ATTACHMENT B - CONDITIONS OF CONSENT

SCCPP Reference:	PPSSCC-266
DA No:	DA/588/2021 PAN-110072
Address:	14-16 Hill Road – Sydney Olympic Park

PART A – GENERAL CONDITIONS

Approved Plans & Supporting Documentation

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressively require otherwise:

Architectural Plans

Plan Title	Plan No	Issue	Prepared By	Dated
COVERSHEET	DA000	E	PBD Architects	25.01.2022
PROJECT SUMMARY	DA001	I	PBD Architects	25.03.2022
AREA SCHEDULE	DA002	E	PBD Architects	25.01.2022
SITE ANALYSIS	DA010	E	PBD Architects	25.01.2021
CONTRACTOR ACCESS PLAN	DA011	A	PBD Architects	25.01.2022
DESIGN PHILOSOPHY	DA050	C	PBD Architects	25.01.2022
DESIGN PHILOSOPHY	DA051	C	PBD Architects	25.01.2022
DESIGN PHILOSOPHY	DA052	C	PBD Architects	25.01.2022
SITE PLAN	DA100	F	PBD Architects	25.01.2022
BASEMENT PLAN	DA101	K	PBD Architects	25.01.2022
LEVEL 1 PLAN	DA102	P	PBD Architects	25.01.2022
LEVEL 2 PLAN	DA103	P	PBD Architects	25.01.2022
LEVEL 3 PLAN	DA104	O	PBD Architects	25.01.2022
LEVEL 4 PLAN	DA105	O	PBD Architects	25.01.2022
LEVEL 5 PLAN	DA106	O	PBD Architects	25.01.2022
LEVEL 6 PLAN	DA107	O	PBD Architects	25.01.2022
LEVEL 7 PLAN	DA108	O	PBD Architects	25.01.2022
LEVEL 8 PLAN	DA109	O	PBD Architects	25.01.2022
LEVEL 9 PLAN	DA110	O	PBD Architects	25.01.2022
LEVEL 10 PLAN	DA111	O	PBD Architects	25.01.2022
LEVEL 11 PLAN	DA112	O	PBD Architects	25.01.2022
LEVEL 12-13 PLAN	DA113	O	PBD Architects	25.01.2022
ROOF PLAN	DA115	L	PBD Architects	25.03.2022
BUILDING N – L1	DA122	I	PBD Architects	25.01.2022
BUILDING N – L2	DA123	I	PBD Architects	25.01.2022
BUILDING N – L3	DA124	G	PBD Architects	25.01.2022
BUILDING N – L4	DA125	A	PBD Architects	25.01.2022
BUILDING N – L5	DA126	G	PBD Architects	25.01.2022

BUILDING N – L6 & 8	DA127	G	PBD Architects	25.01.2022
BUILDING N – L7	DA128	G	PBD Architects	25.01.2022
BUILDING N – L9	DA130	G	PBD Architects	25.01.2022
BUILDING N – L10	DA131	G	PBD Architects	25.01.2022
BUILDING N – 11	DA132	G	PBD Architects	25.01.2022
BUILDING N – 12 & 13	DA133	G	PBD Architects	25.01.2022
BUILDING N – ROOF	DA134	J	PBD Architects	25.03.2022
BUILDING O – L1	DA142	G	PBD Architects	25.01.2022
BUILDING O – L2	DA143	G	PBD Architects	25.01.2022
BUILDING O – L3	DA144	G	PBD Architects	25.01.2022
BUILDING O – L4	DA145	G	PBD Architects	25.01.2022
BUILDING O – L5 – 8	DA146	G	PBD Architects	25.01.2022
BUILDING O – ROOF	DA150	G	PBD Architects	25.01.2022
BUILDING P – L1	DA162	F	PBD Architects	25.01.2022
BUILDING P – L2	DA163	F	PBD Architects	25.01.2022
BUILDING P – L3	DA164	F	PBD Architects	25.01.2022
BUILDING P – ROOF	DA165	F	PBD Architects	25.01.2022
BUILDING N – ELEVATIONS	DA201	L	PBD Architects	25.03.2022
BUILDING O – ELEVATIONS	DA202	H	PBD Architects	17.01.2022
BUILDING P – ELEVATIONS	DA203	F	PBD Architects	25.01.2022
SECTION A	DA301	J	PBD Architects	25.03.2022
SECTION C & D	DA302	I	PBD Architects	25.03.2022
DETAIL SECTIONS	DA303	A	PBD Architects	25.01.2022
DETAILED DRIVEWAY SECTION	DA310	D	PBD Architects	25.01.2022
DETAILED LOADING DOCK SECTION	DA311	C	PBD Architects	25.01.2022
MATERIAL SCHEDULE – BUILDING N	DA401	F	PBD Architects	25.01.2022
PERSPECTIVE VIEW 2	DA421	D	PBD Architects	17.01.2022
PERSPECTIVE VIEW 3	DA422	D	PBD Architects	17.01.2022
BUILDING N – GFA CALCULATION	DA511	G	PBD Architects	25.01.2022
BUILDING O – GFA CALCULATION	DA512	G	PBD Architects	25.01.2022
BUILDING P – GFA CALCULATION	DA513	G	PBD Architects	25.03.2022
BUILDING N – CROSS VENTILATION	DA521	G	PBD Architects	25.01.2022
BUILDING O – CROSS VENTILATION	DA522	G	PBD Architects	25.01.2022
BUILDING N – STORAGE	DA531	E	PBD Architects	25.01.2022
BUILDING O – STORAGE	DA532	E	PBD Architects	25.01.2022

BUILDING N – APARTMENT MIX	DA541	D	PBD Architects	25.01.2022
BUILDING O – APARTMENT MIX	DA542	D	PBD Architects	25.01.2022
COMMUNAL OPEN SPACE	DA551	E	PBD Architects	25.01.2022
SOLAR STUDY	DA601	G	PBD Architects	25.01.2022
SOLAR STUDY	DA602	G	PBD Architects	25.01.2022
SOLAR STUDY	DA603	G	PBD Architects	25.01.2022
SHADOW DIAGRAM – 9AM	DA611	F	PBD Architects	25.01.2022
SHADOW DIAGRAM – 12PM	DA612	F	PBD Architects	25.01.2022
SHADOW DIAGRAM – 3PM	DA613	F	PBD Architects	25.01.2022
ADAPTABLE UNIT – TYPE A	DA701	H	PBD Architects	25.01.2022
ADAPTABLE UNIT – TYPE B	DA702	H	PBD Architects	25.01.2022
BUILDING N – WINDOW SCHEDULE – NORTH	DA801	F	PBD Architects	25.01.2022
BUILDING N – WINDOW SCHEDULE – EAST	DA802	F	PBD Architects	25.01.2022
BUILDING N – WINDOW SCHEDULE – SOUTH	DA803	F	PBD Architects	25.01.2022
BUILDING N – WINDOW SCHEDULE – WEST	DA804	F	PBD Architects	25.01.2022
BUILDING O – WINDOW SCHEDULE – NORTH	DA805	E	PBD Architects	25.01.2022
BUILDING O – WINDOW SCHEDULE – EAST	DA806	F	PBD Architects	25.01.2022
BUILDING O – WINDOW SCHEDULE – SOUTH	DA807	E	PBD Architects	25.01.2022
BUILDING O – WINDOW SCHEDULE – WEST	DA808	F	PBD Architects	25.01.2022

Civil Drawings

Plan Title	Plan No.	Issue	Prepared By	Dated
Cover Sheet, Drawing Schedule And Locality Plan	DA11.01	7	Northrop Consulting Engineers	11.07.22
General Arrangement Plan	DA11.21	7	Northrop Consulting Engineers	11.07.22
Concept Sediment And Soil Erosion Control Plan	DA12.01	5	Northrop Consulting Engineers	11.07.22
Sediment And Soil Erosion Control Details	DA12.11	5	Northrop Consulting Engineers	11.07.22

Plan Title	Plan No.	Issue	Prepared By	Dated
Bulk Earthworks Plan	DA13.01	7	Northrop Consulting Engineers	11.07.22
Bulk Earthworks Sections - Sheet 01	DA13.11	7	Northrop Consulting Engineers	11.07.22
Bulk Earthworks Sections - Sheet 02	DA13.12	7	Northrop Consulting Engineers	11.07.22
Siteworks And Stormwater Management Plan - Sheet 01	DA14.11	7	Northrop Consulting Engineers	11.07.22
Siteworks And Stormwater Management Plan - Sheet 02	DA14.12	7	Northrop Consulting Engineers	11.07.22
Typical Sections - Sheet 01	DA14.21	5	Northrop Consulting Engineers	11.07.22
Typical Sections - Sheet 02	DA14.22	5	Northrop Consulting Engineers	11.07.22
Typical Sections - Sheet 03	DA14.23	5	Northrop Consulting Engineers	11.07.22
Typical Sections - Sheet 04	DA14.24	5	Northrop Consulting Engineers	11.07.22
Typical Sections - Sheet 05	DA14.25	5	Northrop Consulting Engineers	11.07.22
Typical Sections - Sheet 06	DA14.26	5	Northrop Consulting Engineers	11.07.22
Typical Sections - Sheet 07	DA14.27	4	Northrop Consulting Engineers	11.07.22
Alignment Control Plan - Sheet 01	DA14.31	7	Northrop Consulting Engineers	11.07.22
Alignment Control Plan - Sheet 02	DA14.32	7	Northrop Consulting Engineers	11.07.22
Swale Alignment Control Plan And Section	DA14.41	5	Northrop Consulting Engineers	11.07.22
Road Longitudinal Sections - Sheet 01	DA15.01	5	Northrop Consulting Engineers	11.07.22
Road Longitudinal Sections - Sheet 02	DA15.02	5	Northrop Consulting Engineers	11.07.22
Road Longitudinal Sections - Sheet 03	DA15.03	5	Northrop Consulting Engineers	11.07.22

Plan Title	Plan No.	Issue	Prepared By	Dated
Driveway Longitudinal Sections - Sheet 01	DA15.21	5	Northrop Consulting Engineers	11.07.22
Driveway Longitudinal Sections - Sheet 02	DA15.22	5	Northrop Consulting Engineers	11.07.22
Stormwater Longitudinal Sections - Sheet 01	DA15.41	5	Northrop Consulting Engineers	11.07.22
Stormwater Longitudinal Sections - Sheet 02	DA15.42	5	Northrop Consulting Engineers	11.07.22
Stormwater Longitudinal Sections - Sheet 03	DA15.43	5	Northrop Consulting Engineers	11.07.22
Stormwater Longitudinal Sections - Sheet 04	DA15.44	5	Northrop Consulting Engineers	11.07.22
Signage And Linemarking Plan - Sheet 01	DA16.01	5	Northrop Consulting Engineers	11.07.22
Signage And Linemarking Plan - Sheet 02	DA16.02	5	Northrop Consulting Engineers	11.07.22
Turnpaths Plan - Sheet 01	DA17.01	3	Northrop Consulting Engineers	11.07.22
Turnpaths Plan - Sheet 02	DA17.02	3	Northrop Consulting Engineers	11.07.22
Catchment Plan	DA18.01	5	Northrop Consulting Engineers	11.07.22
Master Catchment Plan	DA18.11	5	Northrop Consulting Engineers	11.07.22
Details - Sheet 01	DA19.01	5	Northrop Consulting Engineers	11.07.22
Details - Sheet 02	DA19.02	2	Northrop Consulting Engineers	11.07.22
Details - Sheet 03	DA19.03	2	Northrop Consulting Engineers	11.07.22
Details - Sheet 04	DA19.04	2	Northrop Consulting Engineers	11.07.22

Hydraulic Drawings

Plan Title	Plan No.	Issue	Prepared By	Dated
Cover Sheet	STW-000	A	Greenarrow Hydraulics	18.06.2021

Basement Stormwater Services	STW-001	A	Greenarrow Hydraulics	18.06.2021
Level 1 Stormwater Services	STW-002	A	Greenarrow Hydraulics	18.06.2021
Level 2 Stormwater Services	STW-003	A	Greenarrow Hydraulics	18.06.2021
Level 3 Stormwater Services	STW-004	A	Greenarrow Hydraulics	18.06.2021
Level 4 Stormwater Services	STW-005	A	Greenarrow Hydraulics	18.06.2021
Level 5 Stormwater Services	STW-006	A	Greenarrow Hydraulics	18.06.2021
Level 6 Stormwater Services	STW-007	A	Greenarrow Hydraulics	18.06.2021
Level 7 Stormwater Services	STW-008	A	Greenarrow Hydraulics	18.06.2021
Level 8 Stormwater Services	STW-009	A	Greenarrow Hydraulics	18.06.2021
Level 9 Stormwater Services	STW-010	A	Greenarrow Hydraulics	18.06.2021
Level 10 Stormwater Services	STW-011	A	Greenarrow Hydraulics	18.06.2021
Level 11 Stormwater Services	STW-012	A	Greenarrow Hydraulics	18.06.2021
Level 12-13 Stormwater Services	STW-013	A	Greenarrow Hydraulics	18.06.2021
Roof Stormwater Services	STW-014	A	Greenarrow Hydraulics	18.06.2021
Details	STW-015	A	Greenarrow Hydraulics	18.06.2021

Landscape Drawings

Plan Title	Plan No.	Issue	Prepared By	Dated
Landscape Coversheet	000	D	Site Image Landscape Architects	17.06.2022
Landscape Masterplan	001	D	Site Image Landscape Architects	17.06.2022
Landscape Plan - 1 Level 1	101	D	Site Image Landscape Architects	17.06.2022
Landscape Plan - 2 Level 1	102	D	Site Image Landscape Architects	17.06.2022
Landscape Plan - 3 Level 1	103	D	Site Image Landscape Architects	17.06.2022

Landscape Plan - 4 Level 1	104	D	Site Image Landscape Architects	17.06.2022
Landscape Plan - 5 Level 1	105	D	Site Image Landscape Architects	17.06.2022
Landscape Plan - 6 Level 1	106	D	Site Image Landscape Architects	17.06.2022
Landscape Plan - 7 Level 1	107	D	Site Image Landscape Architects	17.06.2022
Landscape Plan Building N Level 2 & 3	108	D	Site Image Landscape Architects	17.06.2022
Landscape Plan Building N Level 4 & 10	109	D	Site Image Landscape Architects	17.06.2022
Landscape Plan Building O Level 3 & 4	110	D	Site Image Landscape Architects	17.06.2022
Landscape Plan Building P Level 3	111	D	Site Image Landscape Architects	17.06.2022
Landscape Details	501	D	Site Image Landscape Architects	17.06.2022
Landscape Details	502	D	Site Image Landscape Architects	17.06.2022
Landscape Sections	601	D	Site Image Landscape Architects	17.06.2022
Landscape Sections	602	D	Site Image Landscape Architects	17.06.2022
Landscape Sections	603	D	Site Image Landscape Architects	17.06.2022
Landscape Sections	604	D	Site Image Landscape Architects	17.06.2022
Soil Depth Plan	701	D	Site Image Landscape Architects	17.06.2022
Soil Depth Plan Level 2	702	D	Site Image Landscape Architects	17.06.2022

Soil Depth Plan Level 3	703	D	Site Image Landscape Architects	17.06.2022
Soil Depth Plan Level 4	704	D	Site Image Landscape Architects	17.06.2022
Soil Depth Plan Level 10	705	D	Site Image Landscape Architects	17.06.2022

Subdivision Plans

Document	Ref No.	Issue	Prepared By	Dated
PLAN OF PROPOSED COMMUNITY SUBDIVISION OF LOT 3 IN DP271278	44632 024 DP STG2 -1	-	LTS	18/06/2021
PLAN OF PROPOSED COMMUNITY SUBDIVISION OF LOT 3 IN DP271278	44632 024 DP STG2 -2	-	LTS	18/06/2021

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Acoustic Report (Noise Impact Assessment)	19039	3	White Noise Acoustics	25.05.2021
BASIX Certificate 1210696M-04	1210696M-04	-	Renyi Pty Ltd	18.07.2022
NatHERS Certificate No 0006126650	0006126650	-	Renyi Pty Ltd	16.03.2022
Geotechnical Investigation	E24361.G03	-	EI Australia	18.06.2021
Environmental Remediation Action Plan (RAP)	E24361.E06	Rev 5	EI Australia	15.10.2021
Site Survey	44632DT	G	LTS Lockley	18.06.2021
Proposed Subdivision Plan	44632 024DP STG2	Draft	LTS Lockley	18.06.2021
Waste Management Plan (C&D)	S0278	Rev D	Elephants Foot Recycling Solutions	14.06.2021
Waste Management Plan (Operational)	S0278	Rev G	Elephants Foot Recycling Solutions	17.12.2021
Pedestrian Wind Tunnel Test	15515	-	CPP	18.10.2021
Interim Advice 2,	21020 IA2 Final	-	Phreatric	15.10.2021

Sanctuary Phase 5: Review of Final Remedial Action Plan	RAP		Consulting	
Sustainability Report	-	03	Renyi	16.03.2022
Flora and Fauna Report	-	Final	Kingfisher	26.09.2021
Ecology Report Review	-	-	Kingfisher	March 2022
Landscape Design Report	-	-	Site Image	June 2022
Civil Engineering Report – Stormwater Management Report	170973-05	C	Northrop	18.06.2021
Access Report	-	Final	Morris Goding Access Consulting	18.06.2021
Sanctuary Phase 5 – DA Re-submission Access Statement	-	-	Morris Goding Access Consulting	31.01.2022
Perspective Views	-	-	-	-
Noise Impact Assessment	19039_141019	3	White Noise	25.05.2021
Crime Risk Assessment and Security Management Plan	-	-	Sutherland and Associates	June 2021
Acid Sulfate Soils Management Plan	4776-5-R1	1	Assetgeo	06.09.2019

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

Note: An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Physical Commencement

2. Physical commencement must occur in accordance with the requirements of Section 4.53(4) of the Environmental Planning and Assessment Act within 5 years of the date of the issue of the consent. In this regard should physical commencement not occur by **[insert date of consent expiry]** the consent will lapse.

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

Construction Certificate

3. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation

accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.
Reason: To ensure compliance with legislative requirements.

Building Code Compliance

4. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).
Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

No encroachment on Council and/or Adjoining property

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

No part of the development within the development lot shall encroach within the Foreshore Boulevarde Road (future Council asset), including any basement areas within the site.
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.

Compliance with Planning Agreement

6. The development is to comply with the terms and conditions specified within the executed planning agreement as registered on the title for the site.
Reason: To ensure the requirements of the agreed voluntary planning agreement are complied with during the development process.

Provide waste storage room on premises

7. A waste storage room is to be provided on the premises and shall be constructed to comply with the following:
   (i) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types and bulky materials
   (ii) 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
   (iii) The walls being cement rendered to a smooth, even surface and coved at all intersections
   (iv) Cold water being provided in the room with the outlet located 1.5m above floor level to avoid damage and a hose fitted with a nozzle being connected to the outlet
   (v) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.
   Reason: To ensure provision of adequate waste storage arrangements.

Waste Handling, Storage and Collection

8. The waste handling, storage and collection systems for residential and commercial wastes are to be completely separate and self-contained, and designed in accordance with the City of Parramatta Waste Management Guidelines for New

Developments. A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities.

Reason: To ensure waste is adequately separated and managed in mixed use developments.

Garbage Chutes

9. Any garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments* (2019). Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.

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

PART B – BEFORE 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.)

Development Contributions

10. A monetary contribution comprising **$891,785.88** is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the *Auburn Development Contributions Plan 2007 (Amendment 1)*. Payment must be by EFTPOS, bank cheque or credit card only.

Contribution Type	**Amount**
Open Space (HBW)	$ 420,736.12
Community Facilities (HBW)	$ 235,524.93
Traffic Management (HBW)	$ 174,155.39
Plan Administration (HBW)	$ 61,369.44
Total Contributions Payable	**$ 891,785.88**

The above contribution is to be paid to Council prior to the issue of a construction certificate.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.

Auburn Development Contributions Plan 2007 (Amendment 1) can be viewed on Council's website at:
https://www.cityofparramatta.nsw.gov.au/sites/council/files/__data/assets/pdf_file/0019/187021/Auburn_Development_Contributions_Plan_2007_Amendment_1_2016.pdf

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

Security Bonds

11. 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/588/2021**;
    (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	
Section 9.43 Residential Class 2 for works valued over $1,000,000	$25,750.00

    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 safeguard 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.

LSL Payment

12. Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy of $300,300 as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.

    Note: The Long Service Levy is to be paid directly to the **Long Service Corporation** at www.longservice.nsw.gov.au. For more information, please contact the Levy support team on 13 14 41.

    Reason: To ensure that the long service levy is paid.

Infrastructure & Restoration Administration Fee

13. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate.
The fee will be in accordance with Councils adopted 'Fees and Charges' at the time of payment.
Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.
Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

TfNSW Requirements for Transport Corridor

14. To preserve the integrity of the Transport Corridor, the Principal Certifying Authority (PCA) is to be satisfied, prior to the issuing of any construction certificate, that the following has been addressed to the satisfaction of TfNSW, or has obtained confirmation from TfNSW that it does not require consultation on these matters:
    - Any works of penetration of ground to a depth of at least 2m below ground level (existing) on land in, above or adjacent to (within 25m measured horizontally) the relevant corridor, the Applicant will need to consult with TfNSW regarding the relevant geotechnical documentation and obtain written endorsement from TfNSW. A summary report for the relevant construction stage shall also be provided to TfNSW to demonstrate that the submitted documentation has satisfied the relevant conditions;
    - Final geotechnical and structural report/drawings. Geotechnical reports should include any potential impact on the Transport Corridor, and include consideration for a Finite Element analysis and any potential dewatering;
    - Final construction methodology, including any staging of the works, with construction details pertaining to structural support during excavation or ground penetration;
    - Final cross sectional drawings showing ground surface, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Transport Corridor. Cross sectional drawings should also include the accurate RL depths and horizontal distances from assets (tracks, overhead lines, structures and cables as known) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor;
    - If required by TfNSW, details of the vibration and movement monitoring system that will be in place before excavation commences; and
    - Detailed survey plan.

    Please contact the TfNSW PLR team at DA.PLR@transport.nsw.gov.au for further details.
    Reason: To ensure the integrity of the transport corridor is maintained.

TfNSW Requirements for Site Access

15. To ensure the structural integrity of the Transport Corridor, TfNSW and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor

for the approved development or the owner or occupier of the part of the site to which access is sought.
Reason: To allow TfNSW access to the site.

Public Domain Construction Drawings

16. Prior to the issue of a Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Group Manager. The drawings shall address, but not be limited to, the following areas:
    - All the frontages of the development site between the gutter and building line, including footpath, drainage, ground level forecourt, front setback, footway and kerb & gutter with drainage,
    - All road sections from the building side kerb to base of perimeter retaining walls, including but not limited to road and travel lanes, street parking spaces, tree pits and landscaping, drainage, footways, wall top details and railings and retaining wall
    - Any publicly accessible areas,
    - Any works in carriageway,
    - Works to integrate with adjacent public amenity, and
    - Onsite landscape work

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

    The Public Domain Construction Drawings and specifications shall be prepared in accordance with:
    - The latest City of Parramatta Public Domain Guidelines (PDG),
    - The approved public domain drawings,
    - The approved public domain alignment drawings,
    - The approved landscape drawings, and
    - All the conditions listed in this consent.

    The drawings should be submitted to and agreed upon with Council prior commencement of a detailed design for Public Domain Alignment Drawings for Phases 3 and 5 of this development. The changes required under DA/586/2021 should be taken into account along with the changes stated below while completing the public domain documentation for Sub-Precincts 3 and 5.

    <u>Documentation Accuracy</u>:
    Drawings must show all work in the public domain accurately by providing Public Domain Construction Drawings that are fully coordinated across all design disciplines and across all phases of this project.

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

(a) Angophora floribunda shall be indicated as the main street tree species on both sides of Foreshore Boulevard. Trees across Southern Road 1 should also be coordinated.
Note - Araucaria heterophylla is not an acceptable street tree species.

(b) Street trees shall be provided on the eastern side of Shearwater Crescent

(c) The public domain along both the northern and southern edges of the neighbourhood green, with reference to the arrangement of footpath and trees, must match the respective public domain along the entire Foreshore Road/ Sanctuary Boulevard and Guwali Street. The tree species may vary in this section across both sides (both sides to match species) of the road to create variation however the intrinsic geometry (footpath and verge layout and their finishes) shall be consistent.
Note - The current drawing set has a different public domain design and arrangement along both the northern and the southern Neighbourhood Green edges.

(d) Street lighting should be designed, and pole locations coordinated with street tree positions

(e) Street tree locations are to be agreed upon with Council's Public Domain Team as a final number at the CC stage to suit sight lines. Street trees should be provided at 8-10 m c/c in such a way that proposed street tree species canopy connect at maturity to mitigate urban heat build-up.

(f) Soil volume requirements for each street tree shall be as per the Council's Public Domain Guidelines, section 5.1.1 table 5.1, including the installation of structural soil support systems where required. Calculations of soil volumes and locations of structural soil support systems specified in plan are to be included in the submitted documentation.

(d) Cross sections and plans are to indicate there is no construction of future Council assets such as footpaths, kerbs and gutters, roads and/or other assets over basements or voids.
Note – the current cross sections on dwg no DA13.27 Rev 3 shows a slab and beam arrangement underneath the road corridor. These designs shall be amended to Council's satisfaction.

Any areas that are perceived to be on the ground level must have drop slabs to accommodate the required soil volumes. The final look of street trees and public domain should still be perceived as being in ground and on one level with the footpath / surrounding public domain.

(e) Details of the permeable pavers for parking bays and the parking lane to be as approved by Council.

(f) The tree pits proposed within Mangrove Street and Sea Rush Street adjacent to Building N and Building O, and tree pits which border the Neighbourhood Green shall be increased in soil volume and depth to reflect prescribed standards in "Apartment Design Guide (ADG) – Part 4, 4P Planting on Structures - Tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015). Typical tree planting on structure is to show an overall 800-1200mm soil depth. (Soil volume to be reflective of proposed tree species size as per the ADG requirements).

Longitudinal sections through the tree pits supporting the trees are required to show the above requirements. Consideration must be given to expanding the structural cell system into the adjacent car bays.

The structural cell system proposed by the consulting Landscape Architects shall be coordinated the Architectural and Engineering documentation to ensure soil depths, pavement thicknesses and stormwater drainage of these subsoil zones has been adequately considered.

The soil plan is to be updated to reflect the extent and depth of the structural cell system and slab-set downs.

Reason: To ensure the public domain is constructed in accordance with Council standards and to enable maximised public amenity for the roads and public domain.

Footway Specifications

17. Notwithstanding the approved Public Domain Drawings and Public Domain Alignment Drawings, the following requirements shall be included in the Public Domain Construction Drawings, the street cross-section dimensions (boundary to boundary) and arrangement should meet the DCP street cross-section dimensions and footpath dimensions.

Roads cross section dimensions shall be fully coordinated with architecture and civil drawings. The street cross-section arrangement must be installed as shown on the approved Public Domain Construction Drawings.

Footpath

All streets within this DA (as noted above) will have the **standard concrete in situ paving**, as per the PDG and Council Standard detail DS 3, to the full length of the development site. Detailed design spot levels are required.

Footpath widths as stated above, are required.

New kerb and gutter and new verge (as per design) installation is required as part of these works.

Permeable pavers for parking bays and the parking lane to be as approved by Council.

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

Kerb Ramps
Kerb ramps must be designed and located in accordance with Council's design standard DS4.
Kerb ramps are to be aligned to kerb ramps on the opposite side of the road.

Vehicle Crossing
Council's standard vehicle crossing is to be provided. Refer Council's design standards DS9 and DS10.

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

A schedule of proposed pit lid, frame and grate finishes is to be submitted with the Public Domain Construction Drawings set.

Drainage grates on an accessible path of travel and within common areas, are to have slots or circular openings with a maximum width of 13mm. Slots are to be laid with the long dimension at right angles to the paths of travel.

Tactile Indicators (TGSI)
TGSIs must be used on the public footpath and comply with the requirements in the Public Domain Guidelines and the latest versions of AS1428.1 and AS1428.4. The TGSIs must be installed in the locations as shown on the approved Public Domain Construction Drawings.

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

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

Cycle racks
Public bike racks shall be supplied and equally distributed (clusters of max 4-off racks) to the furniture zone of Foreshore Road / Sanctuary Boulevard as per the PDG. Location outside of this zone to be agreed by Council's Group Manager DTSU prior to issue of a Construction Certificate.

Cycle racks are to be located so that bicycles do not encroach onto the public footway.

Lighting

Pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket. Streetlights in the public domain to located at the back of kerb within the furniture zone as per the PDG.

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

Reason: To comply with the Public Domain Guidelines.

Street Tree Specifications

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

Street Name	**Botanical Name**	**Pot Size**	**Qty**	**Average Spacing**
Foreshore Road/ Sanctuary Boulevard	Angophora floribunda, and Combination of Alphitonia excelsa and Eucalyptus racemose in the central median. And any additional trees that may be proposed around the open space corridor.	400L	As per approved drawings or average spacing, whichever is greater	Typically 8-10m, or as shown on the approved drawings or as agreed by Manager Urban Design or Landscape Management Officer
Mangrove Street	Lophostemon confertus	200L		
Shearwater Crescent	Lophostemon confertus	200L		
Guwali Street	Lophostemon confertus	200L		
Sea Rush Street	Lophostemon confertus	200L		

Note: ***Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible. Evidence of the order for trees must be submitted to the DTSU with the Public Domain Construction Drawings.***

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

The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is

to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

A structural pavement system is required around proposed street trees *in paved areas* in the footway and publicly accessible pedestrian areas to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. Suitable systems include suspended concrete slabs or structural cells such as strata cells. Tree grates may be required depending on location of the site. For details and locations refer the PDG.

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

Calculations demonstrating tree pit and soil volume compliance as per the PDG are to be included in the Public Domain Construction Drawings. Soil volume calculations are to be based on a maximum depth of 1.2 m excluding any drainage layers.

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

Reason: To ensure high quality street trees are provided, and to minimise plant failure rate and ensure quality of stock utilised.

Specific Asset Design

19. The following is to be constructed, with details included within the construction certificate documentation:
    (a) proposed kerb inlet pits must be constructed in accordance with Council Standard Plan No. DS21
    (b) footpaths must be constructed as per Council's specifications and or approved design. Footpath levels must not exceed 2.5% cross fall towards the roadway
    (c) kerb ramps must be constructed to Council's standard and specifications.

    Reason: To ensure appropriate design of assets.

Building Servicing Details

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

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

Single Master TV Antenna

21. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on each building to service the development. A

connection is to be provided internally to each dwelling/unit within the development.

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

Reason: To protect the visual amenity of the area.

Retaining Walls

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

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

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

Reason: To minimise impact on adjoining properties.

Design Changes Required

23. The following design changes are to be carried out in accordance with details to be submitted to the satisfaction of the Group Manager DTSU before the issue of a Construction Certificate:

(a) Building P is to be modified to include an awning on Level 1, redesign the roof to provide a stronger expression and provide detailing on the blank eastern wall
(b) the removal of the “picket fence” style parapets on Building O and Building N and replacement with a suitable alternative design element
(c) details of materiality and design detailing of the amenities building in the neighbourhood park
(d) the inclusion of a communal hand basin for the amenities building in the neighbourhood park
(e) no air condensers are to be located on the balconies
(f) improvement of security for apartments, including the provision of the following:
    (i) a privacy or security screen on the balconies of balcony Units N406 + N407 to restrict access between apartments
    (ii) restriction of access between Units 0102 and 0103 at the terrace edge
    (ii) adequate screening of Units N301 and N309 (and above) to restrict overlooking from balconies into adjoining bedrooms

Approval of the above plans will form part of the construction certificate documentation to be provided to the PCA prior to the issue of a construction certificate.

Reason: To improve the aesthetic appearance of the development, provide further detailing of elements and protect the privacy and safety of future occupants.

SEPP 65 Verification

24. Design Verification issued by a registered architect is to be provided with the application for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.
Note: Qualified designer in this condition is as per the definition in SEPP 65.
Reason: To comply with the requirements of SEPP 65.

Art Plan Requirements

25. A Detailed Public Art Plan prepared by a suitably qualified and experienced public art consultant, developed in accordance with the City of Parramatta's 'Interim Public Art Guidelines for Developers' and the Arts Plan prepared by Peter Day Environmental Art and Design dated March 2022, shall be submitted to and approved by Council's Service Manager of City Animation, prior to the issue of the relevant Construction Certificate.

The Public Art Plan is to include contextual and historical themes, and design details of each public art work, including concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork, and an estimated budget, indicated on the approved plans.

The Art Plan shall demonstrate compliance with the approved concept art plan and Condition 12 of DA/586/2021.
Reason: To achieve public art that is consistent with Council's guidelines.

Construction Noise Management Plan

26. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' and accompany the application for a Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

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

Reason: To prevent loss of amenity to the area.

Consideration of Salinity

27. Prior to the issuing of the Construction Certificate details are to be submitted to the Principal Certifying Authority that the footings and slabs of the development have been designed to withstand the impacts of salinity. The design of the development is to take into consideration the guidelines within the Department of

Infrastructure, Planning and Natural Resources document - *Western Sydney Salinity Code of Practice 2003.*

Reason: To ensure appropriate safeguards against salinity.

Energy Provider Requirements for Substations

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

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

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

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

Adaptable Dwellings

29. The development must incorporate 18 adaptable dwellings. Plans submitted with the Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

Accessibility

30. The following additional accessibility matter shall be addressed within the Construction Certificate to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate:
    (a) Furniture and features within all communal areas including the village green must provide suitable accessible options
    (b) Rubbish chutes provide features suitable for use by a person with disability
    (c) Post adaptation plans should include wardrobes and compliant showers are to be provided.

    Reason: To provide for appropriate accessible areas.

Compliance with Technical Reports

31. Unless otherwise required within this consent, the recommendations of the specialist reports contained within Condition 1 of this consent are to be incorporated within the documentation and design details submitted with the Construction Certificate.

    The Principal Certifying Authority shall be satisfied that the recommendations have been incorporated into the plans before the issue of a Construction Certificate.

    Reason: To protect the amenity of the area and confirm the details submitted with the application.

Internal Ceiling Heights

32. Plans submitted with the Construction Certificate shall clearly indicate that all residential floors are provided with a minimum internal floor to ceiling height of 2.7m unless not required by the ADG or where mechanical services are required within the kitchen where the minimum floor to ceiling height shall be 2.4m (excluding the thickness of the floor and ceiling slabs). This condition does not authorise the height of the building to be increased.

    Reason: To ensure appropriate opportunities for access to natural light and ventilation are provided.

Finishes and Materials

33. The finishes and materials of the building as approved in Condition 1 of this consent are to be incorporated within the Construction Certificate Plans.

    Reason: To ensure the quality of the design finishes is maintained.

Revised Landscaping Plan

34. The final Landscape Plans must be consistent with plans numbered SS19-4191 000 – 001, 101 – 111, 501 – 502, 601 - 603, 701 – 705 rev C, dated 04.04.2022 prepared by Site Image together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

    Planting Schedule 000

    (a) Add a plant quantities column and update plant numbers accordingly.

    (b) Drawings 101 to 107 alignments do not correspond with key. Part of 105 for example, is missing the top part of the pool area and building P. Realign sheets to match the key so all of the masterplan is captured.

    Plans 101, 102, 105 and 106

    (c) Relocate or delete trees proposed too close to the building or planter edge. Ensure all trees are planted with a minimum setback of 3.5m to the outside enclosing wall of a legally constructed building and a minimum distance of two (2) metres from any drainage line (unless pipes are concrete encased) to future proof the scheme and ensure the trees and retaining walls survive long-term.

    (d) Provide a typical section through a narrow planter with an actual 200L tree rootball size to ensure they adequately fit.

    (e) Planting around the pool appears to clash with the building at ground level. Layers are unclear. Two trees are proposed within a small / narrow planter. Tree species are unknown due to labels missing. Trees are to be setback a minimum 3.5m from the building edge, therefore trees must be relocated or deleted.

    Plan 111

    (f) Level 3 planting around the pool is located over the building. Planting information is unclear due to too many layers turned on. Delete unnecessary information for legibility.

    Plans 103, 104 and section 602

    (g) A series of detailed sections are required specifically through the palm tree rootballs, seating, lawn, water fountains and paving showing the relationship between the planters, stratavault / “accessible soil” / structural soil below the unit paving, the soil depth and soil volume (as per ADG), seating detail, water features/fountains detail and arrangement and lawn detail.

(h) Delete additional walls located within the planters (secondary planter walls), or where not possible due to level changes for example, create 'letterbox openings' to enable the soil to be contiguous and continue through the dividing planter walls to increase the soil volume and root access.
(i) Provide section details of the combined planters (as noted above) to show the linked planters and soil is contiguous and adequate soil volume is achieved.
(j) Ensure all planters have adequate soil volume and depth which meet the Apartment Design Guide (ADG) soil standards. To enable the minimum soil volumes are met, it is recommended the planter sizes are readjusted, combined, or linked to enable this is met. Note - this applied to all planters on all levels.
(k) PBD Architectural sections DA301 to DA311 to amend sections to delete restricted or unnecessary walls shown around tree planting pits, and in some cases delete the concrete base below the tree pits (DA303). Architectural sections should refer to Landscape Architectural details to avoid conflicting information.

Plan 501

(l) Delete the 'tree stake' from the typical tree planting detail as this should not be required, (unless the tree is located within a wind-prone location). Trees supplied from the nursery should be self-supporting. Trees on podium requiring staking to indicate underground guying system to minimise visual clutter.

Plan 502

(m) Provide a typical detail of a 200L tree rootball in a sloped planter. Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans.
(n) Provide a typical detail showing the structural soil / stratavault system / "accessible soil" below the paving to ensure the tree planting and planters are connected and soil is contiguous below the paving. Soil volume within each planter must meet the recommended ADG requirements.

Reason: To ensure creation of functional gardens and restoration of environmental amenity.

Planting upon Structure

35. Plans and documents submitted must include the following with an application for a Construction Certificate:
(a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens.
(b) All raised planting boxes/beds containing trees must be retained to a minimum height of 800mm.
(c) Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.
(d) Sections through the planters supporting the trees and shrubs at both ground level and podium level are required to show the soil volume and soil depth meet the prescribed soil standards as stated in "Apartment Design Guide – Part 4, 4P Planting on Structures - Tools for improving the design of residential

apartment development" (NSW Department of Planning and Environment, 2015).

- Typical tree planting on structure to show overall 800-1000mm depth soil.
- Typical shrub planting on structure 500-600mm soil depth.
- Typical turf planting on structure 200-300mm soil depth.

(e) Tree planting densities shall not exceed the prescribed soil volume and area (as per ADG – Part 4) required for plant type.

(f) 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.

(g) An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer.

Reason: To ensure the creation of functional gardens.

Lighting Design Plan

36. Prior to the issue of a construction certificate, a lighting design plan is to be developed. This plan is to be in line with best practice and is to consider the National Light Pollution Guidelines for Wildlife (Migratory Shorebirds). The lighting design plan is to be developed and reviewed by appropriately qualified lighting practitioners who are to consult with an appropriately qualified ecologist. This lighting plan is to be endorsed by the project ecologist and be submitted to the Principal Certifying Authority prior to the issue of the construction certificate.
Reason: To protect fauna from lighting impacts.

Reserve Stormwater CEMP

37. Prior to the issue of a Construction Certificate, a Construction Environmental Management Plan (CEMP) must be prepared by a suitably qualified ecologist and submitted to the Principal Certifying Authority prior to the issue of the construction certificate. The CEMP must include mitigation measures to minimise direct and indirect impacts to flora and fauna, including (but not limited to) bird collision, impact to white-bellied sea eagle (including during the nesting season between April and July), lighting, noise, minimising pollution, weed management and any other aspect the project ecologist deems necessary.
Reason: To ensure protection of flora and fauna.

Car Parking Design

38. 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, AS 2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.
Reason: To ensure appropriate vehicular manoeuvring is provided.

Bicycle Parking

39. 86 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.
Reason: To comply with Council's parking requirements.

Parking Provision

40. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS 2890.2 and AS 2890.6. A total of 223 parking spaces is to be provided and be allocated as follows:
    a) 206 spaces for the residential units including 18 spaces as accessible parking;
    b) 17 visitor parking including 1 space as car wash bay;

    Note that one (1) residential parking space is to be allocated to residential visitor parking to comply with DCP requirements. Tandem car spaces are to be allocated to same unit. Details are to be illustrated on plans submitted with the construction certificate application.

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

On-street Parking

41. On-street parking spaces are to be provided in accordance with the approved plans and AS 2890.5-2020. Adequate clearance between the parking bay and the nearest moving traffic lane is to be provided for parallel parking, angled parking and centre-of-road parking in accordance with Table 3.1, 3.3 and 3.6 of AS 2890.5-2020. Details are to be illustrated on plans submitted with the construction certificate.

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

Control Point at the Car Park Entrance

42. 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.

Convex Mirror

43. Convex mirror(s) are to be installed at the top and bottom of access ramps, with their height and location adjusted to allow drivers a full view of the vehicles on the ramp and in the parking aisles in order to see if another vehicle is coming through. Details are to be illustrated on plans submitted with the construction certificate.

    Reason: To ensure safety of drivers.

Traffic Management Measures for Approval

44. The applicant is to submit a separate application for the proposed line markings and signage including the on-street car share space and on-street timed parking restrictions along the roads to Council's Traffic and Transport Services for consideration by the Parramatta Traffic Committee under Deligated Authority and Council's approval. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.

    Reason: To comply with Roads Act 1993.

Parking Time-Restrictions

45. On-street parking provision within the site is to be time restricted. Details of the parking restrictions are to be illustrated on civil design plans submitted with the construction certificate application to the satisfaction of Council's Traffic and Transport Manager.
    Reason: To ensure adequate on-street parking is available for public.

Car Share Spaces

46. A minimum 1 car parking space is to be allocated for car share parking space. Car share parking space shall be publicly accessible at all times, adequately lit and sign posted. Written evidence shall be provided with the development application demonstrating that offers of a car space to car share providers have been made together with the outcome of the offers or a letter of commitment to the service. The PCA shall ascertain that agreement with a commercial operator is subscribed prior to issue of the construction certificate. Details are to be illustrated on plans submitted with the construction certificate.
    Reason: To comply with Council's Development Control Plan.

Detailed Engineering Design Plans – Traffic Committee

47. Prior to the issue of any Construction Certificate for roadworks, detailed engineering design plans of the internal roads to be constructed as part of Phase 5 of the development are to be submitted to Council's Traffic and Transport Manager for consideration by the Parramatta Traffic Committee and approval by Council. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.
    Reason: To ensure maintenance of traffic flow and safety on the surrounding road network.

Road Surface Construction for Vehicle Support

48. Prior to the issue of any Construction Certificate, the applicant is to provide evidence to the Principal Certifying Authority that the ramp and any area the waste collection vehicle will travel will be constructed to support a load mass of up to 25 tonne.
    Reason: To ensure waste vehicles can safely access the ramp to provide waste collections.

Stormwater Management Drawings

49. A full set of stormwater management drawings which includes the following information listed below must be submitted to Council's Group Manager, Civil Assets for approval, prior to the issue of a Construction Certificate.
    (a) No future Council assets located over basement.
    Note - Drawing *DA14.27, rev4 (DA5)* shows assets over basement slab in the proposed council road, Foreshore Road/Sanctuary Boulevard. These designs must be amended to Council's satisfaction.
    (b) Details of the bio-retention system and other applications of WSUD treatment works being proposed should be included in the stormwater management drawing set for CC Approval. A table listing all WSUD assets confirming public or private ownership shall also be included.
    (c) A drawing clearly highlighting the proposed private and public stormwater drainage system/assets shall be included.

(d) All longitudinal drainage sections shall include the hydraulic grade values for 5% AEP and 1% AEP (with Climate Change). The longitudinal sections shall also include the plot of all existing and proposed service utilities. All pipes class need to be designed for heavy vehicular loading with consideration during construction and post-construction loading. Pipe class shall be no less than class 3. All pipes to be reinforced concrete spigot and socket rubber ring joint type. This information shall also be included in the longitudinal sections.

(e) All pits shall be designed and constructed in accordance with council standard drawings. The design drawings shall include, but not limited to the following details:
   (i) A pit schedule
   (ii) Any custom designed pits shall include structural details and structural certifications.
   (iii) All pit cover/ grate should be class D heavy duty, galvanised, bike safe and bolted down type.

(f) All council stormwater drainage infrastructure such as pits and pipes need to be located outside of the proposed rail corridor. Only pipes crossing perpendicular to the rail corridor will be supported.

(g) Major retaining wall structures supporting public road infrastructure should be avoided where possible.

Reason: To ensure appropriate management of the drainage catchment of the area.

PMF Design Requirements

50. The basements shall be designed and constructed to ensure complete exclusion of floodwaters up to the PMF level. All residential floors must have a minimum finished floor level of the PMF level or higher. Details are to be submitted for the approval of the PCA prior to the release of any Construction Certificate.
Note - Unless subsequently advised by Council, the Probable Maximum Flood Level (PMF) for the site shall be assumed to be RL 3m AHD.
Reason: Flood risk management

Tanked Basements

51. All basements shall be constructed with 'tanked' (waterproof) construction methods to ensure groundwater does not penetrate the basements and basement walls and floor slabs do not fail as a result of hydrostatic loading. Pumped or drained basements are not acceptable.
Note - Council will not accept discharge of groundwater post-construction into Council's stormwater system or the Parramatta River. Council may accept discharge of treated groundwater into Council's drainage system during construction only if this is subject to a Construction Environmental Management Plan satisfactory to Council.

Details are to be submitted for the approval of the Group Manager DTSU prior to release of any Construction Certificate.

The landowner shall manage groundwater inflows and outflows during construction and thereafter in perpetuity, including monitoring, to ensure all of Council and NSW Government requirements are satisfied and that there are no adverse effects on the environment and public health, including water table levels, surface and groundwater flow regimes, contamination and pollution, flooding and water quality and structural stability.

Note - Council does not permit long term discharge of groundwater to Council's stormwater system.

Reason: Groundwater risk management.

Control of Pollution

52. The development must not cause water-borne pollution or other adverse environmental impacts arising from water management on and from the site. The quality of water discharged from the site must meet the pollution reduction targets specified in the relevant Auburn Council and City of Parramatta DCP's and the relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000. Details are to be submitted for the approval of the Group Manager DTSU prior to release of any Construction Certificate.

Reason: Protection of the Environment,

Water Sensitive Urban Design

53. A water sensitive urban design rainwater and stormwater system must be implemented and maintained in perpetuity by the landowner, generally in accordance with the development application submission, and as follows. This must include:

a) Water sensitive landscape maintenance
Maintain landscape to retain integration of water management and treatment, including bioswales, deep soil and tree trenches.

b) Tree Trenches, Pods and Pits
Tree trenches pods and pits acting as bio-retention to treat sealed road and paved areas

c) Vegetated bio-retention swales
Vegetated bio-retention swales will collect and convey runoff through landscaped areas of the site.

d) Trash Screens/Stormwater360 Enviropod 200 inserts
Trash screens or Stormwater360 Enviropod 200 pit inserts in grated pits will be used as pre-treatment for stormwater runoff to capture litter and coarse sediment from the roads.

e) Gross Pollutant Traps prior to discharge into river.
Gross Pollutant traps on stormwater lines prior to discharge into Parramatta River in accordance with NSW maritime requirements.

f) Maintenance of the WSUD system.
Details must be submitted of the mechanism for ensuring maintenance of the WSUD system in perpetuity in accordance with the design intentions. This may be incorporated into the Building Management System or another approved mechanism.

Details of the above shall be submitted to Council's Group Manager DTSU for approval prior to release of the relevant Construction Certificate. Such details must demonstrate how the individual WSUD and water quality management components of this development work together with the whole precinct water management and WSUD system in accordance with the masterplanning, water management modelling, drainage design, landscape and water sensitive urban design for the whole development.

Reason: To provide appropriately for appropriate water management.

Overland Flow

54. The development shall not displace natural overland flow onto adjoining property and any such flow shall be conveyed within the property to a suitable discharge point approved by Council. Details of any measures proposed to address this must be submitted to Council's Group Manager DTSU for approval prior to release of the Construction Certificate.
Reason: Flood risk management

Connection to Drainage Systems

55. All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.
Reason: To ensure satisfactory stormwater disposal.

Basement Drainage System

56. The basement stormwater and seepage pump-out system, must be designed and constructed to include the following:
(a) A holding tank capable of storing the run-off from a 1% AEP (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
(i) The rate of inflow for the one hour, 5 year ARI storm event.
(c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
(d) A 100 mm freeboard to all parking spaces.
(e) Submission of full hydraulic details and pump manufacturers specifications.
(f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate. Note this system must not be used for groundwater pumping.
Reason: To ensure satisfactory storm water and seepage water disposal.

Foundations adjacent to Infrastructure

57. Foundations adjacent to a drainage easement and/or Council drainage pipes are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements". The engineering details are to form part of the Construction Certificate documentation.
Reason: To ensure Council's assets are not damaged.

Acoustic Report

58. The recommendations outlined in the acoustic report prepared by White Noise Acoustics - Titled: Sanctuary Phase 5 Hill Road Wentworth Point, Project number 19039_141019_Noise Impact Assessment_BW_R3; dated 25.05.2021 shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.
Reason: To ensure a suitable level of residential amenity.

Section 73 Certificate

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

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

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.

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

Sydney Water - Building Plan Approval

60. 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 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 infonnation
- 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:llwww.sydnevwater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.hlm

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

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

Ausgrid Connection Application

61. The applicant is to make a formal submission to Ausgrid by means of a duly completed Connection Application and/or Preliminary Enquiry form to allow Ausgrid to assess any impacts on its infrastructure and determine the electrical supply requirements for the development (e.g. whether a substation is required on site) before the issue of a Construction Certificate.

Note: Any work undertaken near Ausgrid assets needs to be done in accordance with various standards, rules and guidelines including:

- Ausgrid's Network Standards
- Ausgrid's Electrical Safety Rules.

The developer is to ensure that the proposed works do not contravene Ausgrid's Technical Standards and statutory requirements with regards to the safe and reliable operation and maintenance of its network.

Reason: To comply with the requirements of Ausgrid.

Impacts on Utility Installations

62. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.
    Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

Utility Installations in Transport Corridor

63. The developer shall minimise the installation of any utilities within the Transport Corridor. A detailed services plan indicating type, location and depth shall be submitted to the satisfaction of the Group Manager DTSU for approval in consultation with TfNSW before the issue of any Construction Certificate.
    Reason: To minimise the impacts on the Transport Corridor.

Sustainability Measures

64. Prior to the issue of any Construction Certificate, the following must be demonstrated to the satisfaction of to the satisfaction of the Certifying Authority:

    (a) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to the recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:
        (i) One reticulation system servicing drinking water uses, connected to the drinking supply, and
        (ii) One reticulation system servicing all non-drinking water uses.
        (iii) The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available.
    (b) Solar photovoltaic generation must be installed for the roof area of not less than 200m².

    Reason: To ensure sustainable development outcomes are achieved.

Support of Council Property

65. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.
Reason: To protect Council's infrastructure.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

Appointment of PCA

66. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
    1. 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
    2. Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

    The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.
    Reason: To comply with legislative requirements.

Enclosure of the site

67. 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

68. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:
    (a) Unauthorised entry of the work site is prohibited;
    (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
    (c) The name, address and telephone number of the Principal Certifying Authority;
    (d) The development consent approved construction hours;
    (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
    (f) This condition does not apply where works are being carried out inside an existing building.

    Reason: Statutory requirement.

Toilet facilities on site

69. 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

70. 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.

Dial Before You Dig

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

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

Maintenance of Road Verge

72. 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 refuge 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.

Excavation Below Footings

73. 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.

Works within Property Boundaries

74. 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.

Footings and walls near boundaries

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

to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

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

Contact with Water NSW

76. The applicant shall contact Water NSW to confirm whether a Water Supply Work Approval is required for works potentially affecting the groundwater. Correspondence from the government agency shall be submitted to the certifying authority before the commencement of works.
Note – should approval be required from Water NSW then those requirements will need to be complied with.

Reason: To ensure the proposed development follows NRAR requirements if necessary.

Road Design – Future Privately Owned Roads

77. For the road network approved by this application that will remain in future private ownership, the developer must submit a Pavement Design Report to the satisfaction of the Principal Certifying Authority prior to works commencing.

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

For road pavements the <u>design standards</u> are:

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

For road pavements the <u>construction standards</u> are:

- If design traffic is less than 10^5 ESA – AUS SPEC specifications (published by NATSPEC)
    - 1141 – Flexible Pavements
    - 1143 – Sprayed bituminous surfacing
    - 1144 – Asphaltic concrete (Roadways)
    - Other AUS SPEC specifications for the work not covered by above specifications
- If design traffic is equal or higher than 10^5 ESA – RMS Specifications
    - 3051 – Granular Base And Subbase Materials For Surfaced Road Pavements
    - R71 – Unbound and modified pavement course
    - R73 – Construction of plant mixed heavily bound pavement course

- R83 – Concrete pavement base
- R106 – Sprayed bituminous surfacing (with cutback bitumen)
- R107 – Sprayed bituminous surfacing (with polymer modified bitumen)
- R111 – Sprayed bituminous surfacing (with bitumen emulsion)
- R116 – Heavy duty dense graded asphalt
- Other relevant RMS specifications for material and roadworks not covered by above specifications

Reason: To ensure the roads are appropriately constructed.

Road Design – Future Council Owned Roads

78. For the road network approved by this application that will become Council's asset upon dedication, the developer must submit the following to Council's Service Manager Civil Infrastructure for approval prior to works commencing:

(a) A Pavement Design Report

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

For road pavements the design standards are:

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

(a) A Project Quality Plan

The Project Quality Plan must be based on construction specifications and quality systems. It must include work method statements for typical work activities, description how the specifications and quality system will be applied, which testing is required, which records will be prepared and submitted to Council at various stages of construction. It must identify all inspections by Council's officer, hold and witness points during the construction etc.

For road pavements the construction standards are:

- If design traffic is less than 10^5 ESA – AUS SPEC specifications (published by NATSPEC)
    - 1141 – Flexible Pavements
    - 1143 – Sprayed bituminous surfacing
    - 1144 – Asphaltic concrete (Roadways)
    - 0161 - Quality (Construction)

- Other relevant AUS SPEC specifications for the work not covered by above specifications

- If design traffic is equal or higher than 10^5 ESA – RMS Specifications

  - 3051 – Granular Base And Subbase Materials For Surfaced Road Pavements
  - R71 – Unbound and modified pavement course
  - R73 – Construction of plant mixed heavily bound pavement course
  - R83 – Concrete pavement base
  - R106 – Sprayed bituminous surfacing (with cutback bitumen)
  - R107 – Sprayed bituminous surfacing (with polymer modified bitumen)
  - R111 – Sprayed bituminous surfacing (with bitumen emulsion)
  - R116 – Heavy duty dense graded asphalt
  - Q6 – Quality Management System (Type 6)
  - Other relevant RMS specifications for material and roadworks not covered by above specifications

Reason: To ensure that new road pavements are designed in accordance with current standards and to ensure long term performance of road pavements and other infrastructure assets.

Construction Environmental Management Plan

79. Prior to the commencement of construction, a Construction Environmental Management Plan and System (CEMP), including a construction phase soil and water management plan, must be prepared and submitted for the approval of the Group Manager DTSU.

The CEMP must be prepared in accordance with ISO14001:2015 (International Standard for Environmental Management Systems) and the Department of Infrastructure, Planning and Natural Resources (2004) '*Guidelines for the Preparation of Environmental Management Plans*' and must be submitted to the relevant authorities at least 4 weeks prior to the commencement of construction.

The CEMP must be implemented to the satisfaction of the Principal Certifying Authority.

This plan must address, but is not limited to, the applicants proposed management strategies for the following issues:

a) 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.

b) 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.

c) Erosion and sediment control measures

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

- Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.
- 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.
- Vegetation is to be maintained on the development site as much as possible, and shall not be cleared from neighboring sites.
- 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.

d) 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.

e) 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. Discharge water must comply with ANZECC guidelines for water quality.

This may be achieved through the use of 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.

Reason: Environmental protection.

Road Opening Permit

80. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).
In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.
Reason: To protect Council's assets throughout the development process.

Geotechnical Details to be Provided

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

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

    (f) The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where required)

including control levels for vibration, shoring support, ground level and groundwater level movements during construction.

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

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

(i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
(ii) No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
(iii) No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
(iv) Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
(v) Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
(vi) An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table Cl of AS 2870 - 1996.

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

Council's Drainage Infrastructure

82. Details of any pipe-work, pits etc on or connected to Council's drainage line shall be submitted for Council's City Assets Unit for approval prior to commencement of any work undertaken on or adjacent to Council's drainage line.
Reason: To ensure adequate stormwater infrastructure is provided.

Asbestos – hazardous management strategy

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

material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

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

Asbestos – signage

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

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

Remediation Action (RAP)

85. Remediation works shall be carried out in accordance with the Remediation Action Plan numbered ***E24361.E06_Rev5*** prepared by ***EIAustralia, dated 15 October 2021***. 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.

Construction and Pedestrian Traffic Management Plan

86. 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. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:

a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
c) The location of proposed Work Zones in the egress frontage roadways,
d) Location of any proposed crane standing areas,
e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
g) The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible,
h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
j) Proposed construction hours,

k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
l) Construction program that references peak construction activities and proposed construction 'Staging',
m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
n) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
o) 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,
p) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
q) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

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

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

PART D – WHILE BUILDING WORK IS BEING CARRED OUT

Hours of work and noise

87. The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:
- **7am to 5pm on Monday to Friday**
- **8am to 5pm on Saturday**

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Council may permit an extension to the approved hours of work in extenuating or unforeseen circumstances subject to an application and approval by City of Parramatta Council (CoPC) in accordance with the 'After Hours Works for Approved Development Applications Policy' (Policy).

A copy of this Policy and associated application form is available on the CoPC website. A fee will apply to any application made in accordance with this Policy.

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:
- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating o extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the surrounding area.

Vehicles to be Contained within Site

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

Road Occupancy Licence

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

Road Construction Inspections

90. For the road network approved by this application that will become Council's asset upon dedication, inspections during work with Council's Civil Assets Team must be carried out in accordance with the terms and conditions of the approved Project Quality Plan.
Reason: To ensure appropriately timed inspections are carried out during works.

Public Domain Works

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

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

The required inspections include the followings:

- Commencement of public domain works including set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required.
- Formwork inspection for all footpaths and footpath crossing call 9806 8250 minimum of 24 hours in advance of the required inspection.
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments.
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation.
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection.
- Delivery of street trees to site.
- Installation of street trees including required sub-drainage layer installed as specified.
- Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

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

As each basement level is constructed provide survey data demonstrating level change is not required at the building/public domain interface as per the approved updated Alignment Drawings.

During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's Public Domain Guidelines. Certification is required to be provided with the Occupation Certificate.

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

Trees with adequate root volume

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

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

Civil Assets Inspections

93. The following is required to be carried out for any works affecting or on any future Council assets:

(a) All works outside the property boundary must be inspected by the Civil Assets Inspector prior to the pouring of concrete. These inspections must take place a minimum of 24 hours prior to the pouring of the concrete.

(b) All plans must be supplied to ensure that works on the ground are as per plan.

(c) An onsite review of the proposed works is recommended prior to the works taking place.

(d) The inspection of stormwater pipes and pits must be carried out by the Catchment Management Unit of Council. Inspections will be required of:
   (i) The stormwater pipes once laid and prior to backfill
   (ii) All pit formwork prior to placement of concrete

(e) Proprietary products such as GPTs shall be inspected by the supplier's technician and certification for inspection and compliance should be submitted to the Council

(f) All works in relation to pits greater than 1.2m shall be inspected by registered structural engineer. A certification of inspection, compliance with the approved design and satisfactory construction shall be submitted to the council.

Reason: To confirm the inspection requirements of Council's Catchment Management Unit and ensure future Council assets are constructed properly.

Groundwater Discharge

94. Groundwater may only be discharged to Council's stormwater system during construction phase and then only with Council's approval in writing and as part of the Construction Environmental Management Plan and System. Such groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation and must be subject to treatment and mitigation measures satisfactory to Council prior to discharge to the stormwater system. These measures must be described fully in the Construction Environmental Management Plan which must be submitted for the approval of the Manager DTSU prior to commencement of any excavation or construction. 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. Such groundwater flows must not be discharged directly into Parramatta River. On completion of construction, all groundwater discharges must cease and no further

groundwater discharge will be permitted to Council's stormwater system or Parramatta River.

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.

Stormwater Discharge

95. Site water and construction phase stormwater may only be discharged to Council's stormwater system with Council's approval in writing and as part of a Construction Environmental Management Plan. Such site water and stormwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation and must be subject to treatment and mitigation measures satisfactory to Council prior to discharge to the stormwater system. These measures must be described fully in the Construction Environmental Management Plan which must be submitted for the approval of the Manager DTSU prior to commencement of any excavation or construction. 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. Such site water must not be discharged directly into Parramatta River. Site water discharged must not exceed suspended solid concentrations of 50 parts per million.
Other options for the disposal of site water include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.
Reason: To ensure that polluted site water does not impact upon waterways.

Imported fill

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

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

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

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

Signage – Contamination

97. 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.

Request to notify about new contamination evidence

98. 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.

Discharge of Contaminated Groundwater

99. 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.

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

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

Contaminated waste to licensed EPA landfill

100. 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.

Remediation

101. 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.

Validation Report

102. 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

103. 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. 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.*

Asbestos–records of disposal & licensed waste facility

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

Reason: To ensure appropriate disposal of asbestos materials.

Asbestos–handled & disposed of by licensed facility

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

Reason: To ensure appropriate disposal of asbestos materials.

Waste data maintained

106. 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 are met.

Hazardous/intractable waste disposal

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

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

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

Polluted water excavation - analysis before discharge

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

Reason: To prevent pollution of waterways.

De-watering of Excavated Sites

109. Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of a Construction Certificate.

Reason: To protect against subsidence, erosion and other nuisances.

Soil and Water Management – Stockpiles

110. 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.

Erosion and Sediment Control Measures

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

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

Erosion and Sediment Control – Run Off

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

Reason: To ensure no adverse impacts on neighbouring properties.

Damage to Council Assets

113. 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.

Road Occupancy Permit

114. 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

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

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Occupation Certificate

116. Occupation or use of the building 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 comply with legislative requirements of the Environmental Planning and Assessment Act 1979.

Record of inspections carried out

117. 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 statutory requirements.

Street Number when site readily visible location

118. A street number is to be placed on the site in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.
Reason: To ensure a visible house number is provided.

Roads to be Operational

119. Required roads for access to the development shall be constructed and operational before the issue of any Occupation Certificate for the residential usage of the buildings. Appropriate certification that the roads have been constructed in accordance with the design requirements and approvals in this consent must be provided to the PCA before the issue of an occupation certificate.
Reason: To ensure appropriate access for residents.

Public Roads Construction

120. Any roads that will become future Council assets must be constructed to the satisfaction of the Group Manager, Civil Assets and in accordance with the voluntary planning agreement (VPA) requirements before any dedication of these roads are carried out.
Reason: To ensure that future Council assets are constructed in accordance with Council requirements before dedication.

Public Domain – Final Approval

121. Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings must be completed to Council's satisfaction with a **final approval** obtained from Council's Assets & Environment Manager.

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

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

BASIX Compliance

122. 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. 1210696M-04 dated 18 July 2022, will be complied with prior to occupation
Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

Certification – Artwork

123. Final documentation including details of fabrication and installation of the public art work, including a maintenance schedule, must be submitted and approved by

Council and the art work completed in full and installed to the satisfaction of Council's City Animation Team prior to the issue of the final Occupation Certificate.
Reason: To comply with development control requirements.

SEPP 65 Verification Statement OC stage

124. Design Verification issued by a registered architect is to be provided with the application for a 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.

Adaptable dwellings

125. Certification must be provided prior to the issue of an occupation certificate that the required adaptable dwelling(s) have achieved a class C design in accordance with the requirements of AS 4299 -1995.
Reason: To ensure the requirements of DCP 2011 have been met.

Compliance with Technical Reports

126. The Principal Certifying Authority shall be responsible for ensuring the recommendations of the specialist reports contained within Condition 1 of this consent have been incorporated within the design and construction of the development. Certification from appropriately qualified consultants shall be submitted to the Principal Certifying Authority confirming that all relevant works have been carried out or complied with before the issue of any Occupation Certificate.
Reason: To ensure the recommendations of the reports have been implemented within the development.

Post Construction Private Property Dilapidation Report

127. Before the issue of an occupation certificate, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the principal certifier, detailing whether:
    (a) after comparing the pre-construction dilapidation report to the postconstruction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and
    (b) where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

    Before the issue of an occupation certificate, the principal certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the principal certifier) and to the relevant adjoining property owner(s).
    Reason: To identify damage to adjoining properties resulting from building work on the development site

Release of Bond(s)

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

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

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

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

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

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

Certification of Landscaping Works

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

Reason: To ensure restoration of environmental amenity.

Traffic Facilities to be Constructed

130. An occupation certificate shall not be issued for the building and no dwelling shall be occupied until such time as the traffic facilities approved under DA/763/2017/D for the Phase 1 development have been constructed to the satisfaction of Council's Group Manager, Civil Assets. Written evidence from the Council must be obtained before the issue of the occupation certificate.

Reason: To ensure the appropriate traffic facilities are operational before ethe occupation of the development.

Travel Access Guide

131. A Travel Access Guide is to be prepared for, and distributed to all occupants of the building. The Travel Access Guide is to be submitted to Council prior to occupation of the development.

Reason: To comply with the requirements of Council's Development Control Plan.

Parking Enforcement Agreement

132. The applicant is to enter into an agreement with Council for parking enforcement prior to the issue of occupation certificate. The agreement is to be reviewed every 3 years and is to allow Council to expand parking restriction in consultation with residents.

Reason: To ensure adequate on-street parking is available for public.

Loading Dock Management Plan – Operational Usage

133. A Loading Dock Management Plan is to be prepared for the usage and maintenance of the loading dock on site. The plan shall incorporate the provision for tenants to use the loading dock for removalist vehicles when moving to/from the development. The plan is to be submitted to the satisfaction of the Principal Certifying Authority before the issue of any Occupation Certificate for the residential component of the building.

Reason: To ensure adequate loading is available for residents.

134. Prior to the issue of an occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying

Authority and Parramatta City Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

- White Noise Acoustics - Titled: Sanctuary Phase 5 Hill Road Wentworth Point, Project number 19039_141019_Noise Impact Assessment_BW_R3; dated 25.05.2021

Reason: To demonstrate compliance with submitted reports.

Compliance with Validation Requirements

135. Before the issue of any occupation certificate, the certifying authority is to be satisfied that the site validation conditions (Condition 102 and Condition 103) of this consent have been complied with.

Reason: To ensure that the site is appropriately remediated before occupation.

Registration of covenant for encapsulated contamination

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

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

Registration of covenant for maintenance

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

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

Waste Room Positive Covenant/Restriction

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

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

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

Note: The standard terms of easement can be found at Appendix A8.1 (Appendix B) of the Parramatta Development Control Plan 2011.

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

Final Waste Inspection

139. Prior to the issue of any 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.

Lock Box for Waste Collection

140. Prior to the issue of any Occupation Certificate, a waste lockbox is to be purchased from Council and installed in an agreed location between Council and the applicant. The lock box will provide Council universal access to all Council service areas of the residential units. The location can be determined during onsite inspection by Council's Waste Service Team.

    Reason: To ensure appropriate access to waste collection facilities are provided.

Waste By-Laws

141. Prior to the issue of any 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.

Completion of Catchment Management Matters

142. On completion of all works that are to be future Council assets, the following information is to be provided to council:
    (a) Works–as–executed drawings confirming construction with respect to the approved design
    (b) CCTV condition assessment report of all stormwater drainage pits and pipes confirming that the drainage network is free of any debris and any damage
    (c) Backfill compaction test results undertaken by NATA approved laboratory confirming compliance with council minimum compaction requirements
    (d) All site photographs taken of the stormwater drainage pipe system prior to backfilling
    (e) Compliance with the approved design and satisfactory construction for pits greater than 1.2m and custom pits from registered structural engineer shall be submitted to the Council
    (f) Compliance with the approved design and satisfactory construction/installation for proprietary products like GPT from supplier shall be submitted to the council
    (g) At the completion of all works a site walk over meeting is to be undertaken with council's engineers prior to formal handover.

Positive Covenants - WSUD

143. Prior to issue of any **Occupation Certificate or Subdivision Certificate whichever comes first**, the applicant must create Positive Covenants and Restrictions on the Use of Land, prepared in accordance with Section 88B of the Conveyancing Act 1919, burdening the owner of the allotments with the requirement to maintain the on-site rainwater harvesting, stormwater management system (including WSUD and associated landscape), 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/E instruments.
Registered title documents showing the covenants and restrictions must be submitted to and approved by Council's Manager DTSU prior to the issue of a Subdivision Certificate.

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

Works as Executed Documents - WSUD

144. Prior to release of the Subdivision Certificate, Works as Executed documents prepared by a Registered Surveyor must be submitted to Council for approval by the Group Manager DTSU. These documents must show the as-built construction of the on-site rainwater harvesting, stormwater management system (including WSUD and associated landscape), bio-retention and water quality treatment facilities. The documents must be accompanied by certification by a suitably qualified environmental engineer that the system will work as intended to achieve the environmental outcomes required by this consent.

Reason: To ensure that the WSUD and stormwater management system is constructed adequately and works as necessary.

Works-as- Executed Stormwater Plans

145. Works-As-Executed stormwater plans and certification are to be prepared and submitted to Council for the satisfaction of the Group Manager DTSU prior to submission for the approval of the PCA and release of the occupation certificate. They must address the following:
    (a) The Work-As-Executed plans are to be 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) A certificate of compliance must be submitted from a qualified drainage / hydraulic engineer with regard to WSUD performance and compliance with landscape and engineering construction approved requirements.

Reason: To ensure works comply with approved plans.

PART F – OCCUPATION AND ONGOING USE

External Plant/Air-conditioning noise levels

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

Reason: To minimise noise impact of mechanical equipment.

Graffiti management

147. 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.

Landscape maintenance

148. All landscape works shall be maintained for a minimum period of one (1) year following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions.
Reason: To ensure restoration of environmental amenity.

Roller shutter door intercom is installed

149. If a roller shutter door is to be provided at the driveway entry and exit from Shearwater Crescent, it 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.

Remove putrescible waste at sufficient frequency

150. 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.

Management of waste storage facilities

151. 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.

Storage of bins between collection periods

152. 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.

Amenity of waste storage areas

153. All waste storage areas/rooms are to comply with the City of Parramatta Waste Management Guidelines for New Developments. No waste materials are to be stored outside the building or any approved waste storage area at any time.
Reason: To ensure waste is adequately separated and managed in mixed use developments.

Trade Waste

154. Trade waste water shall be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.
Reason: To ensure compliance with Sydney Water's requirements and protect the environment.

Use is not to cause offensive noise or vibration
No 'offensive noise'

156. 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.

PART G – BEFORE THE ISSUE OF A SUBDIVISION CERTIFICATE

Separate Application for Subdivision Certificate

157. A separate application must be made for a subdivision certificate. The following information shall also be submitted:

(a) Evidence that all relevant conditions of this development consent (DA/588/2021) have been satisfied
(b) Evidence of payment of all relevant fees
(c) a Linen Plan, 88B Instruments and Deposited Plan Administration Sheet, all generally in accordance with the final draft plans and documents
(d) 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).

Details to be Submitted with Subdivision Certificate

158. Prior to issue of any subdivision certificate the following details shall be submitted to Council:

(a) A plan indicating the location and nature of all services and infrastructure within all of the lots (including pipelines, pits and pathways etc)

(b) Detailed sectional plans prepared by a registered surveyor showing the constructed reduced levels of the community lots, and certification from a registered surveyor that all constructed reduced levels and lot locations are generally in accordance with DA/588/2021 for the subdivision works.

(c) All required service and infrastructure easements and covenants (mains) shall be created generally in accordance with the approved DA documentation. All service and infrastructure details and associated documents shall be submitted to Council as part of the subdivision certificate application.

(d) Public access rights of way shall be provided over the proposed roadways, on street parking and pedestrian/cycleway (Community Lot) for the public benefit. The right of way shall be in accordance with the approved plans. The terms and conditions of the public access right of way shall be prepared to Council's satisfaction.

(e) Easements for public access rights of way and for public parking is required to be created over Foreshore Boulevarde until such time as this road is dedicated as a public road or resumed as a transport corridor

(f) 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 subdivision plan shall incorporate these relevant items and be prepared by a certified surveyor.

Reason: To ensure access to public road is provided and appropriate service easements are created.

Covenant - Car Share Spaces

159. A covenant is to be registered with the subdivision plan advising of the car share parking space/s provided within the streets. The covenant is to include provisions that the car share parking spaces cannot be revoked or modified without prior approval of Council.

Reason: To comply with Council's parking requirements and confirm the details of the application.

Use and Ownership of Building P

160. Building P shall form part of the community title. The swimming pool and gymnasium facilities are not to be operated for commercial purposes and access shall be restricted to residents only. Details shall be included with the subdivision certificate.
Reason: To confirm the ownership and use of Building P.

Telecommunications Provision

161. The submission of documentary evidence from the telecommunications provider authorised under the Telecommunications Act 1997 confirming arrangements have been made for the provision of telephone services prior to the issue of a Subdivision Certificate.
Reason: To ensure appropriate telephone services are provided.

Notification Agreement

162. A Notification Agreement outlining the electrical construction requirements and associated fees shall be obtained from an energy provider prior to the release of the subdivision certificate.
Reason: To ensure electricity supply is available to all properties.

Section 73 Certificate

163. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorized Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at http://www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.
Reason: Statutory requirement.

Works to be Completed

164. The subdivision certificate shall not be released until the following works are complete to Council's satisfaction:
The construction of the basement carpark and top of ground level slabs for the roads.
Notes: Satisfactory documentation such as works-as-executed plans and compliance certificates will need to be submitted to satisfy the above.

The final road finishes and public domain works do not need to be completed until the issue of an Occupation Certificate.
Reason: To ensure the appropriate works are completed before subdivision.

ADVISORY NOTES:

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act 1979* Environmental Planning and Assessment Regulation 2000, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

(A) PLANNING AGREEMENT:

The development is subject to a planning agreement entered into under section 7.4 of the Environmental Planning and Assessment Act, 1979. The timing and provision of all deliverables under this planning agreement must be met in accordance with the requirements of that planning agreement. The Principal Certifying Authority shall be made aware of the requirements within the planning agreement before issuing any construction or occupation certificates for the stages of development.

(B) SYDNEY WATER ADVICE:

Out of Scope Building Plan Approval

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
    - Wastewater pipes larger than 300mm in size
    - Pressure wastewater pipes
    - Drinking water or recycled water pipes
    - Our property boundary
    - An easement in our favour
    - Stormwater infrastructure within 10m of the property boundary.

2. Where the building plan includes:
    - Construction of a retaining wall over, or within the zone of influence of our assets
    - Excavation of a basement or building over, or adjacent to, one of our assets
    - Dewatering - removing water from solid material or soil.

    The detailed review is to ensure that:
    - our assets will not be damaged during, or because of the construction of the development
    - we can access our assets for operation and maintenance
    - your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

Tree Planting

Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and

vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and Diagram 5 - Planting Trees within our Technical guidelines - Building over and adjacent to pipe assets. Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.