION OF ENDEAVOUR ENERGY SERVICES

99. 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.

THE RELEASE OF BOND(S)

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

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

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

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.

ADAPTABLE DWELLINGS

101. Certification must be provided prior to the issue of an Occupation Certificate that the required adaptable dwelling(s) have achieved a class C design in accordance with the requirements of AS 4299 -1995.

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

LANDSCAPING SHALL BE COMPLETED PRIOR TO OCCUPATION

102. The site is to be landscaped as per the Pre-Road Widening Landscape Plan No. SK02B prepared by Scape Design (as modified by this consent) prior to any occupation certificate.

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

Reason: To ensure landscaping is completed in accordance with the approved plans and maintained.

CONSTRUCTION OF A CONCRETE FOOTPATH

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

Reason: To provide pedestrian passage.

WORK-AS-EXECUTED PLAN

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

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) 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) Approved verses installed Drainage Design (OSD) Calculation Sheet.

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.

REQUEST FOR A SUBDIVISION CERTIFICATE

105. A separate application must be made for a strata subdivision certificate. The application is to be accompanied by a final Occupation Certificate.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).

PUBLIC OPEN SPACE

106. The landscaping works to Lot 11 (public open space) is to be completed, to the satisfaction of Council, prior to issue of the final Occupation Certificate.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).

THROUGH SITE LINK

107. An easement for public access in favour of the City of Parramatta is to be included on the title for Lot 10 as set out by notation '(B)' on the draft subdivision plan hereby approved, prior to issue of the final Occupation Certificate.

Note: road widening lots to be dedicated in later stages of development.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended).

PUBLIC DOMAIN

108. Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the public domain construction works must be completed to Council's satisfaction and a **final approval** shall be obtained from Council's Assets & Urban Design teams.

Council will issue the **final approval** for the finished public domain works that complied with the approved public domain documentations and

Council's satisfaction. A **final inspection** will be conducted by Council staff after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approved is obtained.

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

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

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

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

STORMWATER COVENANTS

109. Prior to issue of an Occupation Certificate, the applicant must create a Positive Covenant and Restriction on the Use of Land, prepared in accordance with Section 88B of the Conveyancing Act 1919, burdening the owner of the allotment with the requirement to maintain the on-site rainwater harvesting, bio-retention and water quality treatment facilities. The terms of the instruments are to be to Council's satisfaction, and based on Council's standard wording for 88E instruments. Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principle Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure that appropriate protective instruments are put in place for the water quality management system.

STORMWATER MANAGEMENT REPORT

110. An Operational Management and Maintenance Report is required to be lodged with the Occupation Certificate application as a separable section of the Stormwater Drainage Plan to provide an outline of the proposed long term operational management and maintenance requirements of

the stormwater system on the site. As a guide, the maintenance report is required to cover all aspects of on-site facilities associated with the management of stormwater quality and is to outline the following requirements:

- i) Aims and objectives (including water quality and filter media parameters);
- ii) A plan showing the location of the individual components of the system.
- iii) Manufacturer's data and product information sheets for any proprietary products
- iv) Location of inspection and monitoring points shown clearly on the plan
- v) Description of inspection/maintenance techniques and the associated rectification procedures.
- vi) A schedule or timetable for the proposed regular inspection and monitoring of the devices, (Council recommends a visual inspection at least 3 times per year between October and May the following year, with a maximum of 3 months between successive inspections). Inspection is to be made not less than 24 hours and not more than 72 hours after the cessation of rainfall if the total rainfall on any day exceeds 30mm.
- vii) Record keeping and reporting requirements.
- viii) Review and update requirements.

The report is required to be prepared by a suitably qualified and experienced professional to the satisfaction of Council and utilise the maintenance checklists located 'Product Design Manual' or (in the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland).

In this regard, the approved report is required to be implemented in perpetuity to the satisfaction of Council. Regular inspection records are required to be maintained and made available to Council upon request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the treatment measure/s.

Reason: To ensure appropriate management and maintenance requirements are established.

OPERATIONAL MATTERS

SITE CARETAKER

111. A site caretaker must be employed and be responsible for moving bins where and when necessary, washing bins and maintaining waste storage areas, ensuring the chute system and related devices are maintained in effective and efficient working order, managing the communal composting area, managing the bulky item storage area, arranging the prompt removal of dumped rubbish, and ensuring all residents are informed of the use of the waste management system. The site caretaker must be employed for a sufficient number of hours each week to allow all waste management responsibilities to be carried out to a satisfactory standard.

Reason: To ensure the site is appropriately managed.

NOISE FROM MECHANICAL EQUIPMENT

112. 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.

AIR CONDITIONERS

113. The air conditioner/s must not: (a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):

- (a) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
- (b) before 7.00am and after 10.00pm on any other day.
- (c) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (i) and
- (d) above, which exceeds the background (LA90, 15 minute) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.

Reason: To prevent loss of amenity to the area.

You are reminded that to comply with the conditions of consent, this modification may require you to obtain a construction certificate or an amended construction certificate.

Rights of Appeal:

If you are dissatisfied with this decision, Section 8.9 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land

and Environment Court. Refer to Section 8.10 of the Environmental Planning and Assessment Act 1979 for timeframes prescribed under the Environmental Planning and Assessment Act in which appeals are to be lodged with the Land and Environment Court.

Yours faithfully



Paul Sartor
Development Assessment Officer
Development Assessment Services

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