

ATTACHMENT B - CONDITIONS OF CONSENT

REVISED CONDITIONS dated 23.11.2022

SCCPP Reference:	PPSSCC-275
DA No:	DA/622/2021 PAN-115899
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 expressly require otherwise:

Architectural Plans

Plan Title	Plan No	Issue	Prepared By	Dated
Cover Sheet	DA2-000-001	02.DA	Turner	10.06.22
Drawing List	DA2-001-101	03.DA	Turner	10.06.22
Overview Plan	DA2-010-060	02.DA	Turner	10.06.22
Basement 03	DA2-110-007	02.DA	Turner	10.06.22
Basement 02	DA2-110-008	02.DA	Turner	10.06.22
Basement 01	DA2-110-009	02.DA	Turner	10.06.22
Level 01	DA2-110-010	03.DA	Turner	08.09.22
Level 02	DA2-110-020	03.DA	Turner	08.09.22
Level 03	DA2-110-030	03.DA	Turner	08.09.22
Level 04	DA2-110-040	03.DA	Turner	08.09.22
Level 05	DA2-110-050	02.DA	Turner	10.06.22
Level 06	DA2-110-060	02.DA	Turner	10.06.22
Level 07-10	DA2-110-070	02.DA	Turner	10.06.22
Level 11	DA2-110-110	03.DA	Turner	10.06.22
Level 12-16	DA2-110-120	01.DA	Turner	10.06.22
Level 17-21	DA2-110-170	01.DA	Turner	10.06.22
Level 22	DA2-110-220	02.DA	Turner	10.06.22
Level 23	DA2-110-230	02.DA	Turner	10.06.22
Level 24	DA2-110-240	02.DA	Turner	10.06.22
Level 25-27	DA2-110-250	02.DA	Turner	10.06.22
Level 28	DA2-110-280	02.DA	Turner	10.06.22
Level 29	DA2-110-290	02.DA	Turner	10.06.22
Level 30	DA2-110-300	02.DA	Turner	10.06.22
Level 31	DA2-110-310	02.DA	Turner	10.06.22
Level 32	DA2-110-320	02.DA	Turner	10.06.22
Level 33	DA2-110-330	02.DA	Turner	10.06.22
Level 34-38	DA2-110-340	02.DA	Turner	10.06.22
Level 39	DA2-110-390	02.DA	Turner	10.06.22
Level 40	DA2-110-400	02.DA	Turner	10.06.22
North Elevation	DA2-210-101	03.DA	Turner	10.06.22
East Elevation	DA2-210-201	03.DA	Turner	10.06.22
South Elevation	DA2-210-301	03.DA	Turner	10.06.22
West Elevation	DA2-210-401	02.DA	Turner	10.06.22
Section AA	DA2-310-101	02.DA	Turner	10.06.22

Section BB	DA2-310-201	02.DA	Turner	10.06.22
Section BB Millennium Marker	DA2-310-202	01.DA	Turner	10.06.22
Section CC	DA2-310-301	02.DA	Turner	10.06.22
Section DD & EE	DA2-310-401	01.DA	Turner	10.06.22
Solar Access And Cross Ventilation - L1-L10	DA2-720-001	02.DA	Turner	10.06.22
Solar Access And Cross Ventilation - L11-L31	DA2-720-002	02.DA	Turner	10.06.22
Solar Access And Cross Ventilation - L32-L40	DA2-720-003	02.DA	Turner	10.06.22
Communal Open Space	DA2-730-001	02.DA	Turner	10.06.22
Communal Open Space Solar Analysis	DA2-730-002	02.DA	Turner	10.06.22
Waste Management Sheet 1	DA2-780-001	02.DA	Turner	10.06.22
Adaptable and Liveable Plans Sheet 1	DA2-810-001	02.DA	Turner	10.06.22
Perspective 01	DA2-910-001	02.DA	Turner	10.06.22
Perspective 02	DA2-910-002	02.DA	Turner	10.06.22
Perspective 03	DA2-910-003	02.DA	Turner	10.06.22
Perspective 04	DA2-910-004	02.DA	Turner	10.06.22
Perspective 05	DA2-910-005	02.DA	Turner	10.06.22
Council and DEAP Response Package	-	-	Turner	09.09.22

Civil Drawings Project No. 170973

Plan Title	Plan No	Issue	Prepared By	Dated
Cover Sheet, Drawing Schedule and Locality Plan	DA31.01	02	Northrop Consulting Engineers	09.09.22
General Arrangement Plan	DA31.21	02	Northrop Consulting Engineers	09.09.22
Concept Sediment and Erosion Control Plan	DA32.01	02	Northrop Consulting Engineers	09.09.22
Sediment and Erosion Control Details	DA32.02	02	Northrop Consulting Engineers	09.09.22
Bulk Earthworks Cut and Fill Plan	DA33.01	02	Northrop Consulting Engineers	09.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 01	DA33.11	02	Northrop Consulting Engineers	09.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 02	DA33.12	02	Northrop Consulting Engineers	09.09.22
Bulk Earthworks Cut	DA33.13	02	Northrop Consulting	09.09.22

and Fill Sections – Sheet – 03			Engineers	
Siteworks and Stormwater Management Plan	DA34.01	02	Northrop Consulting Engineers	09.09.22
Alignment Control Plan	DA34.21	02	Northrop Consulting Engineers	09.09.22
Driveway Longitudinal Sections – Sheet 01	DA34.31	02	Northrop Consulting Engineers	09.09.22
Driveway Longitudinal Sections – Sheet 02	DA34.32	02	Northrop Consulting Engineers	09.09.22
Driveway Longitudinal Sections – Sheet 03	DA34.33	02	Northrop Consulting Engineers	09.09.22
Retaining Wall Elevations	DA34.41	02	Northrop Consulting Engineers	09.09.22
Stormwater Longitudinal Sections	DA35.11	02	Northrop Consulting Engineers	09.09.22
Catchment Plan	DA36.01	02	Northrop Consulting Engineers	09.09.22
Details – Sheet 01	DA39.01	02	Northrop Consulting Engineers	09.09.22
Details – Sheet 02	DA39.02	02	Northrop Consulting Engineers	09.09.22

Hydraulic Drawings - Project No. 217-1661

Plan Title	Plan No	Issue	Prepared By	Dated
Cover Sheet	STW-000	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Basement 03 Stormwater Services	STW-001	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Basement 02 Stormwater Services	STW-002	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Basement 01 Stormwater Services	STW-003	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 01 Stormwater Services	STW-004	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 02 Stormwater Services	STW-005	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 03 Stormwater Services	STW-006	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 04 Stormwater Services	STW-007	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 05 Stormwater Services	STW-008	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 06 Stormwater Services	STW-009	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 07 – 09 Stormwater Services	STW-010	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 10-21 Stormwater Services	STW-011	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 22 Stormwater	STW-012	Rev. B	Greenarrow	16.09.2022

Services			Hydraulics PL	
Level 23 Stormwater Services	STW-013	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 24 Stormwater Services	STW-014	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 25-27 Stormwater Services	STW-015	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 28 Stormwater Services	STW-016	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 29 Stormwater Services	STW-017	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 30 Stormwater Services	STW-018	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 31 Stormwater Services	STW-019	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 32 Stormwater Services	STW-020	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 33 Stormwater Services	STW-021	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 34-38 Stormwater Services	STW-022	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 39 Stormwater Services	STW-023	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Level 40 Stormwater Services	STW-024	Rev. B	Greenarrow Hydraulics PL	16.09.2022
Details	STW-025	Rev. B	Greenarrow Hydraulics PL	16.09.2022

Landscape Drawings – Project No. SS21-4703

Plan Title	Plan No	Issue	Prepared By	Dated
Cover Sheet	0000	E	Site Image	09.09.2022
Plant Schedule	0001	D	Site Image	21.06.2022
Landscape Plan - Level 01	1011	E	Site Image	09.09.2022
Landscape Plan - Level 04	1041	D	Site Image	21.06.2022
Landscape Plan - Level 05	1051	D	Site Image	21.06.2022
Landscape Plan - Level 06	1061	C	Site Image	26.04.2022
Landscape Plan - Level 23	1231	D	Site Image	01.06.2022
Landscape Plan - Level 29	1291	D	Site Image	01.06.2022
Landscape Details	5001	C	Site Image	26.04.2022
Landscape Details	5002	C	Site Image	26.04.2022
Landscape Sections	6001	C	Site Image	26.04.2022
Landscape Sections	6002	D	Site Image	21.06.2022
Level 1 Soil Depth Plan	7012	E	Site Image	09.09.2022
Level 4 Soil Depth Plan	7042	D	Site Image	21.06.2022
Level 5 Soil Depth Plan	7052	D	Site Image	21.06.2022

Level 23 Soil Depth Plan	7232	D	Site Image	21.06.2022
Level 29 Soil Depth Plan	7292	D	Site Image	21.06.2022

Specialist Reports

Document	Ref No	Issue	Prepared By	Dated
Acid Sulfate Soil Management Plan	E25142.E14	Rev0	Ei Australia	8/9/2022
Access Review	Sanctuary Phase 2		Morris Goding Access Consulting	24/06/2021
BASIX Certificate	1217876M_03	-	Renyi	27/09/2022
NatHERS Certificate	0006183070	-	Renyi	27/09/2022
Sustainability Report	N/A	02	Renyi	07/09/2021
Geotechnical Report	E25142.G03	-	Ei Australia	30/06/2021
Noise Impact Assessment	210241_210617	Rev 1	Pulse White Noise Acoustics	17/06/2021
Crime Risk Assessment	-	-	Sutherland & Associates Planning	June 2021
Remediation Action Plan	E25142.E06	Rev1	Ei Australia	18/10/2021
Remediation Action Plan (Interim Advice)	21024 IA2 Revised RAP	-	Phreatic Consulting	19/10/2021
Subdivision Plan	44632 024DP STG4	-	LTS Lockley	23/6/2021
Waste Management Plan (C&D)	N/A	B	Elephants Foot	23/09/2021
Waste Management Plan (Operational)	SO1078	C	Elephants Foot	15/06/2022
Wind Tunnel Test (Environmental)	Project No. 15515	Final	CPP	09/09/2022
Flora and Fauna Report	N/A	Final	Ecological Consultants Australia	26/09/2021
Ecological Response	-	-	Australia	July 2022
Landscape Design Report		C	Site Image	09.09.2022

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

- 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 Boulevard 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.

WaterNSW General Terms of Approval

7. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter **Reference Number IDAS1141540** dated **08 August 2022**.

Reason: To comply with WaterNSW integrated requirements.

Provide waste storage room on premises

8. 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, covered at all intersections with walls

- (iii) The walls being cement rendered to a smooth, even surface and covered 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

9. The waste handling, storage and collection systems for residential wastes are to be 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 managed in developments.

Garbage Chutes

10. 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.

Compliance with Ecological Report/s

11. All requirements and recommendations outlined in the ecological report prepared by Ecological Consultants Australia, dated September 2021 and the Ecological Response Letter prepared by Ecological Consultants Australia, dated July 2022 must be implemented throughout the development phase. This includes, but is not limited to, the requirements and recommendations for bird strike, illumination, and sea eagle mitigation measures.

Reason: To protect fauna and flora from construction impacts.

Approval Required for Tree Removal

12. Trees equal to or greater than 3.5 metres in height, which are protected under Auburn Development Control Plan 2010 (Tree Preservation), must not be removed or damaged without Council consent.

Reason: To preserve existing landscape features.

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

13. A monetary contribution comprising **\$2,636,616.73** 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.

Works	Contribution Amount
Plan Administration (HBW)	\$ 181,441.93
Community Facilities (HBW)	\$ 696,343.13
Open Space (HBW)	\$ 1,243,930.62
Traffic Management (HBW)	\$ 514,901.05
Total Contributions Payable	\$ 2,636,616.73

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/0/19/187021/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

14. 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/622/2021**;
- (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

15. Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy of \$862,400.00 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

16. 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

17. 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

18. 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.

Building Servicing Details

19. 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

20. 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

21. 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

22. The following design changes/and or supporting documentation is to be submitted to the satisfaction of the PCA before the issue of a Construction Certificate:

- (a) An internal privacy audit be carried out of all key communal areas that interface with private courtyards and apartment windows in order to satisfy effective architectural screening and ensure that plant material buffers provide adequate short and long term privacy.
- (b) All apartments achieve the design criteria storage requirements contained within Objective 4G-1 of the Apartment Design Guide.

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

23. 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.

Construction Noise Management Plan

24. 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

25. 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

26. 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

27. The development must incorporate 54 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

28. The following additional accessibility matters 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 access to the pool must provide suitable accessible options
- (b) Rubbish chutes provide features suitable for use by a person with disability
- (c) Doors providing access to the outdoor areas provide low level sills
- (d) Post adaptation plans should include wardrobes and compliant showers are to be provided.

Reason: To provide for appropriate accessible areas.

Compliance with Technical Reports

29. 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

30. 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

31. 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.

External Walls and Cladding Flammability

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

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

Reason: To ensure building materials are sufficiently non-combustible.

Lighting Design Plan

33. 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

34. 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

35. The PCA shall ascertain that any new element in the off-street 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

36. A minimum of 108 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

37. 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 minimum of 642 parking spaces is to be provided and be allocated as follows:

- a) A minimum of 588 spaces for the residential units;
- b) A minimum of 54 visitor parking.

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.

Provision of Splay

38. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

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

Control Point at the Car Park Entrance

39. 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

40. 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.

Car Share Spaces

41. 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.

Road Surface Construction for Vehicle Support

42. 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.

Revised Stormwater Plans

43. Revised stormwater plans which include the following information listed below must be submitted to Council's Group Manager, Development and Traffic Services for approval, prior to the issue of a Construction Certificate.

- i. The Rainwater Tank (RWT) for Basix shall be separate quantitatively from the RWT for WSUD purposes
- ii. The RWTs shall only capture roof water, and no surface water shall be directed in to the RWTs. It is recommended that the WSUD filters are located downstream of the property prior to discharge into the trunk drainage system within the proposed road network.
- iii. Access for easy inspection and maintenance of the filter chamber shall be provided, the access shall be available even when the tanks/units are at full capacity.
- iv. Details of management of emergency overflow from filter chamber to be provided.
- v. The rainwater tank and WSUD Filter chambers are located in the basement level and no emergency overflow route has been provided. It is recommended that the WSUD filter chambers are located outside of the building footprint or alternative location where there would be a visible emergency overflow route available to the drainage system within the

proposed road drainage system. The current proposal suggests any overflow from the WSUD system will be towards the basement, with no escape route.

- vi. The RWT and WSUD Chamber shall be in a common area for inspection and maintenance purposes.
- vii. RWT and SF chamber will have a common wall with the residential units. The wall must be water and moisture-proof.
- viii. Certificate from manufacturer is required to ensure that the design and modelling of proposed treatment devices are in accordance with manufacturer requirements.
- ix. Detailed calculations for stormwater filter chamber sizing and modelling details to be provided.

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

PMF Design Requirements

- 44. 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

- 45. 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

- 46. 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

47. 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

48. 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

49. 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

50. 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 recurrence 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

51. 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

52. The recommendations outlined in the acoustic report prepared by Pulse White Noise Acoustics – Titled: Sanctuary Phase 2 Hill Road Wentworth Point – Noise Impact Assessment; Report number 210241_210617_Sanctuary Phase 2_Noise Impact Assessment_BW_R0.docx; dated: 17.06.2021 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.

Sydney Water - Building Plan Approval

53. 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 information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at: <https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

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

54. 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

55. 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

56. 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

57. Prior to the issue of any Construction Certificate, the following must be demonstrated 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 380m².

Reason: To ensure sustainable development outcomes are achieved.

Support of Council Property

58. 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

59. 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

60. 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

61. 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

62. 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

63. 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

64. 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

65. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:
- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
 - (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
 - (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
 - (d) the site is to be maintained clear of weeds; and
 - (e) all grassed areas are to be mowed on a monthly basis.

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

Excavation Below Footings

66. 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

67. 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

- 68. 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.

Construction Environmental Management Plan

- 69. 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

70. 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

71. 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 CI of AS 2870 - 1996.

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

Dilapidation Survey & Report for Private Properties

72. Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with a copy forwarded to Council) a dilapidation report on the visible and structural condition of all

neighbouring structures within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

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

In the event access to adjoining allotments for the completion of a dilapidation survey is denied, the applicant must demonstrate in writing that all reasonable steps have been taken to advise the adjoining allotment owners of the benefit of this survey and details of failure to gain consent for access to the satisfaction of the Principal Certifying Authority.

Note: This documentation is for record keeping purposes only, and can be made available to an applicant or affected property owner should it be requested to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

Reason: Management of records.

Council's Drainage Infrastructure

73. 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

74. 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

75. 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)

76. Remediation works shall be carried out in accordance with the Remediation Action Plan numbered **E25142.E06_Rev1** prepared by **EIAustralia, dated 18 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

77. 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 CARRIED OUT

Hours of work and noise

78. 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 or extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the surrounding area.

Vehicles to be Contained within Site

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

Reason: To minimise disruption to traffic and pedestrians.

Road Occupancy Licence

80. 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>

Reason: To comply with transport requirements.

Trees with adequate root volume

81. 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.

Groundwater Discharge

82. 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

83. 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

84. 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

85. 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

86. 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

87. 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

88. 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

89. 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

90. 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

91. 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

92. 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

93. 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 file

94. 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

95. 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

96. 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

97. 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

98. 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

99. 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

100. 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

101. 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

102. 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

103. 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

104. 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

105. 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

106. 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

107. Required roads for access to the development shall be constructed and operational (including being legally accessible) 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.

BASIX Compliance

108. 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. 1217876M_03 dated 27 September 2022, will be complied with prior to occupation

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

SEPP 65 Verification Statement OC stage

109. 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

110. 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 adaptable dwellings have been provided.

Compliance with Technical Reports

111. 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

112. 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)

113. 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

114. 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

115. 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 the occupation of the development.

Travel Access Guide

116. 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.

Loading Dock Management Plan – Operational Usage

117. 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.

Compliance with Acoustic Report

118. 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:

- Pulse White Noise Acoustics – Titled: Sanctuary Phase 2 Hill Road Wentworth Point – Noise Impact Assessment; Report number 210241_210617_Sanctuary Phase 2 _Noise Impact Assessment_BW_R0.docx; dated: 17.06.2021

Reason: To demonstrate compliance with submitted reports.

Compliance with Validation Requirements

119. Before the issue of any occupation certificate, the certifying authority is to be satisfied that the site validation conditions (Condition 90 and Condition 91) of this consent have been complied with.

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

Registration of covenant for encapsulated contamination

120. 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

121. 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

122. 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

123. 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

124. 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

125. 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.

Positive Covenants - WSUD

126. Prior to issue of any Occupation Certificate, 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

127. Prior to release of the Occupation 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

128. 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.

Section 73 Certificate

129. 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.

Telecommunications Provision

130. 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 an Occupation Certificate.

Reason: To ensure appropriate telephone services are provided.

PART F – OCCUPATION AND ONGOING USE

External Plant/Air-conditioning noise levels

131. 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

132. 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

133. 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

134. If a roller shutter door is to be provided at the driveway entry and exit from Wattlebird Road, 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

135. 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

136. 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

137. 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

138. 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

139. 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

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

- (a) transmission of unacceptable vibration to any place of different occupancy,
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq, 15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Environmental Noise Control Manual, Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

No 'offensive noise'

141. 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.

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.

(C) AUSGRID ADVICE:

Proximity to Existing Network Assets - Underground Cables

There are existing underground transmission in Hill Road.

Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

Safework Australia - Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.