

APPENDIX 4 - DRAFT CONDITIONS OF CONSENT (DA/295/2020)

General Matters

Planning

APPROVED PLANS AND SUPPORTING DOCUMENTATION

1. The development must be carried out in accordance with the plans and documentation listed below, and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Architectural Drawings (AJ+C Project No: 16012)

Plan No.	Issue	Plan Title	Dated
DA4-000	3	COVER SHEET	21/10/20
DA4-001	2	PERSPECTIVES	11/09/20
DA4-002	1	PERSPECTIVES	11/09/20
DA4-003	1	PERSPECTIVES	11/09/20
DA4-100	2	SITE PLAN	11/09/20
DA4-201	2	FLOOR PLAN - BASEMENT 2	11/09/20
DA4-202	2	FLOOR PLAN - BASEMENT 1	11/09/20
DA4-203	2	FLOOR PLAN – LEVEL 1	11/09/20
DA4-204	3	FLOOR PLAN – LEVEL 2	21/10/20
DA4-205	2	FLOOR PLAN – LEVEL 3	11/09/20
DA4-206	2	FLOOR PLAN – LEVEL 4	11/09/20
DA4-207	2	FLOOR PLAN – LEVEL 5	11/09/20
DA4-208	2	FLOOR PLAN – LEVEL 6	11/09/20
DA4-209	2	FLOOR PLAN – LEVEL 7	11/09/20
DA4-210	2	FLOOR PLAN – LEVEL 8	11/09/20
DA4-211	2	FLOOR PLAN – LEVEL 9	11/09/20
DA4-212	2	FLOOR PLAN – LEVEL 10	11/09/20
DA4-213	2	FLOOR PLAN – LEVEL 11	11/09/20
DA4-214	2	FLOOR PLAN – LEVEL 12	11/09/20
DA4-215	2	FLOOR PLAN – LEVEL 13	11/09/20
DA4-216	2	ROOF PLAN	11/09/20
DA4-300	1	MATERIALS SCHEDULE	11/09/20
DA4-310	3	ELEVATIONS - NORTH & SOUTH	30/09/20
DA4-311	3	ELEVATIONS - EAST & WEST	30/09/20
DA4-312	3	ELEVATIONS – AT BUILDING BREAKS	30/09/20
DA4-320	3	SECTIONS – EAST – WEST	30/09/20
DA4-321	3	SECTIONS – NORTH – SOUTH 1	30/09/20
DA4-322	2	SECTIONS – NORTH – SOUTH 2	30/09/20
DA4-350	1	BASIX ELEVATIONS 1	11/09/20
DA4-351	1	BASIX ELEVATIONS 2	11/09/20
DA4-352	2	BASIX ELEVATIONS 3	21/10/20
DA4-511	2	ADAPTABLE & UNIVERSAL APARTMENTS	11/09/20

Plan No.	Issue	Plan Title	Dated
DA4-931	1	NSR-3 ENTRY – SHEET 1	12/05/20
DA4-932	1	NSR-3 ENTRY – SHEET 2	12/05/20
DA4-933	1	BUILDING 1 COURTYARD	12/05/20
DA4-934	1	VICTORIA ROAD ENTRY – SHEET 1	12/05/20
DA4-935	1	VICTORIA ROAD ENTRY – SHEET 2	12/05/20
DA4-936	1	BUILDING 6 LOBBY	12/05/20
DA4-937	1	BUILDING 5 LOBBY	12/05/20
DA4-938	1	BUILDING 5 COURTYARDS	12/05/20
DA4-939	1	BUILDING 4 LOBBY	12/05/20
DA4-940	1	BUILDING 3 LOBBY 3	12/05/20
DA4-941	1	BUILDING 3 LOBBY 1	12/05/20
DA4-942	1	BUILDING 2 LOBBY	12/05/20
DA4-968	3	GFA DIAGRAMS 1	21/10/20
DA4-969	3	GFA DIAGRAMS 2	21/10/20
SK120	-	LEVEL 1 FLOOD CONTOURS	23/10/20
SK121	-	LEVELS 2-3 FLOOD CONTOURS	23/10/20

Civil Drawings (Northrop Project No: 150077-04-02-DA)

Plan No.	Issue	Plan Title	Dated
C01.01	7	COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE	18/09/20
C01.11	6	SPECIFICATION NOTES	18/09/20
C01.21	6	EXISTING SITE CONDITIONS	18/09/20
C01.30	4	VRS STAGING AND APPROVALS	18/09/20
C01.31	6	GENERAL ARRANGEMENT PLAN (VRS MASTERPLAN)	18/09/20
C01.41	6	GENERAL ARRANGEMENT PLAN (MELROSE SITE MASTERPLAN)	18/09/20
C02.01	6	CONCEPT SEDIMENT AND SOIL EROSION CONTROL PLAN SHEET 1	18/09/20
C02.11	6	SEDIMENT AND SOIL EROSION CONTROL DETAILS	18/09/20
C03.01	6	BULK EARTHWORKS PLAN	18/09/20
C03.11	6	BULK EARTHWORKS VRS & MP NORTHERN PRECINCT	18/09/20
C03.21	6	BULK EARTHWORKS VRS & MP NORTHERN PRECINCT ROAD NETWORK	18/09/20
C03.31	6	BULK EARTHWORKS PERSPECTIVE VIEWS SHEET 1	18/09/20
C03.32	6	BULK EARTHWORKS PERSPECTIVE VIEWS SHEET 2	18/09/20
C04.01	6	TYPICAL SECTIONS SHEET 1	18/09/20
C04.02	6	TYPICAL SECTIONS SHEET 2	18/09/20
C04.03	6	TYPICAL SECTIONS SHEET 3	18/09/20
C04.11	6	SITEWORKS & GRADING PLAN SHEET 1	18/09/20
C04.12	6	SITEWORKS & GRADING PLAN SHEET 2	18/09/20
C04.13	6	SITEWORKS & GRADING PLAN SHEET 3	18/09/20
C04.14	6	SITEWORKS & GRADING PLAN SHEET 4	18/09/20
C04.21	6	ROAD ALIGNMENT CONTROL PLAN – SHEET 1	18/09/20

Plan No.	Issue	Plan Title	Dated
C04.31	6	ROAD LONGITUDINAL SECTIONS SHEET 1	18/09/20
C04.32	6	ROAD LONGITUDINAL SECTIONS SHEET 2	18/09/20
C04.33	6	ROAD LONGITUDINAL SECTIONS SHEET 3	18/09/20
C04.34	6	ROAD LONGITUDINAL SECTIONS SHEET 4	18/09/20
C04.35	6	ROAD LONGITUDINAL SECTIONS SHEET 5	18/09/20
C04.36	6	ROAD LONGITUDINAL SECTIONS SHEET 6	18/09/20
C04.51	6	ROAD CROSS SECTIONS SHEET 1	18/09/20
C04.52	6	ROAD CROSS SECTIONS SHEET 2	18/09/20
C04.53	6	ROAD CROSS SECTIONS SHEET 3	18/09/20
C04.54	6	ROAD CROSS SECTIONS SHEET 4	18/09/20
C04.55	6	ROAD CROSS SECTIONS SHEET 5	18/09/20
C04.56	6	ROAD CROSS SECTIONS SHEET 6	18/09/20
C04.57	6	ROAD CROSS SECTIONS SHEET 7	18/09/20
C04.58	6	ROAD CROSS SECTIONS SHEET 8	18/09/20
C04.59	6	ROAD CROSS SECTIONS SHEET 9	18/09/20
C04.60	6	ROAD CROSS SECTIONS SHEET 10	18/09/20
C04.61	6	ROAD CROSS SECTIONS SHEET 11	18/09/20
C04.62	6	ROAD CROSS SECTIONS SHEET 12	18/09/20
C04.63	6	ROAD CROSS SECTIONS SHEET 13	18/09/20
C04.64	6	ROAD CROSS SECTIONS SHEET 14	18/09/20
C04.65	6	ROAD CROSS SECTIONS SHEET 15	18/09/20
C04.81	6	KERB RETURN PLAN SHEET 1	18/09/20
C04.82	6	KERB RETURN PLAN SHEET 2	18/09/20
C04.83	6	KERB RETURN PLAN SHEET 3	18/09/20
C04.84	5	KERB RETURN PLAN SHEET 4	18/09/20
C07.01	6	STORMWATER DRAINAGE PLAN SHEET 1	18/09/20
C07.02	6	STORMWATER DRAINAGE PLAN SHEET 2	18/09/20
C07.03	6	STORMWATER DRAINAGE PLAN SHEET 3	18/09/20
C07.04	6	STORMWATER DRAINAGE PLAN SHEET 4	18/09/20
C07.11	6	STORMWATER LONGITUDINAL SECTIONS SHEET 1	18/09/20
C07.41	6	STORMWATER OSD DETAILS SHEET 1	18/09/20
C07.42	6	STORMWATER OSD DETAILS SHEET 2	18/09/20
C07.43	6	STORMWATER OSD DETAILS SHEET 3	18/09/20
C07.81	6	1% AEP CONTOUR PLAN AND FLOOD WALL EXTENTS SHEET 1	18/09/20
C07.82	6	1% AEP CONTOUR PLAN AND FLOOD WALL EXTENTS SHEET 2	18/09/20
C07.83	6	1% AEP CONTOUR PLAN AND FLOOD WALL EXTENTS SHEET 3	18/09/20
C07.84	6	1% AEP CONTOUR PLAN AND FLOOD WALL EXTENTS SHEET 4	18/09/20
C07.91	6	CATCHMENT PLAN	18/09/20
C07.92	5	STORMWATER CALCULATIONS	18/09/20
C08.01	6	PAVEMENT AND LINEMARKING PLAN SHEET 1	18/09/20
C08.02	6	PAVEMENT AND LINEMARKING PLAN SHEET 2	18/09/20
C08.03	6	PAVEMENT AND LINEMARKING PLAN SHEET 3	18/09/20

Plan No.	Issue	Plan Title	Dated
C08.04	6	PAVEMENT AND LINEMARKING PLAN SHEET 4	18/09/20
C10.01	6	SITEWORKS DETAILS SHEET 1	18/09/20
C10.02	6	SITEWORKS DETAILS SHEET 2	18/09/20

Landscape Drawings (Scott Carver Project No: 20200009)

Page No.	Issue	Plan Title	Dated
LD-DA310	1	COMMUNAL OPEN SPACE PLANTING PLAN	28/08/20
LD-DA311	1	ROOFTOP PLANTING PLAN	09/09/20
LD-DA312	1	PERIPHERY PLANTING SHEET 1	28/08/20
LD-DA313	1	PERIPHERY PLANTING SHEET 2	28/08/20
LD-DA314	1	PERIPHERY PLANTING SHEET 3	28/08/20
LD-DA500	1	LANDSCAPE DETAILS	08/2020
LD-DA501	1	LANDSCAPE DETAILS	08/2020

Stratum Subdivision Drawings (LTS Project No: 41367 095DP)

Page No.	Issue	Plan Title	Dated
1	-	LOCATION PLAN	15/09/20
2	-	BASEMENT 2 & BELOW	15/09/20
3	-	BASEMENT 1	15/09/20
4	-	LEVEL 1	15/09/20
5	-	LEVEL 2	15/09/20
6	-	LEVEL 3 & ABOVE	15/09/20

Torrens Subdivision Drawings (LTS Project No: 41367 063ST4)

Page No.	Issue	Plan Title	Dated
1	C	PROPOSED SUBDIVISION PLAN VRS STAGE 4 – MELROSE PARK	17/06/19

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Disability Access Report	P000472	V4	Cheung Access Pty Ltd	16/09/20
Traffic Noise Impact Assessment	20190484.1	1	Acoustic Logic	20/06/19
Arboricultural Impact Assessment Report	-	V2	Koala Arbor Consulting Arborists	22/05/20
BASIX Certificate	918225M	04	Northrop Consulting Engineers	01/11/20
NCC Compliance Capability Report	M200039	F	Mondan Consulting	23/09/20
Design Report	-	B	AJ+C	11/09/20
Geotechnical Assessment	32553PNrpt	1	JKGeotechnics	06/08/19
Green Travel Plan	P0561	3	Ason Group	28/09/20
Groundwater Management Plan	J190657 RP2	6	EMM Consulting	15/07/20

Historical Archaeological Assessment	J18121 RP#1	4	EMM Consulting	14/02/19
Landscape Design Report	20200009	1	Scott Carver	04/09/20
Nationwide House Energy Rating Scheme – Class 2 summary	0005351400	-	Northrop Consulting Engineers	01/11/20
Remediation Action Plan	-	1	Trace Environmental	29/03/18
Statement of Environmental Effects and further information submitted- 29/9/20 and 23/10/20	-	-	Keylan Consulting	May 2020
Stormwater Management Report	150077	E	Northrop Consulting Engineers	18/09/20
Design Certificate	-	-	Structural Design Solutions	26/06/19
Traffic Impact Assessment	0561r04v3	4	Ason Group	28/09/20
Utility Services Report	SY150077-15-BSR01	7	Northrop Consulting Engineers	18/09/20
Operational Waste Management Plan	SO150	J	Elephants Recycling Foot	22/09/20

Note: In the event of any inconsistency between the architectural drawings and the landscape drawings and/or civil drawings, the architectural plans shall prevail to the extent of the inconsistency.

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

STAGING

- The development may be carried out, and occupied, in up to 3 stages. The breakdown of stages are as follows:

- Stage 1 - Earthworks, excavation, construction of basements up to podium, construction of Buildings 1 and 2 and construction of retail unit and supermarket;
- Stage 2: Construction of Buildings 3 and 4 (and construction of communal open space) and public domain
- Stage 3: Construction of Buildings 5 and 6.

References to stages in this consent are with regard to the stages outlined above.

Reason: To allow development to be completed in stages.

DESIGN EXCELLENCE

- In order to ensure the design excellence quality of the development is retained:
 - 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 Modification Applications, Construction Certificates and Occupation Certificates before submission to the certifying authority);
 - 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 any 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.

NO ENCROACHMENT ON COUNCIL AND/OR ADJOINING PROPERTY

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

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

DECELERATION LANE NOT APPROVED

- 5. Notwithstanding the Civil Drawings listed in Condition 1, no approval is given for the deceleration lane off of Victoria Road.

Reason: To clarify scope of consent.

PUBLIC UTILITY RELOCATION

- 6. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.

Reason: To ensure the applicant bears all reasonable costs for the development.

Endeavour Energy

ENDEAVOUR ENERGY EASEMENT REQUIREMENTS

- 7. The following is a summary of the usual / main terms of Endeavour Energy's electrical easements / protected electrical works requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is for no activities or encroachments to occur within its easement areas. Most activities are prohibited within the padmount substation easement. However, if any proposed works (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load or asset relocation project) will encroach / affect Endeavour Energy's easements, contact must first be made with the

Endeavour Energy's Easements Officer

Reason: To comply with the requirements of Endeavour Energy.

PLANTING IN VICINITY OF ELECTRICAL INFRASTRUCTURE

8. The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in full grown height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Reason: To comply with the requirements of Endeavour Energy.

ELECTRICAL INFRASTRUCTURE SAFETY

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

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

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

Reason: To ensure construction safety procedures are appropriately implemented.

ELECTRICAL INFRASTRUCTURE STANDARDS

10. The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. Inadequate connection to the earth to allow a leaking/fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury.

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

ELECTRICAL INFRASTRUCTURE EMERGENCIES

11. In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note Emergencies Telephone is 131 003 which can be contact 24 hours/7 days. Endeavour Energy's contact details must be included in any relevant risk and safety management plan.

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

ELECTRICAL INFRASTRUCTURE ACCESS

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

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

Environmental Health

IMPORTED FILL

13. 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:

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

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.

REMEDIATION ACTION (RAP)

14. Remediation works shall be carried out in accordance with the Remediation Action Plan Revision 1 prepared by Trace Environmental dated 29 March 2018. The applicant shall inform Council in writing of any proposed variation to the remediation works. Council shall approve these variations in writing prior to the commencement of works.

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

VALIDATION REPORT

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

(a) Compliance with the approved RAP;

- (b) The remediation acceptance criteria (in the approved RAP) has been fully complied with;
- (c) All remediation works undertaken comply with the contaminated lands planning guidelines, Contaminated Lands Management Act 1997, SEPP 55 and Council's Management of Contaminated Lands Policy and includes:
 - Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
 - A "notice of completion of remediation work" as required under Clause 18 of SEPP 55; and
 - A statement confirming that the site following remediation of contamination is suitable for the intended use.

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

VALIDATION REPORT – SITE AUDIT STATEMENT

16. Following the preparation of the validation report, Council requires the applicant to engage an accredited auditor under the Contaminated Land Management Act 1997 to review the Validation Report prepared by the contaminated land consultant and issue a Site Audit Statement. The accredited auditor shall consult with Council prior to finalising and issuing the Site Audit Statement. The Site Audit Statement should allow for soil access to occur to ground level courtyards and communal open space areas within the development. The accredited auditor shall provide Council with a copy of the Site Audit Report and Site Audit Statement, prior to the issuing of the Occupation Certificate for Stage 1 works. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, the consent shall prevail to the extent of the inconsistency and a Section 4.55 Modification Application or further Development Application pursuant to the Environmental Planning and Assessment Act 1979 will be required.

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

Traffic

CAR PARKING ALLOCATION

17. Car parking is to be allocated as follows:
- (a) Residential occupants - 412 spaces;
 - (b) Residential visitors - 52 spaces;
 - (c) Commercial occupant/visitor – 47 spaces; and
 - (d) Car Share - 10 spaces

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

At least 5 of the residential visitor parking spaces shall be equipped with the ability to charge electric vehicles.

Total on-site car parking: 521 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.

DEDICATION OF ROADS

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

All retaining walls and earth batters must remain under private ownership.

All road pavements, kerbs, footpaths, drainage assets, etc. must be in good condition as verified by a Council/RMS assets inspector prior to dedication to Council/RMS.

Reason: To ensure the appropriate management of maintenance of the road.

Transport for NSW

WORKS CONFINED TO SITE

19. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited height or depth), along the Victoria Road boundary.

Reason: To comply with the requirements of Transport for NSW.

Prior to the issue of a Construction Certificate

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

Planning

BUILDING WORK IN COMPLIANCE WITH BCA

20. 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.

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 relevant Construction Certificate(s) to the satisfaction of the Certifying Authority.

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

EXTERNAL WALLS AND CLADDING FLAMMABILITY

22. The external walls of the buildings including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of the relevant Construction Certificate(s) and Occupation Certificates 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.

ADAPTABLE DWELLINGS

23. At least 42 adaptable residential units shall be provided. Plans submitted with the relevant Construction Certificate(s) 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.

LIVEABLE HOUSING

24. At least 83 of the 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 the relevant Construction Certificate(s).

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

HOME WARRANTY INSURANCE

25. 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.

RETAINING WALLS

26. 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 to commencement of the works.

Structural details, certified by a practicing structural engineer, shall accompany the relevant application(s) for a Construction Certificate for assessment and approval by the Certifying Authority.

Reason: To minimise impact on adjoining properties.

LOCATION OF PLANT

27. Prior to the issue of any 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, enclosed roof areas or plant rooms included on levels.

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.

SINGLE MASTER TV ANTENNA

28. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed to service each block in 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 relevant Construction Certificate(s) to the satisfaction of the Certifying Authority.

Reason: To protect the visual amenity of the area.

REFLECTIVITY OF EXTERNAL FINISHES

29. External materials must be pre-colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing (excluding any solar PV panels) 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(s) to the satisfaction of the Certifying Authority.

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

IMPACT ON EXISTING UTILITY INSTALLATIONS

30. 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 the relevant application(s) 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.

NETWORK CAPACITY AND CONNECTION

31. Prior to release of the relevant Construction Certificate for any works at or above ground level, 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'.

Reason: To ensure adequate electricity supply to the development.

OVERHEAD CABLING

32. 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 relevant application(s) for 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

33. 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(s) application to the satisfaction of the Certifying Authority.

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

ENVIRONMENTAL ENFORCEMENT SERVICE CHARGE

34. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of any 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

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

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

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

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

LONG SERVICE LEVY PAYMENT

36. No Construction Certificate is 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.

DEVELOPER CONTRIBUTIONS

37. A monetary contribution comprising \$1,595,000.00 (being 1% of the stated cost of development at \$159,500,00) is payable to City of Parramatta Council in accordance with Section 7.12 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 required by this condition must be paid before the issue of an Occupation Certificate in respect of any building to which this consent relates. In that instance, an occupation certificate cannot be issued until Council have confirmed in writing that the contribution levy has been received in full.

Note however that payment of the contribution will be required prior to the issue of any Construction Certificate if no Construction Certificate in respect of the erection of any building to which the consent relates has been issued before or on 25 September 2022 (or later if extended by the NSW Government), the monetary contribution must be paid before the issue of the any Construction Certificate after that date for any such building.

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.

SECURITY BONDS

38. In accordance with Section 4.17(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council 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/295/2020;
- (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 - (\$2731.55 - \$5,463.10 per street frontage in 2020/2021 financial year)
Development Sites Bonds and Bank Guarantee - (\$25,750 in 2020/2021 financial year)

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.

SEPP 65 VERIFICATION

39. Design Verification issued by a registered architect is to be provided with the relevant application(s) 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.

BROADBAND ACCESS

40. Prior to the issue of the relevant 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.

STORAGE PROVISION

41. Prior to the issue of the relevant Construction Certificate(s), the basement storage areas will be allocated to the applicable units to the satisfaction of the Principal Certifying Authority. The allocation will be such that each unit has a minimum total secure storage volume (including the storage space within each unit) as follows:

- i) Studio units – 4m³
- ii) 1 bedroom units – 6m³
- iii) 2 bedroom units – 8m³
- iv) 3 bedroom units – 10m³

Reason: To ensure each unit has sufficient on-site storage capacity.

ACCESS AND SERVICES FOR PEOPLE WITH DISABILITIES

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

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

DETAILED DRAWINGS

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

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

SKYLIGHTS

44. All skylights shall be fully openable to occupants. Details demonstrating compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To ensure adequate cross ventilation is provided.

WINDOW REVEALS

45. Notwithstanding the approved stamped drawings, the external reveals for all windows are to be at least 150mm in depth. Details demonstrating compliance are to be submitted to and approved by Council's Manager DTSU prior to issue of the relevant construction certificate(s) which include façade works.

Reason: To ensure design excellence.

WINDOWLESS ROOMS

46. The windowless habitable rooms notated as 'STORE ROOMS' on the architectural drawings hereby approved shall be fitted with storage joinery (i.e. in-built cabinets). Details shall be submitted to the satisfaction of the certifying authority prior to the issue of the Construction Certificate.

Reason: To ensure study rooms are not convertible for use as bedrooms.

SIGNAGE ZONES

47. Notwithstanding the architectural drawings hereby approved, the following 3 signage zones are not approved:

- East Elevation – 2 x wall signs: 2.3m (L) x 0.6m (H)
- South Elevation – 1 x wall sign: 2.3m (L) x 0.6m (H)

Reason: To protect the amenity of the area.

SPECIALIST REPORTS

48. The works/methods/procedures/control-measures/recommendations in the specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority. A list of all of the recommendations and how they have been actioned shall be provided to Council.

Reason: To ensure a suitable level of residential and public amenity.

OUTDOOR LIGHTING

49. All outdoor lighting and lighting of publicly accessible spaces must comply with the relevant provisions of AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting, and with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting, and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill.

A detailed lighting plan demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate(s).

Reason: To protect the amenity of the surrounding neighbourhood from the

emission of light and to provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

ACCESSIBLE PATHS OF TRAVEL

50. All dwellings and communal open spaces must be 'visitable' by people with a disability. There must be a continuous accessible path of travel (AS 1428.1:2001) from the street and any visitor parking to and through the entrance door of all dwellings. A continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel: - fixtures and fittings such as lights; awnings; windows that, when open, intrude into the circulation space; telephones; skirtings and similar objects.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To maximise the accessibility of the proposal.

ACCESSIBLE FEATURES

51. Communal open spaces including, but not limited to, the BBQs, seating, adventure and gym areas must provide accessible and inclusive features.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To maximise the accessibility of the proposal.

NATURALLY VENTILATED SPACES

52. The following areas shall remain naturally ventilated, not be fully enclosed and not be fully weatherproofed:

- Lift lobbies at Levels 2 and 3 of Building 3 (6 total)
- Fire bridges between Buildings 4 and 5 at Levels 4 to 10 (inclusive).

Naturally ventilated for the purposes of this condition means that at least 2 opposing elevations must be at least 25% open (in elevation) to the elements.

Details demonstrating compliance are to be submitted to and approved by Council's Manager DTSU prior to issue of the relevant Construction Certificate(s).

Reason: To comply with the Floor Space Ratio development Standard.

DELETION OF UNIT / RECONFIGURED ENTRY

53. Notwithstanding the architectural drawings hereby approved, Unit 2101 (as notated on the drawings), is to be deleted.

This area shall be used to provide a larger entrance for Building 2 which is more clearly legible from, and addresses the street.

Details demonstrating compliance are to be submitted to and approved by Council's Manager DTSU prior to issue of the relevant Construction Certificate(s).

Reason: To provide appropriate amenity for occupants and assist in wayfinding

in keeping with the requirements of SEPP 65, the Apartment Design Guide and Parramatta development Control Plan 2011.

ROOF DESIGN

54. The roof of Building 6 shall be finished with a green roof and/or patterned ballast. Any plant/equipment shall be screened.
Details demonstrating compliance are to be submitted to and approved by the Certifying Authority prior to issue of the relevant Construction Certificate(s).
Reason: To reduce the visual impact of units within the development which overlook this space.

Endeavour Energy

ENERGY PROVIDER REQUIREMENTS FOR SUBSTATIONS

55. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for any 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.

Engineering

BASEMENT CARPARK AND SUBSURFACE DRAINAGE

56. 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 relevant

Construction Certificate(s).

Reason: To ensure satisfactory storm water disposal.

ON SITE DETENTION

57. Full engineering construction details of the stormwater system, including on-site detention (OSD) structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the relevant Construction Certificate:
- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the civil drawings 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.
 - (b) The OSD system must be designed to the Site Storage Requirement of 280m³/ha and a Permissible Site Discharge of 190 L/s/ha (when using 3rd edition of UPRCT's handbook).
 - (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris.
 - (d) Ventilation measures such as vent stacks must be installed in the OSD tank within the garage to ensure adequate cross ventilation within the tank.
 - (e) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.
 - (f) The OSD 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.
 - (g) The OSD configuration in the civil package must be amended to be consistent with the manufacturer suggested configuration given in the approved 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.

DESIGN TO WITHSTAND FLOODING

58. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding events up to the 1 in 100 year level plus 500mm freeboard.
- Reason:** To ensure the structure can withstand flooding impacts.

FLOOR LEVELS

59. The finished floor levels of all habitable rooms/floors including but not limited to residential and commercial uses shall be a minimum of 0.5m above the 1% AEP overland flow water surface level in the adjacent roads assuming 100% blockage of the piped road drainage system as modelled by Lyall Associates October 2020. These minimum finished floor levels shall be in accordance with drawing SK120 'Level 1 Flood Contours' and SK 121 'Levels 2-3 Flood Contours' by AJ+C

filed by Council on 26.10.2020 under D07716655. If the finished floor levels shown on drawings SK 120 and SK 121 are higher than those shown on other architectural drawings at the same location, the levels on SK 120 and SK 121 shall take precedence.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure adequate protection of life and property from flooding.

WATER TREATMENT FOR STORMWATER

60. The stormwater water quality treatment and rainwater capture system, as outlined in Stormwater Management Report Issue E by Northrop dated 18/09/2020, must be installed to manage surface runoff water. Details of the proposed devices and their location shall be submitted for the approval of the Certifying Authority prior to release of the relevant Construction Certificate.

Reason: To ensure appropriate water quality treatment measures are in place as required by section 3.3.6.1 of City of Parramatta Council Development Control Plan 2011.

CONSTRUCTION STAGE DEWATERING

61. Under the Water Act 2000 the proponent must obtain a dewatering licence for construction phase groundwater extraction.

Reason: Aquifer management.

GEOTECHNICAL INVESTIGATION

62. A detailed, site-specific geotechnical investigation must be undertaken to the satisfaction of the Principle Certifying Authority prior to the release of any Construction Certificate. The geotechnical report must address, but is not limited to, the following:

- i. A detailed soil/ structure interaction analysis must be undertaken to assess magnitudes of lateral ground movement and possible impacts on adjacent properties and services.
- ii. 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.
- iii. Site stability must be investigated, considering the fracture zones with clay infill present along joints in the Shale core.
- iv. 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.
- v. The impact of excavation and construction of the proposed basement car parks on groundwater levels.
- vi. 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.

- vii. 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.

SUPPORT FOR COUNCIL ROADS, FOOTPATH, DRAINAGE RESERVE

- 63. 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 the relevant application(s) 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.

STORMWATER DISPOSAL

- 64. 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 relevant application(s) for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

COLD WATER SCHEMATIC

- 65. Prior to issue of any Construction Certificate, the applicant is to submit to the satisfaction of Council's Manager Development and Traffic Services Unit, a schematic drawing which details a groundwater re-use system (including but not limited to tanks, meters, piping and pumping/treatment equipment) for the purposes of irrigation of open spaces on site.

Reason: To ensure groundwater collected on site can be reused on site for irrigation of open spaces.

Environmental Health

APPOINT WASTE CONTRACTOR

66. Prior to the issue of the relevant Construction Certificate(s) a further report including accompanying plans shall be submitted to the satisfaction of the Principal Certifying Authority that provides details of the private contractor that will be engaged to collect commercial waste from the site. If Council is not the principal certifying authority a copy of this report and accompanying plans is required to be provided to Council. This report shall identify the frequency of collection and provide details of how waste products including paper, aluminium cans, bottles etc, will be re-cycled. Waste collection from the site shall occur in accordance with the details contained within this report.

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

PROVISION OF WASTE STORAGE ROOM

67. Waste storage rooms are to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) 2011 including:

- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
- (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
- (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- (d) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet;
- (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure provision of adequate waste storage arrangements

NOISE FROM ROADS

68. 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.

COLLECTION AND DISCHARGE OF DIRTY WATER FROM CAR WASH BAY

69. All washing of motor vehicles must be carried out in a designated area and must be drained to a sump and cleansed via a coalescing plate separator prior to discharge into the sewer. Documentary evidence is required from the Trade Waste Section of the Sydney Water Corporation Ltd confirming satisfactory arrangements have been made with the Corporation with respect to the disposal of dirty water into the sewerage system, prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure satisfactory storm water disposal.

WASTE AND RECYCLING STORAGE FACILITIES

70. Waste and recycling storage facilities are to be provided in each residential unit. Details of the unit waste storage areas are to be provided to the satisfaction of the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure adequate storage for refuse.

GARBAGE CHUTES

71. Any garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwellings. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure waste conveyance equipment is appropriately designed and managed.

Environmentally Sustainable Design

NATHERS COMPLIANCE

72. Revised NatHERS certificates are to be submitted to the satisfaction of Council's Manager DTSU prior to the issue of any Construction Certificate for works at ground level or above.

The applicant is to ensure that all apartments have corresponding NatHERS Certificate of the same label and is modelled as per information provided on the stamped plans.

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

ELECTRIC VEHICLES

73. Electric car charging spaces are to be provided with a minimum Level 2 40A fast charger and power supply to an EV distribution board.

Details demonstrating compliance must be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To encourage and support take up of electric vehicles.

HEAT REJECTION

74. Where heat rejection is located under solar panels, the specification and layout of condensers and solar panels is to ensure adequate free air flow and dissipation of heat so that there is not material loss of efficiency associated with either air conditioning or solar energy generation. A report from a suitable experienced professional is to be provided confirming adequacy of the design. Details demonstrating compliance must be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To ensure efficiency of air conditioning systems.

Traffic

CARPARK DESIGN

75. The PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS2890.2 and AS 2890.6. Details demonstrating compliance must be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To ensure appropriate vehicular manoeuvring is provided.

PARKING SPACES TO BE PROVIDED

76. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. Details demonstrating compliance must be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

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

MOTORCYCLE PARKING

77. 33 motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details must accompany the relevant application(s) for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To comply with Council's parking requirements.

PEDESTRIAN SAFETY

78. A splay extending 2m from the driveway edge along the 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. The splays shall not be compromised by the landscaping, signage fences, walls or display materials. Details demonstrating compliance must be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

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

CONSTRUCTION OF A HEAVY DUTY VEHICULAR CROSSING

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

Reason: To ensure appropriate vehicular access is provided.

BICYCLE STORAGE & PARKING

80. The residential bicycle storage areas within the site must be capable of accommodating a minimum of 206 bicycles with fixed bicycle rails.

A secure commercial bicycle storage areas within the site must be capable of accommodating a minimum of 6 bicycles with fixed bicycle rails.

The bicycle storage areas and bicycle rail must be designed to meet the requirements of AS 2890.3 (2015). Details of compliance with this standard are to accompany the relevant Construction Certificate application(s) to the satisfaction of the Certifying Authority.

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

ACCESSIBLE CAR PARKING

81. Accessible car parking spaces must be provided as part of the total car parking requirements. These spaces, and access to these spaces, must comply with the BCA, AS2890.6: 'Parking facilities', 'Off-street parking for people with disabilities', AS1428.1: 'Design for access and mobility', 'General requirements for access - New building work' 2001 and 2009, and AS1428.4: 'Design for access and mobility', 'Tactile ground surface indicators for orientation of people with vision impairment', 'Means to assist the orientation of people with vision impairment - Tactile ground surface indicators' 1992 and 2009. Details of compliance are to accompany the relevant Construction Certificate application(s) to the satisfaction of the Certifying Authority.

Reason: To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with Federal legislation.

VISITOR PARKING

82. Each basement visitor car parking space is to be signposted. Details of compliance are to accompany the relevant Construction Certificate application(s) to the satisfaction of the Certifying Authority.

Reason: To comply with Australian Standards.

GROUND CLEARANCE FOR RAMPS

83. Ground Clearance Template as shown in Appendix C of AS 2890.1-2004 must be used to check that adequate ground clearance is provided on ramps, circulation roadways, access driveways or other vehicular paths where there is a grade change or an irregularity in the vertical alignment e.g. a hump, dip or gutter. Details are to be illustrated on plans submitted with the relevant Construction Certificate(s) to the satisfaction of the Certifying Authority.

Reason: To comply with Australian Standards.

DRIVEWAY SAFETY

84. A convex mirror is to be installed near the curves of access ramps with its height and location adjusted to allow drivers a full view of the driveway in order to see if another vehicle is coming through. Details are to be illustrated on plans submitted with the relevant Construction Certificate(s) to the satisfaction of Certifying Authority.

Reason: To ensure safety of drivers.

PARKING CONTROL POINT LOCATION

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

Reason: To comply with Australian Standards.

LOADING DOCK MANAGEMENT PLAN

86. Prior to the issue of the relevant Construction Certificate for Basement Level 1 or above, the applicant shall submit a Loading Dock Management Plan to the satisfaction of Council's Traffic and Transport Manager. The Plan must address the following matters:

- Delivery requirements and service schedules;
- Operational aspects on how to use facilities; and
- Management duties and responsibilities.

Reason: To ensure compliance with the Parramatta DCP 2011 and reduce kerbside stopping reliance.

Transport for NSW

VEHICULAR CROSSINGS

87. Sight distances from the proposed vehicular crossings to vehicles are to be in accordance with Austroads 'Guide to Traffic Engineering Practice, Part 5 Intersections at Grade, Section 6.2 – Sight Distance and AS 2890. Vegetation and proposed landscaping must not hinder sight lines to and from the vehicular crossings to pedestrians, cyclists, and general traffic. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To comply with the requirements of the NWS Roads and Maritime Services.

VICTORIA ROAD WORKS APPROVALS

88. Any upgrade works on Victoria Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@rms.nsw.gov.au.

Detailed design plans of the proposed works are to be submitted to TfNSW for approval prior to the issue of the relevant Construction Certificate and commencement of any road works. Please send all documentation to

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

Reason: To comply with the requirements of Transport for NSW.

Trees and Landscaping

PLANTING UPON STRUCTURE

89. The following must be provided with the relevant application(s) for a Construction Certificate to the satisfaction of the Certifying Authority:

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

Reason: To ensure the creation of functional gardens.

LANDSCAPING PLAN

90. Prior to issue of any Construction Certificate which includes works at ground level or above, the approved Landscape Plans (and associated Landscape Report) must be revised to incorporate the following changes to the satisfaction of the Certifying Authority:

- (a) Privacy screening plants capable of reaching a mature height of 2.5m must be provided around each private terrace which is adjacent to the central communal open space courtyard. Hedge species to be provided in a minimum 200mm containers and must achieve a mature height of 2.5m. The following amendments must be made to this screen planting:
 - Replace Asp ela opposite units 6203 & 6204 with species listed below.
 - Replace Rha ind opposite units 6205 & 6208 with species listed below.
 - Replace Asp ela opposite units 6209 & 3211 & 5201 with species listed below.
 - Add suitable hedge species opposite unit 4202 currently hidden by

text.

- Replace 5 *Asp. ela* opposite unit 2C with species listed below:

Suitable replacement species include (but are not limited to) the following:

- *Syzygium australe* 'Pinnacle' (Lilly Pilly)
 - *Callistemon viminalis* 'Slim' (Bottlebrush)
 - *Viburnum odoratissimum* (Sweet Viburnum)
- (b) Increase *Elaeocarpus reticulatus* container size from 30 litre to minimum 100 litre in communal open space planting.
 - (c) Ensure all trees within the communal open space and within the periphery planting are located a minimum 3.5m away from any building or major retaining wall and a minimum 2m away from any drainage line or driveway.
 - (d) Ensure all trees are located a minimum 1.5m away from the private footpath entrances (in particular to building 6 on the Victoria Road side) to allow for clear, unobstructed access to the buildings.
 - (e) Ensure all tree planting spacing distances around the periphery are in line with the Parramatta Public Domain Guidelines July 2017.
 - (f) Clearly identify tree species to be planted within the bioretention species list.
 - (g) Delete *Corymbia citriodora* and *Corymbia maculata* shown within the bioretention as they are not suitable in this environment. Replace these trees with suitable species such as; *Eucalyptus robusta* (Swamp Mahogany), *Melaleuca quinquenervia* (paperbark) and/or *Eucalyptus longifolia* (woollybutt).
 - (h) Tree code FR noted on the planting plan LD-DA310 is not listed in the planting schedule, amend the plan or schedule to show the correct species.
 - (i) Provide a planting plan for planters on: building 1 - levels 4, building 4 - level 4 & 5, building 5 - level 4 & 6, building 6 - level 6, 7, 8 9. Ensure planting provided is suited to the different solar orientations.
 - (j) Delete references to evergreen and deciduous trees / small trees on page 29 of the Design Report since there are no trees on the roof terraces and to avoid any confusion.

Reason: To ensure that appropriate landscaping is implemented.

Prior to Work Commencing

Planning

APPOINTMENT OF PCA

91. 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.

CONSTRUCTION CERTIFICATE

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

Reason: To ensure compliance with legislative requirements.

ENCLOSURE OF THE SITE

93. 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

94. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98A(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.

TOILET FACILITIES ON SITE

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

Reason: To ensure adequate toilet facilities are provided.

PUBLIC LIABILITY INSURANCE

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

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

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

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any

of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

DILAPIDATION SURVEY & REPORT FOR PRIVATE PROPERTIES

97. 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.

SURVEY REPORT

98. A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

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

DIAL BEFORE YOU DIG SERVICE

99. 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 written confirmation that NDBYD have been contacted to their Principal Certifying Authority (PCA) prior to any excavation occurring.

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

Engineering

GRATED DRAIN AT GARAGE

100. An appropriately sized grated drain, incorporating a heavy duty removable galvanised grate is to be located within the driveway at the lowest point to collect all surface water flowing down the driveway. The drainage line from the grated drain shall be connected to the street system via the main site outlet.

Reason: Stormwater control.

SHORING AND ADEQUACY OF ADJOINING PROPERTY

101. 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.

Environmental Health

NOISE MANAGEMENT PLAN – CONSTRUCTION SITES

102. 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.

WASTE MANAGEMENT PLAN – DEMOLITION AND CONSTRUCTION

103. A Waste Management Plan for the 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:

- a) An estimate of the types and volumes of waste and recyclables to be generated;
- b) A site plan showing sorting and storage areas for demolition and construction waste and the vehicle access to these areas;
- c) 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.

Sydney Water

SYDNEY WATER TAP IN

104. The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building->

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

Traffic

CONSTRUCTION PEDESTRIAN TRAFFIC MANAGEMENT PLAN

105. Prior to the commencement of any works on site, the applicant must submit a Construction Pedestrian Traffic Management Plan to the satisfaction of the Council. The following matters must be specifically addressed in the Plan:
- (a) Construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control;
 - (b) 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.
 - (c) 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.
 - (d) Traffic Control Plan(s) for the site:
 - (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a

person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,

- (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (e) Where applicable, the plan must address the following:
 - (i) Evidence of RMS concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods,
- (f) 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.

Transport for NSW

RMS - ROAD OCCUPANCY LICENSE

106. A Road Occupancy Licence must be obtained from Transport Management Centre prior to any works that may impact on traffic flows on Victoria Road during construction activities.

Reason: To comply with the requirements of the NWS Roads and Maritime Services.

WORK ZONE RESTRICTION

107. Construction works zone will not be permitted on Victoria Road or Wharf Road.

Reason: To comply with the requirements of the NWS Roads and Maritime Services.

STORMWATER DRAINAGE CHECK - TfNSW

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

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

Reason: To comply with the requirements of Transport for NSW.

EXCAVATION REQUIREMENTS - TfNSW

109. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@rms.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

Reason: To comply with the requirements of Transport for NSW.

During Work

Planning

COPY OF DEVELOPMENT CONSENT

110. 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.

HOURS OF WORK AND NOISE

111. All work 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.

Reason: To protect the amenity of the area.

COMPLAINTS REGISTER

112. 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.

SITE MAINTENANCE

113. 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.

RECORD OF INSPECTIONS CARRIED OUT

114. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with stator requirements.

DAMAGE TO PUBLIC INFRASTRUCTURE

115. 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.

Engineering

MATERIALS ON DRAINAGE LINE

116. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

NOMINATION OF ENGINEERING WORKS SUPERVISOR

117. 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.

DRAINAGE

118. Stormwater from all impervious areas (excluding those labelled on the plan as 'bypass'), and subsoil drainage systems, must be piped to the site drainage system. The installation of drainage components must be completed by a licensed contractor in Accordance with AS3500.3 (2003) - Stormwater Drainage and the Building Code of Australia (National Construction Code).

Reason: To ensure satisfactory stormwater disposal.

Environmental Health

SOIL MANAGEMENT

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

REMEDATION CONTACT DETAILS

120. 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.

CONTAMINATION – ADDITIONAL INFORMATION

121. Any new information which comes to light during remediation, demolition, or construction works, which has the potential to alter previous conclusions about site contamination, shall be notified to the Council and the principal certifying authority immediately.

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

REMEDATION WORKS

122. All remediation works shall be carried out in accordance with clauses 17 and 18 of State Environmental Planning Policy 55 - Remediation of Land.

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

GROUNDWATER ANALYSIS

123. 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.

HANDLED AND DISPOSED OF BY LICENSED FACILITY

124. 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.

DISPOSAL OF MATERIAL AT LICENSED LANDFILL

125. 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.

WASTE DATA MAINTAINED

126. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

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

HAZARDOUS/INTRACTABLE WASTE

127. 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.

LIQUID AND SOLID WASTES

128. Liquid and solid wastes generated on site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with the Environment Protection Authority's Waste Tracking Guidelines as described in the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

Reason: To prevent pollution of the environment.

DUST CONTROL

129. 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.

EROSION & SEDIMENT CONTROL MEASURES

130. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

NOISE

131. 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.

Heritage NSW

UNEXPECTED FINDS

132. The Applicant must ensure that if any unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified as required by s146 of the Heritage Act 1977. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Reason: To protect environmental heritage.

Traffic

DRIVEWAY CROSSING APPLICATION

133. 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).

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

SPECIAL PERMITS

134. 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.

MATERIALS ON FOOTPATH

135. 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.

ROAD OPENING PERMITS INVOLVING DRAINAGE WORK

136. 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.

OCCUPATION OF ANY PART OF FOOTPATH/ROAD

137. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

OVERSIZE VEHICLES USING LOCAL ROADS

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

Reason: To ensure maintenance of Council's assets.

Transport for NSW

WORKS VEHICLES ON SITE

139. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

Reason: To comply with the requirements of Transport for NSW.

Trees and Landscaping

TREE REMOVAL

140. Approval is granted for removal of 39 trees to facilitate the development. These trees are listed in pages 9 – 12 of the Arboricultural Impact Assessment Report by Koala Arbor dated 22.05.2020 V2.

Reason: To facilitate development.

REMOVAL OF TREES BY AN ARBORIST

141. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.

TREES WITH ADEQUATE ROOT VOLUME

142. All trees/shrubs planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support. Planting must be carried out in accordance with the approved Landscape Plan and conditions of consent.

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

Prior to the issue of an Occupation Certificate / Subdivision Certificate

Planning

OCCUPATION CERTIFICATE

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

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

SEPP 65 VERIFICATION STATEMENT OC STAGE

144. Design Verification issued by a registered architect is to be provided with each 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.

STREET NUMBERING

145. An application for street numbering must be lodged with Council for approval, prior to the issue of each Occupation Certificate or Strata Subdivision Certificate whichever occurs first.

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.

Note: Notification of all relevant authorities of the approved street numbers must be carried out by Council.

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

STREET NUMBER WHEN SITE READILY VISIBLE LOCATION

146. A street numbers are to be placed on each building in a readily visible location from a public place prior to the issue of each Occupation Certificate. The numbers are to have a minimum height of 75mm.

Reason: To ensure a visible house number is provided.

BASIX COMPLIANCE

147. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 876432M_04, 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

148. 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 or issuing of each Occupation Certificate.

Reason: To ensure provision of appropriately located telecommunication facilities.

PROVISION OF ENDEAVOUR ENERGY SERVICES

149. 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 each Occupation Certificate.

Reason: To ensure appropriate electricity services are provided.

THE RELEASE OF BOND(S)

150. 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

151. Certification must be provided prior to the issue of each Occupation Certificate that the required adaptable dwellings 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.

LIVEABLE HOUSING

152. Confirmation that 20% of the units comply with the Liveable Housing Guidelines Silver Level design feature is to be prepared by a suitably qualified consultant and submitted to the Certifying Authority prior to the issue of each Occupation Certificate.

Reason: To ensure that the development provides accessible dwelling options for future occupants.

CERTIFICATION – FIRE SAFETY

153. Prior to the issue of each Occupation Certificate, a final fire safety certificate must be issued as required by Clause 153 of the Environmental Planning and Assessment Regulation 2000.

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

REQUEST FOR A SUBDIVISION CERTIFICATE

154. A separate application must be made for a strata subdivision certificate. The application is to be accompanied by the relevant Occupation Certificate.

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

POST-CONSTRUCTION DILAPIDATION REPORT

155. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This

report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Stage 3 Occupation Certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

- (a) compare the post-construction dilapidation report with the pre-construction dilapidation report, and
- (b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
- (c) carry out site inspection to verify the report and ensure that any damage to the public infrastructure as a result of the construction work have been rectified immediately by the developer at his/her cost.
- (d) Forward a copy of the dilapidation report with the PCA's comparison and assessment review report to Council.

Reason: To establish the condition of adjoining properties prior building work and ensure any damage as a result of the construction works have been rectified.

RESTRICTION ON FLOOR SPACE

156. Prior to issue of the Torrens Title Subdivision Certificate, a restrictive covenant shall be placed on the title of Lot 41 to explicitly state its public purpose and that its site area cannot be used to generate allowable floor space.

Reason: To ensure the floor space allocation of the site is not duplicated.

STRATUM SUBDIVISION CERTIFICATE REQUIREMENTS 1

157. A separate application must be made for a Stratum Subdivision Certificate. The following information shall be submitted with the application:

- (a) Evidence that all relevant conditions of this development consent have been satisfied;
- (b) Evidence of payment of all relevant fees;
- (c) Stratum Subdivision Plans, Section 88B Instrument and Deposited Plan Administration Sheet, all generally in accordance with the final draft plans and documents, except as otherwise required to be amended via other conditions of this consent. These documents shall include full details of easements, instruments, covenants and the like necessary to create new titles and are to be certified by a Registered Surveyor;
- (d) A Building Management Statement. The Building Management Statement must set out how shared facilities are accessed, maintained and funded and must adequately address the ongoing maintenance, and structural adequacy of each stratum lot to Council's satisfaction;
- (e) All relevant surveyors or engineers' certification if required by the development consent.

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

STRATUM SUBDIVISION CERTIFICATE REQUIREMENTS 2

158. Relevant and appropriate right of ways, right of carriageways, easements (various easements for different purposes, e.g. for access, use etc.) shall be created wherever they are necessary and appropriate to allow the benefitting lots

to enjoy the rights. In this regard, the stratum subdivision plans shall incorporate these relevant items and be prepared by a certified surveyor.

Note: The document/instrument shall be submitted to Council for approval together with other relevant supporting documents prior to lodgement with the Land and Property Information Service of NSW.

Reason: To ensure legal right of access.

SPECIALIST REPORTS

159. Prior to the issue of each Occupation Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta Council, stating that all relevant works/methods/procedures/control measures/recommendations approved by Council in the specialist reports listed in Condition 1 have been implemented in the development.

Reason: To demonstrate compliance with submitted reports.

Engineering

OSD POSITIVE COVENANT/RESTRICTION

160. Prior to issue of the Stratum Subdivision 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 owners of the allotments 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 the Stage 1 Occupation Certificate.

Electronic colour photographs in jpg format of the on-site detention facility shall accompany the application for the Positive Covenant and the Restriction on the Use of the Land. These photos shall include such elements as the orifice plate, trash screen, step irons, weir, sump and bench on the floor of the DCP, return pipe and flap valve, wide angle view of the storage area or multiple photos, grates closed from above, grates open showing the edges to the opening and under frame packing with mortar or concrete, all pipe entries to the DCP and confined space warning signs at each entry point. The photos must be well labelled and

must differentiate between multiple tanks. Additional photos may be requested if required.

Reason: To ensure appropriate documentation is in place.

WATER MANAGEMENT AND MAINTENANCE OPERATIONAL PLAN

161. A Water Management and Maintenance Operational Plan is required to be lodged with the Occupation Certificate application to provide an outline of the proposed long term operational management and maintenance requirements of the stormwater, water management and WSUD system on the site. As a guide, the maintenance report is required to cover all aspects of on-site facilities associated with onsite detention, on-site rainwater harvesting, bio-retention and water quality treatment, WSUD and the management of stormwater quality both by using the landscape and by using mechanical devices. The Water Management and Maintenance Operational Plan is to address 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 – both landscape and mechanical.
- 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 – both landscape and mechanical.
- vi) A schedule or timetable for the proposed regular inspection and monitoring of the system, (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 Water Management and Operational Plan is required to be prepared by a suitably qualified and experienced professional to the satisfaction of Council. It may where appropriate use the maintenance checklists located 'Product Design Manual' or (in the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland).

The approved Water Management and Operational Plan must 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 rainwater capture, landscape systems and mechanical device treatment measure/s.

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

EFFECTIVE EVACUATION REPORT

162. An evacuation report and procedure shall be prepared by an appropriate consulting engineer. This report is to demonstrate how the occupants of the development will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak stormwater event (i.e. first floor of the building etc). The report shall be submitted to the Principal Certifying Authority prior to the issue of the first Occupation Certificate. A copy of the report shall be attached to the Occupation Certificate when forwarded to Council.

Reason: To make property owners/residents aware of the procedure in the case of flood.

CONSTRUCTION OF A CONCRETE FOOTPATH

163. Prior to issue of each Occupation Certificate the applicant is to demonstrate that all entrances are accessible, via pedestrian completed footpaths on the adjoining roads, to Victoria Road.

Reason: To provide pedestrian passage.

WORK-AS-EXECUTED PLAN

164. 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.
- (g) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer

The above is to be submitted to the Principal Certifying Authority prior to the issue of the Stage 1 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.

WSUD POSITIVE COVENANT AND RESTRICTION

165. Prior to issue of the relevant 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. This must be accompanied by a maintenance schedule, to be registered on title.

The terms of the instruments are to be to Council's satisfaction, and based on Council's standard wording for 88B 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 the relevant Occupation Certificate.

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

GROUNDWATER REUSE EQUIPMENT

166. The groundwater reuse equipment shall be installed and tested in accordance with the approved groundwater reuse schematic and the Groundwater Management Plan by EMM Consulting dated July 2020. Details demonstrating compliance are to be submitted to the satisfaction of Council's Manager Development and Traffic Services prior to issue of the Stage 1 Occupation Certificate.

Reason: To ensure that groundwater can immediately be reused on site.

GROUNDWATER REUSE POSITIVE COVENANT AND RESTRICTION

167. Prior to issue of the Stage 1 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 subsoil groundwater re-use system (including but not limited to tanks, meters, piping and pumping/treatment equipment).

The terms of the instruments are to be to Council's satisfaction, and based on Council's standard wording for 88B 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 the Stage 1 Occupation Certificate.

Reason: To ensure that appropriate protective instruments are put in place for the groundwater reuse system.

TRADE WASTEWATER AGREEMENT

168. A trade waste agreement shall be obtained from Sydney Water prior to the discharge of any trade wastewater to the sewer system and prior to issue of the Stage 1 Occupation Certificate. Trade wastewater includes groundwater.

Reason: To ensure proper disposal of waste water.

RELEVANT APPROVALS

169. Prior to issue of each Occupation Certificate, the Certifying Authority is to be satisfied that all relevant approvals/licenses/obligations from Water NSW per the Water Management Act 2000 have been attained. Further approvals/licenses/standards may apply. Nothing in this consent alleviates the requirement for the applicant/operator to comply with the relevant legislation.

Reason: To ensure compliance with relevant legislation.

Environmental Health

WASTE STORAGE ROOMS

170. Adequate ventilation to the waste storage room shall be provided in accordance with the requirements of the Building Code of Australia. Certification that the system functions in accordance with Australian Standard AS 1668 is to be provided to the certifying authority prior to occupation of the premises.

Reason: To ensure appropriate waste storage facilities are provided for future occupants.

COMPOSTING

171. Space and facilities for composting accessible to all residents shall be provided to the satisfaction of the Principal Certifying Authority, prior to the issue of the Stage 1 Occupation Certificate. The facility and scheme shall be maintained by the Body Corporate in accordance with the NSW Department of Environment and Conservation Environmental Guidelines: 'Composting and Related Organics Processing Facilities 2005'.

Reason: To provide residents of urban housing access to composting facilities for organic waste disposal.

WASTE FACILITY SIGN OFF

172. Prior to the issue of the Stage 1 Occupation Certificate, communal waste facilities and associated vehicle access on the site shall be inspected and approved by Council's Waste Service Team. Written confirmation of the waste facility approval from Council shall be submitted to the Principal Certifying Authority before the issue of any Occupation Certificate.

Reason: To ensure that appropriate waste collection facilities are provided.

WASTE LOCKBOX

173. Prior to the issue of the Stage 1 Occupation Certificate, a waste lockbox is to be purchased from Council and installed in an agreed location between Council and the applicant. The location can be determined during onsite inspection by Council's Waste Service Team.

Reason: To ensure appropriate access for waste collection

WASTE STRATA BY-LAWS

174. Prior to the issue of the Stage 1 Occupation Certificate, a draft strata by-law with the insertion of waste specific by-laws is to be provided to Council's Waste Service Team. The waste specific by-laws can be provided by Council's Waste Service Team.

Reason: To ensure that appropriate waste collection facilities are adequately managed by the authorised representatives and occupants of the building and to ensure no waste activities generated on site is placed on public land.

WASTE ROOM POSITIVE COVENANT/RESTRICTION

175. A right of access and easement for Council to facilitate residential waste and recycling removal, using terms available from Council, must be registered on the land title with NSW Land Registry Services pursuant to Section 88B of the Conveyancing Act 1919.

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

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to issue of the Stage 1 Occupation Certificate.

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

DETAILS OF COMMERCIAL CONTRACT FOR COLLECTION

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

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

Sydney Water

SECTION 73 CERTIFICATE

177. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water.

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

If you require any further information, please contact Lulu Huang of Growth Planning and Development on urbangrowth@sydneywater.com.au.

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

TRADE WASTEWATER REQUIREMENTS

178. If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

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

BACKFLOW PREVENTION REQUIREMENTS

179. Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

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

WATER EFFICIENCY RECOMMENDATIONS

180. Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalcul>

ator.cfm

- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

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

CONTINGENCY PLAN RECOMMENDATIONS

181. Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

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

Traffic

EAST WEST ROAD 2 DELIVERY

182. Prior to the issue of any Occupation Certificate the proposed road directly to the south of the site (subject to separate consent under DA/337/2018) shall be completed and operational.

Reason: To ensure vehicular access is provided to the site.

CAR SHARE

183. The Applicant shall provide written evidence to Council's DTSU Manager, prior to release of the Stage 1 Occupation Certificate, demonstrating that all of the approved car share spaces have been offered to all car share providers operating in the greater Sydney area together with the outcome of the offers or a letter of commitment to the service if an operator has not been secured.

The car share space(s) shall be accessible to the public at all times. A right of

way shall be registered on the title as part of the Stratum Subdivision Certificate
Reason: To comply with Council's parking requirements.

CAR PARKING & DRIVEWAYS

184. Car parking area and internal accessways must be constructed, marked and signposted in accordance with AS2890.1 –2004 'Off Street Car Parking Facilities' prior to an Occupation Certificate being issued.
Reason: To ensure appropriate car parking.

Trees and Landscaping

TREE PLANTING CONTAINER SIZE

185. All trees supplied above a 25L container size must be grown in accordance with AS2303:2015 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2015. A copy of this certificate is to be forwarded to Council with each Occupation Certificate.
Reason: To minimise plant failure rate and ensure quality of stock utilised.

COMPLETION OF PRIVATE LANDSCAPING

186. 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 the Stage 3 Occupation Certificate.
Reason: To ensure landscaping is completed in accordance with the approved plans and maintained.

COMPLETION OF INTERIM LANDSCAPING

187. All interim landscape scenarios hereby approved shall be appropriately landscaped in accordance with the approved landscape plans prior to issue of the Stage 3 Occupation Certificate.
Reason: To ensure safe and high quality public amenities are provided.

Operational Conditions - The Use of the Site

Planning

GRAFFITI MANAGEMENT

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

SIGNAGE CONSENT

189. No signage shall be erected in the approved building identification signage zones without separate development consent.

No signage or digital displays are to be installed behind the commercial windows or otherwise.

Reason: To comply with legislative controls.

COMMERCIAL WINDOW TRANSPARENCY

190. The external commercial windows are to remain transparent and are not to be obscured with opaque or translucent backings.

Reason: To maintain the visual amenity of the locality.

NO A-FRAME SIGNS OR SANDWICH BOARDS

191. No A-frame signs or sandwich boards are permitted in the public domain.

Reason: To protect the amenity of the area.

DELIVERIES TO THE PREMISES

192. All commercial deliveries must take place between the hours of 8:00am and 6:00pm, Monday to Friday. No deliveries are to take place on weekends and public holidays.

Reason: To protect the amenity of the neighbourhood.

LOADING & UNLOADING

193. All loading and unloading must:

- (a) take place within the designated loading areas on the subject property, or
- (b) take place within the approved loading dock to minimise disruption of public spaces, and
- (c) is to be carried out wholly within the site

Reason: To protect the amenity of the neighbourhood.

GOODS NOT TO BE DISPLAYED OUTSIDE PREMISES

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

Reason: To ensure visual amenity.

OPERATING HOURS

195. The days and hours of operation of the commercial premises hereby approved are restricted to 06:00am – 10:00pm.

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

COMMUNAL SPACE ACCESS

196. The rooftop communal open space at Building 3, the gym on level 2 and the meetings rooms are to be made available for use by the residential occupants of all dwellings.

Reason: To clarify the communal open space is to benefit all occupants.

Engineering

ONGOING GROUNDWATER REUSE

197. All pumped or otherwise retrieved groundwater shall be treated and reused on site, in perpetuity, in accordance with the Groundwater Management Plan by EMM Consulting dated July 2020. All other works/methods/procedures/control-measures/recommendations in the Plan shall be implemented at all times. Pumped or otherwise retrieved groundwater shall not be disposed of to any private or Council owned stormwater system.

Reason: To ensure the groundwater is adequately treated and is not disposed of in Council's stormwater drainage system.

ONGOING GROUNDWATER REUSE MAINTENANCE

198. During the first 2 years of operation, the groundwater re-use train (including but not limited to tanks, meters, piping and pumping/treatment equipment) must be maintained by the developer at no cost to the owner(s).

Reason: To ensure groundwater reuse system is commissioned in working order.

GROUNDWATER REUSE DATA COLLECTION

199. During the first 6 months of groundwater pumping, the rate, quality and volume of groundwater pumping shall be monitored and recorded using industry accepted methodology and technology. A report, outlining the rate of groundwater pumping shall be provided to Council immediately after this 6 month period.

Reason: For Council to gather data on the rate of groundwater inflows in the area.

Environmental Health

WASTE STORAGE VISIBILITY

200. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

SEPARATE WASTE BINS

201. Separate waste bins are to be provided on site for landfill and recyclable waste.

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

PUTRESCIBLE WASTE

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

Reason: To ensure provision of adequate waste disposal arrangements.

MAINTENANCE OF WASTE STORAGE AREAS

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

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

WASTE STORAGE

204. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling

storage room(s) or area(s) between collection periods.

Reason: To ensure waste is adequately stored within the premises.

NOISE FROM MECHANICAL EQUIPMENT

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

Reason: To reduce noise levels.

NOISE TO STREET

206. There are to be no external speakers at the premises.

Reason: To prevent loss of amenity to the area.

USE IS NOT TO CAUSE OFFENSIVE NOISE OR VIBRATION

207. The use of the premises is not to give rise to:

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

Reason: To prevent loss of amenity to the area.

AIR CONDITIONERS IN RESIDENTIAL BUILDINGS

208. 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):
 - before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
 - before 7.00am and after 10.00pm on any other day.
- b) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (a) 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.

Traffic

ROLLER SHUTTER DOOR INTERCOME IS INSTALLED

209. The roller shutter door to be provided at the driveway entry and exit is to be operated via remote control. If an intercom is installed, it is to be provided at the centre of the driveway (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

Reason: To comply with Australian Standards.

CAR SHARE

210. If a car share provider accepts the applicant's offer of 1 or more car share spaces, the car share space(s) shall be provided to the preferred operator on the site for as long as the car share operator would like to occupy the space or as otherwise agreed by Council's DTSU Manager.

Reason: To comply with Council's parking requirements.

GREEN TRAVEL PLAN - REVIEW

211. One year from the issue of the final residential Occupation Certificate, and every year for 3 years thereafter, the applicant shall submit to Council's DTSU Manager a review of the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan.

Reason: To ensure the effective management of the Green Travel Plan.

GREEN TRAVEL PLAN – BUILDING MANAGEMENT STATEMENT

212. The Green Travel Plan shall be incorporated into or annexed to any Building Management Statement in perpetuity.

Reason: To ensure implementation of the Green Travel Plan.

GREEN TRAVEL PLAN - ONGOING USE

213. The facilities provided and the uses on site are to be operated at all times in accordance with the recommendation of the Green Travel Plan as approved.

The Green Travel Plan, required by these conditions, shall be displayed throughout the residential and commercial areas of the site at all times.

Reason: To ensure implementation of the Green Travel Plan.

Transport for NSW

FORWARD DIRECTION

214. All vehicles are to enter and exit the site in a forward direction and are to be wholly contained on site before being required to stop.

Reason: To comply with the requirements of the NWS Roads and Maritime Services.

Trees and Landscaping

MAINTENANCE OF PRIVATE PLANTING

215. All landscape works shall be maintained for a minimum period of two (2) years following the issue of a Stage 3 Occupation Certificate, in accordance with the approved landscape plan and conditions

Reason: To ensure restoration of environmental amenity.