**“Appendix 1” to Section 4.15 Assessment Report - DA/801/2021**

**DRAFT CONDITIONS OF CONSENT**

Upon the signature of the applicable delegate, the conditions in this Appendix will form the conditions of development consent.

|  |  |
| --- | --- |
| **Development Consent No.:** | **DA/801/2021** |
| **Property Address:** | **Lot 2 DP 1169437, Lot 1 DP 978272, Lot 2 DP 978272, Lot 3 DP 978272, Lot 4 DP 978272, Lot 5 DP 978272, Lot 6 DP 978272, Lot 7 DP 978272, Lot 8 DP 978272, Lot 1 DP 1163104** |
|  |  |

**PART A – GENERAL CONDITIONS**

**PA0001** **#Approved Plans & Support Doc(DIEP Mandatory Cond)**

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 Drawings prepared by Group GSA (Project No. 200805)

| **Drawing/ Plan No.** | **Issue** | **Plan Title** | **Dated** |
| --- | --- | --- | --- |
| 0001 | C | Location Plan and Drawing List | 26/11/2021 |
| 0100 | D | Existing Site Plan | 26/11/2021 |
| 0101 | D | Demolition Site Plan | 26/11/2021 |
| 0102 | B | Temporary Works Site Plan | 26/11/2021 |
| 0103 | E | Proposed Site Plan | 09/12/2021 |
| 0104 | C | Site Context | 09/12/2021 |
| 0105 | C | Site Analysis | 09/12/2021 |
| 0200 | G | Basement Floor Plan | 09/12/2021 |
| 0201 | H | Ground Floor Plan | 09/12/2021 |
| 0202 | G | Level 1 Plan | 09/12/2021 |
| 0203 | G | Roof Plan | 09/12/2021 |
| 0300 | F | North Street Elevation | 09/12/2021 |
| 0301 | F | East Street Elevation | 09/12/2021 |
| 0302 | F | South Street Elevation | 09/12/2021 |
| 0303 | F | West Street Elevation | 09/12/2021 |
| 0400 | F | Section 01 | 09/12/2021 |
| 0401 | F | Section 02 | 09/12/2021 |
| 0600 | C | Signage Plans | 09/12/2021 |

Civil Drawings prepared by Woolacotts Pty Ltd (Project 21-11)

| **Drawing/ Plan No.** | **Issue** | **Plan Title** | **Dated** |
| --- | --- | --- | --- |
| CE-0003 | P1 | Civil Works Plan – Ground Floor | 05/11/2021 |
| CE-0004 | P1 | Civil Works Plan – Ground Floor | 05/11/2021 |
| CE-0005 | P1 | Civil Works Plan – Basement | 05/11/2021 |
| CE-0006 | P1 | Erosion and Sediment Control Plan and Details | 05/11/2021 |
| CE-0007 | P1 | Civil Works Demolition Plan | 05/11/2021 |
| CE-0008 | P1 | Civil Works Detail | 05/11/2021 |

Landscape Drawings prepared by Group GSA

|  |  |  |  |
| --- | --- | --- | --- |
| **Drawing/ Plan No.** | **Issue** | **Plan Title** | **Dated** |
| L-0000 | 1 | Cover Sheet | 30/07/2021 |
| L-1001 | 1 | Tree Removal Plan | 30/07/2021 |
| L-2000 | 1 | Materials and Furniture Schedule | 03/08/2021 |
| L-2001 | 1 | General Arrangement Ground Floor | 03/08/2021 |
| L-2002 | 1 | General Arrangement Entry Area | 03/08/2021 |
| L-2003 | 5 | General Arrangement Courtyard | 08/12/2021 |
| L-2004 | 1 | General Arrangement Level 1 | 30/07/2021 |
| L-5001 | 1 | Planting Plan Ground Floor | 03/08/2021 |
| L-5002 | 5 | Planting Plan Courtyard | 08/12/2021 |
| L-5003 | 1 | Planting Plan Level 1 | 30/07/2021 |
| L-6001 | 1 | Sections | 30/07/2021 |
| L-7001 | 1 | Typical Details | 30/07/2021 |
| L-7002 | 1 | Typical Details | 30/07/2021 |
| L-7003 | 1 | Typical Details | 03/08/2021 |
| L-7004 | 1 | Typical Details | 30/07/2021 |

Specialist Reports

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Document** | **Ref No.** | **Issue** | **Prepared By** | **Dated** |
| Statement of Environmental Effects | P0034318 |  | Urbis | 30/07/2021 |
| Waste Management Plan |  |  1 | Group GSA | 27/07/2021 |
| Acoustic Report |  210019 |  A | JHA | 14/07/2021 |
| Aboriginal Due Diligence Assessment |  31343 |  | Biosis | 28/07/2021 |
| Heritage Impact Assessment |  31343 |  | Biosis | 28/07/2021 |
| BCA Statement |  |  | Metro BC | 29/07/2021 |
| Access Statement |  |  | Metro BC | 29/07/2021 |
| Aboricultural Impact Assessment |  |  | Naturally Trees | 16/08/2021 |
| Geotechnical Report | 33119Srpt |  | JK Environments | 01/10/2020 |
| Environmental Site Assessment (Stage 1) | E33119Brpt |  | JK Environments | 04/06/2020 |
| Detailed Site Investigation (State 2)  | E33119BTrpt2 |  | JK Environments | 29/07/2021 |
| Remediation Action Plan | E33119BTrpt3 |  | JK Environments | 30/07/2021 |
| Traffic Impact Assessment | Ref.21020 |  | Varga Traffic Planning Pty Ltd | 30/07/2021 |
| Flood Risk Assessment | 21-11 | B | Woolacotts Consulting Engineers | 05/11/2021 |
| Stormwater Management Report | 21-11 | B | Woolacotts Consulting Engineers | 05/11/2021 |

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

**LA0001** **#Tree Retention**

1. Trees to be retained are:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Tree No.** | **Name** | **Common Name** | **Location** | **Tree Protection Zone (m)** |
| 1 | *Flindersia australis* | Flindersia | Refer to arborist report | 2m |
| 6 | *Flindersia australis* | Flindersia | Refer to arborist report | 2m |
| 7 | *Flindersia australis* | Flindersia | Refer to arborist report | 2m |
| 13 | *Callistemon sp* | Bottlebrush | Refer to arborist report | 3m |

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

**PA0004** **No encroachment on Council and/or Adjoining proper**

1. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors must encroach upon Council’s footpath area or the boundaries of the adjacent properties.

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

**PA0011** **#Demolition of Buildings**

1. Approval is granted for the demolition of as shown on the approved demolition plan, subject to compliance with the following: -
2. Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

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

1. The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
2. 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council’s inspection and works must also not commence prior to the commencement date nominated in the written notice.
3. On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover’s document “Your Guide to Working with Asbestos”, and demolition works must at all times comply with its requirements.
4. On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council’s officers The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
5. Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under “Prior to Works Commencing” in this Consent.
6. All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
7. Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council’s domestic waste service for the disposal of any waste.
8. Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover “Demolition Licence” and a current WorkCover “Class 2 (Restricted) Asbestos Licence”.
9. Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
10. 1.8m high Protective fencing is to be installed to prevent public access to the site.
11. A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Council prior to commencement of demolition and/or excavation. It must include details of the:
12. Proposed ingress and egress of vehicles to and from the construction site;
13. Proposed protection of pedestrians adjacent to the site;
14. Proposed pedestrian management whilst vehicles are entering and leaving the site.
15. All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
16. Before demolition works begin, adequate toilet facilities are to be provided.
17. After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
18. Within 14 days of completion of demolition, the applicant must submit to Council:
19. An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
20. A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
21. Payment of fees in accordance with Council’s current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

**Reason:** To protect the amenity of the area.

**PA0013** **#LSL Payment Const> $25,000 (DIEP Mandatory Cond)**

1. Before the commencement of any works, the applicant is to ensure that the person liable pays the long service levy of $119,208.00 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](https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.longservice.nsw.gov.au%2F&data=04%7C01%7Csahmed%40cityofparramatta.nsw.gov.au%7C8143fe51fdd84157d31908d99a68e729%7Cb2543406494b4d5d8471d181aedf7037%7C0%7C0%7C637710597757923024%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0&sdata=ahBga0cSi1fNa6ZVUgZyX7YFmeU6dKF%2F6Pa%2FpTrDu5I%3D&reserved=0). For more information, please contact the Levy support team on 13 14 41.

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

**EWA0002** **Amenity of waste storage areas (general)**

1. 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.

**EWA0006** **Provide waste storage room on premises**

1. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) including:
2. The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types and bulky materials;
3. 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;
4. The walls being cement rendered to a smooth, even surface and coved at all intersections;
5. 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;
6. 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

**EPA0068** **Erosion and Sediment Control Measures**

1. 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.

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 soil and water management controls are in place before site works commence and to ensure no adverse impacts on neighbouring properties.

**EPA0062** **Soil and Water Management – Stockpiles**

1. 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.

**EPA0069** **Erosion and Sediment Control - Run Off**

1. 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.

**ECA0001** **Hazardous/intractable waste disposed legislation**

1. 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:
2. Work Health and Safety Act 2011;
3. NSW Protection Of the Environment Operations Act 1997 (NSW); and
4. NSW Environment Protection Authority (EPA) Waste Classification Guidelines.

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

Where demolition of asbestos containing materials is undertaken, the contractor must obtain, 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 risks associated with the demolition have been identified and addressed prior to demolition work commencing, 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.

**ECA0005** **Signage – Contamination**

1. 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.

**ECA0006** **Require to notify about new contamination evidence**

1. 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 immediately.

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

**ECA0009** **Contaminated waste to licensed EPA landfill**

1. 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.

**ECA0010** **Remediation**

1. 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.

**ECA0011** **Require. for removal of underground storage tanks**

1. Following excavation and removal of any underground storage tank, the land shall be assessed in accordance with the NSW Environment Protection Authority’s Technical Note: Investigation of Service Station Sites (2014). A report on the investigation is to be supplied to Council’s Environment and Public Health Unit.

At the completion of the investigation, a site audit statement shall be issued by an approved NSW Environment Protection Authority Auditor in accordance with the NSW Environment Protection Authority's Guidelines for the NSW Site Auditor Scheme.

**Reason:**   To ensure that the land is left in a safe and healthy condition.

**ECANSC** **Non-standard - General Matters**

1. Pending provision of a site audit statement for the remedial action plan and approval by Council, remediation works shall be carried out in accordance with the approved remedial action plan.

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

**ECA0016** **Validation Report**

1. A validation report prepared by a suitability qualified person shall be provided to Council within 30 days following completion of the remediation works, which demonstrates:
2. Compliance with the approved RAP;
3. The remediation acceptance criteria (in the approved RAP) has been fully complied with;
4. 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.*

**ECA0017** **Validation Report - Site Audit Statement**

1. 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 occupation of the building. 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*

**PANSC** **Non-standard - General Matters**

1. Prior any preparatory, demolition or excavation works, the applicant shall:
* Prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with TfNSW to the satisfaction of Council’s Traffic and Transport Manager and the Transport for NSW. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The CPTMP needs to specify matters including, but not limited to, the following:
1. A description of the development.
2. Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways.
3. Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site.
4. The location of proposed Work Zones in the egress frontage roadways.
5. Location of any proposed crane standing areas and crane movement plan.
6. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
7. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected.
8. The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible.
9. 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.
10. A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
11. Proposed construction hours.
12. Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods including school peak periods.
13. Construction program that references peak construction activities and proposed construction ’Staging’.
14. Any potential impact to general traffic, cyclists, pedestrians and bus services and light rail within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP.
15. Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts.
16. Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified.
17. 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.
18. Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable.
19. A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
20. A detailed plan of any proposed hoarding and/or scaffolding.
21. Measures to avoid construction worker vehicle movements within the Westmead Precinct.
22. Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail Builder.
23. Identify the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.

A copy of the final plan is to be submitted to TfNSW for endorsement via development.CTMP.CJP@transport.nsw.gov.au.

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.

The builder’s direct contact number is to be provided to small businesses adjoining or impacted by the construction work and TfNSW via development.CTMP.CJP@transport.nsw.gov.au to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder’s direct contact number is current during any stage of construction.

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 and **t**o comply with TfNSW requirements.

**PANSC** **Non-standard - General Matters**

1. An Acid Sulfate Soils Management Plan is required to be prepared in accordance with the Acid Sulfate Soils Assessment Guideline and submitted to Council for endorsement prior to the commencement of any works. Once endorsed by Council, any recommendations of the plan must be implemented for the development.

**Reason:** To comply with the recommendations of the approved Detailed Site Investigation report.

**PANSC** **Non-standard - General Matters**

1. Prior to the commencement of any works, an Aboriginal Cultural Heritage Assessment Report is to be prepared and submitted for endorsement by Council. Should the conclusions of this report require an Aboriginal Heritage Impact Permit, this is required to be applied for and issued by Heritage NSW.

**Reason:** To comply with the findings of the approved Aboriginal Due Diligence Assessment.

**PART B – PRIOR TO WORKS COMMENCING**

**DB0001** **Stormwater Disposal**

1. All roof water and surface water is to be connected to an operable drainage system. The construction certificate application shall include a final detailed stormwater drainage plan and specifications suitable for construction, prepared by a qualified and experienced stormwater drainage consultant. The final stormwater plan shall be generally in accordance with the abovementioned approved plans and shall comply with the latest available version of:
* *City of Parramatta Stormwater Disposal Policy,*
* *City of Parramatta Engineering Design Guidelines;*
* *Basix requirements;*
* *Australian Standards AS 3500; and*
* *National Construction Codes.*

The stormwater system must be designed in accordance with the Stormwater Management report prepared by Woolacotts, Rev B, dated 05/11/2021.

The outlet pipes from the storm filter chamber are to have sufficient head considering the downstream head within the street drainage system for a 3 months storm event. Also, there must be no backflow from the street drainage system into the storm filter chamber and the site for storm events up to 1% AEP. To achieve these, other mitigation measures to be considered.

**Reason:** To ensure satisfactory stormwater disposal.

**DB0002** **Retaining walls**

1. If no retaining wall is marked on the approved plans, then 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.

Note: This excludes the registered substation easement. Design certification is pending authority approvals from Endeavour Energy.

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.

The retaining walls must be designed to ensure that natural flows from adjoining properties are not impeded or diverted.

**Reason:** To minimise impact on adjoining properties.

**DB0003** **Sydney Water Quick check**

1. A building plan approval must be obtained from Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure.

A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted upon request prior to works commencing.

Please refer to the website <http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

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

**DB0004** **Dial Before you Dig Service**

1. 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 retain the written confirmation from NDBYD prior to any excavation occurring.

**Reason:** To ensure Council’s assets are not damaged.

**DB0007** **Basement carpark and subsurface drainage**

1. The basement stormwater pump-out system, must be designed and constructed to include the following:
2. A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
	1. The permissible site discharge (PSD) rate; or
	2. The rate of inflow for the one hour, 100 year ARI storm event.
3. 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.
4. Submission of full hydraulic details and pump manufacturers specifications.
5. 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 included.

**Reason:** To ensure satisfactory storm water disposal.

**PB0008** **No external service ducts for multi-unit develop**

1. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations.

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

**PB0029** **Environmental Enforcement Service Charge - All DAs**

1. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of a Construction Certificate. The fee will be in accordance with Council’s adopted ‘Fees and Charges’ at the time of payment.

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

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

**PB0030** **Infrastructure & Restoration Adm. fee for all DAs**

1. 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.

**PB0033** **Energy Provider requirements for Substations**

1. Documentary evidence is to be provided confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.

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

**TB0001** **#Car Parking Condition**

1. Any new element in the basement and at-grade 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 are to be maintained with AS 2890.1, AS 2890.2 and AS 2890.6.

 **Reason:** To ensure appropriate vehicular manoeuvring is provided.

**TB0002** **#Bicycle parking condition**

1. The bicycle storage/racks are to comply with AS 2890.3-2015.

 **Reason:** To comply with Council’s parking requirements.

**TB0003** **#Parking Provision**

1. 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 45 parking spaces is to be provided and be allocated as follows:
2. 44 parking spaces for patrol vehicles;
3. One (1) secured van dock area for moving detainees into the station.

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

**TB0004** **Pedestrian Safety**

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

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

**TB0006** **#Motorcycle Parking Condition**

1. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004.

 **Reason:** To comply with Council’s parking requirements.

**TB0014** **#Traffic Management Measures for Approval**

1. The applicant is to submit a separate application for removing the existing ‘Keep Clear’ pavement marking on Marsden Street to Council’s Traffic and Transport Services for consideration by the Parramatta Traffic Committee under Deligated Authority and Council’s approval. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council and TfNSW.

 **Reason:** To comply with Roads Act 1993.

**DB0010** **Design to withstand flooding**

1. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding in events up to and including the PMF (12.73m AHD). The following is to be ensured:
2. The design and construction of the proposed development shall **generally** comply with the principles set out in the publication “Reducing Vulnerability of Buildings to Flood Damage – Guidance on Building in Flood Prone Areas”, published by the NSW Government.
3. Flood Planning Levels (FPLs) and driveway crest level are in accordance with:
	1. Levels suggested in the Flood Risk Assessment report prepared by Woolacotts, Rev B, dated 05/11/2021
	2. The basement car Park must be protected via a driveway crest that is not lower than 10.28m AHD.
	3. The basement must be protected up to the PMF by providing flood gate/s.
4. The doors from the basement that will be used to escape to Shelter In Place (SIP) must be fully floodproof.
5. The doors used for the evacuation route must be designed so they will not be locked from behind.
6. All recommendations/requirements provided in the flood report (sections 3, 4 and 5) have been considered in the design.
7. Mitigation measures are shown in Figure 5 of the flood report (both revision A and B) must be included in the design.
8. No filling and/or change in the natural ground level is proposed within the 1% AEP flood extent.
9. All new structures to have flood compatible building components below the PMF.
10. All services such as rainwater tanks and air-conditioning units within the flood extent are to be raised on platforms higher than the 1% AEP flood levels to ensure they do not create an obstruction to floodwater. The platform is to be an open style to allow floodwater to flow freely.

**Reason:** To ensure the structure can withstand flooding

**DB0011** **Flood warning system for medium/high density dev.**

1. The building must include a flood warning alarm system.

**Reason:** To ensure the flood warning system is installed.

**DB0013** **#Water treatment for stormwater**

1. A 10 KL rainwater tank and two 690 PSorb storm filters must be installed to manage surface runoff water to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices, their location and manufacturer’s certification are to be prepared. In this regard:
2. The number and type of proposed water quality devices not to be reduced, nor replaced with an alternate manufacturer’s product without the written approval from Council.
3. Stormwater Treatment Measures for the proposed development shall be designed in accordance with the requirements of the devices manufacturer design guidelines.
4. A Maintenance Schedule must be provided for the stormwater treatment measures, including the rainwater tank, in accordance with the requirements of the manufacturer. The designer of the stormwater treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.
5. Details of the proposed devices and Maintenance Schedule must be prepared.

**Reason:** To ensure appropriate water quality treatment measures are in place.

**DB0014** **Underground electricitysupply for townhouses&above**

1. Electricity provision within the site is to be designed so that in the future the electrical connection from this site can be made to an underground connection within the street. Certification from an energy provider addressing their requirements for this provision is to be prepared.

 **Reason:** To enable future upgrading of electricity services.

**DB0015** **Shoring for adjoining Council property**

1. Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practising structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practising structural engineer must be complied with.

 **Reason:** To ensure the protection of existing public infrastructure and adjoining properties.

**DC0010 Driveway Crossing Application**

1. All works associated with the construction and/or extension of a driveway crossover/layback within Council owned land requires an application to be lodged and approved by Council.

The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths.

All footpath crossings, laybacks and driveways are to be constructed according to Council’s Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).

Prior to the occupation of the building, an application is required to be obtained from Council for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment.

The application for a driveway crossing requires the completion of the relevant application form and accompanied by plans, grades/levels and specifications that demonstrate compliance with Council’s standards, without conflict with all internal finished surface levels. The detailed plan must be submitted to Council’s Civil Assets Team for approval prior to commencement of the driveway crossing works. A fee in accordance with Councils adopted ‘Fees and Charges’ will need to be paid at the time of lodgement and prior to any work commencing.

**Note 1:** This development consent is for works wholly within the property. Development consent does not imply approval of the footpath or driveway levels, materials or location within the road reserve, regardless of whether the information is shown on the development application plans.

**Note 2:** Council’s Customer Service Team can advise of the current fee and can be contacted on 9806 5524

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

**DB0018** **Exhaust fumes**

1. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 2015 – ‘The use of ventilation and air conditioning in buildings’ – ‘Fire and smoke control in multi-compartmented buildings’.

 **Reason:** To preserve community health and ensure compliance with acceptable standards.

**DB0021** **Impact on Existing Utility Installations**

1. 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.

 **Reason:** To ensure no unauthorised work to public utility installations and to minimise costs to Council.

**DB0022** **Support for Council Rds, footpath,drainage reserv.**

1. 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. 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.

**DB0023** **Construction adjacent to a drainage easement**

1. Foundations adjacent to a drainage easement are to be constructed generally in accordance with City of Parramatta Engineering Design Guidelines. The engineering details including a certificate from a structural engineer demonstrating that the proposed structures will not have an adverse impact on the Council asset are to be prepared.

 **Reason:** To ensure Council’s assets are not damaged.

**DBNSC** **Non-standard - Prior to the issue of a CC**

**Groundwater management system**

1. The basement pump-out system must be designed and constructed to include the following:
* To have the capacity to manage groundwater.

The applicant must provide a copy of these documents to Council for approval full details of the groundwater quantity management system.

**Reason:**   To ensure appropriate groundwater management.

**EWB0001** **Detailed Waste Management Plans**

1. Plans shall be prepared detailing how waste is to be stored and collected from the site, ensuring all waste storage areas/rooms and collection routes comply with the City of Parramatta Waste Management Guidelines for New Developments. A copy of these plans are to be provided to Council.

**Reason**: To ensure adequate design for the ongoing storage and collection of wastes from the development.

**ECBNSC** **Non-standard - Prior to the isse of a CC**

1. Prior to works commencing, a site audit statement reviewing the Phase 2 detailed investigation prepared by:

**JKEnvironments; titled: Detailed Stage 2 site investigation proposed police station redevelopment 95-101 Marsden street Parramatta; Ref:E33119BTrpt2; dated: 29 July 2021**

This is to be prepared by an independent NSW EPA accredited auditor for contaminated land. This site audit statement is to be submitted to councils Environmental Health team and written approval given before works commence on site.

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

**ECBNSC** **Non-standard - Prior to the isse of a CC**

1. Prior to the works commencing a site audit statement reviewing the Remedial Action Plan prepared by:

**JKEnvironments; titled: Remediation Action Plan proposed police station redevelopment 95-101 Marsden street Parramatta; Ref:E33119BTrpt3; dated: 30 July 2021**.

This is to be prepared by an independent NSW EPA accredited auditor for contaminated land. This site audit statement is to be submitted to councils Environmental Health team and written approval given before works commence on site.

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

**PBNSC** **Non-standard - Prior to the issue of a CC**

1. Prior to the commencement of 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 Group Manager Development and Traffic Services Unit (DTSU). The civil and landscape drawings shall be consistent and shall address, but not be limited to, the following:

***Public Domain Construction Drawings***

* All the frontages of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback
* Any publicly accessible areas;

Grading of the pedestrian footway:

* Detailed design spot levels and designed contour lines are required.
* Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted.

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

* The latest City of Parramatta Public Domain Guidelines (PDG);
* The approved (D08210278) Public Domain Landscape Drawing (General Arrangement Plan
* Dwg No. L-221) – contained within the Landscape Development Application.
* The approved landscape drawings, and
* All the conditions listed in this consent

***Footway specifications***

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

Footpath

*Marsden Street*

Due to a proposed future road realignment, the existing brick paving is to be retained and made good and supplemented as necessary as infill up to the building entry.

*Phillip Street*

The existing Pebblecrete concrete pavers are to be retained and made good as required. There is an additional area of Pebblecrete concrete pavers to the corner of Phillip and Marsden Street including the kerb ramps.

*General Footpath*

Detailed design spot levels and designed contour lines are required. The pedestrian footpath shall comply with the following requirements:

1. The footpaths should positively drain away from the property boundary/ building line
2. 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.

Vehicle Crossing

Council’s standard vehicle crossing is to be provided. Refer Council’s design standards (DS40 sheets 1-3), using Pebblecrete, product PPX:544:35D, 150x150x60mm, honed finish for vehicle crossing.

Details demonstrating compliance are to be submitted to Council DTSU Manager for approval prior to the issuing of a Construction Certificate and again prior to the issuing of an Occupation Certificate.

Tactile Indicators (TGSI)

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

TGSI’s must comply as follows.

1. TGSI’s are required at the top and base of each flight/ramp, to comply with AS1428.4.1 (2009) including its amendment in 2010.
2. TGSI’s are not required on a landing where handrails continue through the landing.

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.

Non-slip surface – for non-council Standard Pavements

All Pebblecrete paving (concrete pavers) shall have non-slip surfaces that comply with a P5 rating as per AS4586:2013. The applicant shall provide test results (after applying paving sealant) to prove applicable pavement material and finishes.

Pebblecrete paving: Apply 2 coats of solvent based single pack acrylic coating with Size 36/46 Aluminium Oxide grit and one top coat with the same product. Top coat may not have the grit included.

Steps

Steps in public open space must comply with the following requirements:

* Equal height risers of 150-165mm, and equal width treads of 275-300mm.
* Level landing areas at the top and base of steps.
* The first riser at least 900mm from the property boundary
* Opaque risers
* Compliant contrast nosing strips for full stair width
* Non-slip surfaces in wet conditions

Handrails

Handrails must comply as follows:

* Handrails installed on each side of the stair.
* Landing area designed to sufficiently accommodate the required TGSI and handrail projection, which must be outside pedestrian path of travel and circulation spaces.
* Design of handrail according to AS1428.1:2009.
* Diameter of handrail 30-50mm.
* Clearance behind the handrail at least 50mm.

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.

Accessibility

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 ensure the public domain is designed and constructed in accordance with Council standards

**BC0001 Toilet facilities on site**

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

**Reason:** To ensure adequate toilet facilities are provided.

**LC0002 #Tree protection as per arborist report**

1. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Assessment and Tree Protection Plan prepared by Naturally Trees dated 16 August 2021 and the conditions of consent.

**Reason:** To ensure the protection of the tree(s) to be retained on the site.

**LC0007 Tree Protection During Construction**

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

**Reason:** To ensure trees are protected during construction.

**PC0002 Enclosure of the site**

1. 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 prior to the commencement of any work on site.

 **Reason:** To ensure public safety.

**PC0003 Site Sign**

1. 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:
2. Unauthorised entry of the work site is prohibited;
3. The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
4. The development consent approved construction hours;
5. The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
6. This condition does not apply where works are being carried out inside an existing building.

**Reason:** Statutory requirement.

**PC0005 Public liability insurance**

1. 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:
2. Above;
3. Below; or
4. 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.

**PC0007 Footings and walls near boundaries**

1. 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 prepared 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.

**DC0002 Road Opening Permits - DA’s involving drainage wrk**

1. 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.

**DC0003 Dilapidation survey &report for private properties**

1. Prior to the commencement of any excavation works on site, the applicant must submit an electronic copy to Council (at council@cityofparramatta.nsw.gov.au) 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.

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.

**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.

**DC0004 Geotechnical report**

1. Prior to the commencement of any excavation works on site the applicant must prepared a geotechnical/civil engineering report which addresses (but is not limited to) the following:
2. 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.
3. 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.
4. The proposed methods for temporary and permanent support required by the extent of excavation can be established.
5. The impact on groundwater levels in relation to the basement structure.
6. 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.

1. 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:

1. No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
2. 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.
3. 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.
4. 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.
5. Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
6. 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.

**DC0007 Site Maintenance**

1. 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:
2. all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
3. all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
4. all general refuge and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
5. the site is to be maintained clear of weeds; and
6. 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.

**DC0008 Shoring and adequacy of adjoining property**

1. 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:
2. Protect and support the adjoining premises from possible damage from the excavation
3. 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.

**DC0009 Special Permits**

1. 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:
2. 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.

1. Storage of building materials and building waste containers (skips) on Council’s property.
2. 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.
3. 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.

**DCNSC Non-standard - Prior to Work Commencing**

**De-watering of Excavation Sites**

1. 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:

* + 1. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.
		2. 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.
		3. Total Suspended Solids (TSS) 50 mg/l;
		4. Oil and Grease ‘Not visible’.
		5. If site identified as containing contaminated or acid-sulphate soils, all trace contaminants must be removed from the groundwater prior to disposal.

This may be achieved through the use of a ‘WETSEP’ system or equal, to hold and treat water prior to discharge.

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

A copy of the plan/report must be submitted to Council for approval.

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.

During construction, groundwater must be collected and tested to ensure that discharging groundwater into the stormwater system during the operation stage will not have any adverse environmental impacts. Based on the groundwater quality assessment, the applicant’s expert to compare the results with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000 to decide whether a treatment system is required. If such a system is required, full details of the appropriate system must be prepared, to achieve Council’s requirement for effective discharge water quality management from this site throughout the life of the structure.

A Maintenance Schedule must be provided for the treatment system. The designer of the treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.

For water to be approved for drainage into Council Stormwater systems, the following discharge water quality standards must be met:

* 1. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.
	2. 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.
	3. Total Suspended Solids (TSS) 50 mg/l;
	4. Oil and Grease ‘Not visible’.
	5. If the site is identified as containing contaminated or acid-sulphate soils, all trace contaminants must be removed from the groundwater prior to disposal

The Applicant must prepare full details of the groundwater collection and discharge pollution control and quality management system (if needed), including full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance.

A copy of these documents must be submitted to Council for approval. This could be a report stating that groundwater treatment system is not required based on groundwater testing result or full details of the proposed groundwater treatment and maintenance system

**Reason:**    To protect against subsidence, erosion and water pollution during excavation and to ensure appropriate water quality treatment measures are in place.

**EWC0002 Asbestos – signage**

1. 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 Safework NSW hotline or their website www.safework.nsw.gov.au.

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

**EWC0003 Waste management plan – demolition**

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

The Waste Management Plan is to be prepared prior to commencement of any works on site.

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

**ECC0003 Hazardous material survey**

1. At least one (1) week prior to demolition, the applicant must prepare a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:

(a) The location of hazardous materials throughout the site;

(b) A description of the hazardous material;

(c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;

(d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;

(e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;

(f) Identification of the disposal sites to which the hazardous materials will be taken.

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

**PCNSC Non-standard - Prior to Work Commencing**

1. Prior to the commencement of any works, the applicant shall prepare a detailed Freight and Servicing Management Plan in consultation with TfNSW. The applicant shall submit a copy of the final plan to TfNSW for endorsement to development.sco@transport.nsw.gov.au.The Plan needs to specify, but not be limited to, the following:
* Details of the development’s freight and servicing profile, including the forecast freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay for all land uses of the development; and
* Details of loading and servicing vehicle parking within the site that adequately accommodates the forecast demand of the development (including long dwell time vehicles) so as to not rely on the kerbside restrictions to conduct the development’s business, including any necessary additional loading/service vehicle parking;
* Measures to ensure there is no queuing of freight and service vehicles including details of alternative parking locations to redirect vehicles if queuing occurs;
* Loading bay management details including controls of duration of delivery vehicle stay;
* Management details to ensure all long-term loading and servicing is accommodated within the loading dock;
* Procedures for tradesman access and parking; and
* Details on how the loading area will be managed and used by all building tenants.

The Loading Dock Management Plan shall be implemented by the applicant following building occupation.

**Reason:** To comply with TfNSW requirements.

**PART D – WHILE BUILDING WORK IS BEING CARRED OUT**

**LD0011 Tree Removal**

1. Trees to be removed are:

|  |  |  |  |
| --- | --- | --- | --- |
| **Tree No.** | **Species** | **Common Name** | **Location** |
| 2-4 | *Lophostemon confertus* | Brush Box | Refer to arborist report |
| 5 | *Flindersia australis* | Flindersia | Refer to arborist report |
| 8-12 | *Callistemon sp.* | Bottlebrush | Refer to arborist report |
| 14 | *Cupressus sp* | Pine Tree | Refer to arborist report |
| 15 | *Acacia sp* | Wattle | Refer to arborist report |
| 16 | *Cupressus sp* | Pine Tree | Refer to arborist report |
| 17 | *Leptospermum petersonii* | Narrow- leaved tea tree | Refer to arborist report |
| 18 | *Cotoneaster sp.* | Cotoneaster | Refer to arborist report |
| 19 | *Melaleuca quinquenervia* | Broad leaved Paperbark | Refer to arborist report |
| 20-23 | *Leptospermum petersonii* | Narrow- leaved tea tree | Refer to arborist report |

 **Reason:** To facilitate development.

**LD0012 Trees with adequate root volume**

1. 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.

**LD0013 Removal of trees by an arborist**

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

**Reason:** To ensure tree works are carried out safely.

**PD0006 Hours of work and noise (DPIE Mandatory Condition)**

1. Building work, demolition or vegetation removal is only carried out between:
* **7am to 5pm on Monday to Friday**
* **8am to 5pm on Saturday**

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.

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.

**TD0001 Road Occupancy Permit**

1. 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.

**TD0002 Oversize vehicles using local roads**

1. 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](http://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.

**DD0002 #Stormwater**

1. Stormwater must be connected to the street drainage system within the property frontage.

**Reason:** To ensure satisfactory storm water disposal.

**DD0006 Damage to public infrastructure**

1. 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.

**DD0011 Nomination of Engineering Works Supervisor**

1. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council’s “Guidelines for Public Domain Works”.

**Reason:** To ensure Council’s assets are appropriately constructed.

**DDNSC Non-standard - During Work**

**Groundwater Quality Management**

1. During construction, groundwater must be collected and tested to ensure that discharging groundwater into the stormwater system during the operation stage will not have any adverse environmental impacts. Based on the groundwater quality assessment, the applicant’s expert to compare the results with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000 to decide whether a treatment system is required. If such a system is required, full details of the appropriate system must be prepared, to achieve Council’s requirement for effective discharge water quality management from this site throughout the life of the structure.

A Maintenance Schedule must be provided for the treatment system. The designer of the treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.

For water to be approved for drainage into Council Stormwater systems, the following discharge water quality standards must be met:

* 1. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.
	2. 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.
	3. Total Suspended Solids (TSS) 50 mg/l;
	4. Oil and Grease ‘Not visible’.
	5. If the site is identified as containing contaminated or acid-sulphate soils, all trace contaminants must be removed from the groundwater prior to disposal

The Applicant must prepare full details of the groundwater collection and discharge pollution control and quality management system (if needed), including full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance.

A copy of these documents must be submitted to Council for approval. This could be a report stating that groundwater treatment system is not required based on groundwater testing result or full details of the proposed groundwater treatment and maintenance system

**Reason:**   To ensure appropriate water quality treatment measures are in place.

**EWD0002 Asbestos handled& disposed of by licensed facility**

1. 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.

**EWD0003 Waste data file maintained**

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

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

**ECD0001 Importation of clean fill**

1. Any fill material imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. Records of each individual certification are to be kept on site and produced for inspection when requested.

**Reason:** To ensure the site does not become contaminated and appropriate compaction levels can be achieved.

**PDNSC Non-standard - During Work**

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

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

The required inspections include the followings:

* Commencement of public domain works including tree protection measures installed and 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;
* Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
* 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 paving sealant application and tactile indicator installation as per Council’s specification.
* Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

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

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

During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council’s Public Domain Guidelines.

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

**PDNSC Non-standard - During Work**

1. No construction work zone, stopping and/or parking of construction vehicles are permitted, on Church Street, Phillip Street and public domain east of Freemasons Arms Lane without prior approval of TfNSW.
2. During all stages of the development extreme care shall be taken to prevent any form of pollution entering the light rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the applicant.

**Reason:** To comply with TfNSW requirements.

**PART E – BEFORE OCCUPATION OF THE DEVELOPMENT**

**LE0002** **Cert.Auth.Arrange Qualified LandscapeArch.(multi)**

1. 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 occupation of the development.

**Reason:** To ensure restoration of environmental amenity.

**PE0027** **Post Constru. Private Property Dilapidation Report**

1. Before the occupation of the building, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the principal certifier, detailing whether:
2. 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
3. where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

A copy of the post-construction dilapidation report is to be provided 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.

**DE0003** **Work-as-Executed Plan (DPIE Condition)**

1. Before the occupation of the building, the applicant must prepare works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works:
2. All stormwater drainage systems and storage systems
3. The following matters that Council requires to be documented:
	1. *The Work-As-Executed plans are prepared on the copies of the approved drainage plans.*
	2. *The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.*
	3. *The WAE plan shall include details of Finish Floor Levels, driveway crest RLs, flood gates, flood proof doors, flood warning system, pump-out system, stormwater quality and quantity measures, final outlet works etc.*
	4. *The survey shall confirm that all retaining walls including foundations are wholly within the site boundary.*
	5. *Certificate of Hydraulic Compliance from a hydraulic engineer, certifying the stormwater system has been satisfactorily installed on site, as per the approved plans.*
	6. *Certificate of Structural compliance of the storm filter chamber walls and cover slab from a qualified structural engineer.*

A copy of the plans to Council are to be provided to Council.

**Reason:** To confirm the location of works once constructed that will become council assets.

**DE0004** **#Creation of a floodway restriction**

1. Prior to the occupation of the building, a Positive Covenant under Section 88E or 88B of the Conveyancing Act 1919 must be created, burdening the owner with the maintenance of flood protection measures such as driveway crest, flood gates, flood proof doors and flood warning system.

The City of Parramatta Council is to be the Authority whose consent is required to release, vary or modify the restriction.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created via an application to the Land Titles Office using forms 13PC and 13RPA.

Registered title documents showing the covenants and restrictions must prepared prior to occupation or use of on-site.

The following shall accompany the application:

* A structural Certificate demonstrating that all buildings are designed to withstand flood forces up to 12.73m AHD (PMF level)
* A certificate from a flood engineer confirming all flood protection measures are installed and functional.

**Reason:** To protect the environment.

**DE0005** **#OSD Positive Covenant/Restriction**

1. Prior to the occupation of the building, a Positive Covenant and Restriction on the Use of Land under Section 88E/88B of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the stormwater management facilities on the lot including pump-out system, rainwater tank and water quality management measures.

The terms of the 88E Instruments are to be generally in accordance with Council's “standard terms” available in Council’s website, under Development Forms.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

Restrictions and positive covenants must be registered over the Stormwater Quality Control devices and outlet works.

A certificate from the water quality devices manufacturers must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control devices will function effectively.

Written evidence is to be provided that the owner/developer has entered into and prepaid a minimum ten (10) year maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the stormwater treatment devices including the rainwater tank.

Registered title documents showing the covenants and restrictions must be prepared prior to occupation or use of on-site.

**Reason:** To ensure maintenance of stormwater management facilities.

**DE0010** **Effective evacuation report**

1. A Flood Emergency Response Plan including an evacuation report and procedure and Flood Warning System shall be prepared by an appropriate consulting engineer. The plan to be prepared in accordance with the Flood Risk Assessment report prepared by Woolacotts, Rev B, dated 05/11/2021. This Plan, report and Warning System must demonstrate how the occupants of the development will be given early warning of flooding, how they will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak stormwater event (i.e. first floor of the building etc.) and the facilities and amenities to be provided in the refuge. The Flood Warning System must be set up and fully operational prior to occupation. The Plan, report and certification by the Engineer that the Flood Warning System is operational, shall be prepared prior to the occupation of the building. A copy of the Plan, report and certification by the Engineer that the Flood Warning System is operational, shall all be forwarded to Council.

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

**DE0018** **Reinstatement of laybacks etc**

1. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council’s Standard Plan No. DS1. The reinstatement must be completed prior to the occupation of the building. All costs must be borne by the applicant.

**Reason:** To provide satisfactory drainage.

**PB0010**  **#Acoustic Report**

1. The recommendations outlined in the acoustic report prepared by **JHA: Acoustic Impact Assessment Parramatta Police Station; reference 210019; dated 14.07.2021** shall be incorporated into the plans and documentation.

Prior to the occupation of the building, written certification from a suitably qualified person(s) shall be submitted to the City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report have been completed:

***JHA: Acoustic Impact Assessment Parramatta Police Station; reference 210019; dated 14.07.2021***

 **Reason:** To ensure a suitable level of residential amenity.

**PENSC** **Non-standard - Prior to issue of Occ/Sub Cert.**

1. Prior to occupation of the building, 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 occupation.

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 staff 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.

**PART F – OCCUPATION AND ONGOING USE**

**PF0004 External Plant/Air-conditioning noise levels**

1. 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.

**PF0049 Graffiti Management**

1. 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.

**DF0001 Flood warning system for medium density**

1. The property owner/body corporate is to ensure the warning system and flood protection measures are in good working order, through regular testing and maintenance.

**Reason:** To ensure the integrity of the flood protection measures

**EWF0003 Remove putrescible waste at sufficient frequency**

1. 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.

**EWF0005 Management of waste storage facilities**

1. 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.

**EWF0006 Storage of bins between collection periods**

1. 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.

**EAF0004 No ‘offensive noise’**

1. 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.

|  |  |
| --- | --- |
| **Date:** | **21 January 2022** |
| **Responsible Officer:** | **Sohini Sen** |