

DRAFT NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

General Conditions

1

Approved Plans & Supporting Documents			
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:			
Drawing No.	Issue	Plan Title	Dated
Civil Drawings			
VRUW-NRP-CV-DWG-0000	2	PROJECT COVER SHEET	03/11/23
VRUW-NRP-CV-DWG-0003	2	DRAWING INDEX	03/11/23
VRUW-NRP-CV-DWG-0006	2	KEY TO SHEET LAYOUT	03/11/23
VRUW-NRP-CV-DWG-0050	2	VRUW OVERALL PLAN	03/11/23
VRUW-NRP-CV-DWG-0060	2	PROPERTY ACQUISITION PLAN	03/11/23
VRUW-NRP-CV-DWG-1101	2	TYPICAL ROAD CROSS SECTIONS SHEET 01	03/11/23
VRUW-NRP-CV-DWG-1102	2	TYPICAL ROAD CROSS SECTIONS SHEET 02	03/11/23
VRUW-NRP-CV-DWG-1103	2	TYPICAL ROAD CROSS SECTIONS SHEET 03	03/11/23
VRUW-NRP-CV-DWG-1104	2	TYPICAL ROAD CROSS SECTIONS SHEET 04	03/11/23
VRUW-NRP-CV-DWG-1105	2	TYPICAL ROAD CROSS SECTIONS SHEET 05	03/11/23
VRUW-NRP-CV-DWG-1111	2	GENERAL ARRANGEMENT PLAN SHEET 01	03/11/23
VRUW-NRP-CV-DWG-1112	2	GENERAL ARRANGEMENT PLAN SHEET 02	03/11/23
VRUW-NRP-CV-DWG-1113	2	GENERAL ARRANGEMENT PLAN SHEET 03	03/11/23
VRUW-NRP-CV-DWG-1114	2	GENERAL ARRANGEMENT PLAN SHEET 04	03/11/23

VRUW-NRP-CV-DWG-1115	2	GENERAL ARRANGEMENT PLAN SHEET 05	03/11/23
VRUW-NRP-CV-DWG-1117	2	GENERAL ARRANGEMENT PLAN SHEET 07	03/11/23
VRUW-NRP-CV-DWG-1118	2	GENERAL ARRANGEMENT PLAN SHEET 08	03/11/23
VRUW-NRP-CV-DWG-1119	2	GENERAL ARRANGEMENT PLAN SHEET 09	03/11/23
VRUW-NRP-CV-DWG-1120	2	GENERAL ARRANGEMENT PLAN SHEET 10	03/11/23
VRUW-NRP-CV-DWG-1121	2	GENERAL ARRANGEMENT PLAN SHEET 11	03/11/23
VRUW-NRP-CV-DWG-1131	2	ROAD ALIGNMENT CONTROL PLAN SHEET 01	03/11/23
VRUW-NRP-CV-DWG-1132	2	ROAD ALIGNMENT CONTROL PLAN SHEET 02	03/11/23
VRUW-NRP-CV-DWG-1133	2	ROAD ALIGNMENT CONTROL PLAN SHEET 03	03/11/23
VRUW-NRP-CV-DWG-1134	2	ROAD ALIGNMENT CONTROL PLAN SHEET 04	03/11/23
VRUW-NRP-CV-DWG-1135	2	ROAD ALIGNMENT CONTROL PLAN SHEET 05	03/11/23
VRUW-NRP-CV-DWG-1137	2	ROAD ALIGNMENT CONTROL PLAN SHEET 07	03/11/23
VRUW-NRP-CV-DWG-1138	2	ROAD ALIGNMENT CONTROL PLAN SHEET 08	03/11/23
VRUW-NRP-CV-DWG-1139	2	ROAD ALIGNMENT CONTROL PLAN SHEET 09	03/11/23
VRUW-NRP-CV-DWG-1140	2	ROAD ALIGNMENT CONTROL PLAN SHEET 10	03/11/23
VRUW-NRP-CV-DWG-1141	2	ROAD ALIGNMENT CONTROL PLAN SHEET 11	03/11/23
VRUW-NRP-CV-DWG-1151	2	ROAD ALIGNMENT CONTROL SETOUT TABLES SHEET 01	03/11/23
VRUW-NRP-CV-DWG-1152	2	ROAD ALIGNMENT CONTROL SETOUT TABLES SHEET 02	03/11/23
VRUW-NRP-CV-DWG-3101	2	PAVEMENT PLAN SHEET 01	03/11/23
VRUW-NRP-CV-DWG-3102	2	PAVEMENT PLAN SHEET 02	03/11/23

VRUW-NRP-CV-DWG-3103	2	PAVEMENT PLAN SHEET 03	03/11/23
VRUW-NRP-CV-DWG-3104	2	PAVEMENT PLAN SHEET 04	03/11/23
VRUW-NRP-CV-DWG-3105	2	PAVEMENT PLAN SHEET 05	03/11/23
VRUW-NRP-CV-DWG-3107	2	PAVEMENT PLAN SHEET 07	03/11/23
VRUW-NRP-CV-DWG-3108	2	PAVEMENT PLAN SHEET 08	03/11/23
VRUW-NRP-CV-DWG-3109	2	PAVEMENT PLAN SHEET 09	03/11/23
VRUW-NRP-CV-DWG-3110	2	PAVEMENT PLAN SHEET 10	03/11/23
VRUW-NRP-CV-DWG-3111	2	PAVEMENT PLAN SHEET 11	03/11/23
VRUW-NRP-CV-DWG-7101	2	UTLITIES COORDINATION PLAN SHEET 01	03/11/23
VRUW-NRP-CV-DWG-7102	2	UTLITIES COORDINATION PLAN SHEET 02	03/11/23
VRUW-NRP-CV-DWG-7103	2	UTLITIES COORDINATION PLAN SHEET 03	03/11/23
VRUW-NRP-CV-DWG-7104	2	UTLITIES COORDINATION PLAN SHEET 04	03/11/23
VRUW-NRP-CV-DWG-7105	2	UTLITIES COORDINATION PLAN SHEET 05	03/11/23
VRUW-NRP-CV-DWG-7107	2	UTLITIES COORDINATION PLAN SHEET 07	03/11/23
VRUW-NRP-CV-DWG-7108	2	UTLITIES COORDINATION PLAN SHEET 08	03/11/23
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VRUW-NRP-CV-DWG-7110	2	UTLITIES COORDINATION PLAN SHEET 10	03/11/23
VRUW-NRP-CV-DWG-7111	2	UTLITIES COORDINATION PLAN SHEET 11	03/11/23
<i>Plans of Subdivision</i>			
41367 193DP-1	A	PLAN OF PROPOSED SUBDIVISION OF LOTS 4 & 7 IN DP 1248652	23/01/2024
41367 193DP-2	A	PLAN OF PROPOSED SUBDIVISION OF LOT 17A IN DP 440585	23/01/2024

Specialist Reports

Document	Reference No.	Issue	Prepared By	Dated
Statement of Environmental Effects	J001940231208.D2	D4	Aspect	December 2023
Arboricultural Impact Assessment	-	-	Ian Hills	December 2023
Construction Environmental Management Plan	J001940231215.D1	D1	Aspect	December 2023
Strategic Design Report	DS2023/000XXX	02	Northrop	November 2023
Detailed Site Investigation	-	0	Trace Environmental	7/09/2017
Remedial Action Plan	-	2	Trace Environmental	14/11/2016
High Level Peer Review of the Environmental Conditions at 700 Victoria Road, Ermington NSW	E26101.E09	0	EI Australia	13/07/2023

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.

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

2 **Erection of signs**

1. This section applies to a development consent for development involving building work, subdivision work or demolition work.
2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—
 - a. showing the name, address and telephone number of the Principal Certifier for the work, and

	<ul style="list-style-type: none"> b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. <p>3. The sign must be—</p> <ul style="list-style-type: none"> a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. <p>4. This section does not apply in relation to—</p> <ul style="list-style-type: none"> a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the <i>Building Code of Australia</i> under the Act, Part 6.
	<p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
3	<p>Shoring and adequacy of adjoining property</p> <ul style="list-style-type: none"> 1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. 2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense— <ul style="list-style-type: none"> a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. 3. This section does not apply if— <ul style="list-style-type: none"> a. the person having the benefit of the development consent owns the adjoining land, or b. the owner of the adjoining land gives written consent to the condition not applying. <p>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</p>
4	<p>Tree Retention</p> <p>Trees to be retained are:</p> <ul style="list-style-type: none"> • Trees 6 to 41 – as numbered in the Arboricultural Impact Assessment listed in Condition 1 - within the adjacent site(s). <p>Condition reason: To protect significant trees which contribute to the landscape character of the area.</p>

5	Tree Preservation
	Trees equal to or greater than five (5) metres in height, which are protected under the Parramatta Development Control Plan (DCP) 2023 (Part 5.3.4 Tree and Vegetation Preservation), must not be removed or damaged without Council consent.
	Condition reason: To preserve existing landscape features.
6	No encroachment on Council and/or Adjoining property
	The development must be constructed within the confines of the property boundary and applicable road reserves. No portion of the works may encroach upon the boundaries on any privately owned lots not included as part of the application.
	In particular, no works are to occur within Lot 30 DP 1302465 (also known as Putt Putt Park).
7	Road Dedication
	The approved road dedication/widening shall be dedicated to City of Parramatta Council or as otherwise required by TfNSW and the Minister of Planning, at no cost to Council. The roads/assets and public domain shall be constructed as per the applicable TfNSW and/or Council standards and conditions of this consent.
	The property owner is responsible for the safety, repair and maintenance of the road until such time as the dedication process is completed.
8	Endeavour Energy
	The formal handover of road and stormwater assets should happen when the roads are free from construction traffic at a time mutually agreed with Council, or as otherwise required by the applicable Voluntary Planning Agreements. At the time of handover, all assets must be free of defects.
	Condition reason: To set out terms of the road dedication and for maintenance of the roads in the interim.
9	Scope of works
	Compliance is required with the advice from Endeavour Energy dated 29/01/2024. A copy of this response is available in the NSW Planning Portal.
	Condition reason: To ensure no impacts to Endeavour Energy assets.
9	Scope of works
	No works are to be completed under this consent within the City of Ryde.

	Condition reason: To clarify the scope of works under this DA.
10	Petrol Station
	Any development, within the meaning of the Act, required to accommodate the approved road works at the petrol station at Lot 17A DP 440585 (700 Victoria Road, Ermington) will require a separate development consent. This includes any relocation of fuel tanks.
	Condition reason: To clarify the extent of the approval.

Before issue of a Subdivision Works Certificate

11	Erosion and sediment control plan
	Before the issue of a Subdivision Works Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the Certifier. <ul style="list-style-type: none"> a) Council's relevant development control plan, b) The guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and c) The 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (as amended from time to time).
	Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
12	Long Service Levy
	The Subdivision Works Certificate is not to be issued unless the Certifier is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.
	Condition reason: To ensure the long service levy is paid.
13	Infrastructure & Restoration Administration Fee
	An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Subdivision Works Certificate.

	<p>The fee will be in accordance with Councils adopted 'Fees and Charges' at the time of payment.</p> <p>Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.</p> <p>Condition reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.</p>					
14	<p>Security Bonds</p> <p>In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during subdivision works. The bond(s) are to be lodged with Council prior to the issue of any Subdivision Works Certificate.</p> <p>The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.</p> <p>Should a bank guarantee be lodged it must:</p> <ol style="list-style-type: none">1. Have no expiry date;2. Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/47/2024;3. Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised. <p>Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.</p> <p>Bonds shall be provided as follows:</p> <table><tr><td>Bond Type (see current Schedule of Fees and charges)</td></tr><tr><td>Hoarding - \$3,170-\$12,655 per street frontage in current financial year.</td></tr><tr><td>Street Furniture - \$2,410 per item in current financial year.</td></tr><tr><td>Street Trees - \$2,410 per street tree in current financial year.</td></tr><tr><td>Development Site Bond - 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.</td></tr></table> <p>A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta Council with the payment of the bond/s.</p> <p>The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.</p>	Bond Type (see current Schedule of Fees and charges)	Hoarding - \$3,170-\$12,655 per street frontage in current financial year.	Street Furniture - \$2,410 per item in current financial year.	Street Trees - \$2,410 per street tree in current financial year.	Development Site Bond - 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.
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Development Site Bond - 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.						

	<p>Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.</p>
15	<p>Specialist Reports</p> <p>The works/methods/procedures/control-measures/recommendations in the specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying the relevant Subdivision Works Certificate to the satisfaction of the Certifier. A list of all of the recommendations and how they have been actioned shall be provided to the Principal Certifier.</p> <p>Condition reason: To ensure the development is constructed as proposed.</p>
16	<p>Retaining Walls</p> <p>If no retaining walls are marked on the approved plans, no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.</p> <p>Notwithstanding the above, should revised or additional retaining walls be required to satisfy other conditions of this development consent or facilitate the construction of the approved development then these retaining walls may be approved by Council's Manager Development and Traffic Services Unit (DTSU) provided that they are located more than 900mm from the external boundaries of the development site.</p> <p>The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated then written approval from the affected neighbour shall be obtained and submitted to the Certifier prior to commencement of the works.</p> <p>Structural, drainage and subsoil drainage details of the approved retaining walls, certified by a practicing structural engineer, shall accompany the application for a Subdivision Works Certificate for assessment and approval by the Certifier.</p> <p>Condition reason: To minimise impact on adjoining properties.</p>
17	<p>Before you Dig Service</p> <p>Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from NDBYD to their Principal Certifier prior to any excavation occurring.</p> <p>Condition reason: To ensure Council's assets are not damaged.</p>
18	<p>Sydney Water Quick Check</p>

	<p>A building plan approval must be obtained from Sydney Water Tap in to ensure that the approved development will not impact Sydney Water infrastructure.</p> <p>A copy of the building plan approval receipt from Sydney Water Tap in must be submitted to the Principal Certifier upon request prior to works commencing.</p> <p>Please refer to the website http://www.sydneywater.com.au/tapin/index.htm, Sydney Water Tap in, or telephone 13 20 92.</p> <p>Condition reason: To ensure the requirements of Sydney Water have been complied with.</p>
19	<p>Detailed works approval for Council roads</p> <p>For any road works beyond the scope of the TfNSW Works Approval, the final detailed road alignment and levels, foundation treatment, pavement and drainage design must be submitted to the satisfaction of Council's DTSU Manager for approval prior to issue of a Subdivision Works Certificate.</p> <p>No works may commence on any aspect of the road and drainage system until Council's DTSU Manager has approved the final construction plans.</p> <p>Condition reason: To ensure all future public assets are designed and constructed to Council standards.</p>
20	<p>Council Stormwater Approval</p> <p>Prior to the issue of a Subdivision Works Certificate, detailed stormwater plan approval is required from Council's DTSU Group Manager for any Council stormwater assets that are required to be moved, changed or constructed under these works. This does not apply for any assets which will be under the ownership of TfNSW.</p> <p>Any changes and proposed designs for Council assets need to be as per Council Standards and Council Standard drawings. Any changes need to be supported by appropriate DRAINS modelling.</p> <p>Any changes and proposed designs for Council assets within the TfNSW Approval Works area need to be as per TfNSW Standards and Standard drawings. Any changes need to be supported by DRAINS model.</p> <p>Condition reason: To ensure the existing stormwater assets are as per Council standards.</p>
21	<p>Stormwater modelling</p> <p>A copy of the final detailed design and hydraulic modelling of the drainage system in Victoria Road (DRAINS Model) is to be provided to Council for our records. This includes the design pipe flows that enter into Council's drainage system with the demonstration of adequacy of the stormwater pits and pipes and the bypass/overland flows.</p> <p>Condition reason: To ensure the stormwater system is designed to adequately function.</p>

22	Electricity Undergrounding
	The existing powerlines along the southern side of Victoria Road are to be undergrounded from Bundil Boulevard to Wharf Road. Details of this and appropriate approvals from the relevant electricity provider and assets owners are to be provided in the Subdivision Works Certificate to the satisfaction of the Certifier.
	Condition reason: To ensure the electricity assets are appropriately undergrounded.
23	Support for Council Roads, Footpath, Drainage Reserve
	<p>Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and subdivision 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 Subdivision Works Certificate and be to the satisfaction of the Principal Certifier (PC). A copy of these details must be forwarded to Council prior to any work being commenced.</p> <p>Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the road and Council property must be fully compacted prior to the completion of works.</p>
	Condition reason: To protect Council's infrastructure.
25	Remediation Action Plans
	<p>A Remediation Action Plan is required to be completed for the land at 700 Victoria Rd, Ermington based on the findings of the approved Detailed Site Investigation. This is to be approved by Councils Group Manager DTSU prior to the issue of any relevant Subdivision Works Certificate. The plan is to detail how the land will be made suitable for the proposed roadway use.</p> <p>The approved Remediation Action Plan for 657-661 Victoria Road, Melrose Park must be complied with for the land required for the road widening. 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.</p>
	Condition reason: To ensure the proposed land is appropriately remediated.
26	Waste Classification
	A waste classification in accordance with the NSW EPA guidelines must be undertaken by a consultant for any soil proposed to be removed for off-site disposal and a report submitted Council for our records.
	Condition reason: To ensure that the waste is appropriately disposed of.
27	Construction Environmental Management Plan

	<p>A Construction Environmental Management System and Plan (CEMP) shall be submitted to and approved by the Principal Certifier.</p> <p>The CEMP must be prepared in accordance with ISO14001:2015 and the NSW Department of Climate Change Environment Energy and Water (2024) 'Guidelines for the Preparation of Environmental Management Plans' and submitted to the relevant authorities at least 4 weeks prior to the commencement of construction.</p> <p>This plan should cover soil and water management and site maintenance and any associated groundwater, flooding and overland stormwater flow management during the construction phase. 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.</p> <p>Soil erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.</p> <p>The CEMP and Environmental Management System must be implemented throughout the work.</p> <p>Condition reason: Environmental protection</p>
27	<p>Public Domain Construction Drawings</p> <p>Prior to the issue of a Subdivision Works Certificate for any public domain (footpaths, street trees, furniture etc.) a set of detailed Public Domain Construction Drawings must be submitted to and approved by Council's DTSU Group Manager. The drawings shall address any areas to be publicly accessible.</p> <p>The Public Domain Construction Drawings and specifications shall be prepared in accordance with:</p> <ul style="list-style-type: none"> • The latest City of Parramatta Public Domain Guidelines (PDG); • The approved Civil Drawings, • The agreed road layout and • All the conditions listed in this consent. • TfNSW design requirements (where relevant) <p>Condition reason: To ensure the Public Domain standards are maintained.</p>
28	<p>Outdoor Lighting Requirements</p> <p>All outdoor lighting and lighting of publicly accessible spaces must comply with the relevant provisions of AS/NZ1158.3 Pedestrian Area (Category P) Lighting, and with AS4282 Control of the Obtrusive Effects of Outdoor Lighting, and designed so as not to cause nuisance to other</p>

	<p>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.</p> <p>A detailed lighting plan demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifier prior to the issue of the relevant Subdivision Works Certificate(s).</p> <p>Condition 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.</p>
29	<p>Traffic Committee Approval</p> <p>The applicant is to submit a separate application for any changes to line marking and signage outside the scope of the TfNSW approval. This application is to be made to Council's Traffic and Transport Services for consideration through the Parramatta Traffic Committee process. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.</p> <p>Condition reason: To comply with Roads Act 1993.</p>
30	<p>William Street Right Turn</p> <p>The right turn movement shall be removed from Kissing Point Road onto William Street prior to the release of a Subdivision Works Certificate and identified on all plans submitted to TfNSW. Prior to restricting the movement, the Applicant shall develop a Traffic Management Plan (TMP) and implement TMP to the satisfaction of TfNSW and Council.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
31	<p>Public utility relocation</p> <p>The Applicant 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.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
32	<p>Construction Traffic Management Plan</p> <p>Prior to the issue of any Subdivision Works Certificate the applicant shall 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:</p> <ul style="list-style-type: none"> • A description of the development. • Location of any proposed work zone(s). • Details of crane arrangements including location of any crane(s) and crane movement plan. • Haulage routes.

	<ul style="list-style-type: none"> Proposed construction hours. Predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods. Construction vehicle access arrangements. Construction program and construction methodology, including any construction staging. A detailed plan of any proposed hoarding and/or scaffolding. Measures to avoid construction worker vehicle movements within the precinct. Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail Stage 2. Identify any potential impacts to general traffic, cyclists, pedestrians, and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and Identify the cumulative construction activities of the development and other projects within or around the development site, including Parramatta Light Rail Stage 2 and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP. <p>Submit a copy of the final plan to TfNSW for endorsement via development.ctmp.cjp@transport.nsw.gov.au.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
33	<p>Pavement Design</p> <p>For any works approved by this application that will become Council's asset (beyond the TfNSW works approval) prior to the issue of any Subdivision Works Certificate, the developer must submit a Pavement Design report to Council's DTSU Group Manager for approval.</p> <p>The report must include the proposed pavement structure, discussion of each element of the pavement design system shown in Figure 2.1 of Austroads' Pavement Design Guide (project reliability, construction and maintenance considerations, environment, subgrade evaluation, pavement materials and design traffic), all background data (e.g. traffic surveys and studies, geotechnical investigation, field and laboratory testing etc.), assumptions and calculations in the design process and nominated construction specifications.</p> <p>For road pavements the design standards are:</p> <ul style="list-style-type: none"> Specification 0042 (published by NATSPEC); and Austroads' Guide to Pavement Technology Part 2: Pavement Structural Design <p>For road pavements the construction standards are:</p> <ul style="list-style-type: none"> If design traffic is less than 10⁵ ESA – AUS SPEC specifications (published by NATSPEC)

	<ul style="list-style-type: none"> ○ 1141 – Flexible Pavements ○ 1143 – Sprayed bituminous surfacing ○ 1144 – Asphaltic concrete (Roadways) ○ Other AUS SPEC specifications for the work not covered by above specifications • If design traffic is equal or higher than 10⁵ ESA – RMS Specifications <ul style="list-style-type: none"> ○ 3051 – Granular Base and Subbase Materials For Surfaced Road Pavements ○ R71 – Unbound and modified pavement course ○ R73 – Construction of plant mixed heavily bound pavement course ○ R83 – Concrete pavement base ○ R106 – Sprayed bituminous surfacing (with cutback bitumen) ○ R107 – Sprayed bituminous surfacing (with polymer modified bitumen) ○ R111 – Sprayed bituminous surfacing (with bitumen emulsion) ○ R116 – Heavy duty dense graded asphalt ○ Other relevant RMS specifications for material and roadworks not covered by above specifications <p>This report must consider both City of Parramatta and City of Ryde standards along Wharf Road and Marsden Road and be approved by both Councils.</p>
	<p>Condition reason: To ensure the pavement is designed in keeping with Council requirements.</p>
34	<p>Geometric Design Review</p> <p>Prior to the issue of a Subdivision Works Certificate detailed geometric design is to be submitted to Council’s DTSU Group Manager for information. The design must resolve all potential scraping at affected driveways. Turning movements to be checked for design vehicles.</p> <p>All driveways within the limits of work to be designed in accordance with Council standards and checked against AS2890.1 for scraping. Provide long sections at 1:20 scale to show compliance. Checks should also be made for existing driveways where kerb/laybacks are being retained and pavement being reconstructed.</p> <p>Condition reason: To ensure that proposed works will not conflict with existing driveways.</p>
35	<p>Bus Shelters</p> <p>Prior to the issue of any Subdivision Works Certificate, approval must be provided from the relevant Bus Operator and/or TfNSW for any removal or relocation of the following bus stops.</p> <ul style="list-style-type: none"> • Kissing Point Road at William Street (Stop ID: 211529) • Kissing Point Road after Victoria Road (Stop ID: 211512) • Bartlett Park, Victoria Road (Stop ID: 211561) • Victoria Road opposite Bartlett Park (Stop ID: 211562) • Victoria Road at Wharf Road (Stop ID: 211511) • Wharf Road, opposite Cobham Lane (Stop ID: 211457)

	<p>All of these bus stops must be upgraded to Council Public Domain Guideline standards with new bus shelters and associated furniture (seats, bins, etc). Bins must only be provided where one already exists. The applicant must engage Council's nominated contractor to disconnect power and communications from the bus shelter prior to removing the bus shelter.</p> <p>The applicant must provide for the installation (including arranging for power supply, tactile indicators) of the new bus shelter by Council's contractor. The bus shelters shall be located appropriately to avoid any sight distance issues for the drivers and pedestrians. All costs to be borne by the developer.</p> <p>New bus shelters shall meet the requirements of Disability Discrimination Act and the relevant Australian Standards (as per TfNSW guideline).</p> <p>Condition reason: To ensure that all bus shelters are appropriately designed to Council standards.</p>
36	<p>Putt Putt Park</p> <p>The proposed bus stop located within Putt Putt Park is not approved in this location. No works are to occur within Lot 30 DP 1304564 under this application.</p> <p>Condition reason: To ensure that Putt Putt Park remains an operational park.</p>

Before subdivision work commences

37	<p>Tree protection as Arboricultural Impact Report</p> <p>The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Assessment and Tree Protection Plan prepared by Ian Hills Accurate Tree Assessment dated December 2023 and the conditions of consent.</p> <p>Condition reason: To ensure the protection of the trees to be retained on the site.</p>
38	<p>Tree Protection During Construction</p> <p>Tree protection measures are to be installed prior to any works commencing on site and are to be maintained throughout the demolition and subdivision works, under the supervision of an Australian Qualifications Framework (AQF) Level 5 Consulting Arborist in accordance with AS4970:2009 - "Protection of Trees on Development Sites". Written confirmation by the Project Arborist to be forwarded to the Certifier to state tree protection measures were retained and in place, in accordance with the Conditions of Consent (unless prior approval from the Project Arborist was provided).</p>

	<p>Condition reason: To ensure trees are adequately protected throughout the construction phase.</p>
39	<p>TfNSW Approval of works</p> <p>The proposed works and modification of the Traffic Control Signals (TCS) at the intersections of Victoria Road / Marsden Road / Wharf Road and Victoria Road / Kissing Point Road / Bundil Boulevard shall be designed to meet TfNSW requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.</p> <p>The submitted designs shall be in accordance with Austroads Guide to Road Design in association with relevant TfNSW supplements (available at https://www.transport.nsw.gov.au/). The certified copies of the TCS design and civil design plans shall be submitted to TfNSW for detailed design review and approval prior to the release of a Subdivision Works Certificate and commencement of road works. Please send all documentation to development.sydney@transport.nsw.gov.au.</p> <p>TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.</p> <p>The developer will be required to enter a Works Authorisation Deed (WAD) for the abovementioned works.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
40	<p>Civil Works Approval</p> <p>The proposed civil road works on Victoria Road, Marsden Road and Kissing Point Road, and tie-in works to adjoining local roads shall be designed to meet TfNSW requirements and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with Austroads and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to TfNSW for detailed design review and approval prior to the release of the Subdivision Works Certificate by the Principal Certifier and commencement of road works. Please send all documentation to development.sydney@transport.nsw.gov.au. The developer is required to enter a Works Authorisation Deed (WAD) for the abovementioned works.</p> <p>TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
41	<p>TfNSW Stormwater</p> <p>Detailed design plans and hydraulic calculations of any changes to the stormwater drainage systems on Victoria Road, Marsden Road and Kissing Point Road and tie in to local roads are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au.</p>

	<p>A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
42	<p>TfNSW Kerb and Gutter requirements</p> <p>Any redundant vehicle crossovers on the Victoria Road frontage shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on frontage shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au.</p> <p>Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of the relevant Subdivision Works Certificate and commencement of any road works. Please send all documentation to development.sydney@transport.nsw.gov.au.</p> <p>A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
43	<p>Appointment of Principal Certifier</p> <p>For works beyond the TFNSW Works Approval or Utility Authority Approval where required by the applicable legislation, prior to commencement of any other work, the person having the benefit of the Development Consent and Subdivision Works Certificate approval must:</p> <ol style="list-style-type: none"> 1. Appoint a Principal Certifier (PC) and 2. Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement. <p>The Principal Certifier must determine and advise the person having the benefit of the Subdivision Works Certificate when inspections, certification and compliance certificates are required.</p> <p>Condition reason: To comply with legislative requirements.</p>
44	<p>Subdivision Works Certificate</p> <p>Prior to commencement of any subdivision works associated with the approved development (including excavation), it is mandatory to obtain a Subdivision Works Certificate. Plans, specifications and relevant documentation accompanying the Subdivision Works Certificate must include any requirements imposed by conditions of this Development Consent.</p> <p>Condition reason: To ensure compliance with legislative requirements.</p>
45	<p>Public Liability Insurance</p>

	<p>Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:</p> <p>(a) Above; (b) Below; or (c) On</p> <p>Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.</p> <p>The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.</p> <p>A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.</p> <p>Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.</p> <p>Condition 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.</p>
46	<p>Dilapidation Survey & Report for Private Properties</p> <p>Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifier (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.</p> <p>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.</p> <p>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 Principle Certifier.</p> <p>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.</p> <p>Condition reason: Management of records.</p>

47	Noise Management Plan – Construction Sites
	<p>A noise management plan must be submitted to Council’s DTSU Group Manager 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.</p>
	<p>The plan must include, but not be limited to the following:</p>
	<ul style="list-style-type: none"> a) Identify sensitive location near the site; b) Identify potential impacts (i.e. exceedance of the goals at the identified locations); c) Mitigation measures to control noise and dust from the site, the noise reduction likely and the feasibility and reasonableness of these measures; d) Selection criteria for plant and equipment; e) Community notification procedures for identified sensitive receivers. f) Details of work schedules for all construction phases; g) Selection of traffic routes to minimise residential noise intrusion; h) Schedule of plant and equipment use and maintenance programs; i) Noise monitoring techniques and method of reporting results; j) The methodology to be employed for handling and investigating any complaints should they arise; k) Site induction details for employees and contractors; and l) A declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.
	<p>Condition reason: To maintain appropriate amenity to nearby occupants.</p>
48	Road-Opening
	<p>The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed beyond the TfNSW Works approval 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).</p> <p>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.</p>
	<p>Condition reason: To protect Council’s assets throughout the development process.</p>
49	Tree Pruning
	<p>Consent from Council’s DTSU Manager must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties.</p>
	<p>All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.</p>

	Condition reason: To ensure the protection of the tree(s) to be retained.
50	Bus shelter removal
	Notification must be provided two weeks to Council prior to the removal of any existing bus shelters.
	Condition reason: To ensure Council can notify relevant advertising contractors.
51	Sydney Water Approval
	The plans must be approved by Sydney Water prior to demolition, excavation or subdivision works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply.
	Sydney Water recommends developers apply for Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.
	Condition reason: To ensure that subdivision works do not interfere with Sydney Water assets.

During subdivision work

52	Implementation of the site management plans
	While site work is being carried out:
	<ul style="list-style-type: none"> a. the measures required by the Construction Environment Management Plan and the erosion and sediment control plan (plans) must be implemented at all times, and b. a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	Condition reason: To ensure site management measures are implemented during the carrying out of site work.
53	Pruning of trees by an arborist
	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 Code of Practice for Amenity Tree Industry 1998.
	Condition reason: To ensure the pruning will not adversely affect the tree(s).

54	Material storage and trees
	<p>No materials (including waste and soil), equipment or goods of any type are to be stored, kept or placed within the Tree Protection Zone (TPZ), at any time. This is a No Access Zone.</p> <p>The following activities are prohibited within the specified Tree Protection Zones:-</p> <ul style="list-style-type: none"> • All activities involving soil level changes and soil disturbance; (such as re-grading, excavation, compaction and any additional fill material) • All types of cleaning activities; • Refuelling; • Trenching; • Ripping or cultivation of soil; • Mechanical removal of vegetation; • Access and storage of plant, equipment & vehicles; • Erection of site sheds; • Cleaning • Disposal of waste materials and chemicals including paint, solvents, cement slurry, fuel, oil and other toxic liquids; • And any other activity likely to cause damage to the tree. <p>Condition reason: To ensure the protection of the trees to be retained on the site.</p>
55	<p>Tree Removal</p> <p>Trees numbered 42 to 70 – as numbered in the Arboricultural Impact Assessment listed in Condition 1 -are approved to be removed.</p> <p>Condition reason: To facilitate development.</p>
56	<p>Removal of trees by an arborist</p> <p>All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and undertaken in accordance with the Code of Practice for Amenity Tree Industry 1998.</p> <p>Condition reason: To ensure tree works are carried out safely.</p>
57	<p>Road Occupancy Licence</p> <p>A Road Occupancy Licence (ROL) shall be obtained from Transport Management Centre (TMC) for all civil works for any road occupation or 120 metres from an existing signalised intersection during construction activities.</p> <p>Condition reason: To comply with TfNSW requirements.</p>
58	Damage To Public Infrastructure

	<p>Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council (or relevant authority) with all costs to be borne by the person having the benefit of the Development Consent.</p> <p>Condition reason: To protect public safety.</p>
59	<p>Copy Of Development Consent</p> <p>A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site 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.</p> <p>Condition reason: To ensure compliance with this consent.</p>
60	<p>Hours Of Work and Noise</p> <p>All work including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday unless otherwise approved by Council or Transport for NSW.</p> <p>Condition reason: To protect the amenity of the area.</p>
61	<p>Complaints Register</p> <p>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:</p> <ol style="list-style-type: none"> 1. The date and time of the complaint; 2. The means by which the complaint was made; 3. Any personal details of the complainants that were provided, or if no details were provided, a note to that affect; 4. Nature of the complaints; 5. Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and 6. If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken. <p>The complaints register must be made available to Council and/or the Principal Certifier upon request.</p> <p>Condition reason: To allow the Principal Certifier /Council to respond to concerns raised by the public.</p>
62	<p>Site Maintenance</p>

	<p>Prior to commencement of works and during subdivision 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:</p> <ol style="list-style-type: none"> 1. all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism 2. all site boundaries are to be secured and maintained to prevent unauthorised access to the site; 3. all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis; 4. the site is to be maintained clear of weeds; and 5. all grassed areas are to be mowed on a monthly basis.
	<p>Condition reason: To ensure public safety and maintenance of the amenity of the surrounding environment.</p>
63	<p>Record of inspections carried out</p> <p>In accordance with Clause 63 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the Principal Certifier responsible for the critical stage inspections for works beyond the scope of the TfNSW Project Verifier must make a record of each inspection as soon as practicable after it has been carried out.</p> <p>The record must include:</p> <ol style="list-style-type: none"> a) The development application and Subdivision Works Certificate number as registered; b) The address of the property at which the inspection was carried out; c) The type of inspection; d) The date on which it was carried out; e) The name and accreditation number of the Principal Certifier by whom the inspection was carried out; and f) Whether or not the inspection was satisfactory in the opinion of the Principal Certifier who carried it out.
	<p>Condition reason: To comply with statutory requirements.</p>
64	<p>Special Permits</p> <p>Unless otherwise specifically approved in writing by Council or TfNSW (when under their Works Approval), 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:</p> <ol style="list-style-type: none"> 1. 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

	<p>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.</p> <ol style="list-style-type: none"> 2. Storage of building materials and building waste containers (skips) on Council's property. 3. 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. 4. Kerbside restrictions - construction zones: <p>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 to such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.</p> <p>The application is to be lodged with Council's Customer Service Centre.</p> <p>Condition reason: Proper management of public land.</p>
65	<p>Unexpected Finds</p> <p>The Applicant must ensure that if any unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified as required by s146 of the Heritage Act 1977. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</p> <p>Condition reason: To protect environmental heritage.</p>
66	<p>Nomination Of Engineering Works Supervisor</p> <p>During construction of all public area civil and drainage works a qualified civil engineer must supervise the work beyond the TfNSW Works Approval to ensure it is completed in accordance with Council's "Guidelines for Public Domain Works". Certification is required to be provided to the Principal Certifier and Council prior to use of the road.</p> <p>Condition reason: To ensure Council's assets are appropriately constructed.</p>
67	<p>Material Storage Requirements</p> <p>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.</p>

	Condition reason: To ensure that building materials are not washed into stormwater drains.
68	Remediation 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. Condition reason: To comply with the statutory requirements of State Environmental Planning Policy
69	Requirement to notify about new contamination evidence Any new information which comes to light during remediation, demolition or subdivision works which has the potential to alter previous conclusions about site contamination shall be notified to the EPA accredited Site Auditor. Should any new information require the approved RAP to be amended, then Council and the Principal Certifier are to be notified. Condition reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.
70	Remediation Signage 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. Condition reason: To provide contact details for council inspectors and for the public to report any incidents.
71	Waste Data Maintained A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction waste from the site. These records must be retained and made available to Council on request. Condition reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2023 are met.
72	Fill Quality Any fill material imported to the site is to be certified as ENM, VENM or otherwise approved by the EPA. Records of each individual certification are to be kept on site and produced for inspection when requested. Any excavated material from within the site that is to be used as fill is to be certified as appropriately suitable by an appropriately qualified environmental consultant against the NSW EPA approved criteria for the proposed end use under a road.

	<p>The structural integrity of all fill is to be certified by an appropriate certified engineer.</p> <p>Condition reason: To ensure the site does not become contaminated and appropriate compaction levels can be achieved.</p>
73	<p>Erosion & Sediment Control Measures</p> <p>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.</p> <p>Condition reason: To ensure no adverse impacts on neighbouring properties.</p>
74	<p>Disposal of Material at Licensed Landfill</p> <p>Any contamination material to be removed from the site shall be appropriately classified in accordance with NSW EPA (2014) Waste Classification Guidelines or NSW EPA Resource Recovery Order and shall be disposed of to an EPA licensed landfill or other appropriate facilities in accordance with the Protection of the Environment Operations Act 1997</p> <p>Condition reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.</p>
75	<p>Dust Control</p> <p>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 Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the Protection of the Environment Operations Act 1997 and TfNSW requirements or Council's Guidelines for Controlling Dust from Construction Sites.</p> <p>Condition reason: To protect the amenity of the area.</p>
76	<p>Noise</p> <p>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.</p> <p>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.</p> <p>Condition reason: To protect the amenity of the area.</p>
77	<p>Discharge of Contaminated Groundwater</p> <p>Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The</p>

	<p>analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality.</p> <p>Other options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.</p> <p>Condition reason: To ensure that contaminated groundwater does not impact upon waterways.</p>
78	<p>Hazardous/Intractable Waste Disposed Legislation</p> <p>Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Safework NSW and the EPA, and with the provisions of:</p> <ol style="list-style-type: none"> 1. Work Health and Safety Act 2011; 2. NSW Protection of the Environment Operations Act 1997 (NSW); and 3. NSW Environment Protection Authority (EPA) Waste Classification Guidelines. <p>Condition 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.</p>
79	<p>Public Domain Inspections</p> <p>For all works beyond the TfNSW Works Approval, a range of inspections must be carried out during the construction phase for any assets to be under Council's future ownership.</p> <p>The required inspections to be undertaken by the Principal Certifier include, but are not limited to:</p> <ul style="list-style-type: none"> • Commencement of public domain works including tree protection measures installed and set out of tree pits; • Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required; • Installation of required underground conduits; • Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines; • Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments; • Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation; • Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;

	<ul style="list-style-type: none"> • 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. Trees shall be installed within 24hrs of delivery; The contractor shall provide Council Officer the NATSPEC document 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. <p>At least 48 hour notice must be given for all inspections.</p> <p>All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.</p> <p>Note: Additional daily inspections by Council Officers may occur to view progressive paving set out and construction depending on the project size and type.</p> <p>Condition reason: To ensure the quality of public domain works complies with Council standards and requirements.</p>
80	<p>Occupation of any Part of Footpath or Road</p> <p>For all works beyond the TfNSW Works Approval, occupation of any part of Council owned 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.</p> <p>Condition reason: To ensure proper management of Council assets.</p>
81	<p>Oversize Vehicles Using Local Roads</p> <p>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.</p> <p>Condition reason: To ensure maintenance of Council's assets.</p>
82	<p>Building Material Locations</p> <p>For all works outside of the TfNSW Works Approval, 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.</p>

Condition reason: To ensure pedestrian access.

Prior to awarding of Completion Certificate of works

83	<p>Repair of infrastructure</p> <p>Before the issue of a Completion Certificate any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council; or</p> <p>If the works are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent.</p> <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
84	<p>Post Construction Dilapidation Report</p> <p>The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the subdivision works. This report is to ascertain whether the subdivision works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to and approved by the Principal Certifier (PC) prior to use of the road or issue of a Completion Certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PC must:</p> <ul style="list-style-type: none"> (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 subdivision work have been rectified immediately by the developer at their cost. (d) Forward a copy of the dilapidation report with the PC's comparison and assessment review report to Council. <p>Condition reason: To ensure any damage as a result of the subdivision works have been rectified.</p>
85	<p>Work-As-Executed Plan</p> <p>Works-As-Executed civil and stormwater plans are to be provided addressing the following:</p>

	<p>(a) The Work-As-Executed plans are prepared on the copies of the approved civil and drainage plans issued with the Subdivision Works Certificate with the variations marked in red ink.</p> <p>(b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.</p> <p>(c) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).</p> <p>The above is to be submitted to and approved by the Council's DTSU Group Manager and to the Principal Certifier prior to the issue of the Completion Certificate.</p> <p>Condition reason: To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.</p>
86	<p>Public Domain Works</p> <p>Prior to the issue of a Completion Certificate for any works to be dedicated to Council, the works outlined in the approved Public Domain Construction Drawings must be completed to the satisfaction of the Principal Certifier.</p> <p>Any defects identified during inspections must be rectified prior to issue of the Completion Certificate.</p> <p>The following requirements apply to areas to be dedicated to Council prior to use:</p> <ul style="list-style-type: none"> • 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 <p>Condition reason: To ensure the quality of public domain works.</p>
87	<p>The Release of Bond(s)</p> <p>A written application to Council's Civil Assets Team for the release of a bond must quote the following:</p> <p>(a) Council's Development Application number; and</p> <p>(b) Site address.</p> <p>The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.</p> <p>Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.</p> <p>Condition reason: To safeguard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.</p>

88	<p>Remediation Works</p> <p>Prior to the issue of a Completion Certificate, certification on the remediation of the proposed roadway is to be provided including relevant documentation such as the Remedial Action Plan and/or Validation Report and any long term environmental management plan and verification that any land contamination on site has been remediated to a standard suitable for a roadway in accordance with Cl 4.14 and 4.15 of the SEPP (Resilience and Hazards (2021).</p> <p>Council will require certification from the project contractor that any soil, mulch and composts installed on site are compliant with EPA VENM and resource recovery orders.</p> <p>Condition reason: To ensure the proposed land is appropriately remediated.</p>
89	<p>Validation Report – Site Audit Statement</p> <p>A validation report prepared by a suitability qualified person shall be provided to the Certifier and Council within 90 days following completion of the remediation works, which demonstrates:</p> <p>(a) Compliance with the EPA accredited Site Auditor approved RAP ;</p> <p>(b) The remediation acceptance criteria (in the approved RAP) has been fully complied with;</p> <p>(c) Any changes in the remediation strategy were approved by the Site Auditor and Council;</p> <p>(d) All remediation works undertaken comply with the contaminated lands planning guidelines, Contaminated Lands Management Act 1997, SEPP (Resilience and Hazards) 2021 and Council’s Management of Contaminated Lands Policy and includes:</p> <ul style="list-style-type: none"> • Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor; • A “notice of completion of remediation work” as required under Clause 4.15 of SEPP (Resilience and Hazards) 2021; and • A statement confirming that the site following remediation of contamination is suitable for the intended use. <p>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 (SAS).</p> <p>The Site Audit Statement should allow for the future land use being road. The accredited auditor shall provide Council with a copy of the Site Audit Report and Site Audit Statement prior to the issue of the Completion Certificate.</p> <p>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</p>

Modification Application or further Development Application pursuant to the Environmental Planning and Assessment Act 1979 will be required.

Condition 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.

Before issue of a Subdivision Certificate

90	Subdivision Certificate
	<p>Separate application(s) must be made for Subdivision Certificates The following information shall be submitted with the application(s):</p> <ol style="list-style-type: none"> 1. Evidence that all relevant conditions of this development consent have been satisfied; 2. Evidence of payment of all relevant fees; 3. Subdivision Plan, Section 88B Instrument (if applicable) and Deposited Plan Administration Sheet, all generally in accordance with the approved plans and documents, except as otherwise required to be amended via other conditions of this consent. These documents shall include full details of easements, instruments, covenants and the like if necessary to create new titles and are to be certified by a Registered Surveyor; 4. All relevant surveyors or engineers' certification if required by the development consent. <p>Condition reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979</p>
91	Road dedication
	<p>Any land to be dedicated to Council (or the relevant road authority) is to be provided at a mutually agreed time with Council/road authority or as required by any applicable VPA.</p> <p>Condition reason: To ensure that the land is provided as per the proposed subdivision plan.</p>