

# WILLOWTREE PLANNING



## MEMO

Project No	DA/873/2021
Address	235-237 Marsden Road, Carlingford (Lots 1, 2 and 3 of DP 5982)
Subject	Draft Conditions of Consent – Proposed 160 bed residential care facility
Date	27 July 2022
Prepared by	Willowtree Planning
To	City of Parramatta

As Drafted	Proponent Drafting ( <b>BOLD</b> for Inclusions and <del>strikethrough</del> for removal)	Proponent Reasoning	Council
<b>Schedule 1</b>			
<b>PAANSC Non-standard - Deferred Commencement</b>	1. <del>In order to facilitate the relocation of the existing Transport for NSW (TfNSW) easement for drainage within the site</del>	As provided in the accompanying Legal Advice at <b>Appendix 2</b> , it is not	

<p>1. In order to facilitate the relocation of the existing Transport for NSW (TfNSW) easement for drainage within the site and connection of stormwater drainage to the relocated easement, approval from TfNSW is to be obtained. The following information is required to be prepared and submitted to TfNSW prior to the issue of an operative consent:</p> <ul style="list-style-type: none"> <li>a) Site survey (topographic and utilities) to establish the feasibility of the proposed relocation.</li> <li>b) If the relocation is feasible based on the survey a new easement must be created on the title along the new alignment. The new easement will have to have enough width (at least 3m wide) to allow for access of a maintenance vehicle. A turning circle may be required depending on the site geometry to allow the maintenance vehicle to reverse.</li> <li>c) No structures from the development are permitted along the new easement.</li> <li>d) The new easement may be created in favour of TfNSW or council depending on the portion of district drainage and in consultation with Council and TfNSW.</li> <li>e) A hydraulic assessment to be undertaken to establish the required sizing for the new drainage system. Following the hydraulic assessment, a new stormwater line and access pits have to be designed and constructed along the new easement in accordance with the stormwater drainage specifications of TfNSW. TfNSW may review the design and arrange surveillance on the</li> </ul>	<p><del>and connection of stormwater drainage to the relocated easement, approval from TfNSW is to be obtained. The following information is required to be prepared and submitted to TfNSW prior to the issue of an operative consent:</del></p> <ul style="list-style-type: none"> <li><del>a) Site survey (topographic and utilities) to establish the feasibility of the proposed relocation.</del></li> <li><del>b) If the relocation is feasible based on the survey a new easement must be created on the title along the new alignment. The new easement will have to have enough width (at least 3m wide) to allow for access of a maintenance vehicle. A turning circle may be required depending on the site geometry to allow the maintenance vehicle to reverse.</del></li> <li><del>c) No structures from the development are permitted along the new easement.</del></li> <li><del>d) The new easement may be created in favour of TfNSW or council depending on the portion of district drainage and in consultation with Council and TfNSW.</del></li> <li><del>e) A hydraulic assessment to be undertaken to establish the required sizing for the new drainage system. Following the hydraulic assessment, a new stormwater line and access pits have to be designed and constructed along the new</del></li> </ul>	<p>considered reasonable for the feasibility of the drainage solution to be assessed again prior to an operational consent being granted given the condition in entirety has been satisfied throughout assessment.</p> <p>It is requested that this condition be removed or amended to remove subclause 1(a) and (e) as this has been demonstrated throughout the assessment. Refer to Legal Advice letter at <b>Appendix 2</b>.</p>	
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<p>construction to ensure it meets the required specifications.</p> <p>f) The new system has to be handed over either to TfNSW or council following the TfNSW acceptance process.</p> <p>g) The cost of all the above activities has to be covered by the developer.</p> <p>h) The existing easement can only be extinguished after all the above steps have been completed to the satisfaction of TfNSW.</p> <p><b>Reason:</b> To comply with TfNSW requirements.</p>	<p><del>easement in accordance with the stormwater drainage specifications of TfNSW. TfNSW may review the design and arrange surveillance on the construction to ensure it meets the required specifications.</del></p> <p><del>f) The new system has to be handed over either to TfNSW or council following the TfNSW acceptance process.</del></p> <p><del>g) The cost of all the above activities has to be covered by the developer.</del></p> <p><del>h) The existing easement can only be extinguished after all the above steps have been completed to the satisfaction of TfNSW.</del></p> <p><b>Reason:</b> To comply with TfNSW requirements.</p>		
<p><b>DAA0002 #Interallotment Drainage Easement</b></p> <p>2. Pursuant to the provisions of Section 80(3) of the 006Environmental Planning and Assessment Act, 1979, the development application be granted a Deferred Commencement Consent subject to the completion of the following:</p> <p>Submission to Council of suitable documentary evidence issued by the Land Registry Services of NSW confirming the creation of an easement to drain water 3 metres wide over a downstream property or properties benefiting the subject lot 2 &amp; 3, DP 5982 known as 235 &amp; 237 Marsden Road,</p>	<p><del>2. Pursuant to the provisions of Section 80(3) of the 006Environmental Planning and Assessment Act, 1979, the development application be granted a Deferred Commencement Consent subject to the completion of the following:</del></p> <p><del>Submission to Council of suitable documentary evidence issued by the Land Registry Services of NSW confirming the creation of an easement to drain water 3 metres wide over a downstream property or properties benefiting the subject lot 2 &amp; 3, DP 5982 known as 235 &amp; 237 Marsden Road,</del></p>	<p>The stormwater arrangement in its existing state already connects into the adjoining system.</p> <p>Through the proposed OSD tank, the proposed development ensures that post-developed flows do not exceed pre-developed values, which in turn mean that the capacity of the downstream stormwater system is in no way hindered by the proposed</p>	

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<p>Carlingford and burdening the downstream properties until the drainage line meets Council's stormwater infrastructure in Mulyan Avenue has been registered with the Land Registry Services of NSW.</p> <p>A Copy of the Registered Dealings from the Land Registry Services of NSW shall accompany that evidence</p> <p>The above requirement(s) must be satisfied within 24 months of this determination or the consent will lapse.</p> <p><b>Advisory Note:</b> Easements through Council properties (or Crown land managed by Council) can take up to 12 months to finalise.</p> <p>Upon compliance with the above requirements, a full Consent will be issued subject to the following conditions:</p>	<p><del>Carlingford and burdening the downstream properties until the drainage line meets Council's stormwater infrastructure in Mulyan Avenue has been registered with the Land Registry Services of NSW.</del></p> <p><del>A Copy of the Registered Dealings from the Land Registry Services of NSW shall accompany that evidence</del></p> <p><del>The above requirement(s) must be satisfied within 24 months of this determination or the consent will lapse.</del></p> <p><del><b>Advisory Note:</b> Easements through Council properties (or Crown land managed by Council) can take up to 12 months to finalise.</del></p> <p><del>Upon compliance with the above requirements, a full Consent will be issued subject to the following conditions:</del></p>	<p>development. The requirement to upsize any stormwater pipes within downstream properties that has no hydraulic impact on the functionality of the proposed stormwater system within the subject Site is considered unreasonable. Refer to legal advice at <b>Appendix 2</b> of this advice which notes Council cannot lawfully require Opal to carry out improvement works on the pipeline where there is no indication that Opal HealthCare development would create a need for any upgrade or improvement.</p> <p>This condition if imposed should only require the stormwater easement within the subject site to have the capacity to convey the 100yr flows from the OSD tank - which the design currently complies with. As above, the requirement to investigate the condition of stormwater pipes within adjacent properties and repair any defects is not considered reasonable. Repairs to</p>
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		<p>existing stormwater pipes should be undertaken by the owner of said asset, not by any developer that benefits from said asset as it is demonstrated that flows have been minimised.</p> <p>It is reiterated that the Site is unique in that an existing easement traverses through the property, which in its existing state, connects to the downstream pipeline. As identified within the accompanying Legal Advice Letter at <b>Appendix 2</b>, <i>David v. Hornsby Shire Council</i> [2017] NSWLEC 1025, recognises that a downstream easement was not required to establish an acceptable point of discharge.</p> <p>Refer to detailed discussion within <b>Appendix 2</b> of accompanying letter which discusses demonstrates the unreasonableness of Council's request.</p>	
<b>DAANSC Non-standard - Deferred Commencement</b> 3. Non-standard conditions - Deferred Commencement	<del>3. Non-standard conditions - Deferred Commencement</del>	For reasons outlined above and within accompanying Legal Advice Letter at <b>Appendix 2</b> , it is not	

<p>Submission to Council of suitable documentary evidence and revised plans that demonstrate the following:</p> <ul style="list-style-type: none"> <li>• The pipe within the existing easement has the capacity to convey the following: all runoff from the development site, emergency overflows of the OSD system in all storms up to and including the 100-year ARI storm event, additional flows from sites that are currently directed into the easement.</li> <li>• CCTV footage and subsequent report by a qualified person, of the existing pipe within the downstream easement shall demonstrate the design functionality and is of good condition. Any structural cracking shall be repaired and certified for 50 years.</li> </ul> <p><b>Reason:</b> To demonstrate the site can drain to a legal discharge point.</p>	<p><del>Submission to Council of suitable documentary evidence and revised plans that demonstrate the following:</del></p> <ul style="list-style-type: none"> <li><del>• The pipe within the existing easement has the capacity to convey the following: all runoff from the development site, emergency overflows of the OSD system in all storms up to and including the 100-year ARI storm event, additional flows from sites that are currently directed into the easement.</del></li> <li><del>• CCTV footage and subsequent report by a qualified person, of the existing pipe within the downstream easement shall demonstrate the design functionality and is of good condition. Any structural cracking shall be repaired and certified for 50 years.</del></li> </ul> <p><b>Reason:</b> To demonstrate the site can drain to a legal discharge point.</p>	<p>considered necessary for the establishment of an easement on downstream properties to establish an acceptable point of discharge given the existing Site conditions and existing easement through the Site.</p> <p>Additionally, it is noted that the proposed stormwater system within the subject site has been modelled and sized appropriately, thus it can be demonstrated that stormwater runoff has been controlled and minimised and the disturbance and impacts of stormwater runoff on adjoining properties consistent with Clause 36 of the the <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> is satisfied.</p>	
<p><b>DAANSC Non-standard - Deferred Commencement</b></p> <p>4. Non-standard conditions - Deferred Commencement</p> <p>Submission to Council of suitable documentary evidence and revised plans that demonstrate the following:</p> <ul style="list-style-type: none"> <li>• All plans are revised to demonstrate that all areas of the site drain to the legal discharge</li> </ul>	<p><del>4. Non-standard conditions - Deferred Commencement</del></p> <p><del>Submission to Council of suitable documentary evidence and revised plans that demonstrate the following:</del></p> <ul style="list-style-type: none"> <li><del>• All plans are revised to demonstrate that all areas of the site drain to the legal discharge point, in particular the southeast portion of the site.</del></li> </ul>	<p>It is requested that this condition is removed.</p> <p>Previous responses from Henry and Hymas as attached at <b>Appendix 3</b> clarify this issue and identifies reasoning for why, in this instance, it is best</p>	

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<ul style="list-style-type: none"><li>point, in particular the southeast portion of the site.</li><li>Revised OSD calculations with correct storage volumes. Due to the downstream flood level at 110.4, the provided OSD storage is insufficient. An equivalent flow to the (Stormwater Filter) SF chamber outflow shall be reduced from the Permissible Site Discharge (PSD) in the OSD calculations, and the orifice size shall be adjusted to account for the flow through the SF chamber.</li><li>Revised Music Model for the entire site including Bypass area that demonstrates compliance with the Water Management controls listed in section 3 of Councils DCP. <b>Reason:</b> To demonstrate the site can drain to a legal discharge point</li></ul>	<ul style="list-style-type: none"><li><del>Revised OSD calculations with correct storage volumes. Due to the downstream flood level at 110.4, the provided OSD storage is insufficient. An equivalent flow to the (Stormwater Filter) SF chamber outflow shall be reduced from the Permissible Site Discharge (PSD) in the OSD calculations, and the orifice size shall be adjusted to account for the flow through the SF chamber.</del></li><li><del>Revised Music Model for the entire site including Bypass area that demonstrates compliance with the Water Management controls listed in section 3 of Councils DCP.</del> <del><b>Reason:</b> To demonstrate the site can drain to a legal discharge point</del></li></ul>	<p>practice for a small section of the site in the south east corner to bypass the piped stormwater system within the Site. It should be noted that this small area will discharge across the eastern boundary and into the grated drain within the adjacent property as per the current arrangement. Additionally, it is noted that there is no downstream flood level as the site is not affected by mainstream flooding. It is unclear where this level of 110.4 been established. The DRAINS model previously submitted to Council showcases that the OSD tank functions as per the intended design (to reduce post-developed flows to pre-developed values). Accordingly, it is considered that the OSD storage provided is sufficient.</p> <p>As detailed above and within accompanying legal advice at <b>Appendix 2</b>, it is considered that the existing Site conditions are unique in that the Site is currently burdened by an existing</p>	
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		Transport for NSW (TfNSW stormwater easement as an acceptable point of discharge for the development.																					
<b>Schedule 2</b>																							
<b><u>PART A – GENERAL CONDITIONS</u></b>  <b>PA0001#Approved Plans &amp; Support Doc(DIEP Mandatory Cond)</b>  5. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise:  <u>Architectural Drawings prepared by Custance (Project No. 3400)</u>	It is requested that the Condition be updated to include Stormwater revisions as contemplated by Condition 54 and Condition 59 of this consent.	It is requested that the Condition be updated to include Stormwater revisions as contemplated by Condition 54 and Condition 59 of this consent and throughout assessment.																					
<table border="1"> <thead> <tr> <th>Drawi ng/ Plan No.</th><th>Iss ue</th><th>Plan Title</th><th>Dated</th></tr> </thead> <tbody> <tr> <td>DA0.0 1</td><td>5</td><td>Cover Sheet and Project Data</td><td>02.09.2 021</td></tr> <tr> <td>DA0.0 2</td><td>3</td><td>Location and Survey Plan</td><td>02.09.2 021</td></tr> <tr> <td>DA0.1 0</td><td>3</td><td>Site Analysis Plan</td><td>02.09.2 021</td></tr> <tr> <td>DA0.15</td><td>2</td><td>Demolition Plan</td><td>02.09.2 021</td></tr> </tbody> </table>				Drawi ng/ Plan No.	Iss ue	Plan Title	Dated	DA0.0 1	5	Cover Sheet and Project Data	02.09.2 021	DA0.0 2	3	Location and Survey Plan	02.09.2 021	DA0.1 0	3	Site Analysis Plan	02.09.2 021	DA0.15	2	Demolition Plan	02.09.2 021
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DA0.2 0	8	Site Plan	02.09.2 021			
DA1.10	11	GA - Lower Ground Floor	02.09.2 021			
DA1.11	11	GA - Ground Floor	02.09.2 021			
DA1.12	11	GA - Level 1	02.09.2 021			
DA1.13	11	GA - Level 2	02.09.2 021			
DA1.14	9	GA - Roof Level	02.09.2 021			
DA3.0 0	6	External Elevations 1	02.09.2 021			
DA3.01	4	External Elevations 2	02.09.2 021			
DA3.10	6	Building Sections 1	02.09.2 021			
DA3.11	6	Building Sections 2	02.09.2 021			
DA3.5 0	3	Site Sections - Boundary	02.09.2 021			
DA3.51	3	Site Sections - Boundary	02.09.2 021			
DA3.5 2	3	Site Sections - Boundary	02.09.2 021			
DA3.5 3	3	Site Sections - Boundary	02.09.2 021			
DA3.5 4	3	Site Sections - Boundary	02.09.2 021			

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DA3.5 5	2	Site Sections - Boundary	02.09.2 021
DA11.0 0	4	Shadow Diagrams	02.09.2 021
DA11.0 1	1	Solar Diagrams - West Wing	02.09.2 021
DA11.0 2	1	Solar Diagrams - West Wing	02.09.2 021
DA11.0 3	1	Solar Diagrams - West Wing	02.09.2 021
DA11.0 4	1	Solar Diagrams - West Wing	02.09.2 021
DA11.0 5	1	Solar Diagrams - West Wing	02.09.2 021
DA11.0 6	1	Solar Diagrams - West Wing	02.09.2 021
DA11.0 7	1	Solar Diagrams - West Wing	02.09.2 021
DA11.0 8	1	Solar Diagrams - East Wing	02.09.2 021
DA12.0 0	1	Materials and Finishes Schedule	undate d
DA12.1 0	3	Perspective Views 1	02.09.2 021
DA12.11	3	Perspective Views 2	02.09.2 021
DA15.0 0	2	GFA Plans	02.09.2 021
DA16.0 0	3	Carpark Plans and Sections	02.09.2 021

Landscape Drawings prepared by Taylor

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Brammer (Project No. 20-0635)

<b>Drawi ng/ Plan No.</b>	<b>Issu e</b>	<b>Plan Title</b>	<b>Dated</b>
LAN000	A	Cover Page	10.09.2021
LAN001	A	Design Approach	10.09.2021
LAN002	A	Landscape Masterplan	10.09.2021
LAN100	B	Site Plan	08.12.2021
LAN101	A	Rose Garden and Maple Courtyard	10.09.2021
LAN102	A	Camelia and Magnolia Courtyard	10.09.2021
LAN103	A	Gardenia - Level 1	10.09.2021
LAN104	B	Nursery Garden and Lavender Garden	08.12.2021
LAN200	A	Planting Plan 1 of 3	10.09.2021
LAN201	A	Planting Plan 2 of 3	10.09.2021
LAN202	A	Planting Plan 3 of 3	10.09.2021
LAN300	A	Sections	10.09.2021
LAN301	A	Sections	10.09.2021

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LAN 400	A	Tree Removal and Retention Plan	10.09.2021
LAN500	A	Details	10.09.2021
LAN601	A	Landscape Diagrams	10.09.2021

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects	WTJ21-118	2	Willowtree Planning Pty Ltd	10.09.2021
Operational Plan of Management	-	-	Opal Healthcare	02.07.2021
Arborist Report	-	-	Earthscape Horticultural Services	September 2021
Accessibility Report	S210611	B	Formiga 1	08.09.2021
Design Development Report	S210611	B	Formiga 1	08.09.2021
Waste Management Plan	-	4	UFD	08.09.2021

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Noise Impact Assessment	20210771.1/0809A/R1/R F	1	Acoustic Logic Ptd Ltd	08.09.2021
Traffic Impact Assessment	21107	C	TTPA	September 2021
Remedial Action Plan 1	2101107Rpt01 FinalV04_2 Dec21	V04	Geo-Logix	02.12.2021
Detailed Site Investigation Report	2101075Rpt02 FinalV03_2 Dec21	V03	Geo-Logix	02.12.2021
Geotechnical Report	2101075Rpt01 FinalV03_2 Dec21	V03	Geo-Logix	02.12.2021

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

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<p>supporting documentation that applies to the development</p>			
<p><b>ECA0006 Require to notify about new contamination evidence</b></p> <p>6. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.</p> <p><b>Reason:</b> To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.</p>	<p>6. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority <b>within 5 days of encountering.</b></p> <p><b>Reason:</b> To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.</p>	<p>It is requested that this condition be updated to state notification should occur within 5 days of encountering any contamination evidence which is more feasible than immediately from the PCA's perspective.</p>	
<p><b>LA0002 #Demolition &amp; tree removal (Delete N/A Councils)</b></p> <p>11. Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2011 (Part 5.4 Preservation of Trees or Vegetation), must not be removed or damaged without Council consent.</p> <p><b>Reason:</b> To preserve existing landscape features.</p>	<p>11. Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2011 (Part 5.4 Preservation of Trees or Vegetation), must not be removed or damaged without Council consent, <b>unless otherwise specified by Condition 92 of this determination.</b></p> <p><b>Reason:</b> To preserve existing landscape features.</p>	<p>This is requested to be removed or reworded to ensure the viability of Condition 92.</p>	
<p><b>PA0003 Construction Certificate</b></p> <p>16. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to</p>	<p>16. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is mandatory to obtain a Construction</p>	<p>It is requested that this condition be updated to include prior to the issue of the 'relevant' construction certificate as multiple</p>	

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<p>obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.</p> <p><b>Reason:</b> To ensure compliance with legislative requirements.</p>	<p>Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.</p> <p><b>Note: All references to a 'construction certificate' within this consent includes any 'relevant construction certificate' and it is acknowledged that the person having the benefit of the development consent may obtain multiple construction certificates.</b></p> <p><b>Reason:</b> To ensure compliance with legislative requirements.</p>	<p>construction certificates are anticipated and a note to allow multiple construction certificates to be issued.</p> <p>On balance, and in the interest of both Council and the proponent this is within acceptable limits and has been administered as such on many Opal HealthCare developments across the country.</p>	
<p><b>PA0011 #Demolition of Buildings</b></p> <p>18. Approval is granted for the demolition of all buildings and outbuildings currently on the 19property, subject to compliance with the following: -</p> <p>(a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.</p> <p><b>Note:</b> 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.</p>	<p>18. Approval is granted for the demolition of all buildings and outbuildings currently on the 19property, subject to compliance with the following: -</p> <p>(a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.</p> <p><b>Note:</b> Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant</p>	<p>Remove subclause (j) for demolition to be completed within five (5) days as demolition is anticipated to be approximately 60 days.</p>	

<p>(b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.</p> <p>(c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.</p> <p>(d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and</p>	<p>Australian Standards and manufacturer specifications.</p> <p>(b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.</p> <p>(c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.</p> <p>(d) On the first day of demolition, work is not to commence until</p>		
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<p>demolition works must at all times comply with its requirements.</p> <p>(e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council’s officers The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.</p> <p>(f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under “Prior to Works Commencing” in this Consent.</p> <p>(g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.</p> <p>(h) 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.</p>	<p>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.</p> <p>(e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council’s officers The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.</p> <p>(f) Demolition must not commence until all trees required to be retained are protected in</p>		
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<p>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.</p> <p>(i) 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".</p> <p>(j) Demolition is to be completed within 5 days of commencement.</p> <p>(k) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.</p> <p>(l) 1.8m high Protective fencing is to be installed to prevent public access to the site.</p> <p>(m) 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:</p> <p>(i) Proposed ingress and egress of vehicles to and from the construction site;</p> <p>(ii) Proposed protection of pedestrians adjacent to the site;</p> <p>(iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.</p> <p>(n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping</p>	<p>accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.</p> <p>(g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.</p> <p>(h) 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.</p> <p>(i) 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".</p> <p><del>(j) Demolition is to be completed within 5 days of commencement.</del></p>		
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<p>facility licensed by the NSW Environment Protection Authority (EPA).</p> <p>(o) Before demolition works begin, adequate toilet facilities are to be provided.</p> <p>(p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.</p> <p>(q) Within 14 days of completion of demolition, the applicant must submit to Council:</p> <p>(i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and</p> <p>(ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.</p> <p>(iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.</p> <p><b>Reason:</b> To protect the amenity of the area.</p>	<p>(k) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.</p> <p>(l) 1.8m high Protective fencing is to be installed to prevent public access to the site.</p> <p>(m) 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:</p> <p>(iv) Proposed ingress and egress of vehicles to and from the construction site;</p> <p>(v) Proposed protection of pedestrians adjacent to the site;</p> <p>(vi) Proposed pedestrian management whilst vehicles are entering and leaving the site.</p> <p>(n) 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).</p> <p>(o) Before demolition works begin, adequate toilet facilities are to be provided.</p> <p>(p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with</p>		
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	<p>AS2601-2001 – Demolition of Structures.</p> <p>(q) Within 14 days of completion of demolition, the applicant must submit to Council:</p> <p>(i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and</p> <p>(ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.</p> <p>(iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.</p> <p><b>Reason:</b> To protect the amenity of the area.</p>		
<p><b>PA0013#LSL Payment Const&gt; \$25,000 (DIEP Mandatory Cond)</b></p> <p>19. Before the issue of a construction certificate, the applicant is to ensure that the person</p>	<p>19. Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy of <del>\$158,351.00</del> as calculated at the date of this consent to the Long Service Corporation or</p>	<p>It is requested that the referenced Long Service Levy amount is removed from this consent as it may</p>	

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<p>liable pays the long service levy of \$158,351.00 &gt; 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.</p> <p><b>Note:</b> The Long Service Levy is to be paid directly to the <b>Long Service Corporation</b> at <a href="http://www.longservice.nsw.gov.au">www.longservice.nsw.gov.au</a>. For more information, please contact the Levy support team on 13 14 41.</p> <p><b>Reason:</b> To ensure that the long service levy is paid.</p>	<p>Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.</p> <p><b>Note:</b> The Long Service Levy is to be paid directly to the <b>Long Service Corporation</b> at <a href="http://www.longservice.nsw.gov.au">www.longservice.nsw.gov.au</a>. For more information, please contact the Levy support team on 13 14 41.</p> <p><b>Reason:</b> To ensure that the long service levy is paid.</p>	<p>fluctuate at a time construction is anticipated.</p>								
<p><b>PA0014 #Payment of Security deposits(DIEP Mandatory Cond)</b></p> <p>21. Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:</p> <table><tr><th>Bond Type</th><th>Amount</th></tr><tr><td><b>Nature Strip and Roadway:</b> <i>Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.</i></td><td>\$25,750.00</td></tr></table>	Bond Type	Amount	<b>Nature Strip and Roadway:</b> <i>Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.</i>	\$25,750.00	<p>21. Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:</p> <table><tr><th>Bond Type</th><th>Amount</th></tr><tr><td><b>Nature Strip and Roadway:</b> <i>Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.</i></td><td>\$25,750.00</td></tr></table>	Bond Type	Amount	<b>Nature Strip and Roadway:</b> <i>Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.</i>	\$25,750.00	<p>It is requested that the Condition is amended to ensure reference to any uplift of the bank guarantee is removed.</p>
Bond Type	Amount									
<b>Nature Strip and Roadway:</b> <i>Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.</i>	\$25,750.00									
Bond Type	Amount									
<b>Nature Strip and Roadway:</b> <i>Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.</i>	\$25,750.00									

<p>The payments will be used for the cost of:</p> <ul style="list-style-type: none"><li>• making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,</li><li>• completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and</li><li>• any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.</li></ul> <p><b>Note:</b> The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council's fees and charges at the payment date.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is rectified and public works can be completed.</p> <p><b>Note:</b> The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.</p>	<p>The payments will be used for the cost of:</p> <ul style="list-style-type: none"><li>• making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,</li><li>• completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and</li><li>• any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.</li></ul> <p><b>Note:</b> The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council's fees and charges at the payment date.</p> <p><b>Reason:</b> To ensure any damage to public infrastructure is</p>		
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<p>Should a bank guarantee be lodged it must:</p> <ul style="list-style-type: none"> <li>(a) Have no expiry date;</li> <li>(b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/873/2021;</li> <li>(c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.</li> </ul> <p>Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.</p> <p>A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (<a href="mailto:council@cityofparramatta.nsw.gov.au">council@cityofparramatta.nsw.gov.au</a>) prior to any work or demolition commencing and with the payment of the bond/s.</p> <p>The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s</p>	<p>rectified and public works can be completed.</p> <p><b>Note:</b> The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.</p> <p>Should a bank guarantee be lodged it must:</p> <ul style="list-style-type: none"> <li>(d) Have no expiry date;</li> <li>(e) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/873/2021;</li> <li>(f) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.</li> </ul> <p><del>Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken.</del> No bank guarantee will be accepted that has been issued directly by the applicant.</p> <p>A dilapidation report is required to be prepared and submitted electronically</p>		
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<p>bounding the site up to and including the centre of the road.</p> <p><b>Reason:</b> To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.</p>	<p>to the City of Parramatta Council (<a href="mailto:council@cityofparramatta.nsw.gov.au">council@cityofparramatta.nsw.gov.au</a>) prior to any work or demolition commencing and with the payment of the bond/s.</p> <p>The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.</p> <p><b>Reason:</b> To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.</p>		
<p><b>PANSC Non-standard - General Matters</b></p> <p><u>Transport for NSW (TfNSW) conditions</u></p>			
<p>24. The proposed easement relocation works shall be designed to meet TfNSW requirements and drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.</p> <p>The certified copies of the civil design plans including proposed stormwater design and hydraulic calculations shall be submitted to</p>	<p>24. <del>The proposed easement relocation works shall be designed to meet TfNSW requirements and drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.</del> <b>The proposed easement relocation works are to generally be in accordance with Henry &amp; Hymas drawing 19F64_DA_C101 Revision 11 and TfNSW standards.</b></p>	<p>It is requested that Condition 24 be updated to include reference to Henry and Hymas drawing 19F64_DA_C101 Revision 11 and TfNSW standards to ensure scope. Accordingly, it is also requested that Condition 2 be updated to</p>	



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<p>TfNSW for consideration and approval prior to the release of a Construction Certificate and commencement of works. Please send all documentation to development.sydney@transport.nsw.gov.au</p> <p>TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.</p> <p>The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.</p>	<p>The certified copies of the civil design plans including proposed stormwater design and hydraulic calculations shall be submitted to TfNSW for consideration and approval prior to the release of the <b>relevant</b> Construction Certificate and commencement of works. Please send all documentation to development.sydney@transport.nsw.gov.au</p> <p>TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.</p> <p>The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.</p>	<p>reflect Stormwater Drawings.</p>	
<p>27. A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.</p>	<p>27. A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to <b>TfNSW</b> for approval prior to the issue of <b>the relevant</b> Construction Certificate.</p>	<p>It is requested that this condition be updated to ensure it is to the satisfaction of TfNSW and not Council, given the characterisation as a classified road.</p>	
<p>28. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Old Northern Road during construction activities. A ROL can be obtained through</p>	<p>28. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Marsden Road during construction activities. A ROL can be obtained through</p>	<p>To be updated to reflect Marsden Road.</p>	

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<p><a href="https://myrta.com/oplinc2/pages/security/oplinLogin.jsf">https://myrta.com/oplinc2/pages/security/oplinLogin.jsf</a></p>	<p><a href="https://myrta.com/oplinc2/pages/security/oplincLogin.jsf">https://myrta.com/oplinc2/pages/security/oplincLogin.jsf</a></p>		
<p><b>PANSC Non-standard - General Matters</b></p> <p>35. The development is to comply with the relevant standards pursuant to the Commonwealth Aged Care Accreditation Standards.</p> <p><b>Reason:</b> To ensure compliance with legislative requirements.</p>	<p><del>35. The development is to comply with the relevant standards pursuant to the Commonwealth Aged Care Accreditation Standards.</del></p> <p><del><b>Reason:</b> To ensure compliance with legislative requirements.</del></p>	<p>It is noted that the accreditation standards are not design standards and relate to the operational use of such facilities.</p> <p>It is requested that this condition is removed or if imposed, relocated to <b>Part F Occupation and Ongoing Use</b> within this consent.</p>	
<p><b><u>PART B - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE</u></b></p> <p>(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)</p>	<p><b><u>PART B - BEFORE THE ISSUE OF THE RELEVANT CONSTRUCTION CERTIFICATE</u></b></p> <p>(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)</p>	<p>This is requested to be updated prior to the issue of the 'relevant' CC, as multiple CC's are anticipated for the development.</p>	
<p><b>LB0001A Planting upon Structure</b></p> <p>36. Plans and documents submitted must include the following with an application for a Construction Certificate:</p> <p>(a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens. All raised planting boxes/beds containing trees</p>	<p>36. Plans and documents submitted must include the following with an application for the <b>relevant</b> Construction Certificate:</p> <p>(a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens. All raised planting</p>	<p>Reference to Apartment Design Guide is requested to be removed and replaced with must meet be consistent with the approved landscape plans per Condition 1 of Schedule 2.</p> <p>Subclause (c) is requested to be removed, the intent is</p>	

<p>must be retained to a minimum height of 800mm.</p> <p>(b) Soil volume, soil depth and soil area must meet the prescribed standards in “Apartment Design Guide – tools for improving the design of residential apartment development” (NSW Department of Planning and Environment, 2015). Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect/Designer.</p> <p>(c) A specification (‘Fit-for-purpose’ performance description) for soil type and a maintenance schedule specified by a suitably qualified Soil Scientist, to ensure sufficient nutrient and water availability is achieved.</p> <p><b>Reason:</b> To ensure the creation of functional gardens.</p>	<p>boxes/beds containing trees must be retained to a minimum height of 800mm.</p> <p>(b) <b>Soil volume, soil depth and soil area must consistent with the approved landscape plans per Condition 1</b> Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect/.</p> <p><b>Reason:</b> To ensure the creation of functional gardens.</p>	<p>unclear, and it is an onerous condition.</p>	
<p><b>LB0004#Landscaping Plan</b></p> <p>37. The final Landscape Plan must be consistent with plan numbered Revision B, dated 8 December 2021, prepared by Taylor Brammer together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:</p> <p>(a) Retention of trees numbered.</p> <p>(b) Screening between properties and along rear boundaries to provide privacy and amenity is required to be provided in a minimum 200mm</p>	<p>37. The final Landscape Plan must be consistent with plan numbered Revision B, dated 8 December 2021, prepared by Taylor Brammer together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:</p> <p>(a) Retention of trees numbered.</p> <p>(b) Screening between properties and along rear boundaries to provide privacy and amenity is required to be provided in a</p>	<p>Subclause (e) is requested to be removed or changed to read:</p> <p>(e)Permeable paving and or structures under existing trees are to be coordinated with the project arborist to ensure retention and longevity of existing trees onsite.</p>	

<p>containers. Tree replenishment to both front and rear landscape areas is required. Trees are to be provided in a minimum 45 litre container, must be able to reach a minimum mature height of five (5) metres, and planted with a minimum setback of 3.5m to the outside enclosing wall or edge of a legally constructed building, structure or the proposed development. It is recommended that the location of proposed canopy trees also takes into consideration appropriate distances from boundaries and proposed stormwater infrastructure.</p> <p>(c) A proposed plant schedule indicating planting locations, species type (botanic/ common name) mature dimensions, plant numbers and the size of the containers at planting.</p> <p>(d) The location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees.</p> <p>(e) Any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.</p> <p>(f) All landscape plans are to be prepared by a professionally qualified Landscape Architect or Landscape Designer.</p> <p><b>Reason:</b> To ensure restoration of environmental amenity.</p>	<p>minimum 200mm containers. Tree replenishment to both front and rear landscape areas is required. Trees are to be provided in a minimum 45 litre container, must be able to reach a minimum mature height of five (5) metres, and planted with a minimum setback of 3.5m to the outside enclosing wall or edge of a legally constructed building, structure or the proposed development. It is recommended that the location of proposed canopy trees also takes into consideration appropriate distances from boundaries and proposed stormwater infrastructure.</p> <p>(c) A proposed plant schedule indicating planting locations, species type (botanic/ common name) mature dimensions, plant numbers and the size of the containers at planting.</p> <p>(d) The location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees.</p> <p>(e) <b>Permeable paving and or structures under existing trees are to be coordinated with the project arborist to ensure retention and longevity of existing trees onsite.</b></p> <p>(f) All landscape plans are to be prepared by a professionally</p>	<p>The above wording will ensure the retention and longevity of existing trees onsite.</p>	
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	<p>qualified Landscape Architect or Landscape Designer.</p> <p><b>Reason:</b> To ensure restoration of environmental amenity.</p>		
<p><b>PB0008 No external service ducts for multi-unit develop</b></p> <p>39. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.</p> <p><b>Reason:</b> To ensure the quality built form of the development.</p>	<p><del>39. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.</del></p> <p><b>Reason:</b> <del>To ensure the quality built form of the development.</del></p>	<p>It is requested that this condition be removed in entirety as it is not consistent with the approved design for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The plant room will be housed on the roof within screens</li> <li>▪ Service ducts will be within the building</li> <li>▪ Plumbing installations will be within the building other than down pipes and gutters</li> <li>▪ Fire sprinklers will be exposed within the carpark</li> <li>▪ Exhaust ducting from the fire pump room will be visible externally in car park</li> </ul>	

		<ul style="list-style-type: none"> <li>▪ Wall mounted condensers in car park for kitchen cool room and freezer</li> </ul> <p>Accordingly, Condition 39 will not be able to be satisfied and is commensurate to multi dwelling, rather than RCF.</p>	
<p><b>PB0033 Energy Provider requirements for Substations</b></p> <p>44. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.</p> <p>If a substation is required of the energy provider, it must be located internally within a building/s.</p> <p>Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve.</p> <p><b>Reason:</b> To ensure adequate electricity supply to the development and</p>	<p>44. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.</p> <p><del>If a substation is required of the energy provider, it must be located internally within a building/s.</del></p> <p>Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve.</p> <p><b>Reason:</b> To ensure adequate electricity supply to the development and to</p>	<p>This condition is requested to be updated to provide assurance that the location of the substation as provided on the accompanying Architectural Plans and noted in Condition 5 of this Consent has been approved. It is noted Endeavour Energy has provided support for the proposed location of the substation.</p>	

<p>to ensure appropriate streetscape amenity.</p>	<p>ensure appropriate streetscape amenity.</p>		
<p><b>TB0003 #Parking Provision</b></p> <p>46. 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:</p> <ul style="list-style-type: none"> <li>a) 45 parking spaces for the staff and visitors of the residential care facility including two (2) spaces as accessible parking;</li> <li>b) One (1) loading bay;</li> <li>c) One (1) ambulance bay.</li> </ul> <p><b>Note that parallel parking spaces are to be provided in accordance with the requirements of Figure 2.5 of the AS 2890.1.</b> Details are to be illustrated on plans submitted with the construction certificate application.</p> <p><b>Reason:</b> To comply with Council's parking requirements and Australian Standards.</p>	<p>46. 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 <del>45</del> <b>46</b> parking spaces is to be provided and be allocated as follows:</p> <ul style="list-style-type: none"> <li>d) 45 parking spaces for the staff and visitors of the residential care facility including two (2) spaces as accessible parking;</li> <li>e) One (1) loading bay;</li> <li>f) One (1) ambulance bay.</li> </ul> <p><b>Note that parallel parking spaces are to be provided in accordance with the requirements of Figure 2.5 of the AS 2890.1.</b> Details are to be illustrated on plans submitted with the construction certificate application.</p> <p><b>Reason:</b> To comply with Council's parking requirements and Australian Standards.</p>	<p>46 carparking spaces are proposed in accordance with the approved plans.</p> <p>It is requested that this condition be updated to reflect the proposed design.</p>	
<p><b>DB0007 Basement carpark and subsurface drainage</b></p> <p>57. The basement stormwater pump-out system, must be designed and constructed to include the following:</p> <ul style="list-style-type: none"> <li>(a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.</li> <li>(b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:</li> </ul>	<p><del>57. The basement stormwater pump-out system, must be designed and constructed to include the following:</del></p> <ul style="list-style-type: none"> <li><del>(a) A holding tank capable of storing the run off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.</del></li> <li><del>(b) A two pump system (on an alternate basis) capable of</del></li> </ul>	<p>There is no basement carpark, nor is there any stormwater pump out system.</p> <p>It is requested that condition be removed in entirety.</p>	

<p>(i) The permissible site discharge (PSD) rate; or</p> <p>(ii) The rate of inflow for the one hour, 5 year ARI storm event.</p> <p>(c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.</p> <p>(d) A 100 mm freeboard to all parking spaces.</p> <p>(e) Submission of full hydraulic details and pump manufacturers specifications.</p> <p>(f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.</p> <p>Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.</p> <p><b>Reason:</b> To ensure satisfactory storm water disposal.</p>	<p><del>emptying the holding tank at a rate equal to the lower of:</del></p> <p><del>58. The permissible site discharge (PSD) rate; or</del></p> <p><del>59. The rate of inflow for the one hour, 5 year ARI storm event.</del></p> <p><del>(c) An alarm system comprising of basement pump out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.</del></p> <p><del>(d) A 100 mm freeboard to all parking spaces.</del></p> <p><del>(e) Submission of full hydraulic details and pump manufacturers specifications.</del></p> <p><del>(f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.</del></p> <p><del>Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.</del></p> <p><del><b>Reason:</b> To ensure satisfactory storm water disposal.</del></p>		
<p><b>DB0008 Certification of existing drainage system</b></p> <p>58. A registered plumber is to certify the condition and functionality of the existing stormwater system of the pit and pipe</p>	<p><del>58. A registered plumber is to certify the condition and functionality of the existing stormwater system of the pit and pipe system in the downstream easement and that it is capable of carrying the additional stormwater</del></p>	<p>It is requested that this condition be removed and has been addressed as discussed in Condition 3 above.</p>	



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<p>system in the downstream easement and that it is capable of carrying the additional stormwater from the proposed development as outlined in AS 3500.3 – Stormwater Drainage - 2003.</p> <p><b>Reason:</b> To ensure satisfactory storm water disposal.</p>	<p><del>from the proposed development as outlined in AS 3500.3 – Stormwater Drainage - 2003.</del></p> <p><b>Reason:</b> <del>To ensure satisfactory storm water disposal.</del></p>		
<p><b>DB0012#On Site Detention</b></p> <p>59. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.</p> <p>(a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.</p> <p>(i) <b>“Stormwater Management Plan”, Drawing No 19F64_DA_C101, 19F64_DA_C200, 19F64_DA_C201, 19F64_DA_C210, 19F64_DA_C250,</b> prepared by henry&amp;hymas. Issue number and</p>	<p>59. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the <b>relevant</b> Construction Certificate for any work on the site.</p> <p>(a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.</p> <p>(ii) <b>“Stormwater Management Plan”, Drawing No (19F64_DA_C101[11], 19F64_DA_C200[04],</b></p>	<p>It is requested that this Condition be updated to reflect endorsed revisions of the civil and stormwater plans. Accordingly, it is requested that correct revisions be applied in Condition 5 of this consent.</p>	

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<p>date of the plans to be confirmed at the completion of deferred commencement conditions.</p> <p>(b) A Site Storage Requirement of 250 m<sup>3</sup>/ha and a Permissible Site Discharge of 210 L/s/ha (when using 3rd edition of UPRCT's handbook)</p> <p>(c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.</p> <p>(d) The orifice shall be centred over the centre of the outlet pipe.</p> <p>(e) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.</p> <p><b>Reason:</b> To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.</p>	<p><b>19F64_DA_C201[06], 19F64_DA_C210[03], 19F64_DA_C250[03]].</b> <del>prepared by henry&amp;hymas. Issue number and date of the plans to be confirmed at the completion of deferred commencement conditions.</del></p> <p>(b) A Site Storage Requirement of 250 m<sup>3</sup>/ha and a Permissible Site Discharge of 210 L/s/ha (when using 3rd edition of UPRCT's handbook)</p> <p>(c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.</p> <p>(d) The orifice shall be centred over the centre of the outlet pipe.</p> <p>(e) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.</p> <p><b>Reason:</b> To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.</p>		
<p><b>DB0013#Water treatment for stormwater</b></p> <p>60. PSORB water quality treatment devices must be installed to manage surface runoff water to Mulyan Avenue to satisfy section</p>	<p><b>DB0013#Water treatment for stormwater</b></p> <p>60. PSORB <b>or approved equivalent</b> water quality treatment devices must be installed to manage surface runoff</p>	<p>It is requested that Condition be amended to</p>	

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<p>3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.</p> <p><b>Reason:</b> To ensure appropriate water quality treatment measures are in place.</p>	<p>water to Mulyan Avenue the sites <b>legal point of discharge</b> to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.</p> <p><b>Reason:</b> To ensure appropriate water quality treatment measures are in place.</p>	<p>reference the Sites legal point of discharge.</p> <p>It is noted condition should refer to providing water quality treatment to manage the stormwater from the subject site. Treatment is not required to be provided for runoff from other properties. It is requested that the condition be updated to reference PSORB 'or approved equivalent'.</p>	
<p><b>DB0014 Underground electricity supply for townhouses &amp; above</b></p> <p>61. 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 forwarded to the Certifying Authority with the application for a Construction Certificate.</p> <p><b>Reason:</b> To enable future upgrading of electricity services.</p>	<p><del>61. 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 forwarded to the Certifying Authority with the application for a Construction Certificate.</del></p> <p><del><b>Reason:</b> To enable future upgrading of electricity services.</del></p>	<p>This condition is requested to be removed. The current Level 3 ASP design as approved by Endeavour Energy, proposes all underground cabling. Any future development electrical provisions for future developments around the area will need to be reviewed and will be governed by Endeavour Energy, and not by the project.</p>	
<p><b>DB0018 Exhaust fumes</b></p> <p>64. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining</p>	<p><del>64. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in</del></p>	<p>It is requested that this condition is removed. No carpark exhaust ventilation</p>	

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<p> 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'. Details showing compliance are to accompany an application for a Construction Certificate.</p> <p><b>Reason:</b> To preserve community health and ensure compliance with acceptable standards.</p>	<p><del>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'. Details showing compliance are to accompany an application for a Construction Certificate.</del></p> <p><del><b>Reason:</b> To preserve community health and ensure compliance with acceptable standards.</del></p>	<p>systems are proposed and the space is naturally ventilated. All other mechanical systems and discharges will be in full compliance with AS 1668.1 and AS 1668.2.</p>	
<p><b>DB0022 Support for Council Rds, footpath, drainage reserv.</b></p> <p>68. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.</p> <p>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.</p> <p><b>Reason:</b> To protect Council's infrastructure.</p>	<p>68. <b>Where required</b>, Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for <b>the relevant</b> Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.</p> <p>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.</p> <p><b>Reason:</b> To protect Council's infrastructure.</p>	<p>It is requested that this condition is updated to include wording 'where required', to ensure this is only relevant to required adjoining Council land.</p>	

<p><b>DBNSC Non-standard - Prior to the issue of a CC</b></p> <p>71. Non-standard conditions – Prior the issue of a Construction Cert.</p> <p>Prior to the issue of a Construction Certificate the Certifying Authority shall ensure:</p> <ul style="list-style-type: none"> <li>• Carpark has minimum 1% grade towards the OSD system to allow emergency overflows to drain to the legal discharge point.</li> <li>• Rainwater tanks must not collect water from a source other than roofs on a building or a water supply service pipe and must comply with Council's Development Engineering Guidelines and BASIX requirements.</li> <li>• OSD storage configuration has been revised so that: <ul style="list-style-type: none"> <li>○ The High Early Discharge (HED) chamber is to be located downstream of the Stormwater Filter (SF) weir.</li> <li>○ Overflow from the SF chamber is discharged to the HED chamber where the HED orifice is located.</li> <li>○ The outflow (bottom outlet) from the SF chamber shall be directed into the overflow pit past the OSD system.</li> </ul> </li> </ul> <p><b>Reason:</b> To ensure satisfactory stormwater disposal.</p>	<p>71. Non-standard conditions – Prior the issue of a Construction Cert.</p> <p>Prior to the issue of the relevant Construction Certificate the Certifying Authority shall ensure:</p> <ul style="list-style-type: none"> <li>• <del>Carpark has minimum 1% grade towards the OSD system to allow emergency overflows to drain to the legal discharge point.</del></li> <li>• <b>Adequate provision should be made to ensure emergency overflows can drain towards the legal point of discharge.</b></li> <li>• Rainwater tanks must not collect water from a source other than roofs on a building or a water supply service pipe and must comply with Council's Development Engineering Guidelines and BASIX requirements.</li> <li>• OSD storage configuration has been revised so that: <ul style="list-style-type: none"> <li>○ The High Early Discharge (HED) chamber is to be located downstream of the Stormwater Filter (SF) weir.</li> <li>○ Overflow from the SF chamber is discharged to the HED chamber where the HED orifice is located.</li> <li>○ The outflow (bottom outlet) from the SF chamber shall be directed into the overflow pit past the OSD system.</li> </ul> </li> </ul>	<p>It is requested that this condition be updated to include the following wording:</p> <p><i>Adequate provision should be made to ensure emergency overflows can drain towards the legal point of discharge.</i></p> <p>It is noted that a building impedes on the ability to grade the car park towards the OSD Tank at 1%.</p>	
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	<b>Reason:</b> To ensure satisfactory stormwater disposal.		
<p><b>PC0005 Public liability insurance</b></p> <p>78. 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:</p> <p>(a) Above; (b) Below; or (c) On</p> <p>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.</p> <p>The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.</p> <p>A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.</p> <p><b>Note:</b> Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.</p> <p><b>Reason:</b> 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</p>	<p>78. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may <b>reasonably</b> require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:</p> <p>(d) Above; (e) Below; or (f) On</p> <p>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.</p> <p>The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.</p> <p>A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.</p> <p><b>Note:</b> Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.</p> <p><b>Reason:</b> To ensure the community is protected from the cost of any claim for damages</p>	<p>It is requested that this condition be updated to include 'reasonably' required to ensure an appropriate amount of insurance is provided.</p>	

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any public land owned or controlled by Council.	arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.		
<b>TC0001#Construction and Pedestrian Traffic Manage. Plan</b> 80. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP: <ul style="list-style-type: none"> <li>a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,</li> <li>b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,</li> <li>c) The location of proposed Work Zones in the egress frontage roadways,</li> <li>d) Location of any proposed crane standing areas,</li> <li>e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,</li> </ul>	It is requested that this condition is combined with 81, to ensure the preparation of one Construction Pedestrian Traffic Management Plan and avoid any confusion with the PCA.	It is requested that this condition is combined with 81, to ensure the preparation of one Construction Pedestrian Traffic Management Plan and avoid any confusion with the PCA.	

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f)	Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,			
g)	The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,			
h)	A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,			
i)	A detailed description of locations that will be used for layover for trucks waiting to access the construction site,			
j)	Proposed construction hours,			
k)	Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,			
l)	Construction program that references peak construction activities and proposed construction 'Staging',			
m)	Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,			
n)	Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,			
o)	The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the			



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<p>developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,</p> <p>p) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,</p> <p>q) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,</p> <p>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.</p> <p>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</p>			
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<p>are to be refunded once a written request to remove the restriction is received by Council.</p> <p>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.</p> <p>Approval shall be obtained from City of Parramatta Council for any temporary road closure or crane use from public property.</p> <p><b>Reason:</b> 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.</p>			
<p><b>DC0001Construction and Traffic Management Plan</b></p> <p>81. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:</p> <p>(a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:</p>	<p>It is requested that this condition is combined with 80 or removed, as these provisions will be addressed above.</p>		

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<ul style="list-style-type: none"><li>(i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,</li><li>(ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,</li><li>(iii) The locations of proposed Work Zones in the egress frontage roadways,</li><li>(iv) Location of any proposed crane standing areas,</li><li>(v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,</li><li>(vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,</li><li>(vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.</li><li>(viii) 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.</li></ul>			
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<p>(ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.</p> <p>(b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.</p> <p>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 'Works 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.</p> <p>(c) Traffic Control Plan(s) for the site:</p> <p>(i) 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</p>			
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<p>the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,</p> <p>(ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.</p> <p>(d) Where applicable, the plan must address the following:</p> <p>(i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,</p> <p>(ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.</p> <p>(iii) Minimising construction related traffic movements during school peak periods.</p> <p>The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.</p>			
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<p><b>Reason:</b> To ensure that 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.</p>			
<p><b>DC0008 Shoring and adequacy of adjoining property</b></p> <p>88. 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:</p> <p>(a) Protect and support the adjoining premises from possible damage from the excavation</p> <p>(b) Where necessary, underpin the adjoining premises to prevent any such damage.</p> <p><b>Note:</b> 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.</p> <p><b>Reason:</b> As prescribed under the Environmental Planning and Assessment Regulation 2000.</p>	<p>88. 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:</p> <p>(a) Protect and support the adjoining premises from possible damage from the excavation <b>if required</b></p> <p>(b) Where necessary, underpin the adjoining premises to prevent any such damage.</p> <p><b>Note:</b> 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.</p> <p><b>Reason:</b> As prescribed under the Environmental Planning and Assessment Regulation 2000.</p>	<p>It is requested that the condition be reworded to indicate subclause (a) if required by the development.</p>	

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**PART D – WHILE BUILDING WORK IS BEING  
CARRED OUT****LD0011 Tree Removal**

92. Trees to be removed are:

<b>Tree No.</b>	<b>Species</b>	<b>Common Name</b>	<b>Location</b>
5	<i>Casuarina glauca</i>	Swamp Oak	As per site plan
6	<i>Casuarina glauca</i>	Swamp Oak	As per site plan
7	<i>Pittosporum undulatum</i>	Sweet Pittosporum	As per site plan
12	<i>Cupressus glabra</i>	Arizona Cypress	As per site plan
14	<i>Cupressus glabra</i>	Arizona Cypress	As per site plan
15	<i>Casuarina glauca</i>	Swamp Oak	As per site plan
16	<i>Casuarina glauca</i>	Swamp Oak	As per site plan
17	<i>Jacaranda mimosifolia</i>	Jacaranda	As per site plan
19	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	As per site plan
21	<i>Schinus areira</i>	Peppercorn Tree	As per site plan
23	<i>Fraxinus 'Raywood'</i>	Claret Ash	As per site plan
24	<i>Pittosporum undulatum</i>	Sweet Pittosporum	As per site plan
26	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	As per site plan

The following trees have not been identified on the removal list as shown on the provided plans:

Tree No:

- 9
- 10
- 11
- 13
- 18
- 20
- 22
- 25
- 27
- 39
- 42
- 45
- 50
- 52
- 55
- 71
- 80
- 86
- 87
- 88
- 98
- 99
- 103

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40	<i>Gleditsia tricanthos</i>	Honey Locust	As per site plan
41	<i>Ulmus procera</i>	English Elm	As per site plan
43	<i>Thuja occidentalis</i>	Tree of Life	As per site plan
44	<i>Cupressus glabra</i>	Arizona Cypress	As per site plan
46	<i>Cupressus glabra</i>	Arizona Cypress	As per site plan
47	<i>Podocarpus sp</i>	Podocarpus	As per site plan
48	<i>Cupressus sempervirens</i>	Italian Cypress	As per site plan
49	<i>Cupressus sempervirens</i> 'Swane's Golden')	Italian Cypress	As per site plan
51	<i>Cupressus macrocarpa</i> 'Aurea'	Golden Monterey Cypress	As per site plan
53	<i>Cyptomeria japonica</i> 'Elegans'	Japanese Cedar	As per site plan
54	<i>Cupressus sempervirens</i> 'Swane's Golden')	Swane's Golden Pencil Pine	As per site plan
81	<i>Cinnamomum camphora</i>	Camphor Laurel	As per site plan
<b>Tre e No.</b>	<b>Species</b>	<b>Common Name</b>	<b>Location</b>



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83	<i>Cinnamomum camphora</i>	Camphor laurel	As per site plan
84	<i>Cinnamomum camphora</i>	Camphor laurel	As per site plan
85	<i>Schinus areira</i>	Peppercorn tree	As per site plan
89	<i>Photinia x fraseri</i>	Photinia	As per site plan
90	<i>Casuarina glauca</i>	Swamp Oak	As per site plan
92	<i>Schinus areira</i>	Peppercorn tree	As per site plan
100	<i>Lophostemon confertus</i>	Brushbox	As per site plan
101	<i>Lophostemon confertus</i>	Brushbox	As per site plan
102	<i>Liquidambar styraciflua</i>	Liquidambar	As per site plan
104	<i>Cupressus glabra</i> 'Aurea'	Golden Arizona Cypress	As per site plan
105	<i>Cinnamomum camphora</i>	Camphor laurel	As per site plan
106	<i>Cinnamomum camphora</i>	Camphor laurel	As per site plan
107	<i>Cinnamomum camphora</i>	Camphor laurel	As per site plan
108	<i>Cinnamomum camphora</i>	Camphor laurel	As per site plan

**Reason:** To facilitate development.

<b><u>PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE</u></b>			
<p><b>DE0003 Work-as-Executed Plan (DPIE Condition)</b></p> <p>112. Works-As-Executed stormwater plans are to address the following:</p> <ul style="list-style-type: none"> <li>(a) A WAE survey shall be conducted and plans prepared showing the ‘as built’ of the complete on-site detention system including (but not limited to) discharge point into Council system, storage tank (including all critical elements), all pipes and pits connected to the OSD system, overland flow swale and surface levels that control surface flows to the OSD system and by design bypassing the OSD system.</li> <li>(b) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.</li> <li>(c) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.</li> <li>(d) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table</li> <li>(e) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).</li> <li>(f) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).</li> </ul>	<p>112. Works-As-Executed stormwater plans are to address the following:</p> <ul style="list-style-type: none"> <li>(a) A WAE survey shall be conducted and plans prepared showing the ‘as built’ of the complete on-site detention system including (but not limited to) discharge point into <del>Council system</del>, <b>the legal point of discharge</b> storage tank (including all critical elements), all pipes and pits connected to the OSD system, overland flow swale and surface levels that control surface flows to the OSD system and by design bypassing the OSD system.</li> <li>(b) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.</li> <li>(c) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.</li> <li>(d) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table</li> </ul>	<p>It is requested that the condition be updated to refer to the legal point of discharge rather than Council System consistent with discussion in Condition 3.</p>	

<p>The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.</p> <p>(g) Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer</p> <p>The above is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the Occupation Certificate when lodged with Council.</p> <p><b>Reason:</b> To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.</p>	<p>(e) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).</p> <p>(f) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.</p> <p>(g) Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer</p> <p>The above is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the Occupation Certificate when lodged with Council.</p>		
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	<b>Reason:</b> To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.		
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