ATTACHMENT B - CONDITIONS OF CONSENT
REVISED CONDITIONS dated 23.11.2022

SCCPP Reference:	PPSSCC-276
DA No:	DA/623/2021 PAN-115341
Address:	14-16 Hill Road – Sydney Olympic Park

PART A – GENERAL CONDITIONS

Approved Plans & Supporting Documentation

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

Architectural Plans

Plan Title	Plan No	Issue	Prepared By	Dated
Cover Sheet	DA4-000-001	02.DA	Turner	16.09.22
Drawing List	DA4-001-001	02.DA	Turner	16.09.22
Perspective 01	DA4-001-101	02.DA	Turner	16.09.22
Perspective 02	DA4-001-102	02.DA	Turner	16.09.22
Perspective 03	DA4-001-103	02.DA	Turner	16.09.22
Location Plan	DA4-010-010	02.DA	Turner	16.09.22
Overview Plan	DA4-010-060	02.DA	Turner	16.09.22
Context Site Plan	DA4-010-070	02.DA	Turner	16.09.22
Basement 02	DA4-110-007	02.DA	Turner	16.09.22
Basement 01	DA4-110-008	02.DA	Turner	16.09.22
Basement 01 Mezzanine	DA4-110-009	02.DA	Turner	16.09.22
Level 01	DA4-110-010	02.DA	Turner	16.09.22
Level 02	DA4-110-020	02.DA	Turner	16.09.22
Level 03	DA4-110-030	02.DA	Turner	16.09.22
Level 04	DA4-110-040	02.DA	Turner	16.09.22
Level 05-08	DA4-110-050	02.DA	Turner	16.09.22
Level 09	DA4-110-090	02.DA	Turner	16.09.22
Level 10	DA4-110-100	02.DA	Turner	16.09.22
Level 11	DA4-110-110	02.DA	Turner	16.09.22
Level 12	DA4-110-120	02.DA	Turner	16.09.22
Level 13	DA4-110-130	02.DA	Turner	16.09.22
Level 14 - 17	DA4-110-140	02.DA	Turner	16.09.22
Level 18 - 33	DA4-110-180	02.DA	Turner	16.09.22
Level 34 - 36	DA4-110-340	02.DA	Turner	16.09.22
Level 37	DA4-110-370	02.DA	Turner	16.09.22
Level 38	DA4-110-380	02.DA	Turner	16.09.22
Level 39	DA4-110-390	02.DA	Turner	16.09.22
Plant	DA4-110-400	02.DA	Turner	16.09.22
Roof	DA4-110-410	02.DA	Turner	16.09.22
North Elevation	DA4-210-101	02.DA	Turner	16.09.22
East Elevation	DA4-210-201	02.DA	Turner	16.09.22
South Elevation	DA4-210-301	02.DA	Turner	16.09.22
West Elevation	DA4-210-401	02.DA	Turner	16.09.22
Western Road	DA4-211-101	02.DA	Turner	16.09.22
Central Road 02	DA4-211-201	02.DA	Turner	16.09.22
Section AA	DA4-310-101	02.DA	Turner	16.09.22

Section BB	DA4-310-201	02.DA	Turner	16.09.22
Section CC	DA4-310-301	02.DA	Turner	16.09.22
Vehicle Entries	DA4-320-201	02.DA	Turner	16.09.22
Facade Section 01	DA4-330-101	02.DA	Turner	16.09.22
Facade Section 02	DA4-330-201	02.DA	Turner	16.09.22
Facade Section 03	DA4-330-301	02.DA	Turner	16.09.22
Facade Section 04	DA4-330-401	02.DA	Turner	16.09.22
Facade Section 05	DA4-330-501	02.DA	Turner	16.09.22
Facade Section 06	DA4-330-601	02.DA	Turner	16.09.22
Solar & Cross Ventilation Sheet 1	DA4-720-001	02.DA	Turner	16.09.22
Solar & Cross Ventilation Sheet 2	DA4-720-002	02.DA	Turner	16.09.22
Solar & Cross Ventilation Sheet 3	DA4-720-004	02.DA	Turner	16.09.22
Communal Open Space	DA4-730-001	02.DA	Turner	16.09.22
Communal Open Space Solar Analysis	DA4-730-002	02.DA	Turner	16.09.22
Waste Diagram Level 01	DA4-780-002	02.DA	Turner	16.09.22
Waste Diagram Basement 01 Mezzanine	DA4-780-003	02.DA	Turner	16.09.22
Adaptable & Livable Plans Sheet 1	DA4-810-001	02.DA	Turner	16.09.22
Adaptable & Livable Plans Sheet 2	DA4-810-002	02.DA	Turner	16.09.22
Level 01 - Window Ventilation Plan	DA4-840-010	02.DA	Turner	16.09.22
Level 02 - Window Ventilation Plan	DA4-840-020	02.DA	Turner	16.09.22
Level 03 - Window Ventilation Plan	DA4-840-030	02.DA	Turner	16.09.22
Level 04 - Window Ventilation Plan	DA4-840-040	02.DA	Turner	16.09.22
Level 05-08 -Window Ventilation	DA4-840-050	02.DA	Turner	16.09.22
Level 09 - Window Ventilation Plan	DA4-840-090	02.DA	Turner	16.09.22
Level 10 - Window Ventilation Plan	DA4-840-100	02.DA	Turner	16.09.22
Level 11 - Window Ventilation Plan	DA4-840-110	02.DA	Turner	16.09.22
Level 12 - Window Ventilation Plan	DA4-840-120	02.DA	Turner	16.09.22
Level 13 - Window Ventilation Plan	DA4-840-130	02.DA	Turner	16.09.22
Level 14 – 17 - Window Ventilation	DA4-840-140	02.DA	Turner	16.09.22
Level 18 – 23 - Window Ventilation	DA4-840-180	02.DA	Turner	16.09.22
Level 24 – 26 - Window Ventilation	DA4-840-270	02.DA	Turner	16.09.22
Level 27 – 32 - Window Ventilation	DA4-840-270	02.DA	Turner	16.09.22
Level 33 – 35 - Window Ventilation	DA4-840-330	02.DA	Turner	16.09.22
Level 36 - Window Ventilation Plan	DA4-840-360	02.DA	Turner	16.09.22
Level 37 - Window Ventilation Plan	DA4-840-370	02.DA	Turner	16.09.22

Level 38 - Window Ventilation Plan	DA4-840-380	02.DA	Turner	16.09.22
Level 39 - Window Ventilation Plan	DA4-840-390	02.DA	Turner	16.09.22
Plant - Window Ventilation Plan	DA4-840-400	02.DA	Turner	16.09.22
Materials & Finishes Sample Board	DA4-890-001	02.DA	Turner	16.09.22
DEAP Architectural Response	-	-	Turner	Sept 2022

Civil Drawings – Project No. 170973

Plan Title	Plan No	Issue	Prepared By	Dated
Cover Sheet, Drawing Schedule and Locality Plan	DA41.01	03	Northrop Consulting Engineers	30.09.22
General Arrangement Plan	DA41.21	03	Northrop Consulting Engineers	30.09.22
Proposed Land Ownership Plan	DA41.31	02	Northrop Consulting Engineers	19.09.22
Concept Sediment and Erosion Control Plan	DA42.01	03	Northrop Consulting Engineers	30.09.22
Sediment and Erosion Control Details	DA42.02	03	Northrop Consulting Engineers	30.09.22
Bulk Earthworks Cut and Fill Plan	DA43.01	03	Northrop Consulting Engineers	30.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 01	DA43.11	03	Northrop Consulting Engineers	30.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 02	DA43.12	03	Northrop Consulting Engineers	30.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 03	DA43.13	03	Northrop Consulting Engineers	30.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 04	DA43.14	03	Northrop Consulting Engineers	30.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 05	DA43.15	03	Northrop Consulting Engineers	30.09.22
Bulk Earthworks Cut and Fill Sections – Sheet – 06	DA43.16	03	Northrop Consulting Engineers	30.09.22
Siteworks and Stormwater Management Plan – Sheet 01	DA44.01	03	Northrop Consulting Engineers	30.09.22
Siteworks and Stormwater Management Plan – Sheet 02	DA44.02	03	Northrop Consulting Engineers	30.09.22
Typical Sections – Sheet 01	DA44.11	02	Northrop Consulting Engineers	19.09.22
Typical Sections – Sheet 02	DA44.12	03	Northrop Consulting Engineers	30.09.22
Alignment Control Plan – Sheet 01	DA44.21	03	Northrop Consulting Engineers	30.09.22
Alignment Control Plan – Sheet 02	DA44.22	03	Northrop Consulting Engineers	30.09.22
Road Longitudinal Sections	DA44.31	03	Northrop Consulting Engineers	30.09.22
Driveway Longitudinal Sections – Sheet 01	DA44.41	03	Northrop Consulting Engineers	30.09.22
Driveway Longitudinal Sections – Sheet 02	DA44.42	03	Northrop Consulting Engineers	30.09.22
Stormwater Longitudinal	DA45.01	03	Northrop Consulting	30.09.22

Sections – Sheet 01			Engineers	
Stormwater Longitudinal Sections – Sheet 02	DA45.02	03	Northrop Consulting Engineers	30.09.22
Stormwater Longitudinal Sections – Sheet 03	DA45.03	03	Northrop Consulting Engineers	30.09.22
Catchment Plan	DA46.01	03	Northrop Consulting Engineers	30.09.22
Master Catchment Plan	DA46.11	03	Northrop Consulting Engineers	30.09.22
Details – Sheet 01	DA49.01	03	Northrop Consulting Engineers	30.09.22
Details – Sheet 02	DA49.02	03	Northrop Consulting Engineers	30.09.22

Hydraulic Drawings – Project No. 217-1661

Plan Title	Plan No	Issue	Prepared By	Dated
Cover Sheet	STW-000	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Basement 02 Stormwater Services	STW-001	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Basement 01 Stormwater Services	STW-002	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Basement 01 Mezzanine Stormwater Services	STW-003	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 01 Stormwater Services	STW-004	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 02 Stormwater Services	STW-005	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 03 Stormwater Services	STW-006	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 04 Stormwater Services	STW-007	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 05-08 Stormwater Services	STW-008	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 09 Stormwater Services	STW-009	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 10 Stormwater Services	STW-010	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 11 Stormwater Services	STW-011	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 12 Stormwater Services	STW-012	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 13 Stormwater Services	STW-013	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Level 14Roof Stormwater Services	STW-014	Rev. B	Greenarrow Hydraulics PL	26.09.2022
Details	STW-015	Rev. B	Greenarrow Hydraulics PL	26.09.2022

Landscape Drawings

Plan Title	Page No	Issue	Prepared By	Dated
Landscape Report LA.04.DA prepared by Turf dated 07/10/2022 including plans listed below.				
Design Approach	04	04	Turf	07/10/2022
Ground landscape plan - private	05	04	Turf	07/10/2022

Ground landscape plan – north private	06	04	Turf	07/10/2022
Ground landscape plan – south private	07	04	Turf	07/10/2022
Ground landscape plan – east private	08	04	Turf	07/10/2022
Ground landscape plan – west private	09	04	Turf	07/10/2022
Section - ground north entry 1	10	04	Turf	07/10/2022
Section - ground north entry 2	11	04	Turf	07/10/2022
Section - ground south entry	12	04	Turf	07/10/2022
Ground landscape plan - public domain	13	04	Turf	07/10/2022
Ground landscape plan - north public	14	04	Turf	07/10/2022
Ground landscape plan - south public	15	04	Turf	07/10/2022
Ground landscape plan - east public	16	04	Turf	07/10/2022
Ground landscape plan – west public	17	04	Turf	07/10/2022
Section - ground north	18	04	Turf	07/10/2022
Section - ground east	19	04	Turf	07/10/2022
Section - ground west	20	04	Turf	07/10/2022
View – north west lobby entrance	21	04	Turf	07/10/2022
Level 4 landscape plan	22	04	Turf	07/10/2022
Level 4 landscape plan - north	23	04	Turf	07/10/2022
Level 4 landscape plan - south	24	04	Turf	07/10/2022
View – south over pool area	25	04	Turf	07/10/2022
View – south over lawn & BBQ	26	04	Turf	07/10/2022
View – from pool deck	27	04	Turf	07/10/2022
Section 1 – Podium north to south	28	04	Turf	07/10/2022
Section 2 – North through pool	29	04	Turf	07/10/2022
Level 9 - landscape plan	30	04	Turf	07/10/2022
Level 12 - landscape plan	31	04	Turf	07/10/2022
Soil depth plan - ground	32	04	Turf	07/10/2022
Soil depth plan – level 4	33	04	Turf	07/10/2022
Soil depth plan – level 9	34	04	Turf	07/10/2022
Landscape calculation - ground	35	04	Turf	07/10/2022
Landscape calculation - L2 - L37	36	04	Turf	07/10/2022
Key planting plan – Ground private domain	37	04	Turf	07/10/2022
Detail planting plan – Ground private domain	38	04	Turf	07/10/2022
Detail planting plan – ground private domain	39	04	Turf	07/10/2022
Planting schedule – ground private domain	40-41	04	Turf	07/10/2022

Detail planting plan - level 2	42	04	Turf	07/10/2022
Detail planting plan - level 3	43	04	Turf	07/10/2022
Planting schedule - levels 2 & 3	44	04	Turf	07/10/2022
Key planting plan - Level 4 podium	45	04	Turf	07/10/2022
Detail planting plan - level 4 south	46	04	Turf	07/10/2022
Detail planting plan - level 4 north	47	04	Turf	07/10/2022
Planting schedule – level 4	48-49	04	Turf	07/10/2022
Detail planting plan - level 5-8	50	04	Turf	07/10/2022
Detail planting plan - level 9	51	04	Turf	07/10/2022
Detail planting plan - level 10	52	04	Turf	07/10/2022
Detail planting plan - level 11	53	04	Turf	07/10/2022
Detail planting plan - level 12	54	04	Turf	07/10/2022
Detail planting plan - level 13	55	04	Turf	07/10/2022
Detail planting plan - level 14-36	56	04	Turf	07/10/2022
Detail planting plan - level 37	57	04	Turf	07/10/2022
Planting schedule – level 5-37	58	04	Turf	07/10/2022
Planting plan – ground public domain	59	04	Turf	07/10/2022
Planting schedule – ground public domain	60	04	Turf	07/10/2022
Materials Palette	61	04	Turf	07/10/2022
Typical details	62	04	Turf	07/10/2022

Subdivision Plan

Document	Ref No	Issue	Prepared By	Dated
Subdivision Plan	44632 024 DP STG5	-	LTS Lockley	08.11.2022

Specialist Reports

Document	Ref No	Issue	Prepared By	Dated
Noise Impact Assessment	210241_210617	1	Pulse White Noise Acoustics	12/09/2022
Acid Sulfate Soil Management Plan	E25144.E14	Rev0	Ei Australia	8/09/2022
Access Report	-	Final	Morris Goding Access Consulting	24/06/2021
BASIX Certificate	1217903M_05	05	Renyi	08/11/2022
NatHERS Certificate	0006183070	-	Renyi	08/11/2022
Crime Risk Assessment	-	-	Sutherland & Associates	June 2021
Sustainability Report	-	02	Renyi	07/09/2021
Geotechnical Report	4776-4-R1	1	Asset Geo	28/02/2019
Remediation Action Pla	E25144.E06	Rev1	Ei Australia	8/10/2021

Remediation Action Plan (Interim Advice)	21025 IA2 RAP Final	-	Phreatic Consulting	8/10/2021
Waste Management Plan (Construction & Demolition)	Final	B	Elephants Foot	23/09/2021
Waste Management Plan (Operational)	SO1078	F	Elephants Foot	14/09/2022
Wind Tunnel Test (Environmental)	15515	-	CPP	09/09/2022
Flora and Fauna Report Ecology Response	-	Final	Ecological Consultants Australia	30/09/2021 July 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

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

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

Construction Certificate

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

   Reason: To ensure compliance with legislative requirements.

Building Code Compliance

4. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

   Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

No encroachment on Council and/or Adjoining property

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

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

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

Compliance with Planning Agreement

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

Natural Resources Access Regulator (NRAR) General Terms of Approval

7. The development shall comply with the requirements of the General Terms of Approval in the Natural Resources Access Regulator letter **Reference Number IDAS-2021-10048** dated **17 September 2021.**
   Reason: To comply with NRAR integrated requirements.

WaterNSW General Terms of Approval

8. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter **Reference Number IDAS1141560** dated **07 November 2022.**
   Reason: To comply with WaterNSW integrated requirements.

Provide waste storage room on premises

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

Waste Handling, Storage and Collection

10. The waste handling, storage and collection systems for residential and commercial wastes are to be completely separate and self-contained, and designed in accordance with the City of Parramatta Waste Management Guidelines for New Developments. A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities.
    Reason: To ensure waste is adequately separated and managed in mixed use developments.

Garbage Chutes

11. 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

12. 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 from construction impacts

Approval Required for Tree Removal

13. 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

14. A monetary contribution comprising **$1,941,401.01** 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)	$ 133,599.87
Community Facilities (HBW)	$ 512,733.35
Open Space (HBW)	$ 915,934.46
Traffic Management (HBW)	$ 379,133.33
Total Contributions Payable	**$ 1,941,401.01**

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

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

Auburn Development Contributions Plan 2007 (Amendment 1) can be viewed on Council's website at:
https://www.cityofparramatta.nsw.gov.au/sites/council/files/data/assets/pdf_file/0019/187021/Auburn_Development_Contributions_Plan_2007_Amendment_1_2016.pdf
Reason: To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

Security Bonds

15. 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/623/2021**;
(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

16. Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy of **$628,705.00** 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

17. 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

18. 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

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

Reason: To allow TfNSW access to the site.

Public Domain Construction Drawings

20. Prior to the issue of a Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed Public Domain Construction Drawings must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not be limited to, the following areas:

- All the frontages of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback,
- Any publicly accessible areas;
- Any works in carriageway,
- Works to integrate with adjacent public amenity; and
- Onsite landscape work.

Any pits and or systems required for water sensitive urban design works (WSUD), should be separate from any street tree pits unless approved by Council.

Grading of the pedestrian footway:

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

Drawings must show all work in the public domain accurately by providing Public Domain Construction Drawings that are fully coordinated across all design disciplines.

The Public Domain Construction Drawings and specifications shall be prepared in accordance with:

- The latest City of Parramatta Public Domain Guidelines (PDG);
- The approved public domain drawings,
- The approved public domain alignment drawings,
- The approved landscape drawings, and
- All the conditions listed in this consent.

Important: The Public Domain Construction Drawings must be prepared after test pits have been dug and inspected within the public domain, and it is confirmed that all proposed trees shown on the stamped DA drawings are possible to be planted and there are no clashes with any services, existing or proposed.

Council will not entertain deleting / removal of any trees at CC stage due to a services coordination or any other construction issue.

It is assumed at this stage that there are no clashes or conflicts with any services existing or proposed.

Reason: To ensure the public domain is constructed in accordance with Council standards.

Footway Specifications

21. Notwithstanding the approved Public Domain Drawings and Public Domain Alignment Drawings, the following requirements shall be included in the Public Domain Construction Drawings:

Footpath

- The **standard concrete paving**, as per the PDG and Council Standard detail DS 3, shall be applied all streets to the full length of the development site. Detailed design spot levels are required.
- A footpath width of 2700 mm is required as shown in the approved DA drawings
- New kerb and gutter and new verge installation (if part of design) is required as part of these works.

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

Kerb Ramps

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

Vehicle Crossing

Council's standard vehicle crossing is to be provided. Refer Council's design standards DS9 and DS 10.

Pit Lids, Frames and Grates

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

All pit lids, frames and covers in the public domain must be of class 'C' load bearing capacity in all pedestrian areas and class 'D' for all shared zones.

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

Tactile Indicators (TGSI)

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

Clear Path of Travel (Shore-Lining)

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

Steps, Handrails and Ramps

Any steps, handrails and ramps in public domain or publicly accessible private spaces must comply with the latest version of AS1428.1 and AS1428.4

Where ramps are concerned, preference is to achieve ramps which do not require handrails (i.e. make them flatter than 1:20).

All steps, handrails and TGSIs required to access the private property, must not protrude into the public footway.

Slip Resistance

The applicant shall provide test results (after applying paving sealant) to prove all pavement material and finishes used in the public domain and any plaza areas are non-slip surfaces that comply with a V5 rating (according to AS4586:2013) in both wet and dry conditions.

For all Publicly Accessible Private Spaces

For non-council Standard Pavements, the applicant shall provide test results (after applying paving sealant) to prove applicable pavement material and finishes used in the publicly accessible areas and any plaza areas are **non-slip surfaces** that comply with a P4 (for stone) or P5 (for concrete pavers) rating as per AS4586:2013. Independent

slip resistance test results to P5 Classification (Wet Pendulum Test) of completed works should be submitted.

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

Cycle racks
- Public bike racks shall be supplied and equally distributed (clusters of max 4-off racks) to the furniture zone of the streets as per the PDG Chapter 5 with particular focus on streets with retail activation and park edges. The cycle racks must be installed in the locations as shown on the approved Public Domain Construction Drawings. Location outside of this zone to be agreed by Council's DTSU Manager prior to issue of Construction Certificate.
- Cycle racks are to be located so that bicycles do not encroach onto the public footway.

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

Multi-media conduit
A conduit for Council's multi-media facilities shall be installed to the full length of the street frontages and be positioned and installed in accordance with Council's design standard drawing and specifications as directed by Council's Community Crime Prevention Officer.

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

Note: The requirement of multi-media conduits needs to be confirmed with Council's Crime Prevention division during the Public Domain construction documentation set.
Reason: To comply with the Public Domain Guidelines.

Public Domain Equal Access

22. All the common areas proposed within the site, including rooftop terraces, shall be fully accessible.

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

Details demonstrating compliance are to be submitted to the PCA prior to the issuing of a Construction Certificate and again prior to the issuing of an Occupation Certificate.
Reason: To improve accessibility.

Street Tree Specifications

23. Notwithstanding the approved Public Domain Drawings and Public Domain Alignment Drawings, the following requirements shall be included in the Public Domain Construction Drawings –

- The street trees and landscaping must be installed in the locations, including tree pit and landscape details, as shown on the approved Public Domain Construction Drawings.
- Street trees to be min 200 L container size.
- Average spacing of street trees to be typically 8-10m, or as shown on the approved drawings or as agreed by Manager Urban Design or Landscape Management Officer.
- Final plant species selection for the project to be as per the Public Domain Construction Drawing submission based on comments provided for the Public Domain DA drawings.

Note:
- Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible.
- Evidence of the order for trees must be submitted to the DTSU with the Public Domain Construction Drawings.
- When the construction drawings are submitted, it is assumed that all tree locations have been coordinated with existing and proposed services. Reduction in number of trees as shown on the construction drawings is not permissible and Council will not entertain any changes to the tree numbers (or agreed soil volumes) once drawings have been approved.

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

- The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

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

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

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

- For any planting on bedrock or podium slabs or any built planters, required soil volumes should be as per the ADG (Apartment Design Guide), Section 4P, Table 5.

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

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

Specific Asset Design

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

    Reason: To ensure appropriate design of assets.

Building Servicing Details

25. 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

26. 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.

Details of Retaining Walls

27. Details of any proposed retaining walls on the western or southern boundaries, including locations, height, materials/finishes type shall be submitted to the satisfaction of the Group Manager DTSU before the issue of a Construction Certificate.

    Reason: To ensure there is appropriate interface of the wall with the adjoining land.

Retaining Walls

28. 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

29. 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. Particular attention is to be paid to the screening between the raised deck area on the podium and adjoining apartments.
(b) Additional seating ("bump" spaces) at foyer entries to be integrated as part of landscape expression through low height wall seating in entry forecourts be provided

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

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

Note: Qualified designer in this condition is as per the definition in SEPP 65.
Reason: To comply with the requirements of SEPP 65.

Art Plan Requirements

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

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

The Art Plan shall demonstrate compliance with the approved concept art plan and Condition 12 of DA/586/2021.

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

Construction Noise Management Plan

32. 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

33. 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

34. 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

35. The development must incorporate a minimum of 39 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

36. 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
    Reason: To provide for appropriate accessible areas.

Compliance with Technical Reports

37. 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

38. 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

39. 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

40. 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

41. 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

42. 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

43. The PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS 2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

Bicycle Parking

44. A minimum of 78 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

45. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS 2890.2 and AS 2890.6. A total of 511 parking spaces is to be provided and be allocated as follows:
    a) 472 spaces for the residential units including 40 spaces as accessible parking;
    b) 39 visitor parking including 2 accessible parking spaces, 2 spaces for electric vehicles (EV) and 1 space as car wash bay.

    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.

Car Park Column Locations

46. The PCA shall ascertain that all columns provided in the basement car park comply with the parked vehicle design envelope shown in Figure 5.2 of AS2890.1-2004. If the column locations cannot be complied, the PCA shall ascertain that the impacted parking spaces are removed. Details are to be illustrated on plans submitted with the construction certification application.
Reason: To comply with Australian Standards.

Electric Vehicle Spaces

47. Pavement markings of all EV spaces are to be provided in accordance with Table 6.1 of the Austroads 'Standardised Signage and Pavement Symbols for Low and Zero Emission Vehicles' research report (AP-R667-22) for electric-powered vehicles. Any EV infrastructure installed should not impact the dimensions of any parking spaces. Details are to be illustrated on plans submitted with the construction certification application.
Reason: To comply with Council's parking requirements and Australian Standards.

Control Point at the Car Park Entrance

48. 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

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

Traffic Management Measures for Approval

50. The applicant is to submit a separate application for the proposed line markings and signage including on-street car share spaces and on-street timed parking restrictions along the roads to Council's Traffic and Transport Services for consideration by the

Parramatta Traffic Committee under delegated authority and Council's approval. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.

Reason: To comply with Roads Act 1993.

Car Share Spaces

51. A minimum of one (1) on street car parking space is to be allocated for car share parking space. Car share parking space(s) 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.

Parking Time-Restrictions

52. On-street parking provision within the site is to be time restricted. Details of the parking restrictions are to be illustrated on civil design plans submitted with the construction certificate application to the satisfaction of Council's Traffic and Transport Manager.

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

Detailed Engineering Design Plans – Traffic Committee

53. Prior to the issue of any Construction Certificate for roadworks, detailed engineering design plans of the internal roads to be constructed as part of Phase 4 of the development are to be submitted to Council's Traffic and Transport Manager for consideration by the Parramatta Traffic Committee and approval by Council. Details of all signage and line marking are to be clearly shown on the plans including all dimensions. Swept Path diagrams are to be provided for a 12.5m Heavy Rigid Vehicle for all turning movements at all proposed intersections. The internal roads are to have traditional materials on the finish surface of any travel lanes. All costs associated with the construction of the new roads including appropriate signage and line marking are to be paid for by the applicant at no cost to Council.

Reason: To ensure all internal roads comply with current standards and technical directions.

Road Surface Construction for Vehicle Support

54. Prior to the issue of any Construction Certificate, the applicant is to provide evidence to the Principal Certifying Authority that the ramp and any area the waste collection vehicle will travel will be constructed to support a load mass of up to 25 tonne.

Reason: To ensure waste vehicles can safely access the ramp to provide waste collections.

Stormwater Management Drawings

55. A full set of stormwater management drawings which includes the following information listed below must be submitted to Council's Group Manager, Civil Assets for approval, prior to the issue of a Construction Certificate.
    (a) No future Council assets located over basement.
    (b) Details of the bio-retention system and other applications of WSUD treatment works being proposed should be included in the stormwater management drawing set for CC Approval. A table listing all WSUD assets confirming public or private ownership shall also be included.
    (c) A drawing clearly highlighting the proposed private and public stormwater drainage system/assets shall be included.

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

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

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

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

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

Revised Stormwater Plans

56. 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 Tanks (RWT) for WSUD purposes are considered as additional to RWTs for water supply under BASIX.
ii. RWTs shall only capture roof water, and no surface water shall be directed in to the RWT. 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 an emergency overflow route must be provided. This may require 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

57. 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

58. 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

59. 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

60. 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 the certifying authority 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 (in accordance with DA/586/2021).

Reason: To provide appropriately for appropriate water management.

Overland Flow

61. 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

62. 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

63. The basement stormwater and seepage pump-out system, must be designed and constructed to include the following:
    (a) A holding tank capable of storing the run-off from a 1% AEP (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
    (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
        (i) The permissible site discharge (PSD) rate; or
        (i) The rate of inflow for the one hour, 5 year ARI storm event.
    (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
    (d) A 100 mm freeboard to all parking spaces.
    (e) Submission of full hydraulic details and pump manufacturers specifications.
    (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

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

Foundations adjacent to Infrastructure

64. 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

65. The recommendations outlined in the acoustic report prepared by Pulse White Noise Acoustics - Titled: Sanctuary Phase 4 Hill Road Wentworth Point Noise Impact Assessment, Report number 210241_210617_Sanctuary Phase 4_Noise Impact Assessmnet_BW_RO.docx; dated: 18.06.2021 and Report number 210241_210617 _Sanctuary Phase 4 _Noise Impact AssessmneCBW_R1.docx; dated: 12.09.2022 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.

66. Deleted.

Sydney Water - Building Plan Approval

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

The Tap in™ service provides 24/7 access to a range of services, including:

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

Sydney Water's Tap in™ online service is available at: https:llwww.sydnevwater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.hlm

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.
Reason: To ensure the requirements of Sydney Water have been complied with.

Ausgrid Connection Application

68. 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

69. 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

70. 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

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

(a) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to the recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:

(i) One reticulation system servicing drinking water uses, connected to the drinking supply, and

(ii) One reticulation system servicing all non-drinking water uses.

(iii) The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available.

(b) Solar photovoltaic generation must be installed for the roof area of not less than 127m².

Reason: To ensure sustainable development outcomes are achieved.

Support of Council Property

72. 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

73. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
    (a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
    (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

    The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

    Reason: To comply with legislative requirements.

Enclosure of the site

74. 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

75. 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

76. 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

77. 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

78. 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

79. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

(a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism

(b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;

(c) all general refuge and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;

(d) the site is to be maintained clear of weeds; and

(e) all grassed areas are to be mowed on a monthly basis.

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

Excavation Below Footings

80. 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

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

(a) On-street mobile plant:

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

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

(b) Storage of building materials and building waste containers (skips) on Council's property.

(c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.

(d) Kerbside restrictions - construction zones:

The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.
The application is to be lodged with Council's Customer Service Centre.
Reason: Proper management of public land.

Footings and walls near boundaries

82. 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.

Road Design – Future Privately Owned Roads

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

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

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

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

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

- If design traffic is less than 10^5 ESA – AUS SPEC specifications (published by NATSPEC)

    - 1141 – Flexible Pavements
    - 1143 – Sprayed bituminous surfacing
    - 1144 – Asphaltic concrete (Roadways)
    - Other AUS SPEC specifications for the work not covered by above specifications

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

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

Reason: To ensure the roads are appropriately constructed.

Road Design – Future Council Owned Roads

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

(a) A Pavement Design Report

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

For road pavements the design standards are:

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

(a) A Project Quality Plan

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

For road pavements the construction standards are:

- If design traffic is less than 10^5 ESA – AUS SPEC specifications (published by NATSPEC)

    - 1141 – Flexible Pavements
    - 1143 – Sprayed bituminous surfacing
    - 1144 – Asphaltic concrete (Roadways)
    - 0161 - Quality (Construction)
    - Other relevant AUS SPEC specifications for the work not covered by above specifications

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

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

Council will not approve roads that are supported by a concrete slab that in turn is supported by engineered or other fill.

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

Construction Environmental Management Plan

85. 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

86. 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

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

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

    (f) The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction.

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

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

and structures both during and after construction. The report must contain site specific geotechnical recommendations and must specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

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

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

Dilapidation Survey & Report for Private Properties

88. 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

89. 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.

Design of Headwall Outlet

90. Prior to the issue of a Construction Certificate, amended stormwater plans must be provided to the Principal Certifying Authority that demonstrates that the headwall outlet has been designed in accordance with NSW Office of Water 'Guidelines for Outlet Structures', and Council's 'Stormwater Outlet Natural Waterway Standard Detail' by addressing the following:
    (a) The pipe and headwall are to be directed downstream consistent with the path of flow
    (b) The headwall is to incorporate stacked sandstone boulders, flow velocity reduction and filtration controls to ensure a natural and stable transition from a constructed drainage system to a natural flow regime and to minimise potential erosion and scouring impacts from high flows.

    Note: The design must be site specific and is not to include a generic drawing.

    Reason: To ensure protection of riparian vegetation and waterways.

Asbestos – hazardous management strategy

91. 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

92. 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)

93. Remediation works shall be carried out in accordance with the Remediation Action Plan numbered ***E25144.E06_Rev1*** prepared by ***EIAustralia, dated 8 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

94. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:

a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
c) The location of proposed Work Zones in the egress frontage roadways,
d) Location of any proposed crane standing areas,
e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
g) The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible,
h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
j) Proposed construction hours,
k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
l) Construction program that references peak construction activities and proposed construction 'Staging',
m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
n) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
o) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
p) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
q) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

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

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

PART D – WHILE BUILDING WORK IS BEING CARRED OUT

Hours of work and noise

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

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

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

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

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

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

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

Reason: To protect the amenity of the surrounding area.

Vehicles to be Contained within Site

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

Reason: To protect the amenity of the surrounding area.

Road Occupancy Licence

97. 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 protect the amenity of the surrounding area.

Road Construction Inspections

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

Public Domain Works

99. Prior to any work the Principal Certifying Authority is to confirm the ground floor slab levels, including finishes, will be flush with the existing public domain as per the approved Public Domain Alignment Drawings

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

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

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact **Council's Inspection Officer** for each inspection listed below. At least **48 hour** notice must be given for all inspections, except tree inspections which require a 7 days notice.

The required inspections include the following:

- Commencement of public domain works including set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Formwork inspection for all footpaths and footpath crossing call 9806 8250 minimum of 24 hours in advance of the required inspection.
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- Completion of paving sealant application and tactile indicator installation as per Council's specification, where required.
- Delivery of street trees to site.

- Installation of street trees including required sub-drainage layer installed as specified. Council's Tree Operations team should be notified 7 days prior to installation to enable inspection at the time of installation.
- Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

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

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

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

Civil Assets Inspections

100. The following is required to be carried out for any works affecting or on any future Council assets:
    (a) All works outside the property boundary must be inspected by the Civil Assets Inspector prior to the pouring of concrete. These inspections must take place a minimum of 24 hours prior to the pouring of the concrete.
    (b) All plans must be supplied to ensure that works on the ground are as per plan.
    (c) An onsite review of the proposed works is recommended prior to the works taking place.
    (d) The inspection of stormwater pipes and pits must be carried out by the Catchment Management Unit of Council. Inspections will be required of:
        (i) The stormwater pipes once laid and prior to backfill
        (ii) All pit formwork prior to placement of concrete
    (e) Proprietary products such as GPTs shall be inspected by the supplier's technician and certification for inspection and compliance should be submitted to the Council
    (f) All works in relation to pits greater than 1.2m shall be inspected by registered structural engineer. A certification of inspection, compliance with the approved design and satisfactory construction shall be submitted to the council.

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

Trees with adequate root volume

101. 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

102. 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

103. 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

104. 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

105. 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

106. 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

107. 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

108. 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

109. 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

110. 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

111. 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

112. 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

113. 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

114. 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

115. 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

116. 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

117. 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

118. 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

119. 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

120. 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

121. 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

122. 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

123. 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

124. 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

125. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:
(a) The development application and Construction Certificate number as registered;
(b) The address of the property at which the inspection was carried out;
(c) The type of inspection;
(d) The date on which it was carried out;
(e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
(f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.
Reason: To comply with statutory requirements.

Street Number when site readily visible location

126. 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

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

Public Roads Construction

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

Public Domain – Final Approval

129. Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings must be completed to

Council's satisfaction with a **final approval** obtained from Council's Assets & Environment Manager.

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

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

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

Certification – Artwork

130. Final documentation including details of fabrication and installation of the public art work, including a maintenance schedule, must be submitted and approved by Council and the art work completed in full and installed to the satisfaction of Council's City Animation Team prior to the issue of the final Occupation Certificate.

Reason: To comply with development control requirements.

BASIX Compliance

131. 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. 1217903M_05 dated 08 November 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

132. 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

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

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

Compliance with Technical Reports

134. 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

135. 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)

136. 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

137. 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

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

Travel Access Guide

139. 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

140. 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.

Parking Enforcement Agreement

141. The applicant is to enter into an agreement with Council for parking enforcement prior to the issue of occupation certificate. The agreement is to be reviewed every 3 years and is to allow Council to expand parking restriction in consultation with residents.
Reason: To ensure adequate on-street parking is available for public.

Compliance with Acoustic Report

142. 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 4 Hill Road Wentworth Point Noise Impact Assessment, Report number 210241_210617_Sanctuary Phase 4_Noise Impact Assessmnet_BW_RO.docx; dated: 18.06.2021 and Report number 210241_210617 _Sanctuary Phase 4 _Noise Impact AssessmneCBW_R1.docx; dated 12.09.2022

Reason: To demonstrate compliance with submitted reports.

Compliance with Validation Requirements

143. Before the issue of any occupation certificate, the certifying authority is to be satisfied that the site validation conditions (Condition 110 and Condition 111) of this consent have been complied with.
Reason: To ensure that the site is appropriately remediated before occupation.

Registration of covenant for encapsulated contamination

144. 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

145. 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

146. 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

147. 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

148. 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

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

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

Completion of Catchment Management Matters

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

Positive Covenants - WSUD

151. Prior to issue of any **Occupation Certificate or Subdivision Certificate whichever comes first**, the applicant must create Positive Covenants and Restrictions on the Use of Land, prepared in accordance with Section 88B of the Conveyancing Act 1919, burdening the owner of the allotments with the requirement to maintain the on-site rainwater harvesting, stormwater management system (including WSUD and associated landscape), bio-retention and water quality treatment facilities. This must be accompanied by a maintenance schedule, to be registered on title.

The terms of the instruments are to be to Council's satisfaction, and based on Council's standard wording for 88B/E instruments.
Registered title documents showing the covenants and restrictions must be submitted to and approved by Council's Manager DTSU prior to the issue of a Subdivision Certificate.

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

Works as Executed Documents - WSUD

152. Prior to release of any **Occupation Certificate or Subdivision Certificate whichever comes first,** 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

153. 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 or Subdivision Certificate whichever comes first**. 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

154. 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

155. 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

156. 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

157. 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

158. 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

159. If a roller shutter door is to be provided at the driveway entry and exit from Western Road 1, 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

160. 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

161. 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

162. 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

163. 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

164. 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

165. 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'

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

Reason: To reduce noise levels.

PART G – BEFORE THE ISSUE OF A SUBDIVISION CERTIFICATE

Separate Application for Subdivision Certificate

167. A separate application must be made for a subdivision certificate. The following information shall also be submitted:
    (a) Evidence that all relevant conditions of this development consent (DA/623/2021) have been satisfied
    (b) Evidence of payment of all relevant fees
    (c) a Linen Plan, 88B Instruments and Deposited Plan Administration Sheet, all generally in accordance with the final draft plans and documents
    (d) All relevant surveyors or engineers' certification if required by the development consent.

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

Details to be Submitted with Subdivision Certificate

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

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

    (b) Detailed sectional plans prepared by a registered surveyor showing the constructed reduced levels of the community lots, and certification from a registered surveyor that all constructed reduced levels and lot locations are generally in accordance with DA/623/2021 for the subdivision works.

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

    (d) Public access rights of way shall be provided over the proposed roadways, on street parking, pedestrian/cycleway (Community Lot) and proposed Lot 21 adjoining Parramatta River for the public benefit. The right of way shall be in accordance with the approved plans. The terms and conditions of the public access right of way shall be prepared to Council's satisfaction.

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

(f) Relevant and appropriate right of ways, right of carriageways, easements (various easements for different purposes, e.g. for access, use etc.) shall be created wherever they are necessary and appropriate to allow the benefitting lots to enjoy the rights. In this regard, the subdivision plan shall incorporate these relevant items and be prepared by a certified surveyor.

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

Covenant - Car Share Spaces

169. A covenant is to be registered with the subdivision plan advising of the one (1) car share parking spaces provided within the streets. The covenant is to include provisions that the car share parking spaces cannot be revoked or modified without prior approval of Council.

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

Telecommunications Provision

170. The submission of documentary evidence from the telecommunications provider authorised under the Telecommunications Act 1997 confirming arrangements have been made for the provision of telephone services prior to the issue of a Subdivision Certificate.

Reason: To ensure appropriate telephone services are provided.

Notification Agreement

171. A Notification Agreement outlining the electrical construction requirements and associated fees shall be obtained from an energy provider prior to the release of the subdivision certificate.

Reason: To ensure electricity supply is available to all properties.

Section 73 Certificate

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

Reason: Statutory requirement.

Works to be Completed

173. The subdivision certificate shall not be released until the following works are complete to Council's satisfaction:

The construction of the basement carpark and top of ground level slabs for the roads.

Notes: Satisfactory documentation such as works-as-executed plans and compliance certificates will need to be submitted to satisfy the above.

The final road finishes and public domain works do not need to be completed until the issue of an Occupation Certificate.

Reason: To ensure the appropriate works are completed before subdivision.

ADVISORY NOTES:

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

(A) PLANNING AGREEMENT:

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

(B) BIODIVERSITY CONSERVATION ACT:

The applicant is advised that part of the property/adjoining land is identified on the NSW Department of Planning and Environment (DPE) 'Biodiversity Values Map' (https://www.lmbc.nsw.gov.au/BVMap) under the *Biodiversity Conservation Act 2016*. This Act prohibits the clearing of native vegetation or undertake prescribed impacts on 'Biodiversity Values Map' land without approval. Actions such as removal of NSW native vegetation is deemed illegal clearing and could result in any person who carried out such an action as liable for prosecution.

(C) 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.

(D) 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.