

APPENDIX 1 - DRAFT CONDITIONS OF CONCEPT & STAGE 1 DEVELOPMENT CONSENT - DA/712/2020 – 110 GEORGE STREET, PARRAMATTA NSW 2150

Pursuant to Clause 100 of the Environmental Planning and Assessment Regulation 2000, this Notice of Determination relates to a staged development (Concept Plan) including Stage 1 (Demolition). A subsequent development application is required prior to commencement of any work on the site in respect to Stage 2 (detailed construction documentation). Stage 1 works may only commence subject to satisfaction of relevant conditions of consent in Part A and Part B.

Pursuant to Section 4.22 of the Environmental Planning and Assessment Act 1979, consent be granted to Development Application No. DA/712/2020 subject to the following conditions:

Part A – Concept Plan Consent

General Matters

Approved Plans and Supporting Documentation

- The future Stage 2 detailed Development Application related to this concept approval is to be not inconsistent with the following concept plans endorsed with Council's stamp, except where amended by other conditions of this consent and/or any plan annotations and subsequent separate development applications as part of future detailed Development Application:

Architectural Drawings (Crone Architects Job No. CA3865)

Drawing No.	Revision	Title	Date
A-DA-10500	-	Amended Proposed Envelope Basement	Undated
A-DA-10501	B	Amended Proposed Envelope Ground Floor Plan	Undated
A-DA-10502	B	Amended Proposed Envelope Podium	Undated
A-DA-10503	B	Amended Proposed Envelope Roof	Undated
A-DA-10504	C	Amended Proposed Envelope Elevation South and East	Undated
A-DA-10505	C	Amended Proposed Envelope Elevation North and West	Undated
A-DA-10506	C	Amended Proposed Envelope Section	Undated

Specialist Reports

Document	Ref No.	Issue	Prepared By	Date
Preliminary Site Investigation	59919135	A	Cardno (NSW/ACT) Pty Ltd	12/7/19
Ecologically Sustainable Design Concept Report	PS114664	1	WSP	08/10/20
Arboricultural Impact Assessment	-	-	Tree Management Services	17/05/21
Baseline Archaeological Assessment	M Ser 4 811.1301/1	D	AMAC Archaeological	19/07/19
Civil Infrastructure Report	59919135	1	Cardno (NSW/ACT) Pty Ltd	01/07/19

Crime Prevention Through Environmental Design (CPTED) Report	2200181	1	Ethos Urban	16/10/20
Stage 1 Design Report Addendum	-	-	Crone Architects	01/04/21
Flood Risk Assessment	59919135	2	Cardno (NSW/ACT) Pty Ltd	16/10/20
Heritage Impact Statement	J3721	4	Weir Phillips	21/09/20
Transport Impact Assessment	N176141	B	GTA Consultants	14/10/20
Environmental Wind Assessment	270127	1	ARUP	13/10/20
Letter – Wind Assessment	270127	-	ARUP	01/04/21

Reason: To ensure future detailed applications are in keeping with the approved concept.

Concept Staging

- The proposed concept plan includes the following 2 stages:

- Stage 1 – Demolition (subject to conditions outlined in Part B below)
- Stage 2 – Construction (subject to future development application)

Reason: To clarify the scope of the approval.

Design Excellence Clarification

- Notwithstanding the drawings hereby approved, the design excellence bonus on the drawings is not approved until such time as the Stage 2 application is approved.

Reason: To clarify the scope of the approval.

Concept Envelopes

- The Concept Plan approved envelopes do not guarantee that a future building form will be approved in that form. The future Stage 2 detailed Development Application must provide for a building form that complies with the conditions of this consent and addresses building separation, articulation, public accessibility, wind comfort, activation, heritage impacts, amongst other matters, and if not provide reasonable alternative planning solutions to compliance.

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

Compliance with Concept

- All subsequent development applications and the issue of any associated Construction Certificates must not be inconsistent with the conditions of this Concept approval.

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

Specialist Advice

6. The recommendations outlined in the specialist reports listed in Condition 1 shall be incorporated into the plans and documentation accompanying the future detailed development application subject to the satisfaction of Council officers.

Reason: To minimise environmental impacts.

Public Access

7. Prior to the issue of an Occupation Certificate for the future building the applicant shall establish a public right of way on any publicly accessible through site links and public squares.

Reason: To ensure that public benefits are provided in keeping with the applicant's offer.

Car Parking

8. The maximum number of car parking spaces for commercial premises in the future detailed Stage 2 application shall be calculated using the following formula—

$$M = (G \times A) / (50 \times T)$$

where—

M is the maximum number of parking spaces.

G is the gross floor area of all commercial premises in the building in square metres.

A is the site area in square metres.

T is the total gross floor area of all buildings on the site in square metres.

Reason: To ensure the proposal minimises impact on traffic, is consistent with the strategic planning for the Parramatta CBD and is in keeping with design excellence principles.

Design

Built Form Controls

9. The future Stage 2 detailed Development Application must comply with the following built form requirements:
 - a) The southern tower floorplate shall be limited to a maximum Gross Building Area (not including articulation) of 2,500sqm and be contained wholly within the southern tower envelope outlined on the drawings hereby approved.
 - b) The podium shall be 14 – 21 meters in height relative to the adjacent street level.
 - c) The podium shall be built on and generally parallel with both street frontages (i.e. 0m setbacks) except for all steps and ramping at ground level to traverse the vertical distance between street level and the flood planning level which shall be accommodated external to the building.
 - d) The southern tower setback from the existing George Street boundary shall be a minimum of 12m, subject to articulation.

- e) The northern tower setback from the existing Phillip Street boundary shall be a minimum of 6m, subject to articulation.
- f) The podium shall be set back a minimum of 6m from the western boundary at the ground floor and a minimum of 3m above ground level. Any undercroft area shall have a minimum 4m height clearance above finished ground level.
- g) The basement shall be setback a minimum of 3m from the western boundary.
- h) The basement shall have a maximum of 2 levels.
- i) The building shall be serviced by a single two-lane driveway from the Phillip Street frontage, separated from the public square by at least 2m. The driveway shall be located so as to avoid removal of existing street trees. The final location is to be supported by a Traffic Report by an appropriately qualified expert.

For the purposes of this condition, 'articulation' is considered to be +/- 450mm and not consist of gross floor space, balconies or the primary glazed façade. External solar shading falls within the definition of articulation.

Reason: To ensure suitable building bulk and public benefits.

Public Space

- 10. The future Stage 2 detailed Development Application must include a minimum 600sqm public square (not including the through site link) with frontages to Phillip Street and the north-south through site link on the western boundary of the site.

Reason: To ensure public benefits.

End-of-trip Facilities

- 11. The future Stage 2 detailed Development Application must include end-of-trip facilities of a size commensurate with the scale of development, including, but not limited to showers, toilets, lockers, changing areas, sinks and bicycle repair equipment.

Reason: To encourage walking and cycling.

Design Excellence Process Requirements

- 12. Prior to submission of a detailed Development Application for Stage 2, the applicant must complete a competitive design process as outlined in clause 7.10(5) of Parramatta Local Environmental Plan 2011 (or equivalent in any subsequent LEP).

As part of the competitive design process, each entry must be subject to wind tunnel testing, and the results provided for consideration by the jury. Detailed wind tunnel testing requirements will be outlined in the design excellence brief.

Reason: To clarify the scope of the approval and ensure wind impacts are a consideration of the design excellence process.

Tree and Landscape Requirements

- 13. The following tree and landscaping requirements must be achieved in the future Stage 2 detailed Development Application:

- a) Architectural plans and documents must demonstrate that the following trees, as referenced in the Arborist Report prepared by Arboricultural Impact Assessment by Tree Management Services dated 17/05/21 are to be retained and sufficiently protected during site works:

Tree No.	Name	Common Name	Radius from the trunk
1	Platanus acerifolia	London Plane	5.5 metres
2	Platanus acerifolia	London Plane	4.3 metres
10	Flindersia australis	Australian Teak	1.9 metres
11	Lophostemon confertus	Brush Box	7.7 metres
12	Flindersia australis	Australian Teak	2.6 metres

- b) The following minimum soil depths and soil volumes must be provided to ensure successful planting on structure is achieved (excludes sub-surface drainage and structural build-up):

- Small Tree (6-8m high / 4m canopy width): 9m³ per tree / min. 800mm soil depth
- Medium Tree (8-12m high / 8m canopy width): 25m³ per tree / min. 1000mm soil depth
- Large Tree (12-18m high / 16m canopy width): 67.5m³ per tree / min. 1200mm soil depth

Note: Shared soil volumes beyond the first tree shall be an additional 16m³ per tree for medium and large trees.

- c) Ground floor planters are to be set-in to the slab such that the top of the soil is flush with the finished floor level.

Reason: To ensure adequate protection of existing trees and provision for planting of new trees.

Environmentally Sustainable Design Requirements

14. The future Stage 2 detailed Development Application must demonstrate that the following environmental performance requirements will be met: -
- a) The office portion of the development will achieve a 5.5 star NABERS Energy and 4.5 star NABERS water ratings for the base building;
 - b) The hotel portion of the development will achieve a 4.5 star NABERS Energy and 4.5 star NABERS water ratings for the base building;
 - c) Installation of a solar PV system covering not less than 50% of the roof space that is not needed for other uses such as plant and green roof planting;
 - d) Plumbing fixtures are to meet minimum Water Efficiency Labelling and Standards (WELS) Scheme Standards including 4 star rated showerheads, 4 star rated toilet cisterns, 5 star rated urinals and 6 star rated water tap outlets;
 - e) Provision of a dual reticulation system to support reuse of water on site and allow for future connection to a recycled water network;

- f) 1 shared electric vehicle connection for every 10 commercial car parking spaces;
- g) 1 shared e-bike connection for every 10 commercial bicycle parking spaces;
- h) Optimise heat reflection and radiation from roofs and podium top areas;
- i) Minimise reflection of solar heat and visible glare downward from the building façade into private open space or the public domain, including Perth House;
- j) Centralised heat rejection for mechanical ventilation systems on upper most roofs; and
- k) Minimise risk of bird collisions.

Reason: To ensure the proposal constitutes design excellence with regard to environmental sustainability.

Utilities

Endeavour Energy Requirements

15. 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 or protected assets, contact must first be made with the Endeavour Energy's Easements Officer, Jeffrey Smith, on business days on direct telephone 9853 7139 or alternately email Jeffrey.Smith@endeavourenergy.com.au or Easements@endeavourenergy.com.au .

As part of the construction management plan the applicant must satisfactorily address any impacts of the proposed works on indoor substation no. 1182 and the associated 11 kV underground cables located on the site as well as to the adjoining electricity infrastructure . In this regard the following issues should be considered and addressed by the applicant:

- a) Maintenance of the structural integrity / weather tightness of the substation building / chamber.
- b) Access to the substation must be available 24/7/365 ie. all day, every day of the year and must not be impeded by temporary fencing, hoardings, the storage of materials etc.
- c) The electricity infrastructure may be impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.

It is imperative that the access to the existing electrical infrastructure on and in proximity of the site be maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by maintenance workers causes delays in power restoration and may have severe consequences in the event of an emergency.

Reason: To comply with SEPP (Infrastructure) 2007 and Endeavour Energy requirements.

Advisory Notes

See below list of advisory notes to assist with preparation of the Stage 2 development application. Please note that this is not intended to be an exhaustive list.

- A. **Substation** – Endeavour Energy have raised concern with the proposed placement of the substation at basement level. It is recommended that the substation be located at first floor level or above. It is recommended that discussions are undertaken with Endeavour Energy early in the process to avoid delays.
- B. **Green Travel Plan** – A Green Travel Plan will be required with any future development application.
- C. **Geotechnical Report** – A Geotechnical Report will be required with any future development application to demonstrate that the proposed works will not have an unacceptable impact on the adjoining subterranean heritage item 'convict drain', neighboring properties or Council infrastructure.
- D. **Acid Sulphate Soils Report** – An Acid Sulphate Soils report will be required with any future development application.
- E. **Cycle Lane** – The draft Parramatta CBD Planning Proposal includes a 2m wide land acquisition along the George Street frontage of the site for the purposes of a regional cycleway. This consent does not prejudice future assessment as to the appropriateness of providing such a cycleway.
- F. **Through Site Links** – Provision of an east-west through site link is to be explored at design competition stage.
- G. **Aeronautical Report** – An Aeronautical Report will likely be required to construct the project owing to cranes penetrating the Obstacle Limitation Surface of nearby aerodromes.
- H. **Water NSW** – Please confer with Water NSW to determine whether their approval is required to support the proposed development. If so, it is recommended that the application be lodged as Integrated Development.
- I. **Waterproofing 'Tanking' of Basement** – Council does not support draining of groundwater intercepted by basements into Council's stormwater system. As such it must be demonstrated that the basement will either be waterproof or that the site can treat and use all groundwater.
- J. **Section 140 permit** – It is noted that the Archaeology Report anticipated that a s140 permit under the Heritage Act 1977 will likely be required prior to Stage 2 works. It

is recommended that this process is explored early to avoid the likelihood of delays post-consent.

- K. **Phillip Street** – Please note that part-time or full-time ‘No Stopping’ restrictions are likely to be installed along part or all of the site’s Phillip Street frontage in order to provide adequate space for queuing on the approach to the intersection with Smith Street. As such pick-up and drop-off facilities for the hotel will likely be required on-site.
- L. **Flooding** - A 2D overland flow flood study of the rainfall catchment that directly affects this site will be required prior to a design competition or detailed development application. The applicable 1% AEP flood level and the corresponding flood planning level will be the higher of the river and the overland flow flood levels. A flood report will be required with the future application. Detailed requirements of the report are available upon request.

Part B – Development Consent (Stage 1 - Demolition)

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 (Crone Architects Project No. CA3865)

Plan No.	Issue	Plan Title	Dated
CA3865_110 George St_Demo_SH_Basement 2	-	Demolition DA Basement 2	Undated
CA3865_110 George St_Demo_SH_Basement 1	-	Demolition DA Basement 1	Undated
CA3865_110 George St_Demo_SH_Ground Floor	-	Demolition DA Ground Floor	Undated
CA3865_110 George St_Demo_SH_Level 1-6	-	Demolition DA Level 1-6	Undated
CA3865_110 George St_Demo_SH_Level Roof	-	Demolition DA Roof Level	Undated
CA3865_110 George Street_Demo_SH_Elevation	-	Demolition DA Elevation	Undated

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Preliminary Site Investigation	59919135	A	Cardno (NSW/ACT) Pty Ltd	12/7/19
Ecologically Sustainable Design Concept Report	PS114664	1	WSP	08/10/20
Waste Management Plan	RP-WMP-PLN-001	1	Roberts Pizzarotti	03/09/20
Construction Noise and Vibration Management Plan	RP-WMP-PLN-001	0	Acoustic Logic	16/09/20
Letter	N176141	-	GTA Consultants	13/10/20
Arboricultural Impact Assessment	-	-	Tree Management Services	17/05/21

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

Demolition of Buildings

2. Approval is granted for demolition of all existing buildings on the site, subject to compliance with the following:-
 - (a) Demolition is to be carried out in accordance with the applicable provisions of

Australian Standard AS2601-2001 - Demolition of Structures.

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

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
- (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays,

Sundays or Public Holidays. Note: Council may allow extended work hours in limited circumstances and upon written application and approval being given by City of Parramatta Council at least 30 days in advance.

- (j) 1.8m high protective fencing is to be installed to prevent public access to the site.
- (k) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The 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.
- (l) 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.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

Site Maintenance

- 3. Prior to commencement of works, during and after demolition works and after demolition 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.

Trees & Landscaping

Tree Removal

4. All trees located within the subject site are approved to be removed, inclusive of;

Tree No.	Species	Common Name	Location
3	<i>Lophostemon confertus</i>	Brush Box	Refer to arborist report
4	<i>Ulmus minor</i>	Elm	Refer to arborist report
5	<i>Acmena smithii</i>	Lilly Pilly	Refer to arborist report
6	<i>Stenocarpus sinuatus</i>	QLD Firewheel Tree	Refer to arborist report
7	<i>Syzygium luehmannii</i>	Lilly Pilly	Refer to arborist report
8	<i>Syzygium luehmannii</i>	Lilly Pilly	Refer to arborist report
9	<i>Magnolia soulangeana</i>	Magnolia	Refer to arborist report

Reason: To facilitate development.

Trees Retention

5. Trees numbered 1, 2, 10, 11 and 12 shall be retained and protected throughout the demolition and construction phases. Refer to the Arboricultural Impact Statement prepared by Tree Management Strategies dated 17/5/21 for the tree numbers, species and locations.

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

Public Tree Protection

6. No trees on public property (footpaths, roads, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

Reason: Protection of existing environmental infrastructure and community assets.

Prior to Any Work

Planning

Archival Recording

7. An archival photographic record must be undertaken of the existing building on the site. The recording is to be in accordance with the latest Heritage Council guidelines. The record must be submitted to and approved by Council's Group Manager DTSU prior to any works.

Reason: To ensure the history of Parramatta is conserved.

Security Bonds

8. 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:

- (f) Have no expiry date;
- (g) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/712/2020;
- (h) 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 (see Schedule of Fees and charges, \$5,463.10 - \$10,927.25 per street frontage in 2020/2021 financial year)
Street Furniture (see Schedule of Fees and Charges, \$2,121.80 per item in 2020/2021 financial year)
Street Trees (see Schedule of Fees and Charges, \$2,121.80 per tree in 2020/2021 financial year)
Development Site (see Schedule of Fees and Charges, \$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 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.

Existing Damage to Public Infrastructure

9. Prior to commencement of any works, including demolition, the applicant is to submit to the Council of documentary evidence including photographic evidence of any existing damage to Council's property. Council's property includes footpaths, kerbs, gutters, drainage pits, pipes etc. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works. Failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs

Reason: To ensure that the applicant bears the cost of all restoration works to Council's property damaged during the course of this development.

Long Service Levy Payment

10. Works must not commence unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

Reason: To ensure that the levy is paid.

Environmental Enforcement Service Charge

11. An Environmental Enforcement Service Charge must be paid to Council prior to any work. The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

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

Infrastructure & Restoration Administration Fee

12. An Infrastructure and Restoration Administration Fee must be paid to Council prior to any work.

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

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

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

Public Liability Insurance

13. 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.

Developer Contribution

14. A monetary contribution comprising **\$150,000.00** is payable to City of Parramatta in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Parramatta CBD Development Contributions Plan 2007 (Amendment No. 5). Payment must be by EFTPOS, bank cheque or credit card only.

The contribution is to be paid to Council prior to any work.

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 CBD Development Contributions Plan 2007 (Amendment No. 5) can be viewed on Council's website at: <https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

Reason: To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

Specialist Advice

15. The works/methods/procedures/control-measures/recommendations in the specialist reports outlined in Condition 1 shall be complied with at all times prior to and during works. A list of all of the recommendations and how they have been actioned shall be provided to Council.

Reason: To minimise environmental impacts.

Sydney Water Tap In

16. 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-developing/building/sydney-water-tap-in/index.htm>

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

Environmental Health

Site Sign

17. A sign must be erected in a prominent position on any site involving 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 demolition and removed when the work has been completed.

Reason: Statutory requirement.

Erosion and Sediment Control Measures

18. 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 works upon the site. These measures are to be maintained throughout the entire works.

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

Hazardous Material Survey

19. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:
- a) The location of hazardous materials throughout the site;
 - b) A description of the hazardous material;
 - c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
 - d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
 - e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
 - f) Identification of the disposal sites to which the hazardous materials will be taken.

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

Asbestos – Hazardous Management Strategy

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

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

Waste Management Plan – Demolition

21. An updated Waste Management Plan is to be submitted immediately after the letting of all contracts detailing the:
- (a) expected volumes and types of waste to be generated during the demolition and construction stages of the development;
 - (b) destination of each type of waste, including the name, address and contact number for each receiving facility.

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

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

Construction Environmental Management Plan

22. A Construction Environmental Management Plan must be submitted to and approved by Council's Manager Development and Traffic Services prior to any works.

The Plan must include full details of the stormwater and groundwater collection and discharge pollution control and quality management system, including full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance.

The Plan must outline how the site will be kept free of accumulated water at all times. Water that accumulates within the basement 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 the basement to be approved for drainage into Council Stormwater systems must meet EPA and Council DCP 2011 standards. The following discharge water quality standards must be met at all times:

- 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 through the use of a 'WETSEP' system or equal, to hold and treat water prior to discharge.

Please note that Such water must not be discharged to Council's stormwater system once the building is completed and occupied.

Reason: To protect against subsidence, erosion and water pollution during demolition.

Structural Stability

23. Advice from an appropriately qualified structural engineer is to be submitted to the satisfaction of the Principal Certifying Authority, prior to any work, confirming that the external basement walls and floor will be structurally stable once internal basement slabs and columns are removed. Alternatively, the engineer is to certify the detailed design of any temporary measures required to ensure such stability. Any required measures are to be implemented and retained prior to any redevelopment of the site.

Reason: To ensure stability and safety of the site, surrounding properties and public domain prior to redevelopment.

Traffic & Transport

Construction and Pedestrian Traffic Management Plan

24. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager and the Transport for NSW. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:
- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - c) The location of proposed Work Zones if proposed on the egress frontage public roadways,
 - d) Location of any proposed crane standing areas,
 - e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - g) The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,
 - h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
 - i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
 - j) Proposed construction hours,
 - k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
 - l) Construction program that references peak construction activities and proposed construction 'Staging',
 - m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
 - n) Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts
 - o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
 - p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
 - q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,

- r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

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

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

Trees & Landscaping

Tree Protection Plan

25. A Tree Protection Plan (TPP) is required to be prepared for trees numbered 1, 2, 10, 11 and 12 located within Council land. The TPP shall be prepared by a suitably qualified consulting arborist (Australian Qualification Framework Level 5) and specifically address section 5.4.2 of AS 4970-2009. The Principal Certifying Authority (PCA) shall certify that appropriate tree protection measures have been install in accordance with the TPP prior to commencement of works. The tree protection measures shall be maintained until works associated with the subject Development Application have been finalised.

Reason: To ensure adequate protection of existing trees.

Tree Protection Measures

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

Reason: To ensure trees are protected during construction.

Transport for NSW

TfNSW – Construction Pedestrian and Traffic Management

27. A Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared in consultation with TfNSW prior to the issue of any construction certificate or any preparatory or demolition works, whichever is the earlier, the applicant shall:

- Prepare a final Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:
 - A description of the development;
 - Location of any proposed work zone(s);
 - Haulage routes;
 - Proposed construction hours;
 - Predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods;
 - Construction vehicle access arrangements;
 - Construction program and construction methodology, including any construction staging;
 - Measures to avoid construction worker vehicle movements within the precinct, including strategies that encourage construction workers to travel to the site by sustainable modes of transport;
 - Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail Builder;
 - Identify any potential impacts to general traffic, cyclists, pedestrians, buses and light rail within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and
 - Identify the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP;

- Submit a copy of the final plan to TfNSW for endorsement via development.sco@transport.nsw.gov.au; and
- Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and TfNSW via development.sco@transport.nsw.gov.au to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.

Reason: To comply with the requirements of SEPP (Infrastructure) 2007 and TfNSW.

TfNSW – Road Occupancy

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

Reason: To comply with the requirements of SEPP (Infrastructure) 2007 and TfNSW.

During Work

Planning

Copy of Development Consent

29. 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.

Support for Council Roads, Footpath, Drainage Reserve

30. Council property adjoining the construction site must be fully supported at all times during all demolition 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 are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details must be provided to the satisfaction of the Principal Certifying Authority (PCA) prior to any work. 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.

Aboriginal and European Archaeology

31. If any European archaeological relics are discovered (or are believed to be discovered) during works, the works must cease and the NSW Office of Environment and Heritage must be notified, in accordance with the NSW Heritage Act.

If any Aboriginal archaeological relics are discovered (or are believed to be discovered) during works, the works must cease and the NSW Office of Environment and Heritage must be notified, in accordance with the NSW National Parks and Wildlife Service Act.

Reason: To ensure that archaeology is not inappropriately disturbed.

Environmental Health

Noise/Vibration

32. 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 activities.

Vibration levels resulting from demolition activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

The recommendations outlined in the Construction Noise and Vibration Management Plan Ref: RP-WMP-PLN-001 Rev: 0 by Acoustic Logic dated 16/09/20 shall be implemented at all times.

Reason: To protect the amenity of the area.

Erosion & Sediment Control Measures

33. 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.

Dust Control

34. Dust control measures shall be implemented during all periods of demolition to minimise the dust nuisance on surrounding properties.

In this regard, dust minimisation practices must be carried out in accordance with the City of Parramatta 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.

Waste Data Maintained

35. A Waste Data file is to be maintained, recording building/demolition contractors 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 are met.

Asbestos – Records Disposal

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

Reason: To ensure appropriate disposal of asbestos materials.

Contamination – Additional Information

37. 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.

Decommissioning of refrigeration & air conditioning

38. Decommissioning of any refrigeration or air conditioning equipment containing ozone depleting gases shall be carried out by an authorised person under The Protection of the Environment Operations Act 1997 with any fluorocarbon refrigerant recovered in accordance with the requirements of The Protection of the Environment Operations Act 1997 and Ozone Protection Act 1989.

Reason: To ensure that only suitably qualified person(s) decommission refrigeration or air conditioning systems for the protection of the environment.

Hazardous/Intractable Waste Disposed Legislation

39. 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

40. 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 2014 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.

Complaints Register

41. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:
- (a) The date and time of the complaint;
 - (b) The means by which the complaint was made;
 - (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that affect;
 - (d) Nature of the complaints;
 - (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complaint; 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.

De-watering

42. The approved Construction Environmental Management Plan must be complied with at all times during demolition.

Reason: To protect against subsidence, erosion and water pollution during demolition.

Soil and Water Management – Stockpiles

43. Stockpiles of any materials 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.

Traffic & Transport

Materials on Footpath

44. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs, or vehicles associated with the demolition works 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.

Trees & Landscaping

Tree Removal Supervision

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

Reason: To ensure tree works are carried out safely.

Transport for NSW

TfNSW - Vehicle Movements

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

Reason: To comply with the requirements of SEPP (Infrastructure) 2007 and TfNSW.

After Work

Planning

The Release of Bonds

47. 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.

Flood Proofing - Construction

48. Immediately following demolition, the full site must be flood-proofed to prevent ingress of floodwaters for at least the 1% AEP event (1 in 100 year) plus 500mm freeboard. This is to be done by provision of continuous perimeter bunding to a level of RL 8.6m AHD minimum. Construction of the bunding is to be sufficiently durable so as to withstand the forces of floodwaters and construction activity. Details demonstrating compliance are to be submitted to Council upon completion.

Reason: To prevent ingress of potential floodwater.

Graffiti Management

49. The owner/manager of the site is responsible for the removal of all graffiti from the fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

Environmental Health

Site Fence

50. A minimum 1.8m high protective hoarding (or as otherwise required by the BCA) shall be retained for the full perimeter of the site until such time as the site is redeveloped. The hoarding is to include windows at regular intervals and warning signage to discourage scaling of the fence. The hoarding is to be kept clean and tidy.

Reason: To prevent public access to the site.

De-watering

51. The approved Construction Environmental Management Plan must be complied with at all times during the post-demolition / pre-development phase.

Reason: To protect against subsidence, erosion and water pollution during demolition.