

APPENDIX 1 - DRAFT CONDITIONS OF CONSENT

PART A – GENERAL CONDITIONS

Planning

Approved Plans and Supporting Documentation

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

Architectural Drawings

Drawing No.	Issue	Plan Title	Dated
DA-010-040	B	Demolition Plan	30/06/2023
DA-715-001	B	Staging Diagram	30/06/2023
DA-110-002	Q	Basement 06	16/11/2023
DA-110-003	P	Basement 05	16/11/2023
DA-110-005	R	Basement 03-04	16/11/2023
DA-110-006	Q	Basement 02	16/11/2023
DA-110-007	T	Basement 01	16/11/2023
DA-110-008	S	Ground Floor	25/09/2023
DA-110-009	O	Mezzanine 1	05/09/2023
DA-110-010	P	Level 01	05/09/2023
DA-110-020	O	Level 02	05/09/2023
DA-110-030	N	Level 03	05/09/2023
DA-110-040	N	Level 04	05/09/2023
DA-110-050	N	Level 05	05/09/2023
DA-110-060	N	Level 06-08	05/09/2023
DA-110-080	D	Level 09-17	05/09/2023
DA-110-180	N	Level 18	05/09/2023
DA-110-190	N	Level 19	05/09/2023
DA-110-200	C	Level 20-32	05/09/2023
DA-110-330	C	Level 33	05/09/2023
DA-110-340	N	Level 34-35	05/09/2023
DA-110-360	M	Level 36	05/09/2023
DA-110-370	M	Level 37	05/09/2023
DA-110-380	M	Level 38	05/09/2023
DA-110-390	O	Level 39	30/11/2023
DA-110-400	O	Level 40	30/11/2023
DA-110-410	O	Level 41	30/11/2023
DA-110-420	O	Level 42	30/11/2023
DA-110-430	O	Level 43	30/11/2023
DA-110-440	N	Level 44	30/11/2023
DA-110-450	N	Level 45	30/11/2023
DA-110-460	J	Roof Plan	30/11/2023

Drawing No.	Issue	Plan Title	Dated
DA-210-101	F	North Elevation	05/09/2023
DA-210-201	G	East Elevation	05/09/2023
DA-210-301	F	South Elevation	05/09/2023
DA-210-401	F	West Elevation	05/09/2023
DA-210-501	F	East Elevation – Building B	05/09/2023
DA-210-601	F	West Elevation = Building A	05/09/2023
DA-310-301	F	Section CC	05/09/2023
DA-310-401	F	Section DD	05/09/2023
DA-310-501	F	Section EE	05/09/2023
DA-840-001	02	Flood Management Plan – Ground Level – Level 01	05/09/2023
DA-850-001	A	Detail Sections and Elevations – Detail Section A	05/09/2023
DA-850-002	A	Detail Sections and Elevations – Detail Elevation A	05/09/2023
DA-850-003	A	Detail Sections and Elevations – Detail Section B	05/09/2023
DA-850-004	A	Detail Sections and Elevations – Detail Elevation B	05/09/2023
DA-850-005	A	Detail Sections and Elevations – Detail Section C	05/09/2023
DA-850-006	02	Detail Sections and Elevations – Detail Section D	30/06/2023
DA-850-007	02	Detail Sections and Elevations – Detail Elevation D	30/06/2023
DA-850-008	02	Detail Sections and Elevations – Detail Section E	30/06/2023
DA-850-009	02	Detail Sections and Elevations – Detail Elevation E	30/06/2023
DA-320-111	B	Section Details – Façade Detailed Perspective – Sheet 1	30/06/2023
DA-320-112	B	Section Details – Façade Detailed Perspective – Sheet 2	30/06/2023
DA-320-113	B	Section Details – Façade Detailed Perspective – Sheet 3	30/06/2023
DA-320-114	B	Section Details – Façade Detailed Perspective – Sheet 4	30/06/2023

Civil Drawings/Stormwater

Drawing/Plan No.	Issue	Plan Title	Dated
DRG-C-0001	P7	Cover Sheet	06/09/2023
DRG-C-0005	P7	General Arrangement Plan	06/09/2023
DRG-C-0020	P7	Sediment and Erosion Control Plan	06/09/2023
DRG-C-0021	P7	Sediment and Erosion Control Details	06/09/2023
DRG-C-0025	P7	Bulk Earthworks Plan	06/09/2023
DRG-C-0030	P7	Ground Floor – Stormwater Drainage	06/09/2023

Drawing/Plan No.	Issue	Plan Title	Dated
		Plan	
DRG-C-0031	P7	Level 2 – Stormwater Drainage Plan	06/09/2023
DRG-C-0032	P7	Water Quality Catchment Plan	06/09/2023
DRG-C-0041	P7	On Site Detention Details	06/09/2023

Landscape Drawings

Drawing/Plan No.	Issue	Plan Title	Dated
LD-DA-000	3	Cover Sheet and Design Standards	04/09/2023
LD-DA-001	3	Planting Schedule and Legend	07/09/2023
LD-DA-100	3	Ground Floor and Public Domain Landscape Plan	06/09/2023
LD-DA-101	3	Tree Management Plan	06/09/2023
LD-DA-110	3	Level 1 Detailed Landscape Plan	07/09/2023
LD-DA-111	3	Level 1 Planting Plan	07/09/2023
LD-DA-120	3	Level 2 Detailed Landscape Plan	07/09/2023
LD-DA-121	3	Level 2 Planting Plan	07/09/2023
LD-DA-130	3	Level 3 Landscape Plan	07/09/2023
LD-DA-131	3	Level 3 Detailed Planting Plan	07/09/2023
LD-DA-400	3	Typical Sections 1	24/08/2023
LD-DA-401	3	Typical Sections 2	24/08/2023
LD-DA-900	3	Outline Specification & Maintenance	04/09/2023

Draft Stratum Plan

Drawing/Plan No.	Issue	Plan Title	Dated
-	4	Site Plan	30/06/2023
-	4	Basement 2 and below	30/06/2023
-	4	Basement 1	30/06/2023
-	4	Ground Floor	30/06/2023
-	4	Level 1	30/06/2023
-	4	Level 2	30/06/2023
-	4	Level 3	30/06/2023
-	4	Level 4	30/06/2023
-	4	Level 5-40	30/06/2023
-	4	Level 41-42	30/06/2023
-	4	Level 43	30/06/2023
-	4	Level 44	30/06/2023
-	4	Level 45 and above	30/06/2023

Draft Strata Plan (Building A) (Plan Reference – 5600-22SP-BLDA)

Page No.	Issue	Plan Title	Dated
1	-	Level 2	-
2	-	Level 3-4	-

3	-	Level 5-6	-
4	-	Level 7-8	-
5	-	Level 9-10	-
6	-	Level 11-12	-
7	-	Level 13-14	-
8	-	Level 15-16	-
9	-	Level 17-18	-
10	-	Level 19-20	-
11	-	Level 21-22	-
12	-	Level 23-24	-
13	-	Level 25-26	-
14	-	Level 27-28	-
15	-	Level 29-30	-
16	-	Level 31-32	-
17	-	Level 33-34	-
18	-	Level 35-36	-
19	-	Level 37-38	-
20	-	Level 39-40	-
21	-	Level 41-42	-

Draft Strata Plans (Building B) (Plan Reference – 5600-22SP-BLDB)

Page No.	Issue	Plan Title	Dated
1	1	Site Plan	06/09/2023
2	1	Level 2	06/09/2023
3	1	Level 3-4	06/09/2023
4	1	Level 5-6	06/09/2023
5	1	Level 7-8	06/09/2023
6	1	Level 9-10	06/09/2023
7	1	Level 11-12	06/09/2023
8	1	Level 13-14	06/09/2023
9	1	Level 15-16	06/09/2023
10	1	Level 17-18	06/09/2023
11	1	Level 19-20	06/09/2023
12	1	Level 21-22	06/09/2023
13	1	Level 23-24	06/09/2023
14	1	Level 25-26	06/09/2023
15	1	Level 27-28	06/09/2023
16	1	Level 29-30	06/09/2023
17	1	Level 31-32	06/09/2023
18	1	Level 33-34	06/09/2023
19	1	Level 35-36	06/09/2023
20	1	Level 37-38	06/09/2023
21	1	Level 39-40	06/09/2023
22	1	Level 41-42	06/09/2023

23	1	Level 43	06/09/2023
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Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Operational Waste Management Plan	4686	F	Elephant Foot	04/09/2023
NATHERS Certificate	0008385180	-	Windtech Consultants	28/11/2023
BASIX Certificate	1366244M-05	-	Windtech Consultants	28/11/2023
BASIX Report	WH415-02F03	3	Windtech Consultants	28/11/2023
Solar Reflection Screening Analysis	2204924	-	RWDI	06/09/2023
Acid Sulfate Soils Assessment	E25903.E14	0	EI Australia	11/04/2023
Aboriginal Archaeology Research Design & Excavation Methodology	P0039939	-	Urbis	27/07/2023
Aboriginal Cultural Heritage Assessment	P0039939	FNL	Urbis	09/03/2023
Services Report	220526	C	JHA	26/06/2023
Pedestrian Wind Study	2204924	B	RWDI	24/03/2023
Construction Environmental Management Plan	220953	3	Barker Ryan Stewart	16/01/2023
DA Acoustic Assessment	20221463.1	1	Acoustic Logic	21/06/2023
Access Review	-	-	MGAC	20/01/2023
Section J Report	WH415-01F02		Windtech	31/01/2023
Remediation Action Plan	E25903.E06	1	EI Australia	11/01/2023
Geotechnical Investigation	E25903.G03	3	EI Australia	1/08/2023
Lift Traffic Analysis Report	-	3	Schindler	31/01/2023

Note: In the event of any inconsistency between the approved plans and/or the civil drawings and/or landscape plans and/or supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

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

Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

No Encroachment on Council and/or Adjoining Property

- The development must be constructed within the confines of the property boundary. No portion

of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

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

Demolition of Buildings

4. Approval is granted for demolition of the existing buildings on the site as per the approved demolition plan, subject to compliance with the following:-
- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.
Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.
 - (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
 - (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
 - (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
 - (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
 - (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
 - (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
 - (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
 - (i) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays. Note: Council may allow extended work hours in limited circumstances and upon written application and approval being given by City of Parramatta Council at least 30 days in advance.
 - (j) 1.8m high protective fencing is to be installed to prevent public access to the site.
 - (k) 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.

- (l) 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.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

Long Service Levy

5. Before the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the Long Service Levy of 0.25% of the value of building and construction work where the cost of building 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

6. Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the certifier:

Bond Type	Amount
Hoarding: \$3,170 - \$12,655 per street frontage in current financial year..	See current Schedule of Fees and Charges
Street Furniture: \$2,410 per item in current financial year.	
Nature Strip and Roadway: Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.	
Street Trees: \$2,060 per street tree in current financial year.	

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.

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

Should a bank guarantee be lodged it must:

- Have no expiry date;
- Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/93/2023
- 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 or demolition 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.

Parramatta City Centre Local Infrastructure Contributions Plan 2022

7. A monetary contribution comprising **\$16,923,172.24** is payable to City of Parramatta Council in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the *Parramatta City Centre Local Infrastructure Contributions Plan 2022*. Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058.

The contribution is to be paid to Council prior to the issue of any occupation certificate.

At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician (Australian Bureau of Statistics, ABS – www.abs.gov.au).

The Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment No.1) can be viewed on Council's website at:

www.cityofparramatta.nsw.gov.au/business-developmentplanning/development-contributions

Reason: To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

Water NSW General Terms of Approval

8. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter **IDAS1148340** dated **17/08/2023**.

Reason: To comply with Water NSW integrated requirements.

Department of Infrastructure, Transport, Regional Development, Communications and the

Arts

9. The proposed buildings shall comply with the requirements of the controlled activity approval as outlined in the Australian Department of Infrastructure, Transport, Regional Development, Communications and the Arts letters **F23/87-01** dated **28/06/2023**. Cranes require separate approval from the Department.

Reason: To comply with aeronautic requirements.

Maximum Building Height

10. The building hereby approved must not exceed a maximum height of **RL 160** metres AHD, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lighting rods, any roof top garden planting, exhaust flues, etc. A survey report confirming compliance is to be submitted to the satisfaction of the Principal Certifying Authority prior to the release of any Occupation Certificate. A copy of the report is to be provided to Council for their records.

Reason: To comply with the requirements of the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

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.

Communal Open Space

12. All the common areas proposed within the site, including rooftop terraces, shall be fully accessible to disabled persons.

Reason: To provide equitable access for disabled persons.

Design Excellence

Design Architect

13. To ensure the design excellence quality of the development is retained:
- The TURNER Studio architectural design team is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications, s4.55 Modification Applications, Construction Certificate and Occupation Certificate stages).
 - The design architect's team is to have full access to the site and is to be authorised by the applicant to respond directly to Council officers where information or clarification is required in the resolution of any design issues throughout the life of the project.
 - Evidence of the design architect's team commission for the above is to be provided to the Council prior to release of any Construction Certificate.
 - The design architect's team of the project is not to be changed without the approval of the Council's Group Manager Development and Traffic Services (DTSU). Council's DTSU Manager will consider the advice of the Design Excellence Jury and/or Council's Design Excellence Team as part of their assessment.
 - The Principal Certifier must be satisfied that the above requirements have been implemented.

Reason: To ensure the design quality excellence of the development is retained.

Endeavour Energy

14. The development is to comply with the requirements of Endeavour Energy as per their advice dated **10/03/2023**, a copy of which is provided on the NSW Planning Portal.

Reason: To ensure safe electricity supply.

Environmental Health

Hazardous/Intractable Waste Disposed Legislation

15. Hazardous or intractable wastes arising from the demolition 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.

Site Investigation & Site Audit Statement

16. Following demolition activities, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. The soil investigation shall be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites and the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007.

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

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

Imported Fill

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

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

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

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

Signage - Contamination

18. 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.

Requirement to notify about new contamination evidence

19. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

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

Contaminated waste to licensed EPA landfill

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

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

Remediation

21. 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.

Remediation Action (RAP)

22. Remediation works shall be carried out in accordance with the:
- a) Remediation Action Plan numbered E25903.E06_Rev1 prepared by Elaustria received by Council on 11 January 2023
 - b) Interim Site Audit numbered E069 prepared by Envirocene PTY Ltd received by Council on 30 January 2023.

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

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

Validation Report

23. A validation report prepared by a suitability qualified person shall be provided to the Certifying Authority and Council within 30 days following completion of the remediation works, which demonstrates:

- a) Compliance with the approved RAP and ISA
- b) The remediation acceptance criteria (in the approved RAP) has been fully complied with;
- c) All remediation works undertaken comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997*, SEPP 55 and Council's Management of Contaminated Lands Policy and includes:
 - Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
 - A "notice of completion of remediation work" as required under Clause 18 of SEPP 55; and
 - A statement confirming that the site following remediation of contamination is suitable for the intended use.

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

Validation Report – Site Audit Statement

24. Following the preparation of the validation report, Council requires the applicant to engage an accredited auditor under the *Contaminated Land Management Act 1997* to review the Validation Report prepared by the contaminated land consultant and issue a **Site Audit Statement**. The accredited auditor shall consult with Council prior to finalising and issuing the Site Audit Statement. The Site Audit Statement should allow for soil access to occur to ground level courtyards and communal open space areas within the development. The accredited auditor shall provide Council with a copy of the Site Audit Report and Site Audit Statement, prior to the issuing of the Occupation Certificate. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, the consent shall prevail to the extent of the

inconsistency and a Section 4.55 Modification Application or further Development Application pursuant to the *Environmental Planning and Assessment Act 1979* will be required.

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

Heritage (Archaeology)

25. No work shall commence (other than demolition and tree removal) and no Construction Certificate shall be issued until all of the following matters are completed to the satisfaction of the Principal Certifying Authority:

- a) Archaeological test excavations applying to the site are required under an Aboriginal Heritage Impact Permit (AHIP) to establish the presence, nature, extent and significance of Aboriginal cultural heritage on the subject site. A copy of the approved AHIP shall be submitted to Council for their records.
- b) The results of the test excavation must be presented in an Archaeological Report and updated Aboriginal Cultural Heritage Assessment Report (ACHAR). The reports will need to identify if Aboriginal objects are present on the subject site and if they would be harmed by the proposal. Options for harm avoidance (conservation), including in situ retention and harm minimisation will need to be considered and presented in accordance with the 'Guide to investigating, assessing and reporting on Aboriginal cultural heritage in New South Wales' (OEH, 2011). Further consultation would need to occur with the Registered Aboriginal Parties to determine the cultural significance of material identified and options for the management of objects and values. Heritage NSW must be consulted with and concur on the reports' findings and recommendations. A copy of the ACHAR report and Heritage NSW concurrence are to be provided to Council's for their records.
- c) If the reports require that Aboriginal objects be retained and the location of the objects conflicts with the building hereby approved, the applicant is to prepare revised drawings for the building which allow for in-situ retention of the objects (and any other recommendation of the reports to be carried out). The revised drawings are to be submitted to the satisfaction of Council's Manager Development and Traffic Services Unit and will supersede the drawings listed at Condition 1.
- d) If the reports consider that the Aboriginal objects are to be harmed, a second AHIP would be required to harm the objects. A copy of the AHIP is required to be submitted to Council for their records.
- e) Alternately, if Report finds that there are no Aboriginal objects present on site, and Heritage NSW confirms that it accepts this conclusion, then works can proceed based on the drawings as approved by this consent. A copy of Heritage NSW confirmation is required to be submitted to Council for its records.

Reason: To ensure any Aboriginal objects currently present on site are appropriately managed.

Engineering

Basement Design

26. The basements must be fully waterproofed (tanked construction) and basement walls and the floor slab must be designed to fully withstand resist hydrostatic loading for the life of the development. "Drained" or pumped groundwater basement construction is not permitted and groundwater may not be discharged into Council's and Sydney Water's public stormwater system. Full details, including qualified structural engineer's and hydraulic engineer's certification, must be submitted for the approval of the PCA prior to release of the Construction Certificate.

Reason: Safe sustainable basement

Flood Planning Level

27. No habitable uses will be permitted below ground and below the finalised Flood Planning Levels.

Reason: Flood risk management

Habitable Levels

28. The minimum finished floor level of all habitable rooms/floors including retail must be not less than RL 6.83 m AHD (or adjacent ground level if this is higher) throughout the development.

Reason: Flood protection

Transport for NSW

Protection of TfNSW Infrastructure and Light Rail Operations

29. The following must be complied with at all times:

- The applicant must comply with all Parramatta Light Rail Operator policies, rules and procedures when working in and about the Parramatta Light Rail corridor;
- The applicant must comply with the requirements of ASA standards T HR CI 12090 ST Airspace and External Developments version 1.0 and Development Near Rail Corridors and Busy Roads- Interim Guidelines;
- All buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Parramatta Light Rail Transitway boundary;
- Activities of the applicant must not affect and/or restrict Parramatta Light Rail operations without prior written agreement between the applicant, Transport for NSW (TfNSW) and the Parramatta Light Rail Operator, and it is a condition precedent that such written agreement must be obtained no later than two (2) months prior to the activity. Any requests for agreement are to include as a minimum the proposed duration, location, scope of works, and other information as required by the Parramatta Light Rail Operator;
- The applicant must apply to the Parramatta Light Rail Operator for any required network shutdowns four (4) months prior to each individual required network shutdown event. Each request for network shutdown must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the Parramatta Light Rail Operator. The Parramatta Light Rail Operator may grant or refuse a request for network shutdown at its discretion;
- The applicant shall provide safe and unimpeded access for Parramatta Light Rail patrons traversing to and from the Parramatta Light Rail stops at all times;
- The relocation of any TfNSW services or infrastructure must only be undertaken with prior consent from TfNSW and to TfNSW Requirements and Standards. The works must be designed and undertaken by Authorised Engineering Organisations (AEO) at the applicant's cost;
- All works/regulatory signage associated with the proposed development are to be at no cost to TfNSW;
- TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought;
- The applicant must hold current public liability insurance cover of minimum AUD\$ 250 million, unless otherwise advised by TfNSW, for the entire period of the work programme. This insurance shall not contain any exclusion in relation to works on or near the rail corridor and its infrastructure. Prior to issuing the first Construction
 - Certificate the Certifier must witness written proof of this insurance in conjunction with TfNSW's written advice to the applicant on the level of insurance required; and
- All TfNSW and the Parramatta Light Rail Operator's costs associated with review of plans, designs and legal must be borne by the applicant.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for

Sydney Water

Out of Scope Building Plan Approval

30. Sydney Water will need to undertake a detailed review of building plans:
- a) That affect or are likely to affect any of the following:
 - a) Wastewater pipes larger than 300mm in size
 - b) Pressure wastewater pipes
 - c) Drinking water or recycled water pipes
 - d) Our property boundary
 - e) An easement in our favour
 - f) Stormwater infrastructure within 10m of the property boundary.
 - b) Where the building plan includes:
 - a) Construction of a retaining wall over, or within the zone of influence of our assets
 - b) Excavation of a basement or building over, or adjacent to, one of our assets
 - c) Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- d) our assets will not be damaged during, or because of the construction of the development
- e) we can access our assets for operation and maintenance
- f) 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 comply with Sydney Water requirements.

Tree Planting

31. Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our Technical guidelines – Building over and adjacent to pipe assets. Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.

Reason: To comply with Sydney Water requirements.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

Planning

Infrastructure & Restoration Administration Fee

32. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of any Construction Certificate.

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

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

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

No External Service Ducts

33. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Principal Certifying Authority.

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

Single Master TV antenna

34. A single master TV antenna must be installed on the building to service the development. A connection is to be provided internally to each dwelling/unit within the development. Details of these connections are to be annotated on the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Principal Certifying Authority. The connections are to be operational prior to the issue of any Occupation Certificate.

Reason: To protect the visual amenity of the area.

BASIX Compliance

35. Prior to the issue of the relevant construction certificate, the architectural plans listed in Condition 1 are to be updated to show all operable windows described in the NatHERS certificates (ref. 0008385180) submitted to demonstrate BASIX compliance and those architectural plans be stamped by the relevant accredited assessor, and submitted for the approval of Council's Manager Development and Traffic Services Unit.

Reason: To comply with the requirements of the SEPP 65

SEPP 65 Verification

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

Note: Qualified designer in this condition is as per the definition in SEPP 65.

Reason: To comply with the requirements of SEPP 65.

Adaptable Dwellings

37. At least 60 adaptable residential units shall be provided. Plans submitted with the relevant Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

Reason: To ensure the required adaptable dwellings are provided.

Liveable Housing

38. At least 120 of the residential units shall be designed and fit-out to achieve the 'silver level' requirements as set out in the Liveable Housing Design Guidelines Details published by Liveable Housing Australia. Details shall be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To ensure the required liveable dwellings are provided.

Storage Provision

39. Prior to the issue of the relevant Construction Certificate, the basement storage areas will be allocated to the applicable units to the satisfaction of the Principal Certifying Authority. The allocation will be such that each unit has a minimum total secure storage volume (including the storage space within each unit) as follows:

- i) Studio units – 4m³
- ii) 1 bedroom units – 6m³
- iii) 2 bedroom units – 8m³

- iv) 3+ bedroom units – 10m³

Reason: To ensure each unit has sufficient on-site storage capacity.

Specialist Reports

40. The recommendations of the Crime Prevention Through Environmental Design report (pages 15 to 20) submitted as part of the development application be adopted and implemented in the development. Including the following:
- a) All mailboxes must be located inside each building and positioned so that mail can only be removed from inside a private space that is fitted with access control to prevent non-residents from accessing the area;
 - b) Each mailbox must be fitted with an individualised key lock or, alternatively, individual electronic access;
 - c) Implement a CCTV system to provide 24/7 surveillance of all building entry and exit points (including car park entry and exit), mail box area, as well as the internal thoroughfare and publicly accessible areas. The CCTV system operated by the complex should comply with Australian Standard AS/NZS 62676-20206. Images should be retained for a minimum of 30 days before deletion. The CPTED report only recommends that consideration be given to installation of CCTV coverage in some areas;
 - d) Security system and sign posting is to be provided in the basement to distinguish between the public and private parking areas to prevent unauthorised access to private basement parking areas;
 - e) Any basement storage compartments are provided for residents of the development must be secure, with solid, opaque walls and door and fitted with an individualised key lock. Such storage areas must not be in the form of a cage.

Reason: To ensure the development is implemented as proposed.

Lift Service for Residential Towers

41. The following standards for Towers A and B as outlined in the Lift Traffic Report submitted as part of the development application submitted be adopted and implemented in the development to the satisfaction of the Principal Certifying Authority:
- A Handling Capacity of between 6% and 8%; and
 - An average wait time of equal to or less than 60 seconds.
- Consistent with ISO 8100-32:2020 Lifts for the Transportation of People and Goods (June 2020) for residential buildings. This is in addition to the lifts compliance with any other relevant Australian Standards and/or National Construction Code.

Reason: To ensure accessibility and amenity is provided to residents.

Obscure Glazing

42. All window openings servicing a bathroom and/or WC within each dwelling must have either frosted or obscure glazing. Details are to be provided on the plans and documentation accompanying the relevant Construction Certificate application to the satisfaction of the Certifying Authority.

Reason: To ensure privacy to adjoining sites is adequately maintained.

Access and Services for People with Disabilities

43. Access and services for people with disabilities shall be provided to the 'affected part' of the building, in accordance with the requirements of the Access to Premises Standard 2010, and the National Construction Code 2013. Detailed plans, documentation and specification must accompany each application for a Construction Certification to the satisfaction of the Principal Certifying Authority.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards.

Location of Plant

44. Prior to the issue of the relevant Construction certificate, the Principal Certifying Authority must be satisfied that all plant and equipment (including but not limited to air condition equipment) is located within the basement or screened on the roof, except as explicitly shown otherwise on the

approved drawings.

Note: Architectural plans identifying the location of all plant and equipment must be provided to the Principal Certifying Authority.

Reason: To minimise impact on surrounding properties, improved visual appearance and amenity for locality.

Location of Mains Services

45. To reduce the extent of overhead cabling, all service mains required to facilitate the development must be underground, both within the allotment boundaries and the public way. Details must be provided with the plans and documentation accompanying the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.

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

External Walls and Cladding Flammability

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

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

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

Detailed Concept Development, Including Artwork

47. A Detailed Public Art Plan prepared by a suitably qualified and experienced public art consultant, developed in accordance with the City of Parramatta's 'Interim Public Art Guidelines for Developers' and the Arts Plan by **Gyde dated 23/06/2023** shall be submitted to and approved by Council's Group Manager, Development and Traffic Services Unit, prior to the issue of the relevant Construction Certificate.

The Public Art Plan is to include:

- identifiable theme/s for the artist to respond to, initiate conversation and guide community through consultation;
- information about Community engagement process throughout the life cycle of the project, including evidence of continual Dharug cultural engagement;
- inclusion to the First Nations commission wording as follows:
"This commission is an identified First Nations commission, based on 'Connecting with Country Principles'. As such, the artist must also be a First Nations artist who has a cultural connection to Dharug culture and Western Sydney."
- review of each artwork location opportunity and removal of references to wayfinding or interpretative outcomes;
- contextual and historical themes and design details of each public art work, including concept drawings, scale and context, materials and finishes;
- timeline showing staging of the artwork; and
- an estimated budget based on the Interim Public Domain Guidelines for Developers or otherwise agreed with Council.

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

Reflectivity of External Finishes

48. External materials must be pre colour coated on manufacture having a low glare and reflectivity finish. The visible light reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place.

Details must accompany the Construction Certificate to the satisfaction of the Principal Certifying Authority.

Reason: To have a minimal impact on the neighbouring property.

Design Excellence

Detailed Drawings

49. Prior to the issue of each relevant Construction Certificate the applicant shall submit for approval by Council's Group Manager Development and Traffic Services (DTSU) the following:
- Construction architectural drawings including
 - key elevations,
 - partial plans and
 - partial sections (at 1:20 or 1:50) through external walls, balconies, pergolas, and other key external details
 - Construction landscape drawings;
 - Samples of all external materials, in particular the external glazing, façade detailing, and colour palette;
 - Revised 3D photomontages; and
 - Construction drawings and photomontages of the proposed treatment to the balconies, windows and other external openings which prevent the throwing of objects onto the light rail corridor.
 - Demonstration that the Bird Friendly Design objectives and / or controls contained in the PDCP 2011 have been addressed.

Council's DTSU Group Manager will consider the advice of the Design Excellence Jury and/or Council's Design Excellence Team as part of their assessment.

Council's DSTU Manager shall respond within 14 days of receiving the documentation and submission seeking approval. Where matters are identified which are not satisfactory, resolution shall be required prior to approval.

The development shall be completed in accordance with the stamped drawings approved to satisfy this condition.

Reason: To ensure the design quality excellence of the development is retained.

Engineering

Sydney Water Tap In

50. 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 Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

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™](https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm) online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

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

Before You Dig Service

51. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the Before You Dig Service (BYDA) at <https://www.byda.com.au/> to receive written confirmation from BYDA 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 BYDA to their Principal Certifying Authority (PCA) prior to any excavation occurring.

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

Basement carpark and subsurface drainage

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

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

Collection and discharge of dirty water from car wash bay

53. All washing of motor vehicles must be carried out in a designated area and must be drained to a sump and cleansed via a coalescing plate separator prior to discharge into the sewer. Documentary evidence is required from the Trade Waste Section of the Sydney Water Corporation Ltd confirming satisfactory arrangements have been made with the Corporation with respect to the disposal of dirty water into the sewerage system, prior to the issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

Design to withstand flooding

54. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding in events up to the 1 in 100 year level plus 500mm freeboard.

Reason: To ensure the structure can withstand flooding impacts.

Water treatment for stormwater

55. An integrated water management plan, including WSUD system must be designed and implemented in perpetuity and must incorporate the following:
- a. Landscape integration of water management and treatment using integration with the landscape including raingardens on all levels as appropriate.

- b. Capture of rainwater and its use on site – this may exceed BASIX minimum requirements
- c. Reduction of total/annual stormwater discharge from the site by 10 percent or greater relative to the site prior to any development (in its natural state). This is likely to require substantial rainwater capture and use.
- d. Inclusion of all ground level planter beds, and landscaped areas into the WSUD system.
- e. Apart from landscape integration, other water quality treatment devices may be installed to manage surface runoff water to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011

Full details of the integrated water management plan, including WSUD system and MUSIC Modelling must be submitted for the approval of Council's Group Manager DTSU prior to release of the Construction Certificate.

Reason: To ensure appropriate integrated water management and quality treatment measures are in place.

Shoring for adjoining Council property

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

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

Anchors on adjoining properties

57. Prior to the issue of a construction certificate, approval is to be obtained from the property owner for any anchors that may be proposed beneath adjoining private property. If such approval cannot be obtained, then the excavated faces are to be shored or propped in accordance with the recommended geotechnical and structural engineers.

If the use of the permanent or temporary rock anchors is required extending into the road reserve, then approval must be obtained and / or Transport for NSW in accordance with s138 of the Roads Act 1993 prior to the issue of a Construction Certificate. A fee is payable for this approval.

Note: If works impact a Council designated road, the consent holder is to contact Council's Property Officer to seek approval for rock anchors under s 138 of the Roads Act 1993.

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

Impact on Existing Utility Installations

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

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

Support for Council roads, footpaths, and drainage reserves

59. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for a Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of

the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

Construction adjacent to a drainage easement

60. Foundations adjacent to a drainage easement 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". The engineering details are to form part of the Construction Certificate documentation.

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

Proposed inlet pit

61. The proposed kerb inlet pit must be constructed in accordance with Council Standard Plan No. DS21. Details are to form part of the Construction Certificate documentation.

Reason: To ensure appropriate drainage.

Foundations adjacent to existing drainage pipes

62. Foundations adjacent to existing Council and Sydney Water drainage pipes, must be constructed in accordance with Council's Code, "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements". Details must accompany an application for a Construction Certificate.

Reason: To ensure structural stability of the stormwater pipe.

Flood Storage

63. The flood plenum storage chamber must be further investigated to explore opportunities to reduce in size and volume or remove entirely if offsite impacts can be mitigated. This review of the flood plenum storage reduction and potential impacts without must be submitted for approval of Council's Group Manager Development and Traffic Services Unit prior to release of the Construction Certificate.

Reason: Ongoing maintenance of the building.

Construction of a heavy duty vehicular crossing

64. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to any work commencing.

Reason: To ensure appropriate vehicular access is provided.

Stormwater Designs

65. An updated stormwater drainage report and detailed designs must be submitted for the approval of the PCA prior to release of the Construction Certificate which includes the following:

- a) Deletion of the OSD tanks;
- b) Change of pipe design so that the 600mm diameter does not contract to a 375 mm diameter pipe
- c) Incorporation of ground level planters/gardens into the WSUD stormwater quality system.

Reason: Appropriate stormwater design

Flood Protection

66. Adequate documentary evidence must be submitted to Council's Group Manager DTSU for approval prior to the relevant Construction Certificate incorporating the following matters within the building design:
- a) Provision and operation in perpetuity of flood gates, roller shutters, flood doors, lift protection and other floodproof barriers to prevent flood waters entering the basement in all floods up to the PMF (RL 9.45m AHD). These flood exclusion measures must be designed to comply with the Parramatta City Centre DCP.
 - b) Provision and operation in perpetuity of a flood-free (for any flood up to the PMF) pedestrian egress from all basement levels to the Shelter in Place Refuges using flood exclusion doors etc as needed. This pedestrian egress must be designed to comply with the Parramatta City Centre DCP.

Details of the above must be submitted to Council's Group Manager DTSU for approval prior to release of the relevant Construction Certificate.

Reason: To ensure the development maintains adequate flood protection.

Flood Emergency Response Plan

67. Prior to release of the Construction Certificate and Plan the landowner must submit for the approval of the PCA a Flood Emergency Response Plan which is consistent with the Parramatta DCP 2011 City Centre controls and the Flood Emergency Response Plan for the Parramatta City Centre. The FERP must include and address the following and any other relevant aspects of the development:
- a) Warning and evacuation measures for all building occupants;
 - b) Measures to prevent evacuation from the site by private vehicle;
 - c) The most appropriate emergency response for flood and fire that occur together;
 - d) Evidence of consultation with the relevant state and local agencies; and
 - e) A Building Flood Emergency Response Plan.

Reason: To ensure the development maintains adequate flood protection and reduces risk of harm and meets the requirements of the DCP.

Shelter in Place

68. Prior to release of the Construction Certificate and Plan the landowner must submit for the approval of the PCA/ Council?? Revised architectural plans which identify:
- a) Provision and operation in perpetuity of Shelter in Place (SIP) refuges of adequate capacity for all occupants and visitors to the development located above the PMF allowing for a stay by occupants of not less than 72 hours. The SIP refuges shall be designed in accordance with Council's Parramatta DCP 2011 – Flood Warning and Emergency Response Planning controls, including but not limited to:
 - i. suitably sized place of refuge.
 - ii. emergency electricity supply, clean water, food, personal washing facilities, medical equipment including a first aid kit, a battery-powered radio and relevant communications equipment.
 - iii. fail-safe access from anywhere in the building, including the basement, (noting lift access is not allowed) that is protected from floodwaters up to the PMF (RL 9.4m AHD) by suitable flood doors, flood gates and the like.
 - iv. While residents may choose to remain in their own apartments as a safe area of refuge, it must be demonstrated that they have access to the SIP during flood; and provision of emergency back up power, water supply and sewerage for all residential units and common facilities, including lifts.

Reason: To ensure the development maintains adequate flood protection and meets the requirements of the DCP.

Environmental Health

Asbestos Hazard Management Strategy

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

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

Asbestos - signage

70. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the NSW Safework Authority hotline or their website www.safework.nsw.gov.au.

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

Hazardous material survey

71. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:
- a) The location of hazardous materials throughout the site;
 - b) A description of the hazardous material;
 - c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
 - d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
 - e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
 - f) Identification of the disposal sites to which the hazardous materials will be taken.

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

Noise Management Plan

72. A noise management plan must be submitted to Council for approval prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person, who possesses qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

The plan must include, but not be limited to, the following:

- a) Confirmation of the level of community engagement that has, is and will be undertaken with the Building Managers/occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases;
- b) Confirmation of noise, vibration and dust monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties;

- c) The course of action that will be taken following receipt of a complaint concerning site noise, dust and vibration;
- d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring properties to a minimum; and
- e) What plant and equipment is to be used on the site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring properties and other less intrusive technologies available.

Reason: To maintain appropriate amenity to nearby occupants.

Noise impact on residential building

73. Prior to the issue of a Construction Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that appropriate design and construction materials are to be utilised within the development to ensure compliance with the following noise criteria specified for managing the noise impact on residential buildings from rail corridors and/or busy roads:
- a) In any bedroom in the building: 35dB(A) between 10pm – 7am;
 - b) Anywhere else in the building (other than a garage, hallway, kitchen or bathroom) 40dB(A) at any time.

Reason: Compliance with relevant noise amenity criteria in Transport and Infrastructure SEPP.

Acoustic Report

74. The recommendations outlined in the acoustic report prepared by

Acoustic Logic; 34 Hassall Street Parramatta DA Acoustic Assessment; document reference 20221463.1/2106A/R1/PF, dated 21.06.2023

shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure a suitable level of residential amenity.

Construction Site Management Plan

75. Before the issue of a construction 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 and Recycling Storage Facilities

76. Waste and recycling storage facilities are to be provided in each residential unit. Details of the unit waste storage areas are to be provided to the satisfaction of the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate.

Reason: To ensure adequate storage for refuse.

Separation of Waste

77. Separate waste processing and storage facilities are to be provided for residential and commercial tenants in mixed use developments. These facilities should be designed and located so that they cannot be accessed by the public, and are accessible by a private waste contractor for collection.

A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities as indicated in the Waste Management Plan.

Reason: To ensure waste is adequately separated and managed in mixed use developments.

Waste Storage Visibility

78. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

Appoint Waste Contractor for Commercial

79. Prior to the issue of the relevant Construction Certificate, a report including accompanying plans shall be submitted to the satisfaction of the Principal Certifying Authority that provides details of the private contractor that will be engaged to collect commercial waste from the subject site. If Council is not the Principal Certifying Authority, a copy of this report and accompanying plans is required to be provided to Council. This report shall identify the frequency of collection and provide details of how waste products including paper, aluminium cans, bottles etc, will be recycled. Waste collection from the site shall occur in accordance with the details contained within this report.

Reason: To provide for the appropriate collection/ recycling of waste from the proposal whilst minimising the impact of the development upon adjoining properties.

Garbage Chutes

80. The garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwellings. Details are to be provided on the plans and documentation accompanying the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.

Reason: To ensure waste conveyance equipment is appropriately designed and managed.

Waste Storage Rooms

81. Storage rooms for waste and recyclables are to be provided within the development as indicated on the approved plans, and shall be constructed to comply with the following provisions:

- i) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
- ii) The floor being graded and drained to an approved drainage outlet connected to the sewer, and having a smooth, even surface, coved at all intersections with walls;
- iii) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- iv) Cold water being provided in the room, with the outlet located in a position so that it cannot be damaged, and a hose fitted with a nozzle being connected to the outlet.
- v) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Details shall be indicated on the plans submitted with the relevant Construction Certificate application that demonstrate compliance with these requirements to the satisfaction of the Principal Certifying Authority.

Reason: To ensure provision of adequate waste storage arrangements.

Waste Management Plan – Construction

82. Before the issue of a construction 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.

Waste Management - Operation

83. Prior to issue of the relevant Construction Certificate the Principal Certifying Authority is to be satisfied that the following elements of the approved Waste Management Plan will be implemented:

- a) The garbage (chute) rooms and waste storage rooms at the basement level 1 must include water or a hose for cleaning, graded floors with drainage to sewer, a robust door, sealed and impervious surface, adequate lighting and ventilation, and must be lockable. The sizing of such rooms must be in accordance with the approved Waste Management Plan.
- b) A report(s) must be prepared by a registered surveyor and submitted to the Principal Certifying Authority prior to the issue of the Subdivision/Occupation Certificate, certifying that the finished access way (including ramp, loading bay and site entry/exit) to be used by waste collection vehicles, complies with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for large rigid vehicles.
- c) The bin carting routes must be devoid of any steps. Note: Ramps between different levels are acceptable.
- d) "No Parking" signs must be installed to prevent cars parking in the loading bay.
- e) The 4.5 metre vertical clearance height within the truck travel path must not be reduced by ducting, lights, pipes, roller doors or anything else.
- f) Access to the automatic waste volume handling equipment by unauthorised persons (including residents and waste collectors) must be prevented.

Reason: To ensure provision of adequate waste storage arrangements.

Acid-Sulphate Soils Management

84. An acid-sulphate soils management strategy (prepared by a suitably qualified and experienced environmental/geotechnical consultant) must be submitted to the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate. This strategy is required to recommend specific procedures and mitigation measures and must include a site analysis from a National Association of Testing Authorities (NATA) registered laboratory. This strategy must address the following aspects:

- (a) Specific mitigating measures to minimise the disturbance of acid sulphate soils as well as measures relating to acid generation and acid neutralisation of the soil;
- (b) Management and disposal of the excavated material;
- (c) Measures taken to neutralise the acidity; and
- (d) Run-off control measures.

- (e) The recommendations of the strategy must be completed prior to the commencement of building works.

Reason: To protect the development from the harmful effects of acid-sulphate soils.

Outdoor Lighting

85. All outdoor lighting and lighting of publicly accessible spaces must comply with the relevant provisions of AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting, and with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting, and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill.

A detailed lighting plan demonstrating compliance with these requirements be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To protect the amenity of the surrounding neighbourhood from the emission of light and to provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

Public Domain

Public Domain Construction Drawings

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

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

Grading of the pedestrian footway:

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

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

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

Important: The Public Domain Construction Drawings must be prepared after test pits have been dug and inspected within the public domain, and it is confirmed that all proposed trees

shown on the stamped DA drawings are possible to be planted and there are no clashes with any services, existing or proposed.

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

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

The Public Domain Construction Drawings must be prepared to reflect the following changes for each street frontage:

Harris Street –

Considering the 4.2 m road widening to this street, the drawings should clearly show –

- Existing kerb line and potential future kerb line (after road widening)
- Existing and proposed property boundary
- Full width paving public domain 4-4.5m wide, as allowed by the new kerb line.
- Concrete as a paving material to full width of the footpath
- Within this footpath, provide proposed street trees in 1.5 m to 2m wide planter beds, with strata cells under the paved areas as required, to accommodate the required soil volumes as per the PPDG section 5.1.1 Table 5.1; and length of beds as agreed with Council.
- The public domain along this street should be constructed to its final alignment, street trees planted, and new kerb installed. The remaining space, between the final kerb line and the existing kerb line should be treated to Council requirements.
- Plans and cross sections showing interim and final street & public domain design must be submitted as part of the CC package.

Hassall Street –

- Street trees should be planted on the footpath and not the parking lane as shown on the drawings.
- Trees should be planted in tree grates with strata cells underneath.
- Full width concrete pavers are required to be installed on the footpath along this street frontage.

Macquarie Street–

- Full width granite stone pavers are required to be installed along the Macquarie Street frontage to reflect the design palette of the Parramatta Light Rail which has stone pavers in public domain as part of its design.

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

Footway Specifications

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

Footpath

- The standard 'City Centre Paving' concrete paver, as per the PDG, **Pebblecrete, product PPX:544:35D, 300x300x60mm, with honed finish** shall be applied to the entire public domain areas in **Hassall Street** to the full length of the development site. This includes the public footway and any setback between the building/podium line and property boundary.
For unit paving, the footpath paving set out and details must comply with Council's design standard (DS40, sheet 1-3).

- **Adelaide Black granite pavers**, as per the PDG, with **exfoliated finish** shall be applied to the entire public domain areas in **Macquarie Street**, to the full length of the development site. This includes the public footway and any setback between the building/podium line and property boundary.
The footpath paving set out and details must comply with Council's design standard (DS45).
and
- The **standard concrete paving**, as per the PDG and Council Standard detail DS 3, shall be applied to **Harris street**, to the full length of the development site. Detailed design spot levels are required.
New kerb and gutter and new verge installation (as required) is required as part of these works.

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

Note: Acquiring Adelaide Black currently comes with a long lead time. Adequate quantities of the same should be pre-ordered at a very early stage of the project to secure the quantities required, so as not to jeopardise your own program of work. Evidence of the order must be submitted to the DTSU with the Public Domain Construction Drawings. Size and stone type adjustments based on lack of project co-ordination will not be permissible.

Kerb Ramps

Kerb ramps as required, must be designed and located in accordance with Council's design standards

- (DS40 sheets 1-3), using **Pebblecrete, product PPX:544:35D, 300x300x60mm, shot blast finish** along **Hassall Street**;
- (DS45 sheets 1-7), using **Adelaide Black granite pavers** with exfoliated finish along **Macquarie Street**, and
- Council's design standard DS4 along **Harris Street**.

Kerb ramps are to be aligned to kerb ramps on the opposite side of the road.

Vehicle Crossing

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

- Council's design standards (DS40 sheets 1-3 and DS10), using **Pebblecrete, product PPX:544:35D, 150x150x60mm, honed finish**;
- (DS45 sheets 1-7), using **Adelaide Black granite pavers** with exfoliated finish **for vehicle crossing**; and
- Council's design standards DS9 and DS 10 for Council's standard concrete vehicle crossing.

Pit Lids, Frames and Grates

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

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

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

Tactile Indicators (TGSi)

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

Clear Path of Travel (Shore-Lining)

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

Steps, Handrails and Ramps

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

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

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

Sealant

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

Slip Resistance

All stone and pebblecrete paving (concrete pavers) shall have **non-slip surfaces** that comply with a P4 (*for stone*) or P5 (*for concrete pavers*) rating as per AS4586:2013.

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

For the pebblecrete paving (concrete pavers) apply 2 coats of solvent based single pack acrylic coating with Size 36/46 Aluminium Oxide grit, and one top coat with the same product.

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

Street Furniture

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

Lighting

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

Multi-media conduit

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

Green Pillars (Bruces)

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 **Public Domain Construction Drawings** to be submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

Reason: To comply with the Public Domain Guidelines.

Street Tree Specifications

88. Notwithstanding the approved public domain drawings, required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Macquarie Street	Flindersia australis	Australian Teak	400L	4-6 nos depending on the PLR stop and ground services	Typically 8-10m, or as shown on the approved drawings or as agreed by Manager Urban Design or Landscape Management Officer
Harris Street	Corymbia maculata	Spotted Gum	400L	6-8 nos	
Hassall Street	Flindersia australis	Australian Teak	400L	6-8 nos	

Note:

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

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

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

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

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

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

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

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

Trees within Property Boundary in Setbacks specifications

89. Notwithstanding the approved drawings, a suitable species of tree shall be planted in the front setback, **in deep soil**, along Macquarie Street as specified below.

The required tree species, quantities and supply stocks are:

Setback Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Northern setback/ 6m Front setback along Macquarie Street	Fraxinus pennsylvanica 'Cimmzam'	Cimmaron Ash	200L or as directed by Council officers	7-9 nos	Typically 8- 10m, or as shown on the approved drawings or as agreed by Manager DTSU.

Note:

- Large trees should be pre-ordered at a very early stage of the project, as they are in short supply, to secure the specified size is required.
- Size and species adjustments based on lack of project co-ordination will not be permissible.
- Evidence of the order for trees must be submitted to the DTSU with the Public Domain Construction Drawings.**

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

The requirements for height, calliper and branch clearance for trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the setback areas around the site for the tree planting.

Calculations demonstrating tree pit and soil volume compliance as per the PDG are to be included in the Public Domain Construction Drawings. Soil volume calculations are to be based on a maximum depth of 1.2 m excluding any drainage layers. Strata cells may be required to be installed under front paving, to make up the required soil volumes.

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

Reason: To ensure high quality trees are provided in the setbacks to provide good shading and public amenity and to achieve the council's aspiration to facilitate development in a way that provides for mature tree vegetation and natural shade in the LGA and the NSW targets, and to minimise plant failure rate and ensure quality of stock utilised.

Street Tree Installation Evidence

90. Prior to delivery of any Street Trees to site for installation, the following must be submitted to the satisfaction of the Council's Group Manager Development Traffic Services Unit.
- 3 photographs of each tree to be planted, showing left side, right side and front-on of the tree in the ground without stakes and ties. These photographs must be accompanied with a 'Nursery Certificate' noting their state of health and their care, including the location details. The certificate must state the trees were grown to the nursery stock standards and must be provided by the nursery that grew/supplied the tree; and
 - Imported top soil data sheet

These certificates are to be provided before the delivery of trees to site and / or prior to raising the inspection request.

Reason: To ensure the health of the street trees.

Sustainability

ESD Initiatives

91. Prior to the issue of any the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the Certifying Authority:
- a) The building and its end uses are to be delivered as an all-electric building and are not to be connected to the natural gas network.
 - b) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to a recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:
 - i. One reticulation system servicing drinking water uses, connected to the drinking supply, and
 - ii. One reticulation system servicing all non-drinking water uses.
 - iii. The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available.
 - c) Rainwater collection and reuse is to be installed, with 200kL storage capacity to serve all nondrinking water uses through the dual reticulation system.
 - d) The building has been designed to achieve a 5 star Green Buildings demonstrated through a design review certification from the Green Building Council of Australia.
 - e) A minimum Level 2 40A fast charger and supporting electric vehicle charging infrastructure is to be installed for every 10 commercial car spaces distributed throughout the car park to provide equitable access.

Reason: To deliver the sustainability objectives of the DCP.

Solar Reflectivity (Glare)

92. Prior to the issue of any the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the Council's Group Manager, Development and Traffic Services:

That all opaque materials used on the facade must have a specular solar light reflectivity of no greater than 20%

Reason: To deliver the solar reflectivity (glare) objectives of the DCP.

City Centre DCP Electric Vehicle Charging Infrastructure

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

- a) All multi-unit residential car parking must provide an EV Ready Connection to each and every space allocated to residents
- b) Provide EV Distribution Board(s) in of sufficient size to allow connection of all EV Ready Connections.
- c) Locate EV Distribution board(s) so that no future EV Ready Connection will require a cable of more than 50m from the parking bay to connect.
- d) Each EV Ready Connection is served from a dedicated spare 32A circuit provided in an EV Distribution Board to enable easy future installation of cabling from an EV charger to the EV Distribution Board and a circuit breaker to feed the circuit.
- e) EV Distribution Boards are to be dedicated to EV charging that is capable of supplying not less than 50% of EV connections at full power at any one time during off-peak periods, to ensure impacts of maximum demand are minimised. To deliver this, the distribution board will be complete with an EV Load Management System and an active suitably sized connection to the main switchboard. The distribution board must provide adequate space for the future installation (post construction) of compact meters in or adjacent to the distribution board, to enable the body corporate to measure individual EV usage in the future.
- f) EV Load Management System is to be capable of:
 - i. reading real-time current and energy from the electric vehicle chargers under management
 - ii. determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharged.
 - iii. scale to include additional chargers as they are added to the site over time.

For all car share spaces and spaces allocated to visitors all car share spaces and spaces allocated to visitors must have a minimum Level 2 40A fast charger in each car parking space, and;

For all commercial building car parking a minimum Level 2 40A fast charger for every 10 commercial car spaces distributed throughout the car park to provide equitable access.

Reason: To ensure adequate electric car charging.

Natural Ventilation

94. For multi unit residential buildings subject to SEPP 65 prior to the issue of any the relevant Construction Certificate, the following must be demonstrated:

- a) A minimum Effective Openable Area of 5% of floor area serviced is to be provided in each habitable room for provide natural ventilation.
- b) A minimum Effective Openable Area of 1.5% of the apartment's total floor area is to be provided on any façade aspect on the natural cross ventilation path in corner and cross-through apartments.
- c) *Effective Openable Area* has the same meaning as given within the glossary of the ADG and is to include the adequate allowance for fly screens.

Details confirming adequacy are to be included in a windows schedule accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To support the objectives for natural ventilation and natural cross ventilation of the ADG

Traffic

Parking requirements

95. The PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided

Bicycle Parking

96. 120 visitor bicycle racks are to be provided on-site and used accordingly. The bicycle racks are to comply with AS2890.3-2015.

A communal residential bicycle storage unit designed to hold 400 bicycles (or otherwise agreed with Council) shall be installed on the Basement Level 1 and in accordance with AS2890.3-2015. The bicycle storage facility is to include 10A e-bike charging outlets to 6 of spaces with no space being more than 20 metres away from a charging outlet.

Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's DCP bicycle parking requirements.

Vehicle Parking

97. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. A total of 420 parking spaces is to be provided and be allocated as follows:

- a) 405 spaces for the residential units;
- b) 10 car parking spaces for commercial and retail tenancies;
- c) One (1) car share space;
- d) One (1) car wash space
- e) Three (3) spaces for delivery vehicles.

Details are to be illustrated on plans submitted with the construction certificate.

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

Motorcycle Parking

98. Nine (9) motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

Car Share Parking

99. One (1) car parking space is to be allocated for car share parking space. Car share parking space shall be publicly accessible at all times, adequately lit and sign posted. Written evidence shall be provided with the development application demonstrating that offers of a car space to car share providers have been made together with the outcome of the offers or a letter of commitment to the service. The PCA shall ascertain that agreement with a commercial operator

is subscribed prior to issue of the construction certificate. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's Development Control Plan.

Sight Lines

100. Prior to the issue of the construction certificate, the applicant shall submit an assessment report to the satisfaction of Council's Traffic and Transport Manager to demonstrate that adequate sight lines in accordance with the requirements of the Australian Standard AS 2890.1:2004 are available at the site's access driveway and the proposed street trees will not block the sight lines. The assessment must also include a review of the sight lines to the existing traffic signal lanterns at the intersection of Hassall Street and Harris Street to ensure the minimum requirements stated within the TfNSW Guide to Traffic Signal Design are met.

Reason: To ensure compliance with the TfNSW and Australian Standard.

Convex Mirror

101. A convex mirror is to be installed on the wall opposite the neighbouring site is to be installed with its height and location adjusted to allow drivers leaving the neighbouring site at 34 Hassall Street to have a full view of motorists entering the driveway from Hassall Street. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To ensure safety of drivers.

Driveway Grades

102. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the relevant application for a Construction Certificate to the satisfaction of the Principal Certifying Authority.

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

Security Roller Shutters for Basement Car Parking - Operation

103. The security roller shutter or boom gate preventing access to the underground car park is to be operable by remote control for residents.

An intercom system is to be installed to enable visitor access. The intercom is to be provided at the centre of the driveway on a concrete median separator (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

The intercom and roller shutter door must be placed in such a way as to ensure that all vehicles are wholly contained on site before being required to stop.

Details of the system and where it is to be located is to accompany the relevant application for a Construction Certificate to the satisfaction of the Principal Certifying Authority.

Reason: To ensure visitor car parking is accessible.

Security Roller Shutters for Basement Car Parking - Location

104. The control point (roller shutter or boom gate) at the car park entrance is to be located where adequate queuing length between the vehicular control point and the property boundary is provided in accordance to Section 3.4 of the Australian Standard AS 2890.1-2004 to allow free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road. Details are to be submitted to the satisfaction of Council's Manager DTSU prior to the issue of the relevant Construction Certificate.

Reason: To comply with Australian Standards.

Accessible Car Parking

105. Accessible car parking spaces must be provided as part of the total car parking requirements.

These spaces, and access to these spaces, must comply with the BCA, AS2890.6: 'Parking facilities', 'Off-street parking for people with disabilities', AS1428.1: 'Design for access and mobility', 'General requirements for access - New building work' 2001 and 2009, and AS1428.4: 'Design for access and mobility', 'Tactile ground surface indicators for orientation of people with vision impairment', 'Means to assist the orientation of people with vision impairment - Tactile ground surface indicators' 1992 and 2009. Details of compliance are to accompany the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.

Reason: To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with Federal legislation.

Visitor Parking

106. Each basement visitor car parking space is to be signposted. Details of compliance are to accompany the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.

Reason: To comply with Australian Standards.

End of Trip Facilities

107. Detailed layout drawings for the end-of-trip facilities detailed at Basement level 1 on the drawings hereby approved shall be submitted to and approved by the Principal Certifying Authority prior to release of the relevant Construction Certificate. The layout shall include showers, basins/mirrors, benches, drinking water, hairdryers, fans, lockers, power points, bicycle repair equipment and WCs.

Reason: To comply with Australian Standards.

Transport for NSW

Process of Endorsement of Conditions

108. Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever occurs first, the applicant shall:
- a) Consult with TfNSW and the Parramatta Light Rail Operator to ascertain requirements in relation to the protection of TfNSW's infrastructure and to confirm the timing of each construction certificate and associated documentation and activities prior to preparation of requested documentation;
 - b) Sign Infrastructure Assess Deed Poll, Safety Interface Agreement and Works Deed with TfNSW and/or the Parramatta Light Rail Operator;
 - c) Confirm in writing with TfNSW what each Construction Certificate stage will involve; and
 - d) Submit all relevant documentation to TfNSW as requested by TfNSW and obtain its written endorsement for each construction stage. A summary report for each construction stage shall also be provided to TfNSW to demonstrate the following:
 - i. No adverse impacts to the light rail corridor and light rail operation by clearly identifying impacts and mitigation measures; and
 - ii. Submitted documentation has satisfied the relevant conditions.

The Principal Certifying Authority (PCA) is not to issue the relevant Construction Certificate until they have received written confirmation from TfNSW that the relevant conditions have been complied with for each Construction Certificate.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Review and Endorsement of Documents

109. Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever occurs first, the following documentation shall be provided for the review and endorsement of TfNSW:
- a) 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;

- b) Final construction methodology with construction details pertaining to structural support during excavation or ground penetration. Any temporary components, for example, shoring systems, formwork and falsework, that are located such that their failure has the potential to affect rail infrastructure facilities or operations shall have a minimum service life of 10 years;
- c) Details of the vibration and movement monitoring system that will be in place before excavation commences;
- d) 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
- e) Detailed survey plan with location of services.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Pre-construction Work Dilapidation Report

- 110. A pre-construction work Dilapidation Report of the Parramatta Light Rail 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 Parramatta Light Rail 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: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Acoustic Assessment

- 111. Prior to the issue of the relevant Construction Certificate, the final acoustic assessment is to be submitted to the PCA demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads-Interim Guidelines". All recommendations of the acoustic assessment are to be incorporated in the construction documentation.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Electrolysis Analysis

- 112. Prior to the issue of the relevant Construction Certificate, the applicant is to engage an Electrolysis Consultant to prepare a report on the Electrolysis Risk to the development from stray currents. The applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the PCA with the application for the relevant Construction Certificate.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Reflectivity Report

- 113. Prior to the issue of the relevant Construction 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 TfNSW and the Parramatta Light Rail Operator.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Outdoor Terraces, Balconies and External Windows

- 114. Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows and other external features (eg roof terraces and external fire escapes) that are within 20 metres of, and face, the rail corridor, the development must have measures installed, to the satisfaction of TfNSW (eg awning windows, louvres, enclosed balconies,

window restrictors etc) which prevent the throwing of objects onto the rail corridor unless otherwise agreed by TfNSW. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from TfNSW confirming that this condition has been satisfied.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Consultation Regime

115. Prior to the issue of the relevant Construction Certificate, a detailed regime is to be prepared for consultation with and approval by TfNSW for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Insurance Requirements

116. Prior to the issue of the relevant Construction Certificate, 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 minimum of \$250M. 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 Construction 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: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Works Deed / Agreements

117. Prior to the commencement of works on site, if required by TfNSW, an interface agreement between the Applicant, the Parramatta Light Rail Operator (and if nominated by TfNSW any other relevant TfNSW Contractor) must be executed. The interface agreement will include, but is not limited to:

- a) Pre and post construction dilapidation reports;
- b) The need for track possessions;
- c) Review of the machinery to be used during excavation, ground penetration and construction works;
- d) The need for track monitoring;
- e) Design and installation of lights, signs and reflective material;
- f) Access by representatives of TfNSW, the Parramatta Light Rail Operator and any other relevant TfNSW Contractor nominated by TfNSW to the site of the approved Development and all structures on that site;
- g) Endorsement of Risk Assessment/Management Plan and Safe Work Method Statements (SWMS);
- h) Endorsement of plans regarding proposed craneage and other aerial operations;
- i) Erection of scaffolding/hoarding;
- j) The rules and procedures of the Parramatta Light Rail Operator and any other relevant TfNSW Contractor nominated by TfNSW;
- k) Parramatta Light Rail Operator's recovery of costs from the Applicant for costs incurred by these parties in relation to 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; and
- l) Alteration of rail assets such as the overhead wiring along the track and associated hoarding demarcation system, if undertaken by the Applicant; and

Prior to the commencement of any works, if required by TfNSW, a Deed Poll will need to be accepted by Parramatta Light Rail Contractors and signed by the Applicant. The Deed Poll will include, but is not limited to:

- a) Work Health and Safety provisions including the need for Safe Method Work statements;
- b) Parramatta Light Rail access requirements including site works access approval and access permit to work;
- c) Parramatta Light Rail Contractor compliance requirements;
- d) Indemnities and releases;
- e) Insurance requirements and conditions;
- f) Parramatta Light Rail Contractors recovery of costs from the Applicant for costs incurred in relation to the Development (e.g. review of designs, provision of information);
- g) The need to enter into an interface deed or similar with the Parramatta Light Rail Operator when the Parramatta Light Rail project is handed over to the Operator;
- h) Attendance and participation in the construction works risk assessment of construction activities to be performed in, above, about, and/or below the Parramatta Light Rail Corridor.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Construction Pedestrian and Traffic Management TfNSW

118. Prior to the issue of any Construction Certificate or any preparatory, demolition or excavation works, whichever is the earlier, the Applicant should prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with TfNSW.

The CPTMP needs to specify matters including, but not limited to, the following:

- A description of the development;
- Location of any proposed work zone(s);
- Details of crane arrangements including location of any crane(s);
- Haulage routes;
- Proposed construction hours;
- Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;
- Details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;
- Details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site;
- Pedestrian and traffic management measures;
- Construction program and construction methodology;
- A detailed plan of any proposed hoarding and/or scaffolding;
- Consultation strategy for liaison with surrounding stakeholders, including other developments under construction;
- Any potential impacts to general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;
- Cumulative construction impacts of surrounding projects. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and
- Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

- Submit a copy of the final plan to development.CTMP.CJP@transport.nsw.gov.au for TfNSW endorsement; and
- Provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and TfNSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number (via development.CTMP.CJP@transport.nsw.gov.au) is current during any stage of construction.

Reason: To satisfy Transport for NSW requirements.

Trees and Landscaping

Landscaping Plan

119. The final Landscape Plans must be consistent with rev 03 plans dated 07.09.2023 prepared by LANDFORM Studios together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

Before the issue of the relevant Construction Certificate, the revised landscape plans are to be submitted to the written satisfaction of Council's Group Manager Development and Traffic Services Unit.

Ground Level (Macquarie Street setback)

- Increase the extent of the tree pits at ground level, the soil volume is inadequate. The planters and soil volumes are to be contiguous and connected using modular cells under the paving and ramps.
- The second planter from the west side is to **increase** in size / width up to the site boundary (the southern alignment to remain as shown).
- The fourth planter from the west side is to **decrease** in width to be in line with the third planter i.e. setback the northern planter edge 4m from the Light Rail Stop to allow for pedestrian movement (the southern alignment to remain as shown).
- In addition, the fourth planter is to increase in length towards the east by relocating the ramp eastwards slightly and deleting the small set of steps between the 5th and 6th planter.
- 5th and 6th planters to become a single, larger planter.
- Planting areas and quantities to be modified accordingly.
- Planters are to be flush with the paving finish levels on the building side and to continue at the same height to become raised planters on the northern edge to take up the level changes.
- Sections through the façade, paving, trees and planters to be provided.
- Relocate the pits and drainage pipes to the site boundary (away from the trees).
- Trees within the planters to be *Fraxinus pennsylvanica* 'Urbanite'.
- Trees are to be relocated northwards slightly, to ensure there is adequate canopy clearance (no clash) with the building over-hang above.
- A tree pit detail is required for the trees within the planters. To ensure the soil volume is contiguous and continues under the paving and within the adjacent landscape areas, a structural pavement system is required such as a suspended concrete slab or structural / modular cells within the paved area to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. The base of the tree pit shall incorporate a drainage layer and pipe that connects to nearest stormwater pit.

Podium

- Demonstrate that the design meets the Apartment Design Guidelines (ADG) minimum soil requirements for the trees for all podium levels. Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P

Planting on Structures - Tools for improving the design of residential apartment development (NSW Department of Planning and Environment, 2015).

- b) Provide a soil plan for each level showing the m3 soil volume and soil depth to show that the ADG soil requirements have been met on all podium levels and shows soil continues below the paving areas.
- c) Details are to be coordinated with the updated architectural sections to show that the landscape aspect of the design works with the proposed architectural elements.
- d) The relationship of the planting /soil profile, podium edge and the balustrade is unclear. Provide a series of specific detailed sections through the different podium landscapes showing the following minimum coordinated information:
 - i. Private balcony paving detail | fixed seating as proposed | planting bed with adequate planting width (min. 1000mm) | a tree detail with a 400L tree rootball (size shown as per the nursery standard sizes) with under-ground guying (not stakes) | the correct soil depth as per the ADG requirements | edge detail (cascade planting) void edge treatment(s) and the balustrade and balcony | paving with contiguous soil located below (modular cells) | the building interface | and podium / under croft above for example.
 - ii. The location of the balustrades is required to be shown on the landscape plans
 - iii. The detailed sections updated to show the relationship between the landscape aspect of the design and the architectural / structural aspect of the design to ensure they are coordinated and the cascading plants, planters along the podium edge, any low retaining walls/plinth or parapet wall, soil profile and planting are fully-coordinated (the sections shown on the architectural show a different soil profile to that of the landscape sections for example).
- e) Planting to be added, amended or replaced:
 - i. A lot of the cascade planting is missing to the building edge and podium edges shown on the CGI's and architectural drawings; Level 1 – DA-110-010, Level 2 - DA-110-020, Level 3 - DA-110-030. Update the landscape plans to ensure all planting areas are captured and coordinated with the architectural plans.
 - ii. Some feature shrub/palm plants are unknown and missing their labels.
 - iii. Replace the shade-loving *Cyathea cooperi* (Australian Tree Fern) with a similar sun-loving species on the northern aspect of the planting areas.
 - iv. Review and replace the type 1 full-sun mix species with the shade-tolerant type 2 species mix where there will be minimal sun exposure.
 - v. Change *Goodenia ovata* to *Goodenia ovata* 'Gold Cover' which is a smaller groundcover species.
 - vi. Change *Syzygium australe* to *Syzygium australe* 'Hinterland Gold' which is a smaller shrub species (rather than a tree), where space is restricted.
 - vii. Add groundcovers to the oval planter at ground level.
 - viii. Rather than removing all trees from the level 1 podium due to the restricted nature of the design, it is recommended the design selectively add some taller palms to key locations within the level 1 podium, (i.e. below a void within the level 3 podium so they won't clash) and also adding a few smaller palms and smaller tree species to keys areas on level 1 (i.e. 5.5m height below the level 3 under croft) to achieve the original "Gulley Forest" design competition vision.
- f) Delete the tree stake from the typical tree detail. Trees should be self-supporting from the nursery. Detail to be updated to show underground guying to be used to secure the tree rootball in place.
- g) Update the proposed plant schedule indicating the above changes, planting locations, species type (including both botanic / common name) mature dimensions, plant numbers and the size of the containers at planting.

Reason: To ensure restoration of environmental amenity.

Landscape maintenance

- 120. A landscape maintenance schedule is required to ensure all landscape areas are well maintained for a sufficient period of time. All landscape works shall be maintained for a

minimum period of one (1) year following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions.

Reason: To ensure restoration of environmental amenity.

Planting upon Structure

121. Before the issue of the relevant Construction Certificate, the revised landscape plans are to be submitted to the written satisfaction of Council's Manager Development and Traffic Services Unit.
- a) Construction details are to be provided by a suitably qualified Structural Engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens.
 - b) All raised planting boxes/beds containing trees must be retained to a minimum height of 800mm.
 - c) Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.
 - d) Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P *Planting on Structures - Tools for improving the design of residential apartment development* (NSW Department of Planning and Environment, 2015):
 - i. Typical tree planting on structure detail to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size)
 - ii. Typical shrub planting on structure detail to show minimum 500-600mm soil depth,
 - iii. Typical turf planting on structure to show minimum 200-300mm soil depth.
 - e) Sections through the planters supporting the trees and shrubs over the basement, OSD and on podium level are required to show the above requirements.
 - f) Tree planting densities shall not exceed the prescribed soil volume and area as per ADG – Part 4 requirements.
 - g) A soil specification ('Fit-for-purpose' performance description) for imported soil types to ensure sufficient nutrient and water availability is achieved.
 - h) An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer.

Reason: To ensure the creation of functional gardens.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

Planning

Appointment of PCA

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

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

Reason: To comply with legislative requirements.

Enclosure of the Site

123. 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

124. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building 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 excavation, demolition 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

125. 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

126. 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 re 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

127. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.
Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

Survey Report

128. 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 building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

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

Engineering

Construction Environmental Management System and Plan

129. 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 demolition, 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. The plan and management system must be implemented throughout the work.

Reason: Environment protection.

Road Opening Permits

130. 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

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

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

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

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

Reason: Management of records.

Geotechnical Report

132. Prior to the commencement of any excavation works on site the applicant must submit, for approval by the Principal Certifying Authority (PCA), a geotechnical/civil engineering report which addresses (but is not limited to) the following:

- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
- (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
- (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
- (d) The impact on groundwater levels in relation to the basement structure.
- (e) The drawdown effects if any on adjacent properties (including the road reserve), resulting from the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater.

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

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

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

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with demonstrated experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent properties and structures both during and after construction. The report must contain site specific geotechnical recommendations and must specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- (ii) No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iii) No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iv) Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.

- (v) Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- (vi) An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

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

Reinforced Concrete Pipe Work

133. Details of the proposed reinforced concrete pipe-work within the adjacent public road reserves shall be submitted to, and approved by, Council's City Works Unit prior to commencement of any work.

Reason: To ensure adequate stormwater infrastructure is provided.

Erosion and Sediment Control Measures

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

Reason: To ensure soil and water management controls are in place before site works commence.

Site Maintenance

135. 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

136. 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

137. 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.

Driveway Crossing Application

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

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

The application for a driveway crossing requires the completion of the relevant application form and accompanied by plans, grades/levels and specifications. A fee in accordance with Council's adopted 'Fees and Charges' will need to be paid at the time of lodgement.

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

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

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

Environmental Health

Asbestos Hazard Management Strategy

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

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

Hazardous Material Survey

140. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials

include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:

- a) The location of hazardous materials throughout the site;
- b) A description of the hazardous material;
- c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- f) Identification of the disposal sites to which the hazardous materials will be taken.

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

Public Domain

Prior to the Commencement of Construction in Public Domain

141. The Principal Certifying Authority is to confirm the ground floor slab levels, including finishes, finish flush with existing public domain as per the approved Public Domain Alignment Drawings

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

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

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

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 (*edit the following as applicable*):

- Commencement of public domain works including tree protection measures installed, and set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Formwork inspection for all footpaths and footpath crossing call 9806 8250 minimum of 24 hours in advance of the required inspection.
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;

- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- Completion of paving sealant application and tactile indicator installation as per Council's specification.
- Delivery of street trees to site.
- Installation of street trees including required sub-drainage layer installed as specified. Council's Tree Operations team should be notified 7 days prior to installation to enable inspection at the time of installation.
- Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

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

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

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

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

Traffic

Construction Traffic Pedestrian Management Plan

142. 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 and Transport for NSW. 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 project in the Parramatta CBD. Should any impacts be identified, the duration of the impacts,
- o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
- p) 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,
- q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,
- r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

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

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

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Planning

Building Work in Compliance with BCA

143. 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

144. 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

145. No building materials skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs, or vehicles associated with the construction, excavation, or demolition 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

146. 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

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

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

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

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

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

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

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

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

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

Reason: To protect the amenity of the surrounding area

Construction Noise

148. 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

Implementation of BASIX Commitments

149. While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.

Reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 of the EP&A Regulation 2021)

Uncovering Relics/Aboriginal Objects

150. While demolition or building 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

151. 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.

Engineering

Erosion & Sediment Control Measures

152. 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

153. 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.

Car Parking & Driveways

154. Car parking area and internal accessways must be constructed, marked and signposted in accordance with AS2890.1 –2004 'Off Street Car Parking Facilities' prior to an Occupation Certificate being issued.

Reason: To ensure appropriate car parking.

Vehicle Egress Signs

155. Appropriate signage must be erected at the vehicle egress points to compel all vehicles to stop before proceeding onto the public way.

Reason: To ensure pedestrian safety.

Nomination of Engineering Works Supervisor

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

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

Environmental Health

Handled and Disposed of by Licensed Facility

157. 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.

Asbestos – Records Disposal

158. Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

Contaminated waste to licensed EPA landfill

159. 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

160. 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.

Contamination – Additional Information

161. Any new information which comes to light during remediation, demolition, or construction works, which has the potential to alter previous conclusions about site contamination, shall be notified to the Council and the Principal Certifying Authority immediately.

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

Dust Control

162. 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

163. 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, excavation and construction activities.

Vibration levels resulting from demolition and excavation 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

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

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

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

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

Traffic

Occupation of any part of Footpath/Road

165. 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

166. 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.

Trees and Landscaping

Advanced Tree Planting

167. 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 with the Occupation Certificate.

Reason: To minimise plant failure rate and ensure quality of stock utilised.

Tree Removal

168. The following trees are approved to be removed to facilitate the development 1a, 9 to 13, 20 to 33, 33a, 33b, 33c, 34 to 36, 36a, 37 to 39, 39a, 40 to 46, 46a, 46b, 47, 48 as per the Tree Management Plan LD-DA101 by LAND FORM Studios rev 3 dated 06.09.2023 and Arboricultural Impact Assessment Report by Rain Tree Consulting dated 23.01.2023 and supporting Jacaranda Tree review Memorandum by Rain Tree Consulting dated 26.04.2023.

Reason: To facilitate development.

Trees with adequate root volume

169. All trees/shrubs planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support unless in a wind-prone area. Planting must be carried out in accordance with the approved Landscape Plan and conditions of consent.

Reason: To ensure the trees/shrubs planted within the site are able to reach their required potential.

Tree Removal Supervision

170. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Tree Pruning

171. All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and confirm to the provisions of AS4373-2007 "Pruning Amenity Trees", and the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure the pruning will not adversely affect the tree(s).

Material Storage and Trees

172. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

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

No Attachments to Trees

173. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

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

Transport for NSW

Transport for NSW requirements during construction

174. The following requirements are to be followed at all times:
- Construction vehicles shall not be stopped or parked on Macquarie Street at any time 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;

- f) The applicant must mitigate all noise and vibration to the extent possible and provide vibration monitoring equipment and provide the results to the Parramatta Light Rail Operator at intervals required by TfNSW and the Parramatta Light Rail Operator, and immediately implement corrective actions in the event that the noise or vibration exceeds acceptable limits;
- g) Rainwater from the roof must not be projected and/or falling into the rail corridor/assets and must be piped down the face of the building which faces the rail corridor. Given the site's location next to the 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 Parramatta Light Rail Operator (or the delegated authority); and
- h) No scaffolding is to be used within 6 horizontal metres of the rail corridor unless prior written approval has been obtained from the Parramatta Light Rail 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: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Planning

Occupation Certificate

175. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.
Reason: To complying with legislative requirements of the Environmental Planning and Assessment Act 1979.

Record of Inspections Carried Out

176. The Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:
- (a) The development application and Construction Certificate number as registered;
 - (b) The address of the property at which the inspection was carried out;
 - (c) The type of inspection;
 - (d) The date on which it was carried out;
 - (e) The name and accreditation number of the 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 statutory requirements.

Positive Covenant - Turntable

177. Prior to issue of a Subdivision Certificate, 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 service and maintain the mechanical turntable 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.

It is required that a certificate from the manufacturer to be submitted to the Council with the Positive Covenant and Restriction on the Use of Land under Section 88E application to ensure

that the design and installation of the turntable are in accordance with the manufacturer design specifications. A maintenance schedule consistent with the manufacturers recommendation for the turntable shall be attached as an addendum to the Positive Covenant for the turntable system.

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

Accompanying this form is the requirement for a plan to scale showing the relative location of the turntable, including its position within the basement car park.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.

Reason: To ensure maintenance of turntable facilities and ensure Council can provide waste services to the site.

BASIX Compliance

178. All design measures identified in the BASIX Certificate No. **1366244M-04** will be complied with prior to occupation.

Reason: To comply with legislative requirements of Clause 75 of the Environmental Planning & Assessment Regulation 2021.

Release of Securities/Bonds

179. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with Councils relevant policy.

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.

SEPP 65 Verification Statement OC Stage

180. Design Verification issued by a registered architect is to be provided with the application for a Occupation Certificate verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP 65.

Reason: To comply with the requirements of SEPP 65.

Adaptable Dwellings

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

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

Liveable Housing

182. Confirmation that 20% of the units comply with the Liveable Housing Guidelines Silver Level design feature is to be prepared by a suitably qualified consultant and submitted to Council prior to the issue of an Occupation Certificate.

Reason: To ensure that the development provides accessible dwelling options for future occupants.

Certification – Fire Safety

183. Prior to the issue of each Occupation Certificate, a final fire safety certificate must be issued as required by Clause 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Reason: Protection of life and to comply with legislative requirements.

Street Numbering

184. An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate or Subdivision Certificate whichever occurs first.

The developer must provide Council with a schedule of individual unit/street numbers as displayed within the development for identification purposes.

The numbering sequence must be in accordance with the street numbering approval letter issued by Council.

Note: Notification of all relevant authorities of the approved street numbers must be carried out by Council.

Reason: To ensure all properties have clearly identified street numbering, particularly for safety and emergency situations.

Street Numbering Display

185. A street number is to be placed on the building in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.

Reason: To assist wayfinding.

Broadband Access

186. Prior to the issue of any Occupation Certificate, the developer is to provide evidence that satisfactory arrangements have been made with the National Broadband Network (NBN) Company or similar provider where relevant and implemented at no cost to Council for the provision of broadband access to the development.

Note: For more information contact NBN Co. Development Liaison Team:

Call: 1800 881 816
Email: newdevelopments@nbnco.com.au
Web: www.nbnco.com.au/NewDevelopments.

Reason: To ensure that appropriate provision has been made to accommodate broadband access to the development.

Certification – Artwork

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

Reason: To comply with Development control requirements.

Provision of Electricity Services

188. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to the issue of an Occupation Certificate.

Reason: To ensure appropriate electricity services are provided.

Subdivision

Subdivision Certificate/s

189. Lot marked 'Road Widening' as shown in the draft plan of subdivision prepared by Daw and Walton noted at Condition 1 above, shall be dedicated to the City of Parramatta Council, at no cost to Council.

A separate application must be made for a subdivision certificate (s). The application (s) must be accompanied by:

- (a) Evidence that all relevant conditions of this development consent have been satisfied;
- (b) Evidence of payment of all relevant fees;
- (c) Subdivision Plans, Section 88B Instrument and Deposited Plan Administration Sheet, all generally in accordance with the final draft 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) A site audit statement, prepared by an auditor accredited under the Contaminated Land Management Act 1997, confirming that the land to be dedicated is free from any contamination and suitable for the proposed use.
- (e) A section 73 Compliance Certificate under the Sydney Water Act 1994.

For the Lot marked 'Road Widening' the subdivision certificate shall not be released until the public domain works have been finalised to Council's satisfaction.

190. A separate application must be made for a subdivision certificate for the stratum. The following information shall be submitted with it:

- (a) Evidence that all relevant conditions of this development consent have been satisfied;
- (b) Evidence of payment of all relevant fees;
- (c) Stratum Subdivision Plans, Section 88B Instrument and Deposited Plan Administration Sheet, all generally in accordance with the final draft 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) A Building Management Statement. The Building Management Statement must set out how shared facilities are accessed, maintained and funded and must adequately address the ongoing maintenance, and structural adequacy of each stratum lot to Council's satisfaction;
- (e) All relevant surveyors or engineers' certification if required by the development consent.

A set of title documents shall be compiled including Stratum Plans of Subdivisions and all Instruments on Title. This set of title documents shall be in a form acceptable to Council as meeting standards for release of the Subdivision Certificate and for registration with NSW Land Registry Services. Two sets of Deposited Plans shall be provided, one showing architectural shadows/outlines superimposed on the DP title set out and the other set clearly showing survey stratum subdivision boundaries and other title markings/annotations without the architectural layer.

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

Strata Subdivision Certificate

191. A separate application must be made to Council or an accredited certifier to obtain approval of the strata plan under Part 4 of the Strata Schemes Development Act 2015 (NSW).

Reason: To comply with the Strata Schemes Development Act 2015.

Provision of Endeavour Energy Services

192. A notice of arrangement from Endeavour Energy certifying the appropriate and adequate provision of services to the development is to be provided with any Subdivision Certificate. The certificate must accompany the application for a subdivision certificate.

Reason: To ensure the provision of all services.

Section 73 Certificate for land subdivisions only

193. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of a Subdivision Certificate. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

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

Right of Way Easements

194. Prior to the issues of any Occupation Certificate the following easements shall be registered over the Title of all relevant allotments:

- a) Easements of Right of Way permitting 24 hour vehicle access to adjoining site at 34 Hassall Street (Lot 1 DP1213047, Lot 4 Sec 88 DP758829, Lot 4 Sec 88 DP758829 and Lot 7056 DP93897).
- b) Easements or Rights of Way permitting 24 hour public access over the east west and north south arcade / through site links.

Reason: To facilitate public access through the site, provide access to adjacent site and satisfy Transport for NSW requirements.

Design Excellence

Design Jury Review

195. Prior to issue of any Occupation Certificate, the applicant is to submit for approval by Council's Group Manager Development and Traffic Services (DTSU), a Design Excellence Integrity Report, with photos of the building and relevant certification that the building has been built in accordance with the requirements of the design competition winning scheme, specifically addressing any key elements required by the Jury.

Council's DTSU Manager will consider the advice of the Design Excellence Jury and/or Council's Design Excellence Team, and Council's ESD consultant, as part of their assessment.

If considered necessary, access must be provided to the building(s).

Council's DSTU Manager shall respond within 14 days of receiving the submission seeking approval and the Design Excellence Integrity Report. Where matters are identified which are not satisfactory, resolution shall be required prior to the issue of the Occupation Certificate.

Reason: To ensure the proposal achieves design excellence.

Engineering

Reinstatement of Laybacks

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

Reason: To provide satisfactory drainage.

Lot Consolidation

197. All individual parcels of land holding a separate title within the development site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the Department of Lands, prior to an Occupation Certificate being issued.

Reason: To comply with the Conveyancing Act 1919.

Section 73 Certificate

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

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

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.

Work-as-Executed Plan

199. Works-As-Executed stormwater plans shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate, certifying that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The person issuing the Occupation Certificate shall ensure that the following documentation is completed and submitted

- a. The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- b. The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- c. The "As-built" On-Site Detention (OSD) storage volumes are to be presented in a tabular form using the pyramid volume and prismatic volume calculation method.
- d. OSD WAE Survey certification form and WAE dimensions form (Form B10 and attachment B. Refer to UPRCT Handbook).
- e. Certificate of Hydraulic Compliance (Form B11) from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The person issuing Hydraulic certificate shall ensure that all the works have been completed and comply with the approved plans.
- f. Approved verses installed Drainage Design (OSD) Calculation Sheet certified by a qualified practicing Hydraulic Engineer.
- g. Structural Engineer's Certificate for the OSD tank structure, basement pump out tank structure, OSD basin (retaining) wall etc.

The above is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate and another set of the documents shall be submitted to Council.

Reason: To ensure works comply with approved plans and adequate information are available for Council to update the Council's Record.

Post-Construction Dilapidation Report

200. 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 issue of occupation certificate. 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

201. Prior to the issue of an Occupation Certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta, stating that all 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.

Driveway Crossover

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

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

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

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

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

Reason: Pedestrian and Vehicle safety.

Environmental Health

Commencement of Waste Collection Services

203. Prior to the issue of any Occupation Certificate, evidence that a waste collection service contractor has been engaged to service the commercial uses on site shall be submitted to the satisfaction of the PCA.

Reason: To ensure a waste collection service is commenced at the time of occupation of the development.

Waste Storage Rooms

204. Adequate ventilation to the waste storage room shall be provided in accordance with the requirements of the Building Code of Australia. Certification that the system functions in accordance with Australian Standard AS 1668 is to be provided to the Principal Certifying Authority prior to occupation of the premises.

Reason: To ensure appropriate waste storage facilities are provided for future occupants.

Waste Room Positive Covenant/Restriction

205. A right of access and easement for Council to facilitate waste and recycling removal, using terms available from Council, must be registered on the land title with NSW Land Registry Services pursuant to Section 88B of the Conveyancing Act 1919.

The easement must entitle Council, its servants and agents and persons authorised by it, to enter upon the subject land and to operate thereon, including vehicles and other equipment, for the purposes of waste and recycling collection.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure appropriate access to waste storage room(s) for removal of waste.

Final Waste Inspection

206. Prior to issue of the Occupation Certificate, a final inspection of the waste storage areas and facilities must be undertaken by a member of Council's Waste Team to ensure compliance and to discuss the necessary arrangements for bin supply and commencement of services.

Reason: To ensure appropriate waste services are provided to occupants.

Use is not to cause offensive noise or vibration

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

- (a) transmission of unacceptable vibration to any place of different occupancy,
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

No 'offensive noise'

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

Reason: To reduce noise levels

Noise from mechanical equipment

209. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Air Conditioners in residential buildings

210. The air conditioner/s must not:

- a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
 - (i) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
 - (ii) before 7.00am and after 10.00pm on any other day.
- b) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those as specified in (1), which exceeds the background (LA90, 15 minute) by more than 5dB(A).

The source noise level must be measured as a LAeq 15 minute.

Reason: To prevent the loss of amenity to the area.

Public Domain

Public Domain Works-as-Executed

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

satisfaction 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 public domain works after the final approval, and prior to any issue of the OC. 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.

A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain (including dedicated reserve/park). A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 52 weeks' plant establishment to be provided by the applicant following handover of paving and furniture assets to Council. Council maintenance of plant material to commence following the above plant establishment period.

A two year (104 week) maintenance and defects period is required for any public domain works that include WSUD devices, including bio-retention tree pit, rain garden, swale etc., to be carried out by the developer following final OC approval of the public domain works by Council's Assets and Environment Manager.

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

Traffic

Loading Dock Management Plan

212. The applicant shall submit a Loading Dock Management Plan to Council's Traffic and Transport Manager and the Transport for NSW. Prior to the issue of the relevant Occupation Certificate, the Loading Dock Management Plan must be to the satisfaction of Council's Group Manager, Development and Traffic Services. The Plan must address the following matters:
- a) Delivery requirements and service schedules;
 - b) Operational aspects on how to use facilities; and
 - c) Management duties and responsibilities.

Reason: To ensure compliance with the Parramatta DCP 2011 and reduce kerbside stopping reliance.

Green Travel Plan

213. A Green Travel Plan (GTP) should be prepared in consultation with and endorsed by TfNSW and Council prior to issue of Occupation Certificate. The GTP should detail the measures to improve walking and cycling, and public transport, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and ensure sufficient supply of bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards) to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging public transport, cycling and walking, providing end of trip facilities, car share and carpooling options and a comprehensive implementation plan for the delivery of the GTP. The GTP should also encourage shifting travel time outside of peak periods and support a reduction in the need to travel – remote, retime, reduce and remove.

The Green Travel Plan should:

- o Be prepared by a suitably qualified transport or traffic consultant in consultation with TfNSW;

- Include objectives and modes share targets to reduce car use and increase public and active transport (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
- Include specific tools and actions to help achieve the objectives and mode share targets;
- Include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;
- Include consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets;
- Include a detailed Implementation Plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs; and
- Include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.
- Include a Travel Access Guide (TAG) for employees, residents and visitors who will be using the new proposed development site. The TAG will need to be updated on a regular basis as more infrastructure comes into existence. For further helpful information – please check this link [How to Create a Travel Access Guide doc here](#). The TAG should:
 - Provide additional information about service routes and timetables for public transport is available on the Trip Planner at transportnsw.info/
 - Provide information advising that additional information about walking routes is available on the Trip Planner at transportnsw.info/
 - Update number and location of bicycle parking and End of Trip (EoT) facilities (showers, lockers, irons, ironing boards, towels, change rooms etc) and locate on map.
 - Promote and provide information to regarding car-share and car-pooling. The applicant could actively promote carpooling on the TAG, through the creation of a designated parking area where carpool vehicles have a guaranteed space.

Reason: To comply with Transport for NSW requirements

Trees and Landscaping

Tree Planting Container Size

214. 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 with the Occupation Certificate.

Reason: To minimise plant failure rate and ensure quality of stock utilised.

Landscape Certification

215. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

Reason: To ensure restoration of environmental amenity.

Transport for NSW

Post - construction Dilapidation Report

216. Prior to the Issue of the Occupation Certificate, a post-construction dilapidation survey shall be undertaken via a joint inspection with representatives from TfNSW, the Parramatta Light Rail 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 Parramatta Light Rail 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 Parramatta Light Rail Operator and if applicable the local council.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Reflectivity Report

217. Prior to the Issue of the Occupation Certificate, the applicant shall demonstrate that lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor were installed limiting glare and reflectivity to the satisfaction of TfNSW and the Parramatta Light Rail Operator.

Reason: SEPP (Transport and Infrastructure) 2021 concurrence requirement of Transport for NSW.

Sydney Water

Trade Wastewater Requirements

218. If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Reason: To meet Sydney Water requirements

Backflow Prevention Requirements

219. Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

- a) Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
- b) Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Reason: To meet Sydney Water requirements

Water Efficiency Recommendations

220. Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- a) Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- b) Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- c) Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- d) Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Reason: To meet Sydney Water requirements

Contingency Plan Recommendations

221. Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs. Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

Reason: To meet Sydney Water requirements

PART F – OCCUPATION AND ONGOING USE

Planning

Separate Occupation

222. The specific commercial and retail use or occupation of the premises must be the subject of further development approval for such use or occupation.

Reason: To ensure development consent is obtained prior to that use commencing.

Servicing Hours

223. Commercial deliveries/servicing shall not occur between the hours of 7:00pm and 7:00am daily unless otherwise approved by Council.

Reason: To protect the amenity of the area.

Graffiti Management

224. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

Signage Consent

225. No advertisement or signage shall be erected on, or in conjunction with the development without prior consent. No digital displays are to be installed behind the shop display or otherwise.

Reason: To comply with legislative controls.

Ground Level Appearance

226. Roller shutters are not to be placed over any external door or window of the premises.

Reason: To provide an appropriate streetscape appearance.

Goods Not to be Displayed Outside Premises

227. No goods are to be stored/displayed outside the walls of the building.

Reason: To ensure visual amenity.

Engineering

Building Flood Emergency Response Plan

228. The Building Flood Emergency Response Plan must form part of the Building Management Plan and must be tested at least annually, including:

- a) Building Managers identify, always available and appropriately trained to operate the Shelter In place facilities at very short notice 24 hours a day seven days a week.
- b) Building Managers identify, always available and appropriately trained to operate the flood exclusion measures at very short notice 24 hours a day seven days a week.
- c) Operation of the flood exclusion measures, including flood gates, roller shutters, flood doors, lift protection and must be tested annually.
- d) Building Managers must be identified, always available and appropriately trained to operate the pedestrian egress measures at very short notice 24 hours a day seven days a week.

Environmental Health

Separate Waste Bins

229. Separate waste bins are to be provided on site for landfill and recyclable waste.

Reason: To provide for the appropriate collection/ recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.

Putrescible Waste

230. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

Reason: To ensure provision of adequate waste disposal arrangements.

Waste Collection

231. All waste collection must occur on site (i.e. off-street).

Reason: To minimise impact on the road network.

Maintenance of Waste Storage Areas

232. All waste storage areas are to be maintained in a clean and tidy condition at all times.

Reason: To ensure the ongoing management of waste storage areas.

Waste Storage

233. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

Reason: To ensure waste is adequately stored within the premises.

Waste Storage Area and Waste Management

234. The waste management on site must be in accordance with the following requirements:

- a) Site security measures implemented on the property, including electronic gates, must not prevent access to the bin room/collection point by waste removal services.
- b) Site security measures be implemented to prevent access to the waste volume handling equipment by unauthorised persons including residents.
- c) A site caretaker must be employed and be responsible for moving bins where and when necessary, washing bins and maintaining waste storage areas, ensuring the chute system and related devices are maintained in effective and efficient working order, arranging the prompt removal of dumped rubbish, and ensuring all residents are informed of the use of the waste management system (including clear labelling on each floor).
- d) Council and/or its contractors must be issued with security access swipe cards/keys to access the nominated loading dock prior to the commencement of service.

Reason: To ensure provision of adequate waste disposal arrangements.

Storage of bins between collection periods

235. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

No bins to be placed on the turntable at any time.

Reason: To ensure waste is adequately stored within the premises and the turntable is available for use.

Turntable Servicing and Maintenance

236. A copy of the most recent service and contact number for maintenance of the vehicular turn table is to be kept in a visible place adjacent to the turn table. If the turntable breaks down, it needs to be reported immediately to Council's Waste Team.

Reason: To ensure maintenance of turntable facilities and ensure Council can provide waste services to the site.

Traffic

Car Share

237. If a car share provider accepts the applicant's offer of 1 or more car share spaces, the car share space(s) shall be provided to the preferred operator on the site for as long as the car share operator would like to occupy the space or as otherwise agreed by Council's DTSU Manager.

Any car share space(s) are to be provided within the basement. The car share space(s) shall be

accessible to the public at all times. A right of way shall be registered on the title to this effect.

Reason: To comply with Council's parking requirements.

Loading Dock Management

238. The loading dock shall be managed at all times in keeping with the requirements of the Loading Dock Management Plan required by this consent.

Reason: To ensure the efficient servicing of the site.

Direction of Travel

239. All vehicles are to enter and exit the site in a forward direction.

Reason: To ensure the safety of pedestrians and road users.

Roller shutter

240. If a roller shutter door is to be provided at the driveway entry and exit from Hassall Street, it is to be operated via remote control. A security access card reader and/or an intercom is not required as no visitor parking is provided.

Reason: To comply with Australian Standards.

Green Travel Plan

241. One year from the issue of the Occupation Certificate, and every year for 2 years thereafter, the applicant shall submit to the satisfaction of Council's Manager Development & Traffic Services a review report on the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include any recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan.

Reason: To ensure the effective management of the Green Travel Plan.

Trees and Landscaping

Maintenance of Site Works

242. All landscape works shall be maintained for a minimum period of two (2) years following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions

Reason: To ensure restoration of environmental amenity.

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.

- The construction of this development may require the use of cranes, the following approvals may 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.