

APPENDIX 1 - DRAFT CONDITIONS OF CONSENT (DA/1100/2021)

PART A – GENERAL CONDITIONS

Planning

Approved Plans and Supporting Documentation (DoP Mandatory Condition)

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

Civil Drawings/Stormwater (150077-60)

Drawing/Plan No.	Issue	Plan Title	Dated
C01.01	07	Cover Sheet, Locality Plan and Drawing Schedule	06.10.23
C01.02	06	Specification Notes	06.10.23
C01.15	08	General Arrangement Plan	06.10.23
C01.21	08	Sheet Layout Plan	06.10.23
C02.01	07	Sediment and Soil Erosion Plan Sheet 01	06.10.23
C02.02	07	Sediment and Soil Erosion Plan Sheet 02	06.10.23
C02.11	07	Sediment and Soil Erosion Details Sheet 01	06.10.23
C02.12	06	Sediment and Soil Erosion Details Sheet 02	06.10.23
C03.01	08	Cut and Fill Plan Sheet 01	06.10.23
C03.02	08	Cut and Fill Plan Sheet 02	06.10.23
C03.03	03	Cut and Fill Plan Sheet 03	06.10.23
C03.04	03	Cut and Fill Plan Sheet 04	06.10.23
C03.05	03	Cut and Fill Plan Sheet 05	06.10.23
C03.11	06	Site Sections Sheet 01	06.10.23
C03.12	06	Site Sections Sheet 02	06.10.23
C03.13	07	Site Sections Sheet 03	06.10.23
C03.14	07	Site Sections Sheet 04	06.10.23
C03.15	07	Site Sections Sheet 05	06.10.23
C03.21	03	Early Works Typical Sections	06.10.23
C03.31	03	Early Works Longitudinal Sections Sheet 01	06.10.23
C03.32	03	Early Works Longitudinal Sections Sheet 02	06.10.23
C03.33	03	Early Works Longitudinal Sections Sheet 03	06.10.23
C03.34	03	Early Works Longitudinal Sections Sheet 04	06.10.23
C03.35	03	Early Works Longitudinal Sections Sheet 05	06.10.23
C03.36	03	Early Works Longitudinal Sections Sheet 06	06.10.23
C03.37	03	Early Works Longitudinal Sections Sheet 07	06.10.23
C03.38	03	Early Works Longitudinal Sections Sheet 08	06.10.23

Drawing/Plan No.	Issue	Plan Title	Dated
C03.39	03	Early Works Longitudinal Sections Sheet 09	06.10.23
C03.40	03	Early Works Longitudinal Sections Sheet 10	06.10.23
C04.01	06	Siteworks Grading & Stormwater Plan Sheet 01	26.09.23
C04.02	06	Siteworks Grading & Stormwater Plan Sheet 02	26.09.23
C04.03	06	Siteworks Grading & Stormwater Plan Sheet 03	26.09.23
C04.04	06	Siteworks Grading & Stormwater Plan Sheet 04	26.09.23
C04.05	06	Siteworks Grading & Stormwater Plan Sheet 05	26.09.23
C04.06	06	Siteworks Grading & Stormwater Plan Sheet 06	26.09.23
C04.07	06	Siteworks Grading & Stormwater Plan Sheet 07	26.09.23
C04.08	06	Siteworks Grading & Stormwater Plan Sheet 08	26.09.23
C04.09	06	Siteworks Grading & Stormwater Plan Sheet 09	26.09.23
C04.10	06	Siteworks Grading & Stormwater Plan Sheet 10	26.09.23
C04.11	06	Siteworks Grading & Stormwater Plan Sheet 11	26.09.23
C04.12	06	Siteworks Grading & Stormwater Plan Sheet 12	26.09.23
C04.13	06	Siteworks Grading & Stormwater Plan Sheet 13	26.09.23
C04.14	06	Siteworks Grading & Stormwater Plan Sheet 14	26.09.23
C04.15	06	Siteworks Grading & Stormwater Plan Sheet 15	26.09.23
C04.16	06	Siteworks Grading & Stormwater Plan Sheet 16	26.09.23
C04.17	08	Siteworks Grading & Stormwater Plan Sheet 17	26.09.23
C04.18	07	Siteworks Grading & Stormwater Plan Sheet 18	26.09.23
C04.19	06	Siteworks Grading & Stormwater Plan Sheet 19	26.09.23
C04.20	07	Siteworks Grading & Stormwater Plan Sheet 20	26.09.23
C04.21	08	Siteworks Grading & Stormwater Plan Sheet 21	26.09.23
C04.22	06	Siteworks Grading & Stormwater Plan Sheet 22	26.09.23
C04.23	06	Siteworks Grading & Stormwater Plan Sheet 23	26.09.23
C04.24	06	Siteworks Grading & Stormwater Plan Sheet 24	26.09.23

Drawing/Plan No.	Issue	Plan Title	Dated
C04.25	07	Siteworks Grading & Stormwater Plan Sheet 25	26.09.23
C04.26	07	Siteworks Grading & Stormwater Plan Sheet 26	26.09.23
C04.27	06	Siteworks Grading & Stormwater Plan Sheet 27	06.10.23
C04.31	06	Typical Road Sections Sheet 01	06.10.23
C04.32	06	Typical Road Sections Sheet 02	06.10.23
C04.33	06	Typical Road Sections Sheet 03	06.10.23
C04.34	06	Typical Road Sections Sheet 04	06.10.23
C04.41	06	Road Longitudinal Sections Sheet 01	06.10.23
C04.42	06	Road Longitudinal Sections Sheet 02	06.10.23
C04.43	06	Road Longitudinal Sections Sheet 03	06.10.23
C04.44	06	Road Longitudinal Sections Sheet 04	06.10.23
C04.45	06	Road Longitudinal Sections Sheet 05	06.10.23
C04.46	06	Road Longitudinal Sections Sheet 06	06.10.23
C04.47	06	Road Longitudinal Sections Sheet 07	06.10.23
C04.48	06	Road Longitudinal Sections Sheet 08	06.10.23
C04.49	06	Road Longitudinal Sections Sheet 09	06.10.23
C04.50	07	Road Longitudinal Sections Sheet 10	06.10.23
C04.51	07	Road Longitudinal Sections Sheet 11	06.10.23
C04.52	07	Road Longitudinal Sections Sheet 12	06.10.23
C04.53	07	Road Longitudinal Sections Sheet 13	06.10.23
C04.54	07	Road Longitudinal Sections Sheet 14	06.10.23
C04.55	07	Road Longitudinal Sections Sheet 15	06.10.23
C04.56	07	Road Longitudinal Sections Sheet 16	06.10.23
C04.57	07	Road Longitudinal Sections Sheet 17	06.10.23
C04.58	07	Road Longitudinal Sections Sheet 18	06.10.23
C04.59	07	Road Longitudinal Sections Sheet 19	06.10.23
C04.60	07	Road Longitudinal Sections Sheet 20	06.10.23
C04.61	07	Road Longitudinal Sections Sheet 21	06.10.23
C04.62	07	Road Longitudinal Sections Sheet 22	06.10.23
C04.63	07	Road Longitudinal Sections Sheet 23	06.10.23
C04.64	07	Road Longitudinal Sections Sheet 24	06.10.23
C04.65	07	Road Longitudinal Sections Sheet 25	06.10.23
C04.66	07	Road Longitudinal Sections Sheet 26	06.10.23
C04.67	07	Road Longitudinal Sections Sheet 27	06.10.23
C04.68	07	Road Longitudinal Sections Sheet 28	06.10.23
C04.69	07	Road Longitudinal Sections Sheet 29	06.10.23
C04.70	07	Road Longitudinal Sections Sheet 30	06.10.23
C04.81	03	Cross Sections – Sheet 01	06.10.23
C04.82	03	Cross Sections – Sheet 02	06.10.23
C04.83	03	Cross Sections – Sheet 03	06.10.23
C04.84	03	Cross Sections – Sheet 04	06.10.23
C04.85	03	Cross Sections – Sheet 05	06.10.23
C04.86	03	Cross Sections – Sheet 06	06.10.23
C04.87	03	Cross Sections – Sheet 07	06.10.23
C04.88	03	Cross Sections – Sheet 08	06.10.23

Drawing/Plan No.	Issue	Plan Title	Dated
C04.89	03	Cross Sections – Sheet 09	06.10.23
C04.90	03	Cross Sections – Sheet 10	06.10.23
C04.91	03	Cross Sections – Sheet 11	06.10.23
C04.92	03	Cross Sections – Sheet 12	06.10.23
C04.93	03	Cross Sections – Sheet 13	06.10.23
C04.94	03	Cross Sections – Sheet 14	06.10.23
C04.95	03	Cross Sections – Sheet 15	06.10.23
C04.96	03	Cross Sections – Sheet 16	06.10.23
C04.97	03	Cross Sections – Sheet 17	06.10.23
C04.98	03	Cross Sections – Sheet 18	06.10.23
C04.99	03	Cross Sections – Sheet 19	06.10.23
C04.100	03	Cross Sections – Sheet 20	06.10.23
C04.101	03	Cross Sections – Sheet 21	06.10.23
C04.102	03	Cross Sections – Sheet 22	06.10.23
C04.103	03	Cross Sections – Sheet 23	06.10.23
C04.104	03	Cross Sections – Sheet 24	06.10.23
C04.105	03	Cross Sections – Sheet 25	06.10.23
C04.106	03	Cross Sections – Sheet 26	06.10.23
C04.107	03	Cross Sections – Sheet 27	06.10.23
C04.108	03	Cross Sections – Sheet 28	06.10.23
C04.109	03	Cross Sections – Sheet 29	06.10.23
C04.110	03	Cross Sections – Sheet 30	06.10.23
C04.111	03	Cross Sections – Sheet 31	06.10.23
C04.112	03	Cross Sections – Sheet 32	06.10.23
C04.113	03	Cross Sections – Sheet 33	06.10.23
C04.114	03	Cross Sections – Sheet 34	06.10.23
C04.115	03	Cross Sections – Sheet 35	06.10.23
C04.116	03	Cross Sections – Sheet 36	06.10.23
C04.117	03	Cross Sections – Sheet 37	06.10.23
C04.118	03	Cross Sections – Sheet 38	06.10.23
C04.119	03	Cross Sections – Sheet 39	06.10.23
C04.120	03	Cross Sections – Sheet 40	06.10.23
C04.121	03	Cross Sections – Sheet 41	06.10.23
C04.122	03	Cross Sections – Sheet 42	06.10.23
C05.01	08	Stormwater Pit Schedule	06.10.23
C05.11	07	Stormwater Longitudinal Sections Sheet 01	06.10.23
C05.12	07	Stormwater Longitudinal Sections Sheet 02	06.10.23
C05.13	07	Stormwater Longitudinal Sections Sheet 03	06.10.23
C05.14	07	Stormwater Longitudinal Sections Sheet 04	06.10.23
C05.15	07	Stormwater Longitudinal Sections Sheet 05	06.10.23
C05.16	07	Stormwater Longitudinal Sections Sheet 06	06.10.23
C05.17	07	Stormwater Longitudinal Sections Sheet 07	06.10.23

Drawing/Plan No.	Issue	Plan Title	Dated
C05.18	07	Stormwater Longitudinal Sections Sheet 08	06.10.23
C05.19	07	Stormwater Longitudinal Sections Sheet 09	06.10.23
C05.20	07	Stormwater Longitudinal Sections Sheet 10	06.10.23
C05.21	07	Stormwater Longitudinal Sections Sheet 11	06.10.23
C05.22	07	Stormwater Longitudinal Sections Sheet 12	06.10.23
C05.23	07	Stormwater Longitudinal Sections Sheet 13	06.10.23
C05.24	07	Stormwater Longitudinal Sections Sheet 14	06.10.23
C05.25	07	Stormwater Longitudinal Sections Sheet 15	06.10.23
C05.26	07	Stormwater Longitudinal Sections Sheet 16	06.10.23
C05.27	07	Stormwater Longitudinal Sections Sheet 17	06.10.23
C05.28	08	Stormwater Longitudinal Sections Sheet 18	06.10.23
C05.29	07	Stormwater Longitudinal Sections Sheet 19	06.10.23
C05.30	06	Stormwater Longitudinal Sections Sheet 20	06.10.23
C05.31	03	Stormwater Longitudinal Sections Sheet 21	06.10.23
C05.32	03	Stormwater Longitudinal Sections Sheet 22	06.10.23
C05.33	03	Stormwater Longitudinal Sections Sheet 23	06.10.23
C05.34	03	Stormwater Longitudinal Sections Sheet 24	06.10.23
C05.35	03	Stormwater Longitudinal Sections Sheet 25	06.10.23
C05.51	07	Catchment Plan Sheet 01	06.10.23
C05.52	07	Catchment Plan Sheet 02	06.10.23
C05.61	07	Basin Layout Plan Sheet 01	06.10.23
C05.62	09	Basin Layout Plan Sheet 02	06.10.23
C05.71	06	Basin Sections Sheet 01	06.10.23
C05.72	08	Basin Sections Sheet 02	06.10.23
C06.01	06	Intersection Layout Plan Sheet 01	06.10.23
C06.02	06	Intersection Layout Plan Sheet 02	06.10.23
C06.03	06	Intersection Layout Plan Sheet 03	06.10.23
C06.04	06	Intersection Layout Plan Sheet 04	06.10.23
C06.05	01	Intersection Layout Plan Sheet 05	06.10.23
C07.01	07	Retaining Wall Alignment Control Plan Sheet 01	06.10.23
C07.02	08	Retaining Wall Alignment Control Plan Sheet 02	06.10.23

Drawing/Plan No.	Issue	Plan Title	Dated
C07.03	08	Retaining Wall Alignment Control Plan Sheet 03	06.10.23
C07.21	06	Retaining Wall Longitudinal Section Sheet 01	06.10.23
C07.22	08	Retaining Wall Longitudinal Section Sheet 02	06.10.23
C07.23	06	Retaining Wall Longitudinal Section Sheet 03	06.10.23
C07.51	08	Retaining Wall Typical Sections	06.10.23
C08.01	06	Services Coordination Plan Sheet 01	06.10.23
C08.02	07	Services Coordination Plan Sheet 02	06.10.23
C09.01	06	Details Sheet 01	06.10.23
C09.02	06	Details Sheet 02	06.10.23
C10.01	07	Swept Paths Plan Sheet 01	06.10.23
C10.02	07	Swept Paths Plan Sheet 02	06.10.23
C10.03	07	Swept Paths Plan Sheet 03	06.10.23
C10.04	07	Swept Paths Plan Sheet 04	06.10.23
C10.05	07	Swept Paths Plan Sheet 05	06.10.23
C10.06	07	Swept Paths Plan Sheet 06	06.10.23
C10.07	07	Swept Paths Plan Sheet 07	06.10.23
C10.08	07	Swept Paths Plan Sheet 08	06.10.23
C10.09	07	Swept Paths Plan Sheet 09	06.10.23
C10.10	07	Swept Paths Plan Sheet 10	06.10.23
C10.11	07	Swept Paths Plan Sheet 11	06.10.23
C10.12	07	Swept Paths Plan Sheet 12	06.10.23
C10.13	07	Swept Paths Plan Sheet 13	06.10.23
C10.14	07	Swept Paths Plan Sheet 14	06.10.23
C10.15	07	Swept Paths Plan Sheet 15	06.10.23
C10.16	07	Swept Paths Plan Sheet 16	06.10.23
C10.17	07	Swept Paths Plan Sheet 17	06.10.23
C10.18	07	Swept Paths Plan Sheet 18	06.10.23
C10.19	07	Swept Paths Plan Sheet 19	06.10.23
C10.20	07	Swept Paths Plan Sheet 20	06.10.23
C10.21	07	Swept Paths Plan Sheet 21	06.10.23
C10.22	07	Swept Paths Plan Sheet 22	06.10.23
C10.23	07	Swept Paths Plan Sheet 23	06.10.23
C10.24	07	Swept Paths Plan Sheet 24	06.10.23
C10.25	07	Swept Paths Plan Sheet 25	06.10.23
C10.26	07	Swept Paths Plan Sheet 26	06.10.23
C10.27	07	Swept Paths Plan Sheet 27	06.10.23
C10.28	07	Swept Paths Plan Sheet 28	06.10.23
C10.29	07	Swept Paths Plan Sheet 29	06.10.23
C10.30	07	Swept Paths Plan Sheet 30	06.10.23
C10.31	07	Swept Paths Plan Sheet 31	06.10.23
C10.32	06	Swept Paths Plan Sheet 32	06.10.23
C10.33	06	Swept Paths Plan Sheet 33	06.10.23
C10.34	06	Swept Paths Plan Sheet 34	06.10.23
C10.35	06	Swept Paths Plan Sheet 35	06.10.23

Drawing/Plan No.	Issue	Plan Title	Dated
C10.36	06	Swept Paths Plan Sheet 36	06.10.23
C10.37	04	Swept Paths Plan Sheet 37	13.02.23
C10.38	04	Swept Paths Plan Sheet 38	06.10.23
C10.39	04	Swept Paths Plan Sheet 39	06.10.23
C10.40	04	Swept Paths Plan Sheet 40	06.10.23
C10.41	04	Swept Paths Plan Sheet 41	06.10.23
C10.42	04	Swept Paths Plan Sheet 42	06.10.23
C10.43	04	Swept Paths Plan Sheet 43	06.10.23
C10.44	04	Swept Paths Plan Sheet 44	06.10.23
C10.45	04	Swept Paths Plan Sheet 45	06.10.23
C10.46	04	Swept Paths Plan Sheet 46	06.10.23

Landscape Drawings (SS20-4704)

Drawing/Plan No.	Issue	Plan Title	Dated
000	H	Landscape Coversheet	05.10.23
001	A	Landscape Legend	05.10.23
101	H	Landscape Plan	05.10.23
102	H	Landscape Plan	05.10.23
103	H	Landscape Plan	05.10.23
104	H	Landscape Plan	05.10.23
105	H	Landscape Plan	05.10.23
106	H	Landscape Plan	05.10.23
107	H	Landscape Plan	05.10.23
108	H	Landscape Plan	05.10.23
109	H	Landscape Plan	05.10.23
110	H	Landscape Plan	05.10.23
111	H	Landscape Plan	05.10.23
112	H	Landscape Plan	05.10.23
501	D	Landscape Details	09.03.22
502	A	Landscape Details	19.12.22

Other Drawings

Drawing/Plan No.	Issue	Plan Title	Prepared By	Dated
14073_SK10001-2	-	Land Dedication Plan	AJ+C	05.03.23
41367180	D	Plan of Subdivision Over Lot 10 in DP110200, Lots 11 & 12 in DP787611, Lot 1 in DP213196 and Lot 201 in DP1265603 in Melrose Park	LTS	18.09.23
41367187	-	Plan of Proposed Staged Works Over Lot 10 in DP1102001, Lots 11 & 12 in DP787611, Lot 6 in DP232929, Lot 1 in DP213196 and Lot 201 in DP1265603 at Melrose Park	LTS	03.10.23

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Arboricultural Impact Appraisal and Method Statement	Melrose Park 2023_AIA	-	Naturally Trees Arboricultural Consulting	03.10.23
Site Audit Report	20244 SAR KJL254 School SctB	-	Geosyntec Consultants	20.10.23
Site Audit Statement	SAS KJL254 School SctB	-	Geosyntec Consultants	20.10.23
Site Audit Report	20244 SAR KJL254 Melrose Sctb	-	Geosyntec Consultants	07.10.23
Site Audit Statement	SAS KJL254 Melrose Site SctB	-	Geosyntec Consultants	07.10.23
Melrose Park North Precinct – Updated Stormwater Quantity and Quality Assessment	FG486.006	-	Lyall & Associates	06.10.23
Ecological Letter for 34-44a Wharf Road, Melrose Park NSW 2114	-	-	Ecological Consultants Australia Pty Ltd	14.03.22 & 20.12.22
Soil Strategy V2.0	J004217-DA_1100_2021-Soil Strategy V2.0	2.0	SESL Australia	20.12.22
Traffic Report	20221207 Melrose Park North Traffic Study Internal Roads TIAv02	02	Penetic Advisory Pty Ltd	7.12.22
Geotechnical Investigation	34536PN1rpt		JK Geotechnics Pty Ltd	22.12.21
Statement of Heritage Impact	E211045 RP1	V1	EMM Consulting	30.3.22
Civil Engineering Report	SY150077-60-CR01	5	Northrop Consulting Engineers Pty Ltd	5.10.23
Aboriginal Due Diligence Assessment	E211045 L1	V1	EMM Consulting	30.11.21
Preliminary Construction Management Plan	SY150077-60-CR03	1	Northrop Consulting Engineers Pty Ltd	24.11.21
Hazard Analysis	J-000429-HA	B	Arriscar Pty Limited	4.11.20
Street Tree Masterplan		E	Site Image Landscape Architects	26.11.21
Civil Engineering Report: Utilities Infrastructure Report	SY150077-60-CR02	1	Northrop Consulting Engineers Pty Ltd	24.11.21
PP WSUD Strategy	FG486.003		Lyall & Associates	30.11.21

Note: In the event of any inconsistency between the civil drawing(s) and the landscape drawings(s), the civil drawing(s) shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved plans.

Dedication of Roads

2. Dedication to Council, as public road, at no cost to Council, of the road reserves the subject of this application will occur as outlined in the Land Dedication Plan at the following times:
 - NSR-2: As per the terms of the Voluntary Planning Agreement applying to the site or as otherwise agreed by Council.
 - EWR-4: As per the terms of the Voluntary Planning Agreement applying to the site or as otherwise agreed by Council.
 - Other Roads: At a time mutually agreeable to the applicant (or future owner) and Council.

All road pavements, kerbs, footpaths, drainage assets, etc. must be in good condition as verified by a Council assets inspector prior to dedication to Council.

Maintenance plans for stormwater basins and WSUD features must be provided to Council prior to dedication.

Reason: To ensure the development is delivered as proposed.

Staging

3. For the avoidance of doubt, approval is granted to deliver the development sequentially in stages, per drawing 41367187 - Plan of Proposed Staged Works Over Lot 10 in DP1102001, Lots 11 & 12 in DP787611, Lot 6 in DP232929, Lot 1 in DP213196 and Lot 201 in DP1265603 at Melrose Park dated 03.10.23 subject to the following amendments:
 - The Hope Street basin works are to occur with Stage 2; and
 - NSR-4, between EWR-2 and EWR-4, is to be included in Stage 3 (with appropriate stormwater conveyance measures to direct stormwater to interim basin)

If desired, Stage 4 can occur before Stage 3, but not before Stage 2.

Reason: To clarify consent.

Early Earthworks

4. Notwithstanding the staging plan, early earthworks, inclusive of the required retaining walls, temporary drainage, and trunk drainage from adjacent lots for all stages can be completed across the site in preparation for the future stages (not including any earthworks which would impact on the functionality of the existing interim stormwater basin on site).
- Reason:** To provide appropriate flexibility.

Roundabout Completion

5. The roundabouts hereby approved at NSR-3 / Hope Street and at EWR-4 / Hughes Street are to be completed concurrently with the adjacent roadworks (i.e. NSR-3 / Hope Street at Stage 2 and EWR-4 / Hughes Street at Stage 3).
- Reason:** To ensure the delivery of the required roundabouts.

Subdivision Works Certificate

6. Prior to commencement of any construction works associated with the approved development, it is mandatory to obtain a Subdivision Works Certificate. Plans, specifications and relevant documentation accompanying the Subdivision Works Certificate must include any requirements imposed by conditions of this Development Consent.
- Reason:** To ensure compliance with legislative requirements.

No Encroachment on Council and/or Adjoining Property

7. With the exception of the approved upgrades to the public domain adjacent the site, the development must be constructed within the confines of the property boundary. No portion of the proposed structures, including footings, must encroach upon Council's existing road reserves or the boundaries of the adjacent properties.
- Reason:** To ensure no injury is caused to persons and the structures are erected in accordance with the approval granted within the boundaries of the site.

Long Service Levy (DoP Mandatory Condition)

8. Before the issue of the first Subdivision Works Certificate, the applicant is to ensure that the person liable pays the Long Service Levy of 0.25% of the value of construction work where the cost of work is \$250,000 or more (inclusive of GST) or as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* and provides proof of this payment to the Certifier.

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

Reason: To ensure that the Long Service Levy is paid.

Payment of Security Deposits (DoP Mandatory Condition)

9. Before the commencement of any works on the site or the issue of the first Subdivision Works Certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:

Bond Type	Amount
Hoarding:	<i>Class A Hoardings: \$3,170 per street frontage in current financial year. Class B Hoardings: \$6,330 per street frontage in current financial year.</i>
Street Furniture:	<i>\$2,410 per item in current financial year.</i>
Nature Strip and Roadway:	<i>\$25,750 in current financial year.</i>
Street Trees:	<i>\$,2410 per street tree in current financial year.</i>

The payments will be used for the cost of:

- 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,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

Note: 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.

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

Note: The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/1100/2021;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (council@cityofparramatta.nsw.gov.au) prior to any work commencing and with the payment of the bond/s.

The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

Reason: To 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.

Planning Agreements relating to the site

10. The land is subject to two planning agreements entered into under section 7.4 of the Environmental Planning and Assessment Act, 1979 (Local Dealing No. AT323981 and State Dealing No. as of yet unspecified). The timing and provision of all deliverables under this planning agreement must be met in accordance with the requirements of that planning agreement. The Principal Certifying Authority must ensure that the requirements of the planning agreement have been satisfied in accordance with that agreement before issuing any Subdivision Works Certificate for the development or commencing use of the development.

Reason: To ensure the terms of the Planning Agreement are met.

Public Utility Relocation

11. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.

Reason: To ensure the applicant bears all reasonable costs for the development.

Fence Details

12. Details of any interim operational fences (i.e. not including site construction fences) - such as those required for safety around retaining walls, interim batters or the like – must be submitted to the satisfaction of Council's Group Manager Development and Traffic Services Unit prior to construction.

Reason: To ensure Council signoff for all required interim fences.

Interim Drainage Pipes

13. Notwithstanding the drawings hereby approved, the interim inter-lot drainage pipes are to be decommissioned in a manner satisfactory to Council prior to any development of the adjacent lots. A decommissioning strategy is to be submitted to the satisfaction of Council's Group Manager Development and Traffic Services Unit prior to any relevant Subdivision Works Certificate(s).

Reason: To ensure redundant interim drainage pipes do not pose a subsidence threat to future Council assets.

Accessibility

14. All aspects of the design must be delivered according to the requirements of the BCA, AS1428 suite and best practice universal design, except where outlined in the 'Road Accessibility' letter from Northrop dated 05/10/23.

Where accessible pedestrian access to the features within the development are not all in the same location as non-accessible access, appropriate signage must be installed at those areas clearly directing people with mobility impairment to the accessible access.

The Abutment of differing surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:

- 0 ±3 mm vertical.
- 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. AS1428.1.7.2

Reason: To ensure appropriate accessibility.

Engineering

Interim Stormwater Basin

15. The existing interim stormwater basin within the site is not to be removed until such time as the Wetland basin hereby approved, and the relevant roads connecting EWR-2 to the Wetland basin, are completed to Council's satisfaction.

Reason: To ensure that the interim basin and its stormwater storage capacity are not removed until adequate alternatives are provided.

Trees and Landscaping

Tree Protection

16. 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, unless approved by this Consent.

Reason: To preserve existing landscape features.

Utilities

Endeavour Energy Requirements

17. The development shall comply with the requirements of the Endeavour Energy response dated 14 December 2021.

Reason: To comply with Endeavour Energy requirements.

Ausgrid Response Letter

18. The development shall comply with all the requirements of the Ausgrid response dated 4 December 2023.

Reason: To comply with Ausgrid requirements.

Ausgrid - Earthworks

19. Uncovering any earth grid cables or reducing the quantity or density of the soil around them may alter the overall tower impedance (by reducing the contact surface between the tower steel and the local soil).

Should there be any damage to a counterpoise conductor or a tower leg, Ausgrid shall be contacted immediately to arrange for repairs.

Reason: To comply with Ausgrid requirements.

Ausgrid – Utilities and Fences

20. As per ISSC 20 Section 7.2.4 no utilities to be installed at less than 15m from the closest tower steel (should there be plans to install light poles or LV supplies at later stages, these are not shown in the submitted drawings).

Any additional metallic fence installation or alteration of the existing fences near the towers shall be referred to Ausgrid for assessment for potential mitigation controls (installation of fence break panels or earthing electrodes).

Reason: To comply with Ausgrid requirements.

Ausgrid – Mobile Plant and Equipment

21. The Workcover Code of Practice near Overhead Powerlines provides requirements for clearances. Earthing requirements for mobile plant are given below:

The mobile crane used near high voltage conductors shall be earthed as follows:

- *When the closest metallically continuous part of the crane is less than 30m away from the high voltage tower: EARTH the crane to the tower.*
- *When the closest metallically continuous part of the crane is more than 30m away from the high voltage tower: EARTH the crane to the independent temporary earth electrode.*

Temporary earth electrode is a steel or copper driven into the ground rod to a depth of 600mm. Use standard portable earthing lead. Connection to the mobile plant to be carried out using either a:

- *CAT MT 847 hand operated surface penetration clamp or*
- *CAT MT 815S to an earth stub installed on the mobile crane.*

The trailing earth shall first be attached to the earthing point and then the other end attached to the mobile crane. When applying the clamp:

- It shall be located on a part of the mobile crane that is electrically continuous with any part that could encroach on Safe Approach Distances*
- Electrostatic shocks from discharge of induced voltages shall be avoided by using an insulated handle or insulating gloves.*

Reason: To comply with Ausgrid requirements.

Tree Planting (Viva Energy)

22. No vegetation is to be planted within 3m either side of the Viva pipeline (distance is calculated from the outermost point of the pipeline)

Any vegetation planted between 3-6m from the pipeline must be low lying with a non-invasive root system and discussed with Viva Energy Australia prior to planting.

Reason: To meet the requirements of Viva Energy Australia (pipeline operator).

Fencing (Viva Energy)

23. No fencing or structures are to be installed across and or within the pipeline corridor and easement/s whichever is greater.

Reason: To meet the requirements of Viva Energy Australia (pipeline operator).

PART B – BEFORE THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

(Note: Some conditions contained in other sections of this consent (including prior to use of each stage commencing) may need to be considered when preparing detailed drawings/specifications for the Subdivision Works Certificate.

Planning

Infrastructure & Restoration Administration Fee

24. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of any Subdivision Works Certificate.

The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

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

Specialist Reports

25. The recommendations in specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying the relevant Subdivision Works Certificate(s) to the satisfaction of the Principal Certifying Authority:

A list of all of the recommendations and how they have been actioned shall be provided to Council.

Reason: To ensure the development is implemented as proposed.

Location of Mains Services

26. To reduce the extent of overhead cabling, all service mains required to facilitate the development must be underground. Details must be provided with the plans and documentation accompanying the relevant Subdivision Works Certificate application(s) to the satisfaction of the Principal Certifying Authority.

Reason: To provide infrastructure that facilitates the future improvement of the streetscape.

Engineering

Detailed Construction Drawings

27. Notwithstanding the drawings hereby approved, Detailed Construction Drawings (Civil and Landscaping) must be submitted to the satisfaction of Council's Manager of Development and

Traffic Services Unit prior to issue of the Subdivision Works Certificate(s) for each stage of development.

The Civil and Landscape Drawings must be coordinated.

The Detailed Construction Drawings must comply with the specifications and requirements outlined in these conditions.

The works are to be completed in accordance with the approved Detailed Construction Drawings which ultimately satisfy this condition.

Reason: To ensure detailed design is appropriate.

Stormwater Construction Specifications (General)

28. The Stormwater Construction Specifications for the Detailed Construction Drawings are as follows:

- a) All permanent stormwater drainage pipes (i.e. not including the “temporary stormwater pipes” as outlined on the approved drawings) shall be reinforced concrete rubber ring jointed spigot and socket type.
- b) All stormwater pipe classes are to be checked and confirmed to comply with minimum design cover and trafficable loading requirements.
- c) All stormwater drainage design details shall be in accordance with Council standard drawings. All pits shall be designed and constructed in accordance with Council standard drawings. The design drawings shall include, but not limited to the following details;
 - i. A detailed Pit Schedule with Pit ID, type and size of the pit, type and size of the pit cover, lintel size, reference to the drawing (such as council standard drawing number, custom pit etc)
 - ii. Any custom designed pits and council standard pits with depth greater than 2.5m shall include structural details and structural certifications referring drawing sheet details from registered structural engineer.
 - iii. All pit cover/ grate should be class D heavy duty, galvanised, bike safe and bolted down type.
- d) All pipe trench backfill requirements to comply with Council standard plan No.DS37.
- e) Stormwater pipes must generally be located within the road pavement area beneath or in front of the gutter, to avoid conflict with services in the footway.

Reason: To ensure all future public assets are designed and constructed to Council standards.

Stormwater Modelling Requirements

29. The Stormwater Modelling Requirements for the Detailed Construction Drawings are as follows:

- a) An overall water management plan must be submitted which explains the modelling methodology, modelling results and design assumptions proposed.
- b) All surface overland flow paths on roads and paths are to meet with Australian Rainfall and Runoff recommended hydraulic flood hazard ($V \times D$) flow requirements.
- c) An electronic copy of DRAINS model must be submitted along with the electronic copy of the sub-catchment plan.
- d) All private and public drainage infrastructures shall be designed for 5% Annual Exceedance Probability ('AEP') with 50% blockage in sag pits and 20% blockage in on-grade pits with safe overland flow in 1% AEP with climate change.
- e) An electronic copy of TUFLOW Model must be submitted with details of overland flow and flooding (with all relevant files). Pre-development and post-development comparison flows & levels at relevant locations, overland flow paths and flood storage changes, results, and recommendations must be considered.
- f) Overland flow paths to have capacity to convey the 1% AEP overland flow flood event, with climate change and rainfall calibration, assuming 100% blockage of all pits and pipes.
- g) Electronic copy of MUSIC Model.
- h) Stormwater Drainage Plan and longitudinal sections which include horizontal and vertical position of all existing and proposed service utilities.
- i) All longitudinal drainage sections shall include the Hydraulic Grade Line for 5% AEP and 1% AEP (with Climate Change).

- j) Longitudinal sections must also include 5% AEP Flow and Velocity. In addition 63.5% AEP velocity is to be provided to confirm cleaning velocity has been achieved which should be greater than 1 m/s preferably and 0.7 m/s absolute minimum.
- k) The longitudinal section shall also include minimum cover available, pit and pipe invert levels, existing and proposed surface levels, pipe grades, pipe type and class and pipe chainage.
- l) The details for all proposed, modified, or existing assets needs to be included in a table format per Council Requirements (template to be provided upon request).
- m) Stormwater Drainage Design shall incorporate proposed WSD elements.
- n) All modelling must include consideration for Climate Change assuming a Representative Concentration Pathway (RCP) of 8.5 and a design year of 2100. A rainfall intensity increase of 22.5% is to be adopted in all modelling unless there is a sensitive/critical infrastructure which require greater protection in which case 2150 reference year needs to be adopted with 28.5% rainfall increase.

Reason: To ensure all future public assets are designed and constructed to Council standards.

Stormwater Construction Specifications (Hope Street)

30. The Stormwater Construction Specifications (Hope Street) for the Detailed Construction Drawings are as follows:

- a) The stormwater pit and pipe system discharging to Hope Street must be designed in such a way that if stormwater pits and pipes downstream of the Hope Street are upgraded in the future, no upgrade to any newly laid pit and pipes (as per this application) will be required.

Reason: To ensure adequate stormwater infrastructure is provided.

Stormwater Construction Specifications (Eastern Bio-Retention Wetland and Playing Field)

31. The Stormwater Construction Specifications (Eastern Bio-Retention Wetland and playing Field) for the Detailed Construction Drawings are as follows:

- a) The wetland must provide ecological and amenity values satisfactory to Council and must achieve water quality standards upon discharge in accordance with the DCP/MWCP and DCP 2023.
- b) The wetland must be designed to hold stormwater runoff from the overland flow network and the underground drainage system when storms exceed a 2 Exceedances per Year ('2EY') probability and the system must detain sufficient water in a 1% AEP storm event, to ensure stormwater discharges below the precinct do not worsen flooding compared to pre-development levels, and in accordance with current industry best practice.
- c) Additional stormwater storage capacity (as much as is reasonably possible) must be provided within the Wetland or Playing Field open spaces, with the goal of achieving safe downstream conditions at Wharf Road (i.e. Hazard Condition H1) and the nearby residential properties.
- d) The wetland design must be checked to ensure there is minimal risk of catastrophic failure of supporting structures in events larger than the 1%, up to the Probable Maximum Flood (PMF) event.
- e) Use of the playing field area for stormwater storage must not unreasonably hinder use of the playing field.
- f) The maximum practicable runoff should be directed to the wetland for detention and treatment. Any stormwater pits/pipes which drain the playing field site are to be located so as to minimise impact on the future dimensions of the playing field.

Reason: To ensure adequate protection for downstream properties.

Stormwater Construction Specifications (Western Bio-Retention Basin)

32. The Stormwater Construction Specifications (Western Bio-Retention Basin) for the Detailed Construction Drawings are as follows:

- a) This basin must be designed as though it is a declared dam and all required documentation as per dam safety regulations for declared dams must be prepared and submitted to Council (given increased development is envisaged downstream).
- b) The basin must provide ecological and amenity values satisfactory to Council and must achieve water quality standards upon discharge in accordance with the DCP/MWCP and DCP 2023.

- c) The basin must be designed to hold stormwater runoff from the overland flow network and the underground drainage system when storms exceed a 2EY probability and the system must detain sufficient water in a 1% AEP storm event, to ensure stormwater discharges below the precinct do not worsen flooding compared to pre-development levels, and in accordance with current industry best practice.
- d) Additional stormwater storage capacity (as much as is reasonably possible) must be provided within the Wester Parklands open space, with the goal of achieving safe downstream conditions at Hope Street (i.e. Hazard Condition H1).
- e) The basin design must be checked to ensure there is minimal risk of catastrophic failure of supporting structures in events larger than the 1%, up to the PMF event.

Reason: To ensure adequate protection for downstream properties.

Stormwater Construction Specifications (Water Sensitive Design Facilities)

33. The Water Sensitive Design Specifications for the Detailed Construction Drawings are as follows:

- a) Water sensitive design facilities must be provided to achieve the water quality targets set out in the DCP/WMCP and DCP 2023 for the whole precinct.
- b) The networked system of water management and water sensitive design facilities must provide ecological and amenity values satisfactory to Council as well as achieving specified water quality standards.
- c) The networked system of water management and water sensitive design facilities must be designed to manage stormwater inputs from surface flows and piped systems for storms less than the 2EY probability. The networked system of water management and water sensitive design facilities shall use landscape elements, not proprietary devices (except GPTs), and shall include, but not be limited to, bioretention ponds and swales, tree pits and planted areas, raingardens, deep soil, permeable paving and unpaved areas, land shaping, tree planting and similar measures. Design and construction shall ensure maintenance and operation by Council is feasible and will continue in perpetuity.
- d) Road reserve areas must meet Water Quality Targets as demonstrated by a MUSIC Model.

Reason: To ensure sufficient water quality for stormwater runoff from the precinct.

Stormwater Construction Specifications (Wharf Road)

34. The Wharf Road Stormwater Specifications for the Detailed Construction Drawings are as follows:

- a) The size and depths of the existing stormwater pipe in Wharf Road must be confirmed by registered surveyor and CCTV survey. A signed copy with all information by registered surveyor along with electronic copy must be submitted. The applicant must ensure surveyed pipe details are incorporated in the models.

Reason: To ensure adequate stormwater infrastructure is provided.

Construction Adjacent to Drainage Easement/Pipes

35. Foundations adjacent to drainage easements/pipes are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3". Engineering details demonstrating compliance must be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the relevant Subdivision Works Certificate(s).

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

Retaining Walls

36. No approval is granted as part of this approval for the construction of any retaining wall (other than those outlined in the drawings hereby approved) that is greater than 600mm in height or within 900mm of any property boundary.

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

Structural details, certified by a practicing structural engineer, shall accompany the application for the relevant Subdivision Works Certificate(s) for assessment and approval by the Principal

Certifying Authority.

Reason: To minimise impact on adjoining properties.

Sydney Water Tap In

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

The [Tap in™](#) service provides 24/7 access to a range of services, including:

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

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

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

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

Out of Scope Building Plan Approval

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

1. That affect or are likely to affect any of the following:
 - Wastewater pipes larger than 300mm in size
 - Pressure wastewater pipes
 - Drinking water or recycled water pipes
 - Our property boundary
 - An easement in our favour
 - Stormwater infrastructure within 10m of the property boundary.
2. Where the building plan includes:
 - Construction of a retaining wall over, or within the zone of influence of our assets
 - Excavation of a basement or building over, or adjacent to, one of our assets
 - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

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

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

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

Tree Planting

39. Certain tree species placed in close proximity to future Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation.

All future Sydney Water assets are to be located such that the proposed trees and vegetation will adhere to the specifications and requirements within Section 46 of the Sydney Water Act

(1994) and *Diagram 5 – Planting Trees* within Technical guidelines – Building over and adjacent to pipe assets.

Please note these guidelines include more examples of potential activities impacting our assets which may also apply to the development.

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

Before You Dig Australia

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

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

Impact on Existing Utility Installations

41. Where work is likely to disturb or impact upon an existing utility installation, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must accompany the relevant application(s) for a Subdivision Works Certificate to the satisfaction of the Principal Certifying Authority.

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

Support for Council Roads, Footpath, Drainage Reserve

42. Council property adjoining the construction site must be fully supported at all times during all earthworks 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 are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details must accompany the relevant application(s) for a Subdivision Works Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of earthworks adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

Environmental Health

Construction Noise Management Plan

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

Construction Site Management Plan (DoP Mandatory Condition)

44. Before the issue of a Subdivision Works Certificate, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:

- location and materials for protective fencing and hoardings to the perimeter on the site
- provisions for public safety
- pedestrian and vehicular site access points and construction activity zones
- details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site
- protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites and Council's DCP, if applicable) and trees in adjoining public domain (if applicable)
- details of any bulk earthworks to be carried out
- location of site storage areas and sheds
- equipment used to carry out all works
- a garbage container with a tight-fitting lid
- dust, noise and vibration control measures
- location of temporary toilets.

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

Waste Management Plan – Construction (DoP Mandatory Condition)

45. Before the issue of a Subdivision Works Certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier:

- (a) Council's Waste Management Development Control Plan

OR

- (b) details the following:

- the contact details of the person(s) removing the waste
- an estimate of the waste (type and quantity) and whether the waste is expected to be reused, recycled or go to landfill
- the address of the disposal location(s) where the waste is to be taken

The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.

Reason: To ensure resource recovery is promoted and local amenity protected during construction.

Noxious Weeds and Algal Blooms

46. Prior to the issue of the relevant Subdivision Works Certificate(s), a Stormwater Basin Management Plan is to be provided to the satisfaction of Council's Group Manager Development and Traffic Services Unit detailing methods to prevent noxious weeds and algal blooms within the stormwater basins.

Reason: to protect the amenity of future residents.

Public Domain

Footway Construction Specifications (Finishes)

47. The Footway Construction Specifications (Finishes) for the Detailed Construction Drawings are as follows:

Future-proofing Connection to EWR 2A

The future connection to EWR-2A must be 'future proofed' from the point of services, light pole positioning, civil assets and landscape to allow this connection.

Understorey planting species

A site-specific layout of the proposed understorey species prior to CC including concept mapping of areas where the species are proposed. Some points to be considered while proposing the understorey would be:

- Proximity to pedestrians
- Areas of pedestrian traffic and their expected movement across junctions
- Locations of pedestrian connections and their entry points
- Quality of the plant to be an irritant / poking hazard
- Durability of the plant in drought
- Colour of foliage / colour of flowering / habit
- Maintenance required
- Contrast capabilities with other species

Grading

Grading of the pedestrian footway:

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

Footpath

The **standard concrete paving**, as per the PDG and Council Standard detail DS 3, shall be applied to all streets as detailed in the public domain guidelines and the approved Civil and Landscape packages, to the full length of the development site.

Special paving, to locations as per the approved drawings to be provided as required. Paving material and pattern to be as per the PDG.

Note: Requirements of this condition may have additions based on agreed paving around town centre.

Footpath widths to be 2000 mm minimum or as specified in approved drawings.

New kerb and gutter and new verge installation is required as part of these works as per the approved drawings.

A copy of the Design Standard (DS) Drawings referenced above is available on the Council Website (<https://www.cityofparramatta.nsw.gov.au/sites/council/files/2023-02/SD-INDEX-FINAL.pdf>) or can be obtained from Council's Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm).

Kerb Ramps

Council's standard kerb ramp detail is to be provided. Refer Council's design standard DS4.

Vehicle Crossing

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

Pit Lids and grates

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

A schedule of proposed pit lid and grate finishes is to be submitted with the Detailed Construction Drawings. Schedule should include service type, size, finish and coordinates of location.

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

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

Tactile Indicators (TGSIs)

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

Clear Path of Travel (Shore-Lining)

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

Steps, Handrails and Ramps (if applicable)

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

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

Sealant (if applicable around town centre. TBC)

Sealant is to be applied to all stone paved surfaces in the public domain in accordance with Council requirements.

Slip Resistance (if applicable- depends on the paving that may get finalised around the town centre)

All stone paving shall have **non-slip surfaces** that comply with a P5 rating as per AS4586:2013. Independent slip resistance test results of completed works should be submitted complying to P5 Classification (Wet Pendulum Test).

Street Furniture

Street furniture selection and detail shall be to Council's requirements where the furniture is located in publicly owned land. Street furniture in the public domain must comply with Council's Public Domain Guidelines. Locations to be by with Council's Public Domain Team prior to issue of relevant Subdivision Works Certificate(s).

Cycle racks

Public bike racks shall be supplied and equally distributed (clusters of max 4-off racks) to the furniture zone of all streets in Melrose North as per the PDG. Locations to be agreed by Council's Public Domain Team prior to issue of relevant Subdivision Works Certificate(s).

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

Lighting

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

Multi-media conduit

A conduit for Council's multi-media facilities shall be installed to the full length of the street frontages within the town centre area; and be positioned and installed in accordance with the relevant Australian Standards and Council's design standard drawing and specifications.

Green Pillars (Bruces) (where applicable)

Green Pillars for electrical connections or Bruces as they are called, where required / or where existing, should be coordinated with public domain elements, be outside the clear path of travel and must be neatly located 100mm away from the face of the building / property boundary wall (as applicable), in agreement with Council's Public Domain team. Any existing green pillars must be moved and located as stated above.

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

Reason: To comply with the Public Domain Guidelines.

Footway Construction Specifications (Engineering)

48. The Footway Construction Specifications (Engineering) for the Detailed Construction Drawings are as follows:

- a) Provide typical cross sections across raised concrete crossing and show the dimensions of all proposed raised crossings on plans
- b) Provide typical cross sections across proposed roundabout intersections and roundabout dimensions.
- c) Provide detail of Kerb and Toe as noted on sheet number C04.16
- d) Provide line marking and signage plan at intersection of existing and new proposed works.
- e) Provide dimensions of the on street parallel parking space length on the plans
- f) Indicate mountable kerb for all roundabouts on all plans
- g) Provide hydraulic calculation table for all proposed drainage works
- h) Provide details at discharge point for headwall outlets C04.06
- i) Provide details of tree pits and indicate on plans
- j) Pavement design shown on drawings must reflect pavement details as approved in Pavement Design report. In the case of any discrepancy, the Pavement Design Report takes precedence.
- k) The applicant must prepare and submit detailed subsoil drainage layout and details as pavement designs rely on protection of road pavement from ingress of water
- l) The applicant must prepare and submit Project Quality Plan to show how construction specifications will be applied, testing required, documentation to be provided to Council, construction records, hold and witness points etc
- m) Pit Number G01-03 was not appeared (shown) on the drainage plan view (sheet No. 21).
- n) All stormwater pits deeper than 1.2m must be fitted with step irons.
- o) All stormwater pits (precast or cast in-situ) deeper than 2.5m must be designed and certified by a qualified experienced practicing structural engineer.
- p) Selection of the pipe classes, the required minimum pipe cover, and the bedding type must be in accordance with Concrete Pipe Association of Australia.

A Civil Safety in Design Report including a Civil Risk and Solutions register shall also be provided.

A Road Safety Audit (RSA) shall also be provided.

Reason: To ensure consistency with Council's Assets standards.

Street Tree Specifications

49. The Street Tree Specifications for the Detailed Construction Drawings are as follows:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
NSR 1 NSR 2 NSR 3 NSR 4 EWR 3 EWR 4 EWR 5 EWR 6	Species as per the stamped street tree masterplan and landscape set of drawings	Species as per the stamped street tree masterplan and landscape set of drawings	200L	As per approved drawings or average spacing, whichever is greater	Typically 8-10m, or as shown on the approved drawings or as agreed by Manager Urban Design or Landscape Management Officer

Note:

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

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

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

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

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

Test pits must be dug and inspected within the public domain, and it is confirmed that all proposed trees shown on the stamped DA drawings are possible to be planted and there are no clashes with any services, existing or proposed.

The applicant must submit –

- 3 photographs of each tree to be planted, showing left side, right side and front-on of the tree in the ground with stakes and ties. These photographs must be accompanied with a 'Nursery Certificate' noting their state of health and their care, including the location details. This certificate must be provided by the nursery that grew/supplied the tree; and
- Imported top soil data sheet

These certificates are to be provided to the Tree Operations team within Council's Parks and Open Spaces team before the delivery of trees to site and / or prior to raising the inspection request.

Calculations demonstrating tree pit and soil volume compliance as per the PDG are to be included in the Detailed Construction Drawings. Soil depth calculations are to be based on a maximum depth of 1m excluding any drainage layers.

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

Soil Specifications

50. The Soil Specifications for the Detailed Construction Drawings are as follows:

- a) A layout detailing the soil profiles for a maximum depth of two meters up to the parent fill is required as per the DCP. Cross sections showing soil horizons should support this layout.
- b) Soil depth and soil horizons per tree are specified in the SESL Soil Strategy Report and must

be adhered to.

Reason: To ensure high quality soil provision for proper growth of the street trees and ensure the soiling reflects the ridge and river tree strategy.

Retaining Wall Design

51. The Retaining Wall Specifications for the Detailed Construction Drawings are as follows:
- Retaining walls to have a 100-year design life
 - Minimum 1m high pedestrian barrier fence to be provided atop retaining walls where required to prevent falls per the relevant standards.
 - A Durability Assessment Report that details and identifies risks from environmental impacts on the concrete structure.
 - Details of waterproof membrane or geo-textiles to the concrete elements where exposed to backfilled material to be provided
 - To relieve hydrostatic pressure, consider Grid-like multiple weep holes or additional rows of draining pipes at the middle height of the wall. Details to be provided. Be located as close as is reasonably practicable to the boundary (to allow future adjacent development to meet the finished ground level)

Reason: To confirm the scope of works and ensure compliance with best-practice design standards.

Traffic

Traffic Requirements

52. Revised Civil Engineering design plans of the proposed road network and traffic facilities are to be submitted to Council's Traffic and Transport Manager for consideration by the Parramatta Traffic Committee and approval by Council prior to issue of each Subdivision Works Certificate. The revised plans must address the following but not limited to Traffic related items:
- Full width shared paths are to be provided and signposted and/or line marking accordingly in NSR-3 between the proposed separated cycleways and the combined raised pedestrian and cyclists crossings to ensure a safe transition for cyclists onto the footpath when approaching intersections.
 - The northbound cycle lane in NSR-3 is to be located on the west side of the road and eastbound cycle lane on the east side of the road.
 - Combined raised pedestrian and cyclist crossings are to be provided in the previously approved EWR-2 at both sides of its intersection with NSR-3 to ensure continuity of the proposed cycleway.
 - A combined raised pedestrian and cyclist crossing is to be provided in NSR-3 at the northern leg of the intersection with Hope Street.
 - All planting around kerb ramps and pedestrian crossings are to not exceed a mature height of 900mm to ensure driver sight lines to pedestrians potentially crossing the road are not obstructed.
 - A road safety audit is to be conducted on the detail design plans for the proposed raised pedestrian crossings and is to accompany the submission of the detail design plans to Council. A subsequent road safety audit must be completed following practical completion of the construction of the facilities and prior to handover to Council. Any findings of the Audit relating to non-conformances to the approved drawings are to be addressed by the applicant wherever Council deems reasonable and at no cost to Council.
 - The applicant must design and provide all street lighting to ensure compliance with the relevant standards for the proposed traffic facilities including the specific Australian Standard for the pedestrian crossings.

Reason: To comply with Council requirements and with Roads Act 1993.

Bus Planning

53. Prior to the issue of any stage 2 road works Subdivision Works Certificate(s) (excluding early earthworks) the applicant is to confer with Council to understand the latest planned bus network within the site and accommodate for that bus network (including if necessary wider lanes, wider parking lanes, bus stops etc) in the Detailed Construction Drawings as much as is reasonably possible, to the satisfaction of Council's Development and Traffic Services Unit. Swept paths for larger buses (articulated buses and 14.5m long rigid buses) must be provided for the bus.

Reason: To ensure roads can accommodate future bus routes.

Transport for NSW

Construction Traffic Management Plan (CTMP)

54. A CTMP detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval. In the event that PLR 2 is approved, Council will consult with TfNSW prior to approving the plan.

Reason: To satisfy the requirements of Transport for NSW

Process of Endorsement of Conditions

55. Prior to the issue of any Subdivision Works Certificate within 25m of any designated rail corridor, the applicant shall:
- Consult with TfNSW to ascertain requirements in relation to the protection of TfNSW's infrastructure and to confirm the timing of each Subdivision Works Certificate and associated documentation and activities prior to preparation of the requested documentation;
 - If required, sign Infrastructure Assess Deed Poll, Safety Interface Agreement and Works Deed with TfNSW;
 - Confirm in writing with TfNSW what each Subdivision Works Certificate stage will involve; and
 - Submit all relevant documentation to TfNSW as requested by TfNSW and obtain its written endorsement of any relevant construction stage. A summary report for any relevant construction stage shall also be provided to TfNSW to demonstrate the following:
 - No adverse impacts to the light rail corridor and light rail operation by clearly identifying impacts and mitigation measures; and
 - Submitted documentation has satisfied the relevant conditions.

The Principal Certifying Authority (PCA) is not to issue the relevant Subdivision Works Certificate until received written confirmation from TfNSW that this condition has been complied with.

Reason: To satisfy the requirements of Transport for NSW

Review and Endorsement of Documents

56. Prior to the issue of any relevant Subdivision Works Certificate, or any preparatory, demolition or excavation works, whichever is the earlier and the works or certificate involves work within 25m of a designated rail corridor, the following documentation shall be provided for the review and endorsement of TfNSW:
- Final geo-technical and structural report / drawings. Geotechnical reports should include any potential impact on the light rail corridor located adjacent to the subject development site, easement and substratum;
 - Final construction methodology with construction details pertaining to structural support during excavation or ground penetration;
 - Details of the vibration and movement monitoring system that will be in place before excavation commences;
 - Final cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor located adjacent to the subject development site. Cross sectional drawings should also include the accurate RL depths and horizontal distances from assets (tracks, overhead lines, structures and cables) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor; and
 - Detailed survey plan with location of services.

Reason: To satisfy the requirements of Transport for NSW per SEPP (Transport and Infrastructure) 2021.

Pre-construction Work Dilapidation Report

57. If Light Rail infrastructure has been constructed in Hope Street and works are proposed within 25m of a designated rail corridor then a pre-construction work Dilapidation Report of the PLR2 and its assets shall be prepared by a qualified structural engineer. The dilapidation survey shall be undertaken via a joint site inspection by the representatives of the PLR2 Operator, TfNSW and the applicant. These dilapidation surveys will establish the extent of existing damage and enable any deterioration during construction to be observed.

Reason: To satisfy the requirements of Transport for NSW per SEPP (Transport and Infrastructure) 2021.

Reflectivity Report

58. If works are proposed within 25m of a designated rail corridor, prior to the issue of the relevant Subdivision Works Certificate, the applicant shall design lighting, signs and surfaces with reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor limiting glare and reflectivity to the satisfaction of the City Of Parramatta Council. In the event that PLR2 is approved City of Parramatta Council is to consult with TfNSW and any known PLR2 Operator.

Reason: To satisfy the requirements of Transport for NSW.

Insurance Requirements

59. Prior to the issue of the any relevant Subdivision Works Certificate for works within 25m of a designated rail corridor, the applicant must hold current public liability insurance cover for a sum acceptable to TfNSW. TfNSW's standard public liability insurance requirement for this type of development adjacent to a rail corridor is generally a minimum of \$20M. This insurance shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The applicant is to contact TfNSW to obtain the level of insurance required for this particular proposal. Prior to issuing the relevant Subdivision Works Certificate the PCA must witness written proof of this insurance in conjunction with TfNSW's written advice to the applicant on the level of insurance required.

Reason: To satisfy the requirements of Transport for NSW.

Works Deed / Agreements

60. Prior to the issue of any relevant Subdivision Works Certificate for works within 25m of a designated rail corridor and if Light Rail works are occurring or scheduled to occur within 6 months of any preparatory, demolition or excavation works, whichever is the earlier, if required by TfNSW, Works Deed (s) between the applicant, TfNSW and/or the PLR2 Operator must be agreed and executed by the parties. These agreements may deal with matters including, but not limited to, the following:

- PLR2 Operational requirements;
- PLR2 access requirements;
- PLR2 Operator policies, rules and procedures compliance requirements;
- Indemnities and releases;
- Security of costs;
- Insurance requirements and conditions;
- TfNSW, and the PLR2 Operator's recovery of costs from the applicant for costs incurred by these parties in relation to the development (e.g. review of designs and reports, legal, shutdown /power outages costs including alternative transport, customer communications, loss of revenue etc) risk assessments and configuration change processes;
- Interface coordination between the PLR2 Operator and the subject development construction works, including safety interface;
 - If required by TfNSW, an Infrastructure Assess Deed Poll and Safety Interface Agreement between the applicant and the PLR2 Operator must be agreed and executed by the parties. This agreement may deal with matters including, but not limited to, the following:
 - Pre and post construction dilapidation reports;
 - The need for track possessions;
 - Review of the machinery to be used during excavation/ground penetration / construction works;
 - The need for track monitoring;
 - Design and installation of lights, signs and reflective material;
 - Endorsement of Risk Assessment/Management Plan and Safe Work Method Statements (SWMS);
 - Endorsement of plans regarding proposed craneage and other aerial operations;
 - Erection of scaffolding/hoarding;
 - PLR2 Operator's recovery of costs from the Applicant for costs incurred by these parties in relation the Development (e.g. review of designs, shutdown

- /power outages costs including alternative transport, customer communications, loss of revenue etc) risk assessments and configuration change processes;
 - Light Rail Operator's rules and procedures; and
 - Alteration of rail assets such as the OHW along of track and associated hoarding demarcation system, if undertaken by the applicant.
 - The PLR2 Operator's reviews and impact assessment of the applicant's proposal, engineering design and construction works methodology on PLR2 Operations and assets;
 - Attendance and participation in the construction works risk assessment of construction activities to be performed in, above, about, and/or below the PLR2 Corridor;
 - PLR2 site works access approval and access permit to work.
- Reason:** To satisfy the requirements of Transport for NSW

Trees and Landscaping

Tree Retention

61. Prior to the issue of the Subdivision Works Certificate, the Certifying Authority and Project Arborist must both be satisfied, in writing, that the following structures have been modified to minimise the construction impact within the Tree Protection Zone (TPZ) of the following nominated trees:

Tree No.	Botanical name	Common name	Structure to be modified	TPZ Radius from trunk
4	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	7.5m
5	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	7.5m
6	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	5.5m
7	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	11m
8	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	11m
9	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	7.5m
10	<i>Corymbia maculata</i>	Spotted Gum	Re-grading	11m
12	<i>Corymbia maculata</i>	Spotted Gum	Re-grading	10m
13	<i>Corymbia maculata</i>	Spotted Gum	Re-grading	7.5m
14	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	8.5m
15	<i>Corymbia citriodora</i>	Lemon-scented Gum	Re-grading	11m
18	<i>Eucalyptus microcorys</i>	Tallowwood	Re-grading	10m
36	<i>Corymbia citriodora</i>	Lemon-scented Gum	Footpath	8.5m
37	<i>Corymbia citriodora</i>	Lemon-scented Gum	Footpath	8.5m
41	<i>Eucalyptus sp.</i>	Gum Tree	Footpath	8m
42	<i>Eucalyptus sp.</i>	Gum Tree	Footpath	8m
45	<i>Casuarina cunninghamiana</i>	She-Oak / River Oak	Careful removal of adjacent trees 46, 47	7.5m
67	<i>Ficus rubiginosa</i>	Port Jackson fig	Footpath	8m

- (a) The stormwater detailed design notes are to discuss non-destruction construction method for the installation of drainage pipes within the TPZ of trees. Pipes are to be installed using non-destructive construction method such as hydro-vac or careful hand-dig to retain all roots >30mm in diameter. Pipes are to be treaded through roots.
- (b) The footpath design / suspended slab and location of screw pile foundations will be designed around the tree and any major roots (>30mm dia) and be constructed above the natural grade and root zone to minimise impact to the trees. The design is to demonstrate no excavation, re-grading or cultivation of the natural ground within the TPZ is to occur.
- (c) The detailed design and construction of the regrading must demonstrate no mounding or additional/imported soil fill is to be used within the TPZ of trees (unless with prior approval of the Project Arborist). No excavation or compaction is to occur within the TPZ's (unless with prior approval of the Project Arborist). Note, all existing soil fill is to be pulled back from the base of tree trunks by a minimum 200mm.

All design modifications within the TPZ of trees to be retained will need to be pre-approved by the Project Arborist before the relevant Subdivision Works Certificate is issued to ensure they have minimised the impact to the trees as per AS4970-2009 *Protection of trees on development sites*. Tree protection methodology and design changes to be added to all relevant plans and be submitted with the relevant Subdivision Works Certificate application(s).

Reason: To ensure adequate protection of existing trees.

Statement on Tree Protection Management Plan

62. A Tree Protection Management Plan (TPMP), prepared by a suitably qualified Consulting Arborist (Australian Qualification Framework Level 5), must accompany the application for a Subdivision Works Certificate. This TPMP is to identify specific tree protection measures to be implemented for the trees located within the site and adjacent to the site during demolition and construction and the expected future health of the trees. The TPMP must discuss the specific non-destructive construction method to minimise the impact and encroachment and discuss the specific protection measures required throughout the demolition and construction works. It should cover all stages of the works and cover any works to be supervised by the Project Arborist including:

- (a) Discuss supervision of any approved excavation to be undertaken within the calculated Tree Protection Zones of the trees to be retained and protected
- (b) Provide guidance on the approved services to be installed within the TPZ of trees, to ensure non-destructive construction techniques are used to minimise the construction impact (i.e. bridging of roots);
- (c) Construction of any structure which requires a modified footing;
- (d) Landscaping (i.e. minimise cultivation, excavation planting techniques within the TPZ & SRZ);
- (e) Any other stages that the Project Arborist deems necessary;

Reason: To ensure adequate protection of existing trees.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

Planning

Appointment of PCA

63. Prior to commencement of work, the person having the benefit of the Development Consent and Subdivision Works Certificate approval must:

- (a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
- (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

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

Reason: To comply with legislative requirements.

Enclosure of the Site

64. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.

Reason: To ensure public safety.

Site Sign

65. A sign must be erected in a prominent position on any site involving earthworks or works in accordance with Clause 70(2) of the Environmental Planning and Assessment Regulation 2021 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;

- (d) The development consent approved construction hours;

The sign must be maintained during earthworks and building work, and removed when the work has been completed.

This condition does not apply where works are being carried.

Reason: Statutory requirement.

Toilet Facilities On Site

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

Reason: To ensure adequate toilet facilities are provided.

Public Liability Insurance

67. Public risk insurance in the amount of not less than \$20 million (or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

Footings and Walls Near Boundaries

68. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all works adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment (with the exception of the approved upgrades to the public domain adjacent the site). This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

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

Survey Report

69. A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the roads in relation to all boundaries, and must confirm the ground level is consistent with that approved under this consent prior to any further work proceeding.

Reason: To ensure the development is being built as per the approved plans.

Archival Recording of Heritage Trees

70. Prior to any tree removal works, an archival photographic recording of all trees within the heritage listed lot (including those to be retained) and their setting is to be prepared to the satisfaction of Council's Group Manager Development and Traffic Services Unit. The recording may be in either digital or film-based form, or a combination of both, prepared in accordance with the NSW Heritage Office guidelines titled "Photographic Recording of Heritage Items using Film or Digital Capture". One copy of the record is to be submitted to Council to be lodged with Council's Archives.

The form of the recording is to be as follows:

- (a) In A4 format, placed in archival plastic sleeves in an appropriate archival folder.
- (b) The Development Application number must be noted on the front of the folder and in the report.
- (c) Include a summary report detailing the project description, date and authorship of the photographic record, method of documentation and limitations of the photographic record.
- (d) Each negative, slide or digital image is to be cross referenced to a photographic catalogue and photographic base plans.
- (e) Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Parramatta is granted a perpetual nonexclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.
- (f) A digital based recording is to include: CD or DVD containing the report in PDF format and the electronic images saved as JPEG, TIFF or PDF files and cross referenced to the digital catalogue sheets and base plans.
- (g) A film based recording is to include: 35mm film images submitted as contact sheets with equivalent negatives, a selection of black and white prints 200 x 250mm, and 35mm colour transparencies, all labelled and cross-referenced to the catalogue sheets and base plans.

Reason: To provide a historical record of heritage significant fabric on the site for archival purposes.

Engineering

Construction Environmental Management System and Plan

71. A Construction Environmental Management System and Plan (CEMP) shall be submitted to, and approved by, Council's Manager DTSU prior to work.

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

This plan should cover soil and water management and site maintenance and any associated groundwater, flooding and overland stormwater flow management. It must address any possible pollution risks, and how they will be managed. It must incorporate updated erosion and sediment control plans/ stormwater plan showing how rainwater and groundwater captured within the site will be treated to satisfactory water quality standards, monitored and discharged.

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

The CEMP and Environmental Management System must be implemented throughout the work.

Reason: Environment protection.

Road Opening Permits

72. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

Reason: To protect Council's assets throughout the development process.

Dilapidation Survey & Report for Private Properties

73. Prior to the commencement of any earthworks on site, the applicant must submit for approval by the Principal Certifying Authority (with a copy forwarded to Council) a dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

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

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

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

Reason: Management of records.

Site Maintenance

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

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

Shoring and Adequacy of Adjoining Property

75. If development involves excavation that extends below the level of the base, of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the persons own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

Note: If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

Reason: As prescribed under the Environmental Planning and Assessment Regulation 2021.

Special Permits

76. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:
- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
 - (b) Storage of building materials and building waste containers (skips) on Council's property.

- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

Existing Damage to Public Infrastructure

77. Prior to commencement of any works, including earthworks, the applicant is to submit to the Council of documentary evidence including photographic evidence of any existing damage to Council's property. Council's property includes footpaths, kerbs, gutters, drainage pits, pipes etc. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works. Failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs

Reason: To ensure that the applicant bears the cost of all restoration works to Council's property damaged during the course of this development.

Construction Phase Emergency Response Plan

78. A site construction phase emergency response plan must be prepared, detailing evacuation procedure, storing of construction equipment and any procedures for the protection of the site on the occasion of fire, flood or other emergency event. Details must be submitted for PCA approval prior to works.

Reason: To ensure workers are adequately protected.

Dewatering

79. Under the Water Act 2000 the proponent must obtain a dewatering licence for construction phase groundwater extraction prior to any works. This should extend only for the duration of excavation.

Reason: Aquifer management.

Environmental Health

Asbestos Hazard Management Strategy

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

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

Remediation Action Plans

81. Remediation works shall be carried out in accordance with the Remediation Action Plan and Site Audit Statements:

- School site specific:
 - Site Audit Report 20244 KJL254 Proposed School 84 Wharf Road Melrose Park SctB prepared by: Geosyntec Consultants Pty Ltd; dated: 20 Oct 2023
 - Site Audit Statement and Remedial Action Plan detailed within 20244 KJL254 Proposed

School 84 Wharf Road Melrose Park SctB prepared by: Geosyntec Consultants Pty Ltd;
dated: 20 Oct 2023

- Whole site:
 - Site Audit Report 20244 KJL254 Melrose Site SctB 38-42 Wharf Road, 44, 44A, 82 and 84 Wharf Road, 27-29m Hughes Avenue, 33 Hope Street Melrose Park Geosyntec Consultants Pty Ltd; dated: 7 Oct 2023
 - Site Audit Statement and Remedial Action Plan detailed within 20244 KJL254 SctB 38-42 Wharf Road, 44, 44A, 82 and 84 Wharf Road, 27-29m Hughes Avenue, 33 Hope Street Melrose Park Geosyntec Consultants Pty Ltd; dated: 7 Oct 2023

The applicant shall inform Council and the Site Auditor in writing of any proposed variation to the remediation works. Council and the Site Auditor shall approve these variations in writing prior to the commencement of works.

Reason: To comply with the statutory requirements of State Environmental Planning Policy (Resilience and Hazards) 2021.

Validation Report

82. A validation report prepared by a suitability qualified person shall be provided to the Certifying Authority and Council within 90 days following completion of the remediation works, which demonstrates:

- (a) Compliance with the approved RAP;
- (b) The remediation acceptance criteria (in the approved RAP) has been fully complied with;
- (c) Any changes in the remediation strategy were approved by the Site Auditor and Council;
- (d) All remediation works undertaken comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997*, SEPP (Resilience and Hazards) 2021 and Council's Management of Contaminated Lands Policy and includes:
 - Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
 - A "notice of completion of remediation work" as required under Clause 4.15 of SEPP (Resilience and Hazards) 2021; and
 - A statement confirming that the site following remediation of contamination is suitable for the intended use.

Reason: To ensure that the development complies with the Remedial Action Plan and that the works are in accordance with the Contaminated Land Management Act 1997.

Validation Report - Site Audit Statement

83. Following the preparation of the validation report, Council requires the applicant to engage an accredited auditor under the Contaminated Land Management Act 1997 to review the Validation Report prepared by the contaminated land consultant and issue a Site Audit Statement. The Site Audit Statement should allow for soil access to occur to ground level courtyards and communal open space areas within the development. The accredited auditor shall provide Council with a copy of the Site Audit Report and Site Audit Statement, prior to use of each stage each stage. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, the consent shall prevail to the extent of the inconsistency and a Section 4.55 Modification Application or further Development Application pursuant to the Environmental Planning and Assessment Act 1979 will be required.

Reason: To ensure that the development complies with the Remedial Action Plan and that the works are in accordance with the Contaminated Land Management Act 1997

Public Domain

Prior to the Commencement of Construction in Public Domain

84. Prior to any work the Principal Certifying Authority is to confirm all proposed works will be flush with the existing public domain as per the approved Detailed Construction Drawings

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

Traffic

Construction Pedestrian and Traffic Management Plan

85. 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. Council is to consult with TfNSW should an approval for PLR2 be in place. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP::

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
- b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
- c) The location of proposed Work Zones in the egress frontage roadways,
- d) Location of any proposed crane standing areas,
- e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- g) The provisions of an on-site parking area for employees, tradesperson 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) Cumulative construction impacts of the projects in Melrose Park. Should any impacts be identified, the duration of the impacts,
- o) Location(s) for construction worker parking and measures to be taken to deter workers from parking within residential streets near the site,
- p) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
- q) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
- r) Evidence of Transport for NSW concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,
- s) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each.

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

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

Trees and Landscaping

Tree Protection as per Arborist Report

86. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Appraisal and the Tree Protection Plan prepared by Naturally Trees dated 3rd October 2023 and the trees noted for retention in the conditions of consent.

Reason: To ensure the protection of the trees to be retained on the site.

Protective fencing

87. Prior to the commencement of any demolition, excavation or construction works, retained trees or treed areas must be fenced with a 1.8 metre high chainwire link or welded mesh fence. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy Tree Protection Zone or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

Reason: To protect the environmental amenity of the area.

Tree Protection Signage

88. Prior to any works commencing on site, tree protection signage is to be attached to the fencing of each Tree Protection Zone. It is to be displayed in a prominent position and in locations where the fence changes direction. Each sign must contain the following detail in a clear and legible form:

- (a) The Tree Protection Zone is a 'No-Go Zone';
- (b) This fence has been installed to prevent damage to the trees and their growing environment, both above and below ground level. Access to this area is restricted and is not to be removed without the presence or written permission of the site Arborist and;
- (c) The name, address, and telephone number of the developer and site Arborist.

Reason: To protect existing trees during the construction phase.

Pruning/works on tree(s)

89. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties.

All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

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

Tree Protection During Construction

90. Tree protection measures are to be installed prior to works commencing on site and are to be maintained throughout the demolition and construction works, under the supervision of an Australian Qualifications Framework (AQF) Level 5 Consulting Arborist in accordance with AS4970:2009 - "Protection of Trees on Development Sites". Written confirmation by the Project Arborist to be forwarded to the Certifying Authority to state tree protection measures were retained and in place, in accordance with the Conditions of Consent (unless prior approval from the Project Arborist was provided).

Reason: To ensure tree(s) are adequately protected throughout the construction phase.

Hollow bearing tree protect wildlife prior removal

91. Prior to the removal of identified hollow bearing trees, the applicant shall:
- (a) Install a medium bird nesting box on a retained mature tree within the property at a suitable height and orientation. Information on nesting boxes can be obtained from WIRES (<http://www.wires.org.au>) or Birdlife Australia (www.birdlife.org.au)
 - (b) Trees to be removed in sections by an AQF Level 3 qualified arborist in the presence of a 'Wildlife Carers' organisation to assist in the event of fauna injury.

Note: Information on animal nesting boxes can be obtained from WIRES or Birds Australia www.birdsaustralia.com.au.

Reason: To ensure protection of native wildlife.

Trunk and Ground Protection

92. Prior to the commencement of any demolition, excavation or construction works, retained trees / street trees must have branch and trunk protection to a minimum height of 2m. Padding and battens are to be strapped together around the tree, (but not attached to the tree itself i.e. without any nails or screws) as per AS4970-2009 *Protection of trees on development sites*. The trunk and branch protection is to be in place for the duration of the construction works and "Tree Protection Zone" signage must be attached to the battens.

If temporary access for machinery is required within the TPZ of retained trees on site or adjacent to the site (excluding street trees), ground protection measures must be installed prior to the commencement of any demolition or construction works to prevent compaction to the ground and root zone. Measures are to be in line with AS4970-2009 *Protection of trees on development sites* and may include a permeable membrane such as a geotextile fabric layer beneath a layer of mulch or crushed rocks, below strapped rumble boards.

Reason: To protect the environmental amenity of the area.

Utilities

Dial Before You Dig (Viva Energy)

93. The applicant must lodge a "Before You Dig Australia" request, prior to commencement of any works and advise Viva Energy Australia of any works or activity intersecting or within 10m of a Viva Energy pipeline at least 2 weeks prior to commencement.

Reason: To meet the requirements of Viva Energy Australia (pipeline operator).

Right of Way Permits (Viva Energy)

94. The applicant must contact Viva Energy and apply for Right of Way Permits by emailing dbydns@vivaenergy.com.au for any works within the pipeline corridor/easement.

Reason: To meet the requirements of Viva Energy Australia (pipeline operator).

Vibration (Viva Energy)

95. Equipment list, construction methodology, vibration monitoring plan to be submitted for approval by Viva Energy prior to any works commencing onsite. (To avoid delays in processing of your permits please ensure you include a full scope of works including all offsets/alignments/depths and specific details of the equipment and materials you propose to use.)

Reason: To meet the requirements of Viva Energy Australia (pipeline operator).

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Planning

Building Work in Compliance with BCA (DoP Mandatory Condition)

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

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2021.

Copy of Development Consent

97. A copy of this development consent, together with the stamped plans, reference documents and associated specifications, is to be held onsite during the course of any works, to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

Materials on Footpath

98. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs, or vehicles associated with the construction or earthworks shall be stored or placed on/in Council's footpath, nature strip, roadway, park, or reserve without the prior approval being issued by Council under section 138 of the *Roads Act 1993*.

Reason: To ensure pedestrian access.

Materials on Drainage Line

99. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

Hours of Work and Noise (DoP Mandatory Condition)

100. The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- **7am to 6pm on Monday to Friday**
- **8am to 5pm on Saturday**

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

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

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

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

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

The matters of consideration of any extension sought would include, but not be limited to the following aspects and should be detailed in any application made:

- Nature of work to be conducted;
- Reason for after-hours completion;
- Residual effect of work (noise, traffic, parking);
- Demographic of area (residential, industrial);
- Compliance history of subject premises;
- Current hours of operation;
- Mitigating or extenuating circumstance; and
- Impact of works not being completed.

Reason: To protect the amenity of the surrounding area

Construction Noise (DoP Mandatory Condition)

101. While building work is being carried out, and where a noise and vibration management plan is approved under this consent, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of that plan.

OR

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason: To protect the amenity of the neighbourhood

Uncovering Relics/Aboriginal Objects (DoP Mandatory Condition)

102. While work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:-
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

Complaints Register

103. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:
- i) The date and time of the complaint;
 - ii) The means by which the complaint was made;
 - iii) Any personal details of the complainants that were provided, or if no details were provided, a note to that affect;
 - iv) Nature of the complaints;
 - v) Any action(s) taken by the applicant in relation to the complainant, including any follow up contact with the complainant; and
 - vi) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the Principal Certifying Authority upon request.

Reason: To allow the Principal Certifying Authority to ensure complaints are dealt with appropriately.

School Site

104. Immediately following remediation works on the future school lot, the lot should be cleared kept clear of obstructions (i.e. no construction offices, stockpiles of materials or equipment).

Reason: To ensure School Infrastructure NSW can undertake any required investigations or works on the site.

Engineering

Erosion & Sediment Control Measures

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

Reason: To ensure no adverse impacts on neighbouring properties.

Damage to Public Infrastructure

106. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the

benefit of the Development Consent.

Reason: To protect public safety.

Geotechnical Consideration

107. The recommendations as outlined in the Geotechnical Report by JKGeotechnics dated 22/12/21 shall be implemented to the satisfaction of the Principal Certifying Authority (subject to any revisions required by Council as part of these conditions).

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

Environmental Health

Remediation Contact Details

108. A sign displaying the contact details of the remediation shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works.

Reason: To provide contact details for council inspectors and for the public to report any incidents.

Hazardous/Intractable Waste Disposed Legislation

109. Hazardous or intractable wastes arising from the construction process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

- a) Work Health and Safety Act 2011
- b) NSW Protection of the Environment Operations Act 1997 (NSW) and
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).

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

Contamination – Additional Information

110. 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, Site Auditor and the Principal Certifying Authority immediately.

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

Remediation Works

111. All remediation works shall be carried out in accordance with clauses 4.14 and 4.15 of State Environmental Planning Policy (Resilience and Hazards) 2021.

Reason: To comply with the statutory requirements of State Environmental Planning Policy (Resilience and Hazards) 2021.

Groundwater Analysis

112. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.

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

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

Site Water Analysis

113. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality.

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

Reason: To prevent pollution of waterways.

Handled and Disposed of by Licensed Facility

114. All friable and non-friable asbestos-containing waste on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2005 and the EPA publication 'Waste Classification Guidelines - 2008' and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

Contaminated waste to licensed EPA landfill

115. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

Waste Data Maintained

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

Reason: To confirm waste minimisation objectives are met.

Dust Control

117. Dust control measures shall be implemented during all periods of earth works, demolition, excavation, and construction to minimise the dust nuisance on surrounding properties.

In this regard, dust minimisation practices must be carried out in accordance with the City of Parramatta Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the *Protection of the Environment Operations Act 1997*.

Reason: To protect the amenity of the area.

Noise/Vibration

118. Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, earthworks and construction activities.

Vibration levels resulting from demolition and earthworks activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

Reason: To protect the amenity of the area.

Importation of Clean Fill

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

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

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Imported material must comprise virgin excavated natural material (VENM), excavated natural material (ENM) or material with a NSW EPA approved resource recovery exemption or order (and be outlined in the Remediation Action Plan and approved for use by the Site Auditor);
- (c) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

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

Remediation Reporting

120. All documentation relating to the remediation phase of the project, including compliance with the conditions set out in the Site Audit Reports, must be submitted to Council as remediation progresses.

Reason: To ensure land to be dedicated to Council is appropriately remediated.

Public Domain

Recycled Water

121. Recycled water pipes shall be provided on site as outlined on the drawings hereby approved, as modified by the approved Detailed Construction Drawings (if applicable).

Reason: To ensure infrastructure is in place to support any future recycled water services.

Works Inspections

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

A pre-work site meeting is required with Council's Civil Assets Team before start of any works on site to confirm the works as per the approved CC drawing set and to discuss any critical issues that may arise.

The required inspections include the followings :

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

At each stage of completion of the underground road and precinct drainage network and overland flow paths the works shall be surveyed by a registered surveyor and remodelled by the consulting engineer to demonstrate to Council's satisfaction that consent requirements have been satisfied in the finished work. Any discrepancy shall be immediately brought to Council's attention with proposals for remediation which shall be completed to Council's satisfaction prior to use of each stage of each stage.

Reason: To ensure the development is constructed as required.

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

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

Public Area Works Supervision

123. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's Public Domain Guidelines. All the soft landscape works shall be carried out by licensed landscape contractors. Certification is required to be provided prior to use of each stage.

Reason: To ensure Council's assets are appropriately constructed.

Retaining Wall Certification

124. Prior to use a practicing structural engineer shall provide certification confirming retaining walls have been constructed in accordance with the approved plans, satisfy all relevant standards and are structurally sound.

Reason: To ensure structural stability of retaining walls.

Traffic

Occupation of any part of Footpath/Road

125. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

Oversize Vehicles Using Local Roads

126. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

Transport for NSW

General Construction Requirements - TfNSW

127. If PLR 2 has been approved and work has commenced within Hope Street and works are proposed within 25m of a designated rail corridor then no construction work zone, stopping and/or parking of construction vehicles are permitted on Hope Street and Waratah Street, without prior approval of TfNSW.

All piling and excavation works are to be supervised by a geotechnical engineer experienced with such excavation projects;

No rock anchors/bolts (temporary or permanent) are to be installed into the light rail corridor without approval from TfNSW;

No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment unless a physical barrier such as a hoarding or structure provides separation;

During all stages of the development extreme care shall be taken to prevent any form of pollution entering the light rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the applicant;

The applicant must mitigate all noise and vibration to the extent possible and provide vibration

monitoring equipment and provide the results to the PLR2 Operator at intervals required by TfNSW and the PLR2 Operator, and immediately implement corrective actions in the event that the noise or vibration exceeds acceptable limits;

Given the site's location next to the future rail property, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from TfNSW and the PLR2 Operator (or the delegated authority); and

No scaffolding is to be used within 6 horizontal metres of the rail corridor unless prior written approval has been obtained from the PLR2 Operator and TfNSW and a physical barrier such as a hoarding or structure provides separation. To obtain approval the applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor.

Reason: To satisfy the requirements of Transport for NSW.

Trees and Landscaping

Ecological Mitigation

128. The mitigation requirements outlined in the Ecological Letter prepared by Ecological Consultants Australia/Kingfisher, dated 20 December 2022 (including the tree removal and bat box installation requirements) must be implemented prior to and during the demolition/construction process in accordance with the ecological letter. The project ecologist is to submit a written report to the Certifying Authority certifying that the mitigation measures were undertaken in accordance with the ecological letter and conditions of consent.

Reason: To ensure impacts on biodiversity is appropriately managed and mitigated.

Material Storage and Trees

129. No materials (including waste and soil), equipment or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the Tree Protection Zone (TPZ) of any tree whichever is greater. All activities involving soil level changes, excavation, all types of cleaning, and refuelling are prohibited within the TPZ.

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

Excavation to be Supervised by Arborist

130. All approved excavation within 8m of trees numbered 6, 7, 8, 9, 10, 12, 14, 15, 36, 37, 41, 42, 67 as per the Arboricultural Impact Appraisal by Naturally trees dated 3rd October 2023 is to be supervised by an Australian Qualifications Framework (AQF) Level 5 Consulting Arborist.

All works within these zones are to be carried out using non-destructive construction method to retain all roots >30mm in diameter.

Once the work is completed a written summary detailing the works undertaken is to be forwarded to the Certifying Authority and to state if works were carried out in accordance with the Conditions of Consent and AS4970 *Protection of Trees on the Development sites*.

Reason: To provided adequate protection of trees.

Tree Removal

131. The following trees are approved to be removed to facilitate the development: 11, 19, 20, 21, 22, 23, 32, 38, 39, 40, 46, 47, 48, 57, 58, 82, 83, 84, 85, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 99, 100, 101, 111, 112, 113, 114, 118, 119, 120, 129, 131, 132, 134, 135, 137, 138, 139, 143, 144, 145, 151, 162, 163, 164, 165, 166, 167, 168 (total 58 trees to be removed)

Reason: To facilitate development.

Removal of Trees by an Arborist

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

Reason: To ensure tree works are carried out safely.

Utilities

Stockpiling Restriction (Viva Energy)

133. No stockpiling or equipment to be stored or cross over Viva pipeline and associated corridor/easement.

Reason: To meet the requirements of Viva Energy Australia (pipeline operator).

PART E – BEFORE USE

Planning

Record of Inspections Carried Out

134. The Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Subdivision Works Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the Principal Certifying Authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the Principal Certifying Authority who carried it out.

Reason: To comply with stator requirements.

Release of Securities/Bonds (DoP Mandatory Condition)

135. When all roadworks external to the site boundaries are completed, the applicant may lodge an application to release the securities held.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Note: A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:

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

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

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

Easements - Roads

136. The land title of any area of road corridor (i.e. road surface, kerbs, footways and stormwater infrastructure), which are not dedicated to Council prior to use of each stage, must be burdened with easements, restrictions and covenants ensuring Council, the public and individual landowners have a secure right to vehicle and pedestrian access, drainage, floodways/pipelines, all services including water supply, sewer, power, telecommunications, street lighting and any other functions provided by a public road or other public land. Details of the plans and instruments must be submitted for approval by Council's Group Manager DTSU and placed on all of the respective land titles prior to use of each stage of the road.

Reason: To manage drainage and access during the interim period before the road and associated drainage assets are dedicated to Council.

Easements – Private Land

137. An easement for support must be created on the title of any land which includes the embankments and retaining walls located in adjoining land that supports the roads. This easement must benefit the Council of the City of Parramatta and the road lot pending dedication. Details of the plans and instruments for this easement must be submitted for approval by

Council's Group Manager DTSU and placed on all of the respective land titles prior to use of each stage of the road.

Reason: To ensure safety of publicly accessible areas and assets.

Safety Barrier/Fences

138. Appropriate safety barriers and/or fences shall be erected, as required by the relevant legislation, around retaining walls, prior to use of each stage of the roads hereby approved.

Reason: To ensure public safety.

Concept Public Artwork Plan

139. A Concept Public Artwork Plan for the entire site (excluding Lot N 'Town Centre') prepared by a suitably qualified and experienced public art consultant, developed in accordance with the City of Parramatta's 'Interim Public Art Guidelines for Developers' shall be submitted to and approved by Council's Group Manager Development and Traffic Services Unit, prior to use of Stage 2.

The Concept Public Artwork Plan is to include contextual and historical themes, and design details for a series of artworks for the applicable site area, including concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork, and an estimated budget, indicated on the approved plans, which should be 0.5% of the total cost of works for the development.

This Concept Public Art Plan is to be comprehensive and applicable to both the subject infrastructure works and future residential stages.

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

Subdivision Certificate

140. Separate application(s) must be made for subdivision certificates. The following information shall be submitted with the application(s):

- a) Evidence that all relevant conditions of this development consent have been satisfied;
- b) Evidence of payment of all relevant fees;
- c) Subdivision Plan, Section 88B Instrument and Deposited Plan Administration Sheet, all generally in accordance with the approved plans and documents, except as otherwise required to be amended via other conditions of this consent. These documents shall include full details of easements, instruments, covenants and the like necessary to create new titles and are to be certified by a Registered Surveyor;
- d) All relevant surveyors or engineers' certification if required by the development consent.

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

Maintenance of Private OSD

141. Prior to all subdivision which results in a development lot (i.e. various parts of Lot 1), a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to provide council with an annual certification from suitably qualified stormwater drainage engineer confirming that the Onsite detention system and Private site drainage and Water Quality Treatment devices are clear of any blockage and are operating in accordance with the approved design (starting when the systems are completed and operational).

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

Council's standard application form shall be lodged, accompanied by the required documents

The Positive Covenant and Restriction on the Use of Land is to be created through an application to NSW Land Registry Services using forms 13PC and 13RPA.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority.

Reason: To ensure maintenance of on-site detention facilities.

Engineering

Reinstatement of Laybacks

142. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. DS1. The reinstatement must be completed prior to use of each stage of Stage 5. All costs must be borne by the applicant.

Reason: To provide satisfactory drainage.

Section 73 Certificate

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

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

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

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

Basin Positive Covenant/Restriction

144. Prior to use of any basin not to be immediately dedicated to Council, a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the approved basin.

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

Council's standard application form shall be lodged, accompanied by the required documents and plans, only after the completion, final inspection and certification of the on-site detention system.

The Positive Covenant and Restriction on the Use of Land is to be created through an application to NSW Land Registry Services using forms 13PC and 13RPA.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to use of each stage of the site.

Electronic colour photographs in jpg format of the detention basin shall accompany the application for the Positive Covenant and the Restriction on the Use of the Land. Additional photos may be requested if required.

Reason: To ensure maintenance of on-site detention facilities.

Positive Covenant for Water Treatment Devices

145. Prior to use of each stage (not to be immediately dedicated to Council) the applicant must create a Positive Covenant and Restriction on the use of land under Section 88E of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the stormwater management facilities and water sensitive urban design stormwater facilities installed on the lot.

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

Council's standard application form shall be lodged, accompanied by the required documents and plans, only after the completion, final inspection and certification of the stormwater management facilities and water sensitive urban design stormwater facilities.

The Positive Covenant and Restriction on the Use of Land is to be created through an application to NSW Land Registry Services using forms 13PC and 13RPA.

Accompanying this form is the requirement for a plan to scale showing the relative location of the stormwater management facilities.

Reason: To ensure maintenance of stormwater management facilities.

Post-Construction Dilapidation Report

146. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to and approved by the Principal Certifying Authority (PCA) prior to use of each stage of each stage. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

- (a) compare the post-construction dilapidation report with the pre-construction dilapidation report, and
- (b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
- (c) carry out site inspection to verify the report and ensure that any damage to the public infrastructure as a result of the construction work have been rectified immediately by the developer at his/her cost.
- (d) Forward a copy of the dilapidation report with the PCA's comparison and assessment review report to Council.

Reason: To establish the condition of adjoining properties prior building work and ensure any damage as a result of the construction works have been rectified.

All Works/Methods/Procedures/Control Measures

147. Prior to use of each stage, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta, stating that all relevant works/methods/procedures/control measures/recommendations approved by Council in the specialist reports listed in Condition 1 have been implemented.

Reason: To demonstrate compliance with submitted reports.

Public Domain

Works-As-Executed

148. Prior to **use of each stage**, the works outlined in the approved Detailed Construction Drawings must be completed to Council's satisfaction and final defects rectified, with a **final approval** obtained from Council's Assets & Environment Manager.

The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved works after the final approval, and prior to any use. The WAE drawings shall be submitted to Council as both CAD and PDF drawings.

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

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

Traffic

Line Markings

149. The applicant is to submit a separate application for the proposed road line markings and signage to Council's Traffic and Transport Services section for approval by the Parramatta Traffic Committee prior to use of each stage of the road. The line markings and signage as approved by

the Parramatta Traffic Committee is to be installed prior to use of each stage of the roads.
Reason: To comply with Roads Act 1993.

Transport for NSW

Post-Construction Dilapidation Report

150. If light rail infrastructure has been constructed within Hope Street and works are proposed within 25m of a designated rail corridor then prior to use of these roads, a post-construction dilapidation survey shall be undertaken via a joint inspection with representatives from TfNSW, the PLR2 Operator and the applicant. The dilapidation survey will be undertaken on the rail infrastructure and property in the vicinity of the project. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report to TfNSW and the PLR2 Operator will be required unless otherwise notified by TfNSW. The applicant needs to undertake rectification of any damage to the satisfaction of TfNSW and the PLR2 Operator and if applicable the local council.
Reason: To satisfy the requirements of Transport for NSW per SEPP (Transport and Infrastructure) 2021.

Reflectivity Report

151. If proposed roadworks are constructed within 25m of a designated rail corridor and prior to the use of the roads, the applicant shall demonstrate lighting, signs and surfaces with reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor limiting glare and reflectivity to the satisfaction of the City Of Parramatta Council. If PLR 2 is approved, Council will consult with TfNSW.
Reason: To satisfy the requirements of Transport for NSW.

Trees and Landscaping

Tree Planting Container Size

152. All trees supplied above a 25L container size must be grown in accordance with AS2303:2015 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2015. A copy of this certificate is to be forwarded to Council prior to use of each stage of the roads.
Reason: To minimise plant failure rate and ensure quality of stock utilised.

Landscape Certification

153. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to use of each stage.
Reason: To ensure restoration of environmental amenity.

Landscaping Completed Prior To Use

154. The batters hereby approved shall be appropriately landscaped with grasses and/or shrubs prior to use of each stage of the adjacent roads.
Reason: To ensure suitable landscape of the site.

PART F – ONGOING USE

Planning

Maintenance of Road Reserves

155. Maintenance of the road reserves and public areas (including all street trees), to the satisfaction of Council, will be the responsibility of the applicant for 2 years from completion of each section of road, or until such time as they are formally dedicated to Council, whichever comes later. Any street trees that die during this time shall be replaced by the applicant at no cost to Council.
Reason: To ensure the road is maintained in an appropriate way.

ADVISORY NOTES

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

- Approval may be required under Section 138 of the Roads Act 1993. This is regarding approval to store or place on/in Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the Roads Act 1993.
- In addition, the following approvals may also be required:
 - Approval under Section 68 – Part E(1) of Local Government Act 1993. This is regarding approval to swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.
 - Owners consent from any land owners regarding approval to swing or hoist goods across or over any part of privately owned land. Any application for approval under Section 68 – Part E(1) that also requires the crane to swing or hoist goods across or over any part of privately owned land **MUST** be accompanied by consent from the owners of the impacted privately owned land.