

DATE OF DETERMINATION	23 August 2025
DATE OF PANEL DECISION	22 August 2025
DATE OF PANEL BRIEFING	14 August 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Clr. Sameer Pandey
APOLOGIES	Clr. Michael Ng
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 7 March 2025 and 6 August 2025.

MATTER DETERMINED

PPSSCC-521 – City of Parramatta – DA/72/2024 – 181 James Ruse Drive, Camellia - demolition, earthworks, site remediation, tree removal and construction of a warehouse and distribution centre. The development is proposed in two phases, the existing hardstand surfaces to be utilised as storage premises in Phase 1 and warehousing and distribution premises will be constructed and operated under Phase 2. The application is Nominated Integrated Development pursuant to Water Management Act 2000 and Integrated Development pursuant to Roads Act 1993.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Application to vary a development standard:

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Parramatta Local Environmental Plan 2023 (LEP), the Panel is satisfied that the applicant has demonstrated that:

- compliance with cl. 4.4 Height of Buildings is unreasonable or unnecessary in the circumstances because the proposed development will complement the objectives of the E3 Productivity Support Zone; and
- there are sufficient environmental planning grounds to justify contravening the development standard as the objectives of the zone are met by the proposal.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was 3:1 in favour. Clr. Sameer Pandey objected to the variation of the fee schedule to address phased payments as he is in support of adherence to Council's existing fee policy for reasons of consistency and clarity in decision making. Clr. Pandey was however in support of other amendments to condition 44 and flow-on conditions, as detailed below.

REASONS FOR THE DECISION

The panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report, with changes to the draft conditions as detailed below following discussion with both the applicant and council regarding the implications of draft conditions 5, 44 and 46 in particular. The reasons for these amendments are as follows:

- In relation to Condition 5:

- The applicant has confirmed that Phase 1 involves use of the site for hardstand storage only with some demountable units and minimal employment generating a proportionally reduced contribution requirement, as specified below.
- The applicant has confirmed that Phase 2 generates permanent structures and greater employment, requiring a proportionally greater contribution, as specified below.
- The panel notes that while there is a majority view in this regard, Clr Pandey is not supportive of the amendment as his preference is for consistency in relation to council's policy position on contributions.
- In relation to Condition 44:
 - The applicant has received written advice from the SES per correspondence dated 14 February 2024 which indicates that 'early evacuation' in the case of flooding is a suitable approach for the site and that a 'shelter in place' provision is not required.
 - The Panel notes that there is unanimous support of changes to the condition as a result of the SES advice.
- Other amendments are follow-on changes as a result of Condition 44 being varied.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendments. A revised set of conditions is also attached.

Condition	Details	Phase
Amend Condition 5	A monetary contribution comprising \$ 1, 560, 802.26 is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the <i>City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1</i>. Options for payment of monetary contributions are detailed below. <u>Payment of Contributions as a Lump Sum</u> Payment of monetary contributions can be made in one lump sum prior to the issue of any construction certificate for the approved development. <u>Staging of Contribution Payments</u> • Phase 1 – Use of site as a hardstand storage premises, including: Storage zones, material handling zones, flood management and the construction of temporary demountable offices. Prior to the issue of any construction certificate for approved works described as 'Phase 1', under the Memo prepared by Urbis dated 13 August 2025, a monetary contribution comprising \$2,381.00 under that phase must be made to City of Parramatta Council in accordance with s. 7.11 of the Environmental Planning & Assessment Act 1979 and the <i>City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1</i>. • Phase 2 – Warehouse and distribution premises, including: Demolition, site remediation and earthworks, bulk excavation, tree removal, construction of 2 x warehouse and distribution premises and signage zones. Prior to the issue of any construction certificate for approved works described as 'Phase 2' under the Memo prepared by Urbis dated 13 August 2025, a monetary contribution comprising \$ 1,560,802.26 under that phase must be made to City of Parramatta Council in accordance with s. 7.11 of the Environmental Planning & Assessment Act 1979 and the <i>City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1</i>. The staged payment of contributions under this condition (Phase 1 & Phase 2) must amount to the total payment of at least \$1, 560, 802.26 (subject to indexation).	1 and 2

Condition	Details	Phase
	Conditions for payment of contributions (either staged or lump sum) Payment of contributions under this condition 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. 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). Therefore, please visit 'Live Contributions Fees' Register on the Council's Development Contributions webpage to confirm the amount payable prior to making payment. The <i>City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1</i> can be viewed on Council's website at: www.cityofparramatta.nsw.gov.au/businessdevelopmentplanning/developmentcontributions Reason: To ensure contributions are appropriately levied in accordance with the <i>City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1</i>.	
Replace Condition 44	The development must be carried out in accordance with the approved Flood Emergency Response Plan (FERP) – Phase 1 contained within the approved documentation <i>Flood Rise and Impact Assessment</i>, dated 4 June 2024, Revision D prepared by Northrop. The strategy of early evacuation is to be adopted for Phase 1. Reason: To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.	1
Insert Condition 46A	The Flood Emergency Response Plan must be updated prior to issuing the CC to include: 1. Full details of the proposed on-site early warning system and its calibration against a relevant flood gauge. 2. Defined evacuation routes and protocols based on early warning, including trigger thresholds, roles and responsibilities, and response timeframes. Reason: To ensure the Flood Emergency Response Plan adequately addresses site-specific flood risks through detailed early warning and evacuation.	1
Insert Condition 185A	Prior to the issue of any Occupation Certificate for both Phase 1 and Phase 2, a site-specific Emergency Management Plan (EMP) must be submitted to the satisfaction of the Certifying Authority. The EMP must: 1. Align with the NSW SES <i>Support for Emergency Management Planning Guideline</i>. 2. Be compatible with the Local Flood Plan and evacuation strategies endorsed by the NSW SES. 3. Include evacuation timelines, flood warning protocols, and signage requirements. 4. Be reviewed annually and updated as necessary. Reason: To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.	1 and 2
Insert Condition 203A	The applicant must notify the NSW SES of the development and provide copies of the EMP and FERP. Ongoing coordination must be maintained, and any advice from NSW SES during flood events must take precedence over private evacuation plans. Reason: To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.	1 and 2
Insert	Flood risk information must be clearly communicated to all site users through:	1 and 2

Condition	Details	Phase
Condition 203B	4. Signage, emergency drills, and induction materials. 5. Promotion of the Hazards Near Me app and NSW SES resources. 6. Inclusion of flood risk education in site management protocols. Reason: To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.	

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Steve Murray	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-521 – City of Parramatta – DA/72/2024
2	PROPOSED DEVELOPMENT	Demolition, earthworks, site remediation, tree removal and construction of a warehouse and distribution centre. The development is proposed in two phases, the existing hardstand surfaces to be utilised as storage premises in Phase 1 and warehousing and distribution premises will be constructed and operated under Phase 2. The application is Nominated Integrated Development pursuant to Water Management Act 2000 and Integrated Development pursuant to Roads Act 1993.
3	STREET ADDRESS	181 James Ruse Drive, Camellia Lots 1- 6 DP 2737, Lots 2 0 17 and 25 DP 6856 and Lots 1 – 4 DP 128720.
4	APPLICANT/OWNER	Applicant: Abacus Group/Abacus Camellia Investments Pty Limited Owner: Abacus Camellia Investments Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - Parramatta Local Environmental Plan 2023 - Draft environmental planning instruments: Nil - Development control plans: - Parramatta Development Control Plan 2023 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development.
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 8 January 2025 - Council addendum report: 6 August 2025 - Clause 4.6 variation request: Height of Building - Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Matter Deferred: 13 March 2025 <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey, Michael Ng <u>Council assessment staff</u>: Denise Fernandez, Myfanwy McNally <u>Applicant representatives</u>: Don Muggli - Final briefing to discuss council's recommendation: 14 August 2025

		○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey ○ <u>Council assessment staff</u>: Denise Fernandez, Claire Stephens ○ <u>Applicant representatives</u>: John Wynne, David Flannery, Marcello Tuteri
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to councils’ assessment report

GENERAL CONDITIONS

Approved Plans & Supporting Documents

1. The approved development is to be carried out in two (2) phases. The phases and its corresponding conditions are as follows:

Phase	Conditions
Phase 1: Use of site as a hardstand storage premises, including: Storage zones, material handling zones, flood management and the construction of temporary demountable offices.	1a, 2, 3, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 23, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 44, 45, 46a, 48, 49, 52, 55, 56, 57, 58, 62, 63, 65, 67, 72, 73, 74, 75, 77, 80, 81, 86, 87, 88, 89, 90, 91, 92, 93, 94, 97, 98, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 119, 120, 121, 122, 124, 125, 126, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 143, 144, 145, 146, 147, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 165, 166, 168, 169, 170, 171, 172, 173, 174, 175, 177, 179, 180, 181, 185a, 186, 188, 189, 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 203a, 203b
Phase 2: Warehouse and distribution premises, including: Demolition, site remediation and earthworks, bulk excavation, tree removal, construction of 2 x warehouse and distribution premises and signage zones.	1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 68, 69, 70, 71, 72, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 185a, 186, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 203a, 203b

Reason: To enable the approved works to be carried out in phases.

- 1a. 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. Job No. 23180.

Drawing/Plan No.	Issue	Plan Title	Dated
DA 001	F	Site Plan – Phase 1	20 / 11 / 2024
DA 500.	B	Shed Details – Phase 1	6 / 12 / 2023

Civil Drawings/Stormwater

Drawing/Plan No.	Issue	Plan Title	Dated
SY231858. Drawing No. C0101	2	Civil Engineering Package Specification Notes – Phase 1	18 December 2023

Drawing/Plan No.	Issue	Plan Title	Dated
SY231858. Drawing No. C1001	2	Site Works / Sediment and Soil Erosion Control Plan – Phase 1	18 December 2023
SY231858. Drawing No. C1101	2	Sediment and Soil Erosion Control Details	18 December 2023

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Noise and Vibration Impact Assessment Proposed	230594	R7	PWNA	10 December 2024
Acoustic Memo	230594	N/A	PWNA	14 June 2024
Endeavour Energy Comments	CNR – 65456	N/A	Endeavour Energy	8 February 2024
NSW EPA General Terms of Approval.	DOC25/435883	N/A	NSW EPA	4 July 2025
Water NSW General Terms of Approval	IDAS – 2024 - 10136	N/A	Water NSW	14 May 2024
Updated Structural Statement – Phase 1	WittC – ABACUSCI-AKW-22-L-1.2	1.2	Witt Consulting	6 December 2024
Stormwater Management Report	301351334	006	Stantec	14 June 2024
Flood Risk and Impact Assessment	SY231929	Rev D	Northrop	4 June 2024
Traffic Report – Response to Council RFI	N/A	N/A	JMT Consulting	17 May 2024
Phase 1 and Phase 2 Traffic Report	2359	N/A	JMT Consulting	13 December 2023
Biodiversity Development Assessment Report	13906	F3	RPS Group	19 June 2024
Arboricultural Impact Appraisal and Method Statement	N/A	N/A	EZI Grow	13 June 2024
Operational Waste Management Plan	5292	Rev E	Elephants Foot	4 June 2024
Vegetation Management Plan	379627	F1	RPS Group	6 December 2024

Preliminary Site Investigation	SES_625	N/A	Sullivan Environmental Sciences	7 December 2023
Acid Sulphate Soil Management Plan	SES_625	N/A	Sullivan Environmental Sciences	7 December 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 all parties are aware of the approved plans and supporting documentation that applies to the development

- 1b. 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. Job No. 23180.

Drawing/Plan No.	Issue	Plan Title	Dated
DA 100	Y	Site Plan – Phase 2	20 / 11 / 2024
DA 050	D	Demolition Plan – Phase 2	15 / 12 / 2023
DA 200	G	Warehouse Elevations – Phase 2	12 / 6 / 2024
DA 205	J	Warehouse Sections – Phase 2	12 / 6 / 2024
DA 305	D	Office Sections – Phase 2	17 / 5 / 2024
DA 110	K	Roof Plan – Phase 2	12 / 6 / 2024
DA 210	B	Office Plans – Phase 2	1 / 12 / 2023
DA 300	C	Office Elevations – Phase 2	6 / 12 / 2023

Civil Drawings/Stormwater

Drawing/Plan No.	Issue	Plan Title	Dated
CI – 060 – 001	N	Siteworks Plan – Phase 2	29 / 11 / 2024

Drawing/Plan No.	Issue	Plan Title	Dated
CI – 066 – 001	E	Siteworks Details General – Phase 2 Sheet 1	29 / 11 / 2024
CI – 066 – 002	E	Siteworks Details General – Phase 2 Sheet 2	29 / 11 / 2024
CI – 070 – 001	I	Erosion and Sediment Control Plan – Phase 2	29 / 11 / 2024
CI – 076 – 001	E	Erosion and Sediment Control Details – Phase 2	29 / 11 / 2024
CI – 090 – 002	K	Proposed Flood Storage Plan 1% AEP – Phase 2	29 / 11 / 2024
CI – 100 – 001	R	Bulk Earthworks Plan – Phase 2	12 / 10 / 2024
CI – 103 – 001	N	Bulk Earthworks Section – Phase 2	29 / 11 / 2024
SY231858. Drawing No. C1101	2	Sediment and Soil Erosion Control Details	18 December 2023

Landscape Drawings. Job No. SS23 - 5179

Drawing/Plan No.	Issue	Plan Title	Dated
000	F	Landscape Coversheet	9 December 2024
001	F	Tree Removal and Retention Plan	9 December 2024
100	F	Landscape Masterplan	9 December 2024
101	F	Landscape Plan	9 December 2024
102	F	Landscape Plan	9 December 2024
103	F	Landscape Plan	9 December 2024
104	F	Landscape Plan	9 December 2024
105	F	Landscape Plan	9 December 2024
106	F	Landscape Plan	9 December 2024
111	A	Landscape Plan Communal Spaces	3 December 2024
501	F	Landscape Details	9 December 2024
601	A	Landscape Section	9 December 2024
701	F	Landscape Coverage Plan	9 December 2024
702	F	Canopy Coverage Plan	9 December 2024

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Noise and Vibration Impact Assessment Proposed	230594	R7	PWNA	10 December 2024
Acoustic Memo	230594	N/A	PWNA	14 June 2024
Endeavour Energy Comments	CNR – 65456	N/A	Endeavour Energy	8 February 2024
NSW EPA General Terms of Approval.	DOC25/435883	N/A	NSW EPA	4 July 2025
Water NSW General Terms of Approval	IDAS – 2024 - 10136	N/A	Water NSW	14 May 2024
Phase 2 Geotechnical Structural Report	WittC – 181JRD 0 ABACUSCi-4-L-1.0	1.0	Witt Consulting	1 November 2023
BCA and Access Assessment Report – Phase 2	230377	Rev 1	BMPLUSG	20 December 2023
Remedial Action Plan – Phase 2 Development Strategy	SES_625	Rev B	Sullivan Environmental Sciences	5 December 2024
Interim Site Auditor Advice	N/A	N/A	Environmental Earth Sciences	11 December 2024
Stormwater Management Report	301351334	006	Stantec	14 June 2024
Flood Risk and Impact Assessment	SY231929	Rev D	Northrop	4 June 2024
Traffic Report – Response to Council RFI	N/A	N/A	JMT Consulting	17 May 2024
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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 all parties are aware of the approved plans and supporting documentation that applies to the development

Construction Certificate

2. Prior to commencement of any construction works associated with the approved development (including excavation if applicable), 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 proper

3. 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 the demolition of all buildings and outbuildings currently on the property, 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 Safe Work NSW 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 contain with asbestos approval to commence demolition will not be given until Council is satisfied that all asbestos removal measures and obligations are in place. Council confirmation of acceptance that asbestos removal measures and obligations are satisfied will be provided within 5 working days of the inspection of the site.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, signage is to be erected and maintained in accordance with Cl.469 of the Work Health and Safety Regulation 2017.
- (f) Should the conditions of this development consent require tree protection measures then 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) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) Demolition works involving the removal and disposal of friable asbestos must be undertaken by a Class A friable licensed asbestos professional. Where there is in excess of 10sqm of non-friable (bonded) asbestos, the removal and disposal of the non-friable asbestos must be undertaken by either a Class A or Class B Asbestos Licence asbestos professional.
- (j) Demolition is to be completed within 5 days of commencement. Unless agreed in writing by the City of Parramatta Council for larger sites.
- (k) 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.
- (l) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (m) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Principle Certifying Authority prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;
 - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be managed in accordance with the Remedial Action Plan forming part of this consent.

- (o) Before demolition works begin, adequate toilet facilities are to be provided.
- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) 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.
 - (iv) Prior to any earthworks or construction undertaken on site associated with the proposed development, ensure the above items are submitted and a post demolition clearance is provided from Council.

Reason: To protect the amenity of the area.

City of Parramatta (Outside CBD) Development Contr

5. A monetary contribution comprising \$ **1, 560, 802.26** is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1*. Options for payment of monetary contributions are detailed below.

Payment of Contributions as a Lump Sum

Payment of monetary contributions can be made in one lump sum prior to the issue of any construction certificate for the approved development.

Staging of Contribution Payments

- Phase 1 – Use of site as a hardstand storage premises, including:

Storage zones, material handling zones, flood management and the construction of temporary demountable offices.

Prior to the issue of any construction certificate for approved works described as 'Phase 1', under the Memo prepared by Urbis dated 13 August 2025, a monetary contribution comprising **\$2,381.00** under that phase must be made to City of Parramatta Council in accordance with s. 7.11 of the Environmental Planning & Assessment Act 1979 and the *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1*.

- Stage 2 – Warehouse and distribution premises, including:

Demolition, site remediation and earthworks, bulk excavation, tree removal, construction of 2 x warehouse and distribution premises and signage zones.

Prior to the issue of any construction certificate for approved works described as 'Phase 2' under the Memo prepared by Urbis dated 13 August 2025, a monetary contribution comprising **\$ 1,560,802.26** under that phase must be made to City of Parramatta Council in accordance with s. 7.11 of the Environmental Planning & Assessment Act 1979 and the *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1*.

The staged payment of contributions under this condition (Phase 1 & Phase 2) must amount to the total payment of at least **\$1, 560, 802.26** (subject to indexation).

Conditions for payment of contributions (either staged or lump sum)

Payment of contributions under this condition 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.

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). Therefore, please visit 'Live Contributions Fees' Register on the Council's Development Contributions webpage to confirm the amount payable prior to making payment.

The *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1* can be viewed on Council's website at:

[www.cityofparramatta.nsw.gov.au/business\[1\]developmentplanning/developmentcontributions](http://www.cityofparramatta.nsw.gov.au/business[1]developmentplanning/developmentcontributions)

Reason: To ensure contributions are appropriately levied in accordance with the *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1*.

Water NSW General Terms of Approval

6. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter **IDAS – 2024 - 10136** dated **14 May 2024**.

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

NSW EPA General Terms of Approval

7. The development shall comply with the requirements of the General Terms of Approval (both Appendix A and Appendix B) in the NSW EPA letter Ref No. DOC25/435883 dated 4 July 2025.

Reason: To ensure the terms of approval issued by NSW EPA are met.

Transport for NSW General Terms of Approval

8. The development shall comply with the requirements of the General Terms of Approval in the Transport for NSW letter dated **28 February 2025**.

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

Public Utility Relocation

9. 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.

Housing & Productivity Contribution

10. Before **the issue of a Construction Certificate**, the housing and productivity contribution (**HPC**) set out in the table below is required to be made.

Housing and productivity contribution	Amount
Total housing and productivity contribution	\$508,787.80

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order)*.

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

Reason: To require contributions towards the provision of regional infrastructure.

11. The development is to be undertaken in accordance with a Remedial Action Plan (RAP) approved by a NSW EPA accredited Site Auditor, and that any variations to the RAP must be approved in writing by a NSW EPA accredited Site Auditor.

Reason: To comply with the recommendations from the NSW EPA Accredited Site Auditor.

12. A Construction Environmental Management Plan (CEMP) is to be prepared by the contractor engaged for the project, and is to include, but is not limited to:

- Community Consultation Plan;
- Complaints Procedure;
- Capping Design Specification and Environmental Management Procedures;
- Soil and Water Management Plan;
- Acid Sulfate Soils Management Plan;
- Unexpected Finds Plan;
- Air Quality Management Plan;
- Noise and Vibration Management Plan; and
- Waste Management Plan.

The CEMP is to be submitted to the NSW EPA prior to the commencement of any remediation activities.

Reason: To comply with the recommendations of the approved Remedial Action Plan.

13. The Construction Environmental Management Plan (CEMP) is to be implemented throughout the duration of the development.

Reason: Per Recommendation of the NSW EPA.

14. Environmental safeguards are to be used during construction to ensure that there is no escape of turbid plumes into the adjacent coastal wetland (TYPE 1 marine vegetation) or the aquatic environment. Turbid plumes have the potential to smother aquatic vegetation and have a deleterious effect on benthic organisms.

Reason: Per DPIRD Fisheries recommendations.

15. A foreshore buffer zone of 50- 100 m width adjacent to TYPE 1 marine vegetation is to be implemented. Where a buffer zone of at least 50 m is physically unachievable due to land availability constraints, the available buffer width must be maximised to achieve protection of TYPE 1 marine vegetation (i.e. from edge effects, changes to water quality, flood protection and to allow for climate change adaptation).

Reason: Per DPIRD Fisheries recommendations.

16. No harm to mangroves is proposed in this development application, however if amendments are proposed which include harm to mangroves the proponent must apply for and obtain a Part 7 permit for harm marine vegetation under the FM Act from DPIRD Fisheries prior to any works on site. Permit application forms are available from the DPIRD Fisheries website at:

<https://www.dpi.nsw.gov.au/fishing/habitat/help/permit>.

Reason: Per DPIRD Fisheries recommendations.

17. To prevent the spread of exotic grasses and weeds into the adjoining bushland, the applicant must construct a physical barrier along the edge of the turf area. The barrier is to be installed underground as well as aboveground to provide a root barrier and to delineate the mown area from bushland areas.

Note: Acceptable materials are timber, logs, rock or concrete and mulched garden beds.

Reason: To minimise the impacts of the development on the bushland reserve.

18. Mangroves or saltmarsh communities located along the foreshore of the subject site shall not be removed or damaged during construction works without approval from the NSW Department of Primary Industries under the Fisheries Management Act 1994.

Reason: To ensure protection of foreshore vegetation and that required approvals have been obtained.

19. All works must be carried out so that:

- a.) No materials are eroded, or likely to be eroded, are deposited or likely to be deposited, on the bed or shore or into the waters of the adjoining waterway; and
- b.) No materials are likely to be carried by natural forces to the bed, shore or waters of the adjoining waterway.

Any material that does enter the adjoining waterway must be removed immediately.

Reason: To ensure protection of the waterways.

20. All stormwater headwall outlets into **Parramatta River** are to be constructed in accordance with Department of Planning and Environment 'Guidelines for Outlet Structures' and Councils 'Stormwater Outlet Natural Waterway Standard Detail'. They are to be directed downstream and incorporate stacked sandstone boulders, flow velocity reduction and filtration controls (i.e. bedded boulders and native sedges / rushes) to minimise potential erosion and scouring impacts from high flows and ensure a natural and stable transition from a constructed drainage system to a natural flow regime.

Reason: To ensure protection of riparian vegetation and waterways.

21. 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.

22. 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.

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

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

24. A covenant shall be registered on the title of the land and a copy of the title submitted to Council and the principal certifying authority prior to the issue of an occupation certificate, giving notice of the former use and contamination of the site and the existence of the encapsulated cells containing contaminated material.

Reason: To ensure that the encapsulated cell is not breached and to prevent the future occurrence of a health hazard and the spread of contamination.

25. 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;
- 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 (Resilience and Hazards) 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)

26. 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 indicate that the land has been rendered suitable for the proposed usage. 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 land has been rendered suitable for the proposed use and that the remediation has been completed in accordance with the Contaminated Land Management Act 1997)

27. All waste storage areas/rooms are to comply with the City of Parramatta Waste Management Guidelines for New Developments. No waste materials are to be stored outside the building or any approved waste storage area at any time.

Reason: To ensure waste is adequately separated and managed.

28. The following trees are to be retained and protected: 26, 27, 33, 34, 54, 84, 86, 87, 108, 109, 111-115, 280-284, 301-306, 308, 309, 340, 341, 343, 346-348, 351-353, 355-357, 359-361, 363, 364, 366-368, 371-373, 376, 379, 381, 382, 398, 492-500, 1001-1013.

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

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

Stormwater Disposal

29. All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

Retaining walls

30. 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.

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

Structural details, certified by a practicing structural engineer, shall accompany the application for a Construction Certificate for assessment and approval by the certifying authority.

Reason: To minimise impact on adjoining properties.

Sydney Water Quick check

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

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

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

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

Dial Before you Dig Service

32. 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 Certifying Authority (PCA) prior to any excavation occurring.

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

Design to withstand flooding

33. 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 Probable Maximum Flood level.

Reason: To ensure the structure can withstand flooding impacts.

Flood warning system for medium/high density dev.

34. The building must include a flood warning alarm system activated by a float valve. Details must be provided to the satisfaction of the Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure the flood warning system is installed.

35. Design amendments

Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required amendments to the approved plans and supporting documentation stamped by Council.

- a.) The warehouses subject of the Phase 2 development is required to implement urban cooling measures, regarding the façade treatment pursuant to Section 5.4.3 – Urban Cooling controls of PDCP 2023.
- b.) The warehouses subject of the Phase 2 development is required to install and use of natural refrigerants with a GWM of 10 or less to comply with the requirements per Section 5.4.5 Natural Refrigerant of PDCP 2023.

Reason: To require minor amendments to the approved plans and supporting documentation following assessment of the development.

Shoring for adjoining Council property

36. 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.

37. Deleted.

Construction of a heavy duty vehicular crossing

38. 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.

Impact on Existing Utility Installations

39. 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 Rds, footpath, drainage reserv.

40. 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

41. 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

42. 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.

Driveway Grades

43. 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 application for a Construction Certificate.
- Reason:** To provide suitable vehicle access without disruption to pedestrian and vehicular traffic.

Non-standard - Prior to the issue of a CC

44. The development must be carried out in accordance with the approved Flood Emergency Response Plan (FERP) – Phase 1 contained within the approved documentation *Flood Rise and Impact Assessment*, dated 4 June 2024, Revision D prepared by Northrop. The strategy of **early evacuation** is to be adopted for Phase 1.
- Reason:** To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.
45. The applicant must develop a site-specific early warning system, to the satisfaction of the Principal Certifying Authority (PCA), potentially integrated with the nearest FloodSmart gauge (i.e. Riverside Theatre Gauge), and calibrated to reflect the following flood thresholds:
- Minor Flood: 3.5 m
 - Moderate Flood: 7.3 m
 - Major Flood: 8.8 m

This site-specific system should include automated alerts to site management, trigger actions for staged evacuation, and clear escalation procedures based on forecast severity and lead times.

Reason: To ensure timely and effective evacuation of the site during flood events.

46. The Flood Emergency Response Plan must be updated prior to issuing the CC to include:
1. Full details of the proposed on-site early warning system and its calibration against a relevant flood gauge.
 2. Defined evacuation routes and protocols based on early warning, including trigger thresholds, roles and responsibilities, and response timeframes.
 3. A comprehensive shelter-in-place strategy to address any residual flood risk, including duration of refuge, life safety provisions, and ongoing maintenance requirements.
- Reason:** To ensure the Flood Emergency Response Plan adequately addresses site-specific flood risks through detailed early warning, evacuation, and shelter-in-place strategies prior to construction.

- 46a. The Flood Emergency Response Plan must be updated prior to issuing the CC to include:
1. Full details of the proposed on-site early warning system and its calibration against a relevant flood gauge.
 2. Defined evacuation routes and protocols based on early warning, including trigger thresholds, roles and responsibilities, and response timeframes.
- Reason:** To ensure the Flood Emergency Response Plan adequately addresses site-specific flood risks through detailed early warning and evacuation.

47. It is currently unclear whether all or part of the existing stormwater pipe network (Figure 1) will be retained, and which sections are proposed to be used for discharging stormwater from the site. Therefore, the stormwater drainage plan must be updated prior to the issue of the Construction Certificate (CC) to clearly indicate which existing stormwater pipes are to be retained and used for discharge.

The updated plan must also include key details of the retained infrastructure, including pipe sizes, invert levels, and condition. Additionally, the design must demonstrate the integration of the existing and proposed stormwater networks to ensure they function as a cohesive and complete system.

If stormwater is proposed to be discharged through an existing outlet, the plan must include details of the existing outlet, supported by a condition assessment report. Should the outlet be found to be in poor condition or structurally inadequate, the outlet must be reconstructed to ensure appropriate stormwater discharge.

Guidance for the design of stormwater outlets to natural watercourses can be sourced from the following references:

- NSW Office of Water – Guidelines for Outlets to Natural Watercourses
- Rock Sizing for Single Pipe Outlets, practice note by Catchments & Creeks Pty Ltd
- Queensland Urban Drainage Manual (QUDM)

These resources provide technical direction on hydraulic performance, scour protection, and environmentally sensitive design of stormwater discharge outlets.

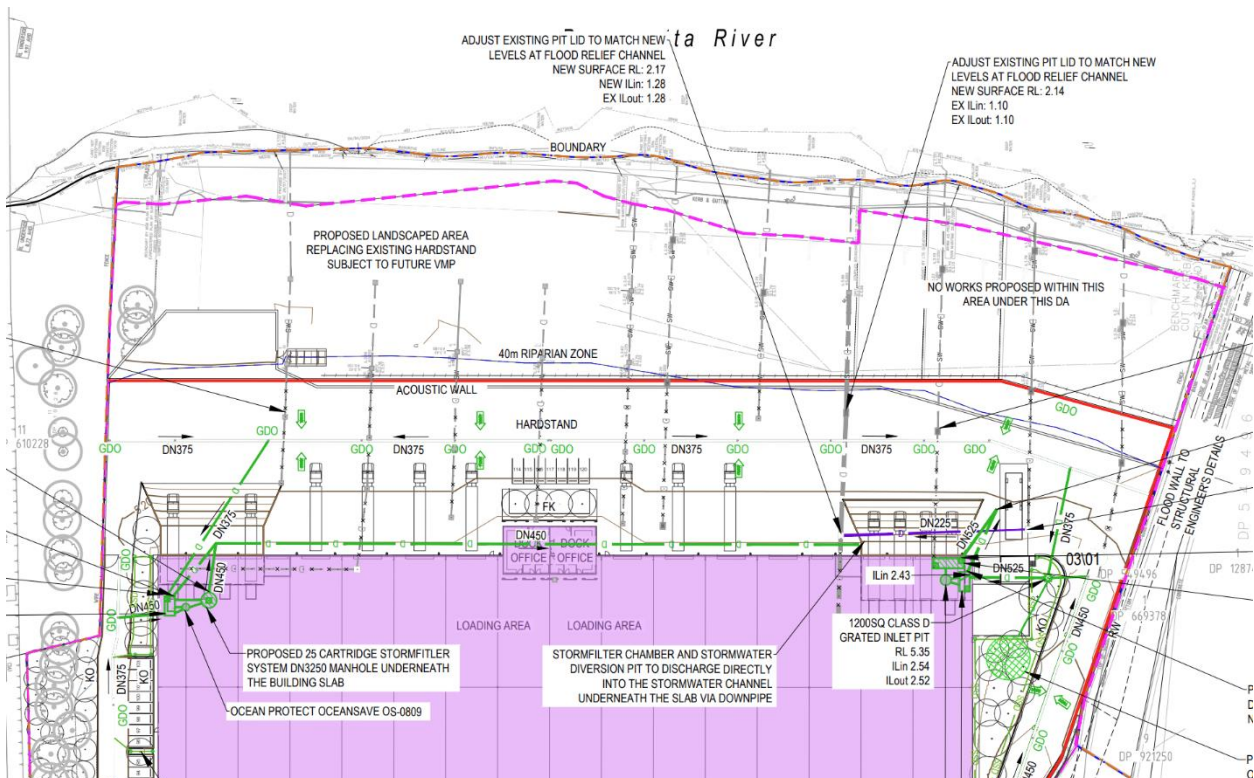


Figure 1: Stormwater management plan

Reason: To ensure appropriate stormwater management for the proposed development.

Acoustic Report

48. The recommendations outlined in the acoustic report detailed below shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Principal Certifier.

Noise and Vibration Impact Assessment Proposed	230594	R7	PWNA	10 December 2024
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Reason: To ensure a suitable level of amenity.

Energy Provider requirements for dual occ. & above

49. Documentary evidence to the satisfaction of the Principal Certifier must be provided with the application for a Construction Certificate confirming satisfactory arrangements have been made with an energy provider for the provision of electricity supply to the development.

Reason: To ensure adequate electricity supply to the development.

Cigarette butt receptacle for commercial develop.

50. Cigarette butt receptacles must be provided during the construction stage of the development. The receptacles are to be placed adjacent to designated break room/area of the site. Details of the receptacles must be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Principal Certifier.

Reason: To ensure that adequate provision is made for the disposal of cigarette butts to prevent littering of the public domain.

Access and Services for People with Disabilities

51. 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 the application for a Construction Certification to the satisfaction of the Principal Certifier.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with the Disability Discrimination Act 1992 legislation and relevant Australian Standards.

Infrastructure & Restoration Adm. fee for all DAs

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

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

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

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

Constr. Noise Managt. Plan for townhouses & above

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

Energy Provider requirements for Substations

54. Documentary evidence to the satisfaction of the Principal Certifier is to accompany the application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.

If a substation is required of the energy provider, it must be located internally within a building/s.

Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve.

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

Noise Management Plan -Demo. Excav. & Construction

55. 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 during the main stages of work at neighbouring noise sensitive
- (c) What course of action 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.
- (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.

Construct. Site Management Plan

56. 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

Erosion and Sediment Control Plan

57. Before the issue of a construction certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to Certifying Authority and a copy submitted to Council.
- Council's relevant development control plan,
 - the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and
 - the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time)

The applicant must ensure the erosion and sediment control plan is kept on-site at all times during site works and construction.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways

Waste Management Plan

58. 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.

Utilities and Services

59. Before the issue of the relevant construction certificate, the applicant must submit the following written evidence of service provider requirements to the certifier:
- (a) a letter of consent from Endeavor Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity
 - (b) a response from Sydney Water as to whether the plans proposed to accompany the application for a construction certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.
 - (c) other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.

Reason: To ensure relevant utility and service providers requirements are provided to the certifier

Dilapidation Report (If Applicable)

60. Before the issue of a construction certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the certifier's satisfaction that all reasonable steps were taken to obtain access to the adjoining properties.

Reason: To establish and document the structural condition of adjoining properties and public land for comparison as building work progresses and is completed.

Long Service Levy

61. 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.

Specialist Report

62. The recommendations in the following specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Principal Certifier.

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

Reason: To ensure that the recommendations contained within the specialists reports are undertaken.

PC Erosion & Sediment Controls in Place

63. Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the

principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways

Submit & App. by Council detailing concept develop

64. Prior to the issue of a Construction Certificate, an Arts Plan is to be prepared and submitted for approval to Council. The Arts Plan is to detail concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork and an estimated budget.

Reason: To comply with Development control requirements.

65. An encroachment SMS (Safety Management Study) is to be completed to ensure compliance with AS 2885 for Phase 1 of the development before a Construction Certificate is issued. Ampol must confirm that the SMS is satisfactory before this condition can be satisfied.

Reason: Per Ampol requirements

66. An encroachment SMS (Safety Management Study) is to be completed to ensure compliance with AS 2885 for Phase 2 of the development. Ampol must confirm that the SMS is satisfactory before this condition can be satisfied.

Reason: Per Ampol requirements

67. Ampol requests that an Undertaking and Deposit agreement between Ampol and the principle contractor / developer needs to be entered into before a Construction Certificate is issued for Phase 1 of the development.

Reason: Per Ampol requirements

68. Ampol requests that an Undertaking and Deposit agreement between Ampol and the principle contractor / developer needs to be entered into before a Construction Certificate is issued for Phase 2 of the development.

Reason: Per Ampol requirements

69. Prior to the issue of a Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's 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, front setback and,
- Any publicly accessible areas.
- Any works in carriageway, 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 (PDG);
- The approved public domain drawings,
- The approved public domain alignment drawings,

- The approved landscape drawings, and
- All the conditions listed in this consent.

The Public Domain Construction Drawings must be prepared to reflect the following changes:

- Reduction of the extent of the concrete paving on the corner of access road and James Ruse Drive by extending the landscape area along the footpath.
- Adjustment to tree planting details along James Ruse Drive according to Landscape officer comments. The soil depth shown in the details is not adequate, minimum 900mm soil depth including 300mm topsoil is needed for tree planting. Refer to Parramatta Public domain Guidelines.
- Amend planting details for the western planting area along the James Ruse Drive showing how the existing trees will be protected with a non-destructive construction detail to show the ballast around the existing trees and clear details of protection zone around existing trees that are required to be retained and protected.

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

70. 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 concrete paving**, as per the PDG and Council Standard detail DS3, shall be applied to footpaths along James Ruse Drive and to the full length of the development site and along the main vehicular access. Detailed design spot levels are required.

A footpath width of minimum 1500mm is required along James Ruse Drive with new kerb and gutter. Also, concrete footpath needs to continue along the main driveway.

A copy of the Design Standard (DS) Drawings referenced above can be obtained from Council's website.

Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards. Council's standard kerb ramp detail is to be provided. Refer Council's design standard DS4.

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 DS9 and DS 10.

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.

In unit paved areas materials to be stainless steel or ductile iron.

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

Tactile Indicators (TGSIs)

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

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. Streetlights in the public domain to be located at the back of kerb within the furniture zone as per the PDG.

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.

71. Notwithstanding the approved **Landscape drawings**, required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
James Ruse Drive	<i>Lophostemon confertus</i>	Queensland Brush Box	75L	As per approved drawings or average spacing, whichever is greater	Typically 8-10m, or as shown on the approved drawings or as agreed by Manager Urban Design or Landscape Management Officer

Note: Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible.

Evidence of the order for trees must be submitted to the DTSU with the 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 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 approved drawings and industry standards with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

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.

72. The plans must be approved by Sydney Water prior to demolition, excavation or construction 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.

Reason: To comply with Sydney Water requirements.

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

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

The detailed review is to ensure that:

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

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

Reason: To comply with Sydney Water requirements.

74. Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's Technical guidelines – Building over and adjacent to pipe assets.

Reason: To comply with Sydney Water requirements.

75. Detailed design plans of the proposed road works on James Ruse Drive are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works for Phase 1. 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. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

Reason: To comply with Transport for NSW requirements.

76. 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 (via email: development.ctmp.cjp@transport.nsw.gov.au). 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) and crane movement plan.
- Haulage routes.
- 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 Parramatta Precinct.
- Consultation strategy for liaison with surrounding stakeholders, including other nearby developments.
- Identify any potential impacts to general traffic, cyclists, pedestrians, bus services and any light rail within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and
- Identify the cumulative construction activities of the development and other projects within or around the development site, including infrastructure projects and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.

A copy of the final plan is to be submitted to TfNSW for endorsement. Please send the CPTMP to development.ctmp.cjp@transport.nsw.gov.au.

Reason: To comply with Transport for NSW requirements.

77. Waste materials must be appropriately stored and secured within a designated waste area onsite at all times, prior to reuse or being sent offsite. This includes waste materials such as paper and containers which must not litter the site or leave the site onto neighbouring public or private property. Receipts of all waste/recycling tipping must be retained and produced in a legible form to any authorised officer of the Council who asks to see them.

Reason: To provide for the appropriate collection / recycling of waste from the proposal whilst minimising the amenity impacts.

78. Both proposed driveways are required to provide separation as specified under AS2890.1 Table 3.2.

Reason: To comply with Australian Standards

79. Sight lines at the property line are to be provided in accordance with the minimum requirements specified in Figure 3.3 of AS 2890.1-2004 (a splay extending 2m from the driveway edge along the

front boundary and 2.5m from the boundary along the driveway) on both sides of the access driveways. This splay shall not to be compromised by obstructions greater than 900mm in height such as landscaping, signage fences, walls or any display materials off James Ruse Drive.

Reason: To ensure pedestrians safety

80. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate.

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

81. Emergency access width needs to be discussed with NSW emergency services to ensure that access for the largest vehicle is provided.

Reason: To ensure emergency services are consulted on the proposal.

82. Consent from Transport for NSW is required to establish the proposed 80m long and 3.5m wide deceleration lane from James Ruse Drive onto the site.

Reason: To ensure Transport for NSW are consulted on the proposal and consent is obtained.

83. Plans and documents submitted must include the following changes with an application for a Construction Certificate:

- (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 any raised planters.
- (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:-
 - Typical tree planting on structure detail to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size)
 - Typical shrub planting on structure detail to show minimum 500-600mm soil depth,
 - Typical turf planting on structure to show minimum 200-300mm soil depth.
- (e) Details and specific sections are required to show adequate soil depths and soil volumes over the contaminated material and/or capping layer are required to show the above requirements.
- (f) A landscape maintenance schedule is required to ensure all landscape areas are well maintained for a sufficient period of time (minimum 1 year).
- (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.

84. Prior to the issue of the relevant Construction Certificate, the revised landscape plans and civil details are to be submitted to the written satisfaction of Council's Manager Development and Traffic Services Unit to ensure the existing trees have been adequately retained and protected and all works within the Notional Root Zone (NRZ) of the existing trees has been modified to minimise the cumulative construction impacts within the NRZ to ensure they are less than 10% encroachment as per the AS4970-2025: *Protection of trees on development sites*. All structures listed below which are documented within the Notional Root Zone (NRZ) of the following trees are to be modified. They are to be designed in conjunction with, and with written approval of, the Project Arborist.

Tree No.	Botanical name	Common name	Structure / plan to be modified	NRZ Radius from trunk
108	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Demolition	3.6m

109	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Demolition	3.6m
302	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
303	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
309	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
341	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
343	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
346	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
348	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
352	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
356	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
364	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
367	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
372	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
373	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
379	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
381	<i>Lophostemon confertus</i>	Brush box	Flood relief channel under suspended slab	3.6m
382	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Flood relief channel under suspended slab	6.0m

- (a) The footings of the proposed Flood relief channel & suspended slab is to be designed to not damage or impact any roots >30mm in diameter within the TPZ of the trees as numbered in the table. A detailed design of this is to be included in the construction documentation along with the non-destructive construction methodology to minimise the impacts to the tree clearly labelled. It is to be designed in conjunction with the Project Arborist and once completed the Project Arborist is to provide written approval to state the design has been satisfactorily modified to accommodate the major roots and provide this to the Certifying Authority.
- (b) The demolition plan must be updated to include all existing tree numbers and the NRZ radius highlighting the areas of demolition works within the NRZ of trees 108 & 109 numbered in the table. All demolition works are to be carefully undertaken by, lifting and removing the

materials to avoid damaging any surface tree roots. Notes on the plan must state there is to be no excavation, re-grading or compaction to occur within the Notional Root Zone (TPZ) unless with written approval and justification from an AQF Level 5 Project Arborist. If temporary access for machinery is required within the NRZ ground protection measures will be required in accordance with section 4.5.3 of AS4970-2025 Protection of trees on development sites.

Reason: To ensure any works within the Tree Protection Zone of the existing trees have been modified to ensure the trees will be adequately protected.

85. 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.

The final Landscape Plan must be consistent with plans prepared by Site Image, SS23-5179, rev F dated 09.12.2024, together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

- (a) Any amendments to the landscape plans are to be prepared by a professionally qualified Landscape Architect.
- (b) The location of all proposed services to be shown as per the latest civil plans, survey plan to ensure they are coordinated with all relevant plans.
- (c) Existing trees shall be numbered as per the Arboricultural Impact Assessment Report by EZIgrow dated 13.06.2024 and are to include the TPZ and SRZ radiuses for coordination.
- (d) The eastern buffer planting is insufficient and must be increased to a minimum width dimension of 2.5m to meet the DCP requirements as per the Parramatta DCP 2023 section 4.3 Industrial Development the landscape areas are to have a 2.5m x 2.5m.
- (e) As per the above item (d) additional tree planting and shrub screening along the increased eastern boundary planter is required to provide privacy and amenity.
- (f) An additional thirty (30) replacement canopy trees are to be planted along the eastern boundary. Trees are to be provided in a minimum 75 litre container, must be able to reach a minimum mature height of nine (9) metres, and planted at 4m centres.
- (g) Some tree planting for example are missing the species and quantity labels. All proposed plants must be labelled and coordinated with the planting schedule.
- (h) The plans do not adequately address the contamination issue in regards providing adequate soil depth & volume above the contaminated material / capping layer and show the trees being planted into the subgrade/existing contaminated material which is not supported by Council. The Tree Planting on Grade Detail 01 must be updated to show additional soil depth over the capping layer (minimum 900mm) to ensure the proposed trees can adequately grow in these locations. Soil volume is to reflect the size of tree species and as per industry best practice.
- (i) The flooding requirements state a safe refuge / onsite "shelter in place" is required to be shown on the architectural plans. This in turn must be shown on the landscape plans to ensure they are coordinated.
- (j) All proposed softscape details to be provided.
- (k) Details for all proposed hardscape structures to be provided.
- (l) Trees should be self-supporting from the nursery.
- (m) Delete all the proposed planting shown within the Structural Root Zone (SRZ) of the trees to be retained to avoid severing the roots.
- (n) A sensitive, non-destructive ballast detail is required to show how this will be installed, carefully around the existing trees, showing the ground will not be excavated, compacted or altered to ensure the tree root system within the TPZ's is protected.
- (o) 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.
- (p) Provide a typical detail showing both the turf planting and shrub planting within the Tree Protection Zone (TPZ) of existing trees to show minimal excavation, cultivation and compaction and to ensure the root system will be adequately retained and protected.
- (q) All non-destructive construction details within the TPZ of the trees to be retained and protected are to be prepared in conjunction with the Project arborist to ensure the trees will be adequately protected during the works.

Reason: To ensure restoration of environmental amenity.

BEFORE BUILDING WORKS COMMENCES

Road Opening Permits - DA's involving drainage wrk

86. 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.

Erosion and Sediment Control measures

87. Implementation of the site management plans
Erosion and sediment control measures are to be installed in accordance with:
- a) the measures required by the construction site management plan and the erosion and sediment control plan (plans), and
 - b) a copy of these plans must be kept on site at all times and made available to council officers upon request.

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

88. 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.

Special Permits

89. 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

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

Appointment of Principal Certifier

91. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
- (a) Appoint a Principal Certifier 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 Certifier 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

92. 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 Certifier prior to the commencement of any work on site.

Reason: To ensure public safety.

Site Sign

93. 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 of the Environmental Planning and Assessment Regulations 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 Certifier;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

Noise Management Plan – Construction Sites

94. 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) 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 consultation;
- (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.

Reason: To maintain appropriate amenity to nearby occupants.

Footings and walls near boundaries

95. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of any easements, 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 and clear of any easements. This set out survey showing the location of the development relative to the boundaries of the site, easements, to be forwarded to the Principal Certifier 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.

Notice Regarding Dilapidation Report (If Applicable)

96. Before the commencement of any site or building work, the principal certifier must ensure the adjoining building owner(s) is provided with a copy of the dilapidation report for their property(ies) no less than 7 days before the commencement of any site or building works and provide a copy of the report to Council at the same time.

Reason: To advise neighbours and Council of any dilapidation report.

#Payment of security deposits

97. 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
Development Sites Bonds:	\$502,800

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.

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA 72/2024;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

A dilapidation report is required to be prepared and submitted electronically to the City of Parramatta Council (council@cityofparramatta.nsw.gov.au) prior to any work 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 ensure any damage to public infrastructure is rectified and public works can be completed.

Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

99. Before commencing any underground activity the applicant is required to obtain advice from the **Before You Dig** service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations.

The applicant must obtain plans not only to identify the location of any underground electrical or other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk. Therefore, Duty of Care must be exercised when working around any infrastructure assets.

The plans DO NOT pinpoint the exact location of the infrastructure asset and only the presence. NEVER assume the depth or alignment of pipes and cables. Consider using cable location technologies, potholing and non-destructive digging techniques.

The expiry date of the plans can vary from each asset owner and therefore it is important to note the variations. If plans have expired, a new enquiry must be lodged to ensure current plans are always onsite.

The plans provided by the utility owners must be kept in a legible format either as a hard copy or an electronic copy so they can be easily read and understand.

If help is needed in reading plans and / or information provided, please contact the utility owners directly.

Further details are available on the Before You Dig website via the following link (lodging enquiries by phone is no longer available):

<https://www.byda.com.au/> .

Reason: Per Endeavour Energy requirements.

100. Endeavour Energy's preference is for no activities or encroachments to occur within its easements. Most activities are prohibited within the padmount substation easement. However, if any proposed works or activities (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project) will encroach / affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's

Easements Officers, via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666 or email Easements@endeavourenergy.com.au .

Details of all the proposed works or activities within or affecting an easement, restriction or protected works (even if not part of the Development Application) must be referred to Endeavour Energy's Easements Officer for assessment and possible approval provided it meets the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities within the easement.

Please note Endeavour Energy's Easement Officers do not have access to the NSW Planning Portal. To resolve the easement management matters direct contact with the Easement Officer should be made.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 13 – Easement Management.*

Reason: Per Endeavour Energy requirements.

101. Particular attention must be given to the design of electrical assets in areas which are susceptible to flooding. The network required to service an area / development must be fit for purpose and meet the technical specifications, design, construction and commissioning standards based on Endeavour Energy's risk assessment associated with the implementation and use of the network connection / infrastructure for a flood prone site. Risk control has focused typically on avoiding the threat, but where this is not possible, reducing the negative effect or probability of flood damage to assets by implementing good design and maintenance practices.

Endeavour Energy's System Control Branch Procedure NCB 0615 'Flood Response Plan' is based on electricity supply being maintained as long as practicable consistent with the safety of employees' general public and emergency services personnel. It involves rearranging the network having regard to a substation prioritisation ranking, comprised of flood risk and damage potential, to focus the flood response efforts toward areas and resources in order of highest importance.

In regard to the flood susceptibility of electricity infrastructure, overhead power lines which can be damaged by flying or floating debris, falling trees and branches, inundation by floodwater and in colder parts of the network, collected ice and snow. The main guide to the construction of overhead power lines is Australian/New Zealand Standard AS/NZS 7000:2016 'Overhead line design' which has specific as well as general guidance in regard to design of overhead power lines in flood prone land.

Underground cables are less likely to be damaged from storm events but are still susceptible to flooding and tidal surges. Saltwater, which is a very good conductor and causes electrolysis reactions with the metal conductors and can result in accelerated corrosion to the underground cables and associated infrastructure. With appropriate design electrical cables are commonly run underwater and in other hostile environments and likewise can also take into consideration potential flood events.

The main guide to the construction of overhead power lines used by Endeavour Energy are its:

- Mains Design Instruction MDI 0028 'Underground distribution network design'.
- Mains Construction Instruction MCI 0006 'Underground distribution construction standards manual'.

These documents have specific as well as general guidance applicable to the design and construction of underground cables in flood prone land.

Distribution substations should not be subject to flood inundation or stormwater runoff ie. the padmount substation cubicles are weatherproof not flood proof and the cable pits whilst designed to be self-draining should not be subject to excessive ingress of water. Section 7 'Substation and switching stations' of Endeavour Energy's Mains Construction Instruction MCI 0006 'Underground distribution construction standards manual' provides the following details of the requirements for flooding and drainage in new distribution substation locations.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 18 - Flooding.*

Reason: Per Endeavour Energy requirements.

102. Before undertaking work on a site with overhead power lines, the location of powerlines can be checked with the free Look up and Live app which is available via the following link:

www.lookupandlive.com.au .

The Look up and Live map is an interactive geospatial map that has been developed to display the electricity networks of various distributors including Endeavour Energy. It is a simple worksite planning tool which provides information on powerline safety and allows specific information to be obtained from Endeavour Energy concerning how to minimize the risk of contact while working in proximity to the electricity network.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 20 – Look up and Live.*

Reason: Per Endeavour Energy requirements.

103. It is imperative that the access to electrical infrastructure be maintained at all times. To ensure that the supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by electricity workers causes delays in power restoration and may have severe consequences in the event of an emergency.

If Endeavour finds that a structure impedes access or presents an unacceptable level of risk, Endeavour Energy reserves the right to have the structure removed, or to remove it at the owner's expense. To ensure suitable access is available to electricity infrastructure the *Electricity Supply Act 1995* (NSW) includes the following Section 49 'Obstruction of electricity works'.

This is particularly important where there are poles or structures and changes in direction to a line route. In the event of fallen conductors or faults in underground cables, access to the poles or cable pits to restring or pull cables will be required by electricity workers with heavy vehicles, machinery and materials and is essential for restoring electricity supply.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 22 – Network Access.*

Reason: Per Endeavour Energy requirements.

104. Endeavour Energy's Company Policy, Network Asset Management, 9.2.5 'Network Asset Design' as one of its purposes is to establish the design principles and standards to be applied consistently across the network.

The Company Policy also indicates that 'Customers may elect or may be required by local council to install underground reticulation'. Councils may seek the enforcement of underground cables policy as part of their detailed planning and design guidelines in their Development Control Plans to support the planning controls in the Local Environmental Plan.

As well as improving the reliability of supply, and improved aesthetics a major consideration for increasing the proportion of underground power is the reduction of traffic hazards with poles traditionally placed in close to the kerb lines which increases the risk of vehicular impacts and potential road fatalities.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 23 – Network Asset Design.*

Reason: Per Endeavour Energy requirements.

105. Applicants should not automatically assume that the presence of electricity infrastructure in the locality and / or nearby similar development means that adequate supply is immediately available to facilitate their proposed development.

Generally, customers wishing to connect a typical low voltage load up to 100 amps single phase or 63 amps three phase in an existing urban area will be offered to connect under a low voltage (LV) basic connection service even though out minimal extensions or augmentation works may need to be carried out to the network in order to facilitate the connection.

Applications for a new connection services need to be completed online. Further details of the entire range of connection services including high voltage installations; temporary builder's supply; asset relocation and removal; multi occupant developments; subdivisions; meeting the requirements of development approval etc; are available by contacting Endeavour Energy's Customer Network Solutions Branch via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666 or on Endeavour Energy's website under 'Home > Connections > Connect online > Connection of load > Connecting to our network' or via the following link:

<https://www.endeavourenergy.com.au/connections/connect-online/connection-of-load> .

To ensure an adequate connection, the applicant may need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development. The ASP scheme is administered by Energy NSW and details are available on their website via the following link or telephone 13 77 88:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/asp-scheme-and-contestable-works>.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 24 – Network Connection.*

Reason: Per Endeavour Energy requirements.

106. In cases where Endeavour Energy does not have an easement over electricity infrastructure on a site, they are usually protected assets and deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the *Electricity Supply Act 1995* (NSW). Essentially this means the owner or occupier of the land cannot take any action in relation to the presence in, on or over the land of electricity works ie. the electricity infrastructure cannot be removed to rectify the encroachment.

These protected assets are managed as if an easement is in place (please refer to the condition for 'Easement Management') and in accordance with the minimum easement widths specified in Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights',

For overhead power lines, this easement width in some circumstances may not be warranted ie. depending on the span (the longer the span the greater the sag and blowout of the overhead power lines), type of conductor, access, property type and use etc. However if the easement width cannot be reasonably provided, as a minimum any building or structure (including fencing, signage, flag poles etc.) whether temporary or permanent must comply with the minimum required safe distances / clearances (please refer to the condition for 'Safety Clearances').

Protected works often occur in non-urban / rural areas (where in the past the policy was not to obtain easements due to the lower number of customers and the associated network risks)

The applicant should note the following requirements of Endeavour Energy's 'Land Interest Guidelines for Network Connection Works, Provision of Network Connection Services'.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 25 – Protected Works.*

Reason: Per Endeavour Energy requirements.

107. Where the electricity distribution network utilises overhead power lines, it partly relies on the public road reserve and road / front building setbacks to provide access and safety clearances. In areas where the electricity network is designed on the basis of low density residential development with typically minimum front building setbacks ranging from 4.5 to 10 metres, a rezoning to increase density / dwellings per hectare is often achieved by allowing for reduced and sometimes zero setbacks as well as then encroachments / projections of balconies and awnings into the front building setback (or in some mixed-use developments the awnings extend over the footpath) the required clearances cannot be maintained and causes issues with the network.

As a minimum any building or structure (including fencing, signage, flag poles etc.) whether temporary or permanent must comply with the minimum safe distances / clearances for voltages up to and including 132,000 volts (132 kV) as specified in:

- Australian/New Zealand Standard AS/NZS 7000 – 2016: 'Overhead line design' as updated from time to time.
- 'Service and Installation Rules of NSW' which can be accessed via the following link to the Energy NSW website:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/service-installation-rules> .

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 29 – Safety Clearances.*

Reason: Per Endeavour Energy requirements.

108. To control the spread of weeds or exotic seeds into the adjoining bushland reserve, a strip of filter fabric is to be attached to the sediment fence prior to the commencement of demolition, excavation or building works. The filter fabric is to be a minimum of 50mm into the existing ground, to extend a minimum 150mm above existing ground and securely attached to the entire length of the sediment fence. The build-up of sediment against the filter fabric is to be regularly removed and disposed of responsibly off site to ensure on-going effectiveness. Details demonstrating compliance is to be submitted to the Principal Certifying Authority.

Reason: To ensure protection of bushland and minimise the impacts of the development.

109. Temporary protection fencing must be installed along the edge of the (adjoining bushland/bushland within the property) prior to the commencement of works. The protective fencing is to be constructed of star pickets at 2-2.5m spacing connected by four strands of wire or highly visible barrier/hazard mesh, with a sediment barrier to be attached along the length of the base. Details demonstrating compliance is to be submitted to the Principal Certifying Authority.

Reason: To ensure protection of bushland and minimise the impacts of the development.

110. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on James Ruse Drive during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Reason: To comply with Transport for NSW requirements.

111. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on James Ruse Drive 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.

A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.

Reason: To comply with Transport for NSW requirements.

112. Detailed design plans must include the proposed speed limit for the access road for TfNSW assessment of safety impact to pedestrians at the access driveway.

Reason: To comply with Transport for NSW requirements.

113. The swept path of the longest vehicle (design and check vehicle) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.

Reason: To comply with Transport for NSW requirements.

114. The swept path of emergency vehicles accessing the site via the emergency vehicle access, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.

Reason: To comply with Transport for NSW requirements.

115. Emergency vehicle access to the site via James Ruse Drive shall be gated and have appropriate signage to restrict public access.

Reason: To comply with Transport for NSW requirements.

116. Due to a variable slope batter along the northwest of the development with the batter getting steeper going northwards, if a safety barrier is required by Council, it shall be located wholly within the freehold property and maintained at full cost of the developer.

Reason: To comply with Transport for NSW requirements.

117. Remediation works shall be carried out in accordance with the Remediation Action Plan Project No. SES_625 prepared by Sullivan Environmental Sciences received by Council on 14 June 2024. 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

118. A Data Gap investigation as indicated in section 6.1 of the approved RAP is to be submitted to Council for review prior to commencement of works.

Reason: To ensure that a complete assessment of all contamination aspects on the site can be made.

119. Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment – Water, and obtained, for a controlled activity approval under the Water Management Act 2000.

A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plan and associated documents found in Schedule 1, relating to Development Application DA/72/2024 provided by Council to Department of Planning and Environment - Water.

B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment – Water, must be notified in writing to determine if any variations to the GTA will be required.

Reason: Per Water NSW GTAs.

120. A. The application for a controlled activity approval must include the following plan(s):

- Site plans - for each phase of development
- Detailed civil construction plans - for each phase of development
- Soil and water management plan - for each phase of development
- Construction detailed drainage plans

- Vegetation management plan - for revegetation and maintenance of vegetation on waterfront land. Landscape plan
- Riparian offset plan - with riparian zones measured from the top of the southern bank of the Parramatta River Construction detailed basin design plans
- Remediation plans - for known site contamination
- Itemised VMP Costings
- Construction Cut and Fill Cross Sections and Plan View Details of Site
- Construction detailed bulk earthworks plans

B. The plan(s) must be prepared in accordance with Department of Planning and Environment – Water’s guidelines located on the website:

<https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines>.

Reason: Per Water NSW GTAs.

121.A. A security deposit must be provided, if required by Department of Planning and Environment – Water.

B. The deposit must be:

- a bank guarantee, cash deposit or equivalent, and
- equal to the amount required by Department of Planning and Environment-Water for that controlled activity approval.

Reason: Per Water NSW GTAs.

122. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council’s Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:

- 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, tradeperson and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction ‘Staging’,
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
- n) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
- o) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,

- p) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
- q) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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.

123. Protection measures to mitigate the impact of the development on soil salinity are to be employed in accordance with Map of Salinity Potential in Western Sydney, (former) Department of Infrastructure, Planning and Natural Resources, 2003 and The Guidelines to Accompany Map of Salinity Potential in Western Sydney 2002.

Reason: To mitigate impacts of the development on soil salinity.

124. 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 Management Plan prepared by EZIgrow dated 13.06.2024 and the conditions of consent.

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

125. If temporary access for machinery is required within the TPZ of retained trees on site or adjacent to the site (excluding street trees), ground protection measures must be installed prior to the commencement of any demolition or construction works to prevent compaction to the ground and root zone. Measures are to be in line with AS4970-2025 *Protection of trees on development sites* and may include a permeable membrane such as a geotextile fabric layer beneath a layer of mulch or crushed rocks, below strapped rumble boards.

Reason: To protect the environmental amenity of the area

126. Tree protection measures are to be installed and maintained, in place, throughout the demolition and construction works, under the supervision of an Australian Qualifications Framework (AQF) Level 5 Consulting Arborist in accordance with AS4970:2025 - "*Protection of trees on development sites*". Regular periodic tree inspections are required to be carried out by the Project Arborist supervising the works at key hold points to ensure the tree protection measures are in place as per the conditions of consent, unless with prior written approval from the Project Arborist. Regular periodic tree inspections shall include photographic evidence (date stamped) and a statement demonstrating the protection measures are compliant with the above requirements, AS4970:2025 and the Conditions of Consent.

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

127. Prior to the removal of identified hollow bearing trees, the applicant shall:

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

Note: 'WIRES' (Wildlife Rescue) volunteers can be contacted on 8977 3333. 'Wildlife Services Sydney Metropolitan' volunteers can be contacted on 9413 4300. Information on animal nesting boxes can be obtained from WIRES, Kalkari Information Centre in Ku-Ring-Gai Chase National Park or Birds Australia www.birdsaustralia.com.au.

Reason: To ensure protection of native wildlife.

128. The Project Arborist (AQF Level 5) shall undertake a site inspection before works commence on site to certify that the protection measures have been carried out in accordance with the approved plans and specifications for tree protection for the site. Certification shall include a statement on the condition of the retained trees, details of any deviation from the tree protection plan and any impacts this may have upon the retained trees. Copies of the tree protection, along with date stamped photographic evidence, shall form part of the certification and the final tree protection report.

Reason: To ensure adequate protection of trees have been adhered to prior to works commencing on site.

DURING BUILDING WORK

Drainage to existing system

129. Stormwater from all new impervious areas, and subsoil drainage systems, must be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in Accordance with AS3500.3 (2003) - Stormwater Drainage and the Building Code of Australia (National Construction Code).

Reason: To ensure satisfactory stormwater disposal.

#Driveway trench at boundary

130. A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the site at the intersection of the driveway and Council's footway to collect all surface water flowing down the driveway. The drainage line from the grated drain shall be connected to the street system, either separately or via the main site outlet.

Reason: Stormwater control.

Erosion & sediment control measures

131. 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

132. 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.

Vehicle egress signs

133. 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.

Copy of development consent

134. 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.

Reason: To ensure compliance with this consent.

#Adjoining Bushland

135. No vehicle access is permitted from the premises into the adjoining bushland reserve.

Reason: To ensure protection of the bushland reserve and manage the impacts of the development.

Dust Control

136. 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 Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Materials on footpath

137. 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.

Hours of work and noise

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

- **7am to 5pm on Monday to Friday**
- **7am 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.

Complaints register

139. 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:
- (a) The date and time of the complaint;
 - (b) The means by which the complaint was made;
 - (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
 - (d) Nature of the complaints;
 - (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
 - (f) 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 Certifier upon request.

Reason: To allow the Principal Certifier/Council to respond to concerns raised by the public.

Construction Noise

140. 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.

Cut and fill (if applicable)

141. While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:
- (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the principal certifier.
 - (b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

Survey Report

142. A signed registered survey certificate is to be submitted to the Principal Certifier at footing and/or formwork stage. The Certificate must indicate the location of the building in relation to all boundaries and easements and must confirm the finished floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

Reason: To ensure buildings are sited and positioned in the approved location.

Material identified as contaminated

143. In the event that material is identified at the subject site as contaminated as defined in the Managing Land Contamination Planning Guidelines dated 1998 and prepared by the Department of Urban Affairs and Planning, 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. Any soil investigation must be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites, the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007, and the provisions of the Contaminated Land Management Act 1997 and Regulation 2013.

Reason: To ensure that the provisions set out in Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 have been met and the use of the land poses no risk to the environment and human health.

Building Work with Compliance BCA

144. 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.

Procedure for critical stage inspections

145. While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.

Reason: To ensure the required site management measures are implemented during construction.

Implementation of the site management plans

146. While site work is being carried out:

- (a) the measures required by the construction site 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.

Reason: To ensure site management measures are implemented during the carrying out of site work

Responsibility for changes public infrastructure

147. While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason: To ensure payment of approved changes to public infrastructure.

Shoring & adequacy of adjoining property

148. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense: -

- (a) Protect and support the building, structure or work from possible damage from the excavation, and
- (b) Where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Reason: Prescribed condition - EP&A Regulation clause 98E.

Waste Management

149. While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:

- The contact details of the person(s) who removed the waste
- The waste carrier vehicle registration
- The date and time of waste collection
- A description of the waste (type of waste and estimated 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 was taken
- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled

150. This approval, having regards to the Ampol asset located within proximity of the development is to observe the following:

- a.) Heavy vehicles or equipment is not permitted to cross or enter the area of the easement either during construction or once construction is completed unless otherwise agreed in writing by Ampol with appropriate mitigations.
- b.) No structures are to be built within 5 meters of the Ampol pipeline.
- c.) No pavement is to be installed on the easement unless otherwise agreed in writing by Ampol.
- d.) No machinery or equipment is to be stored on the easement either during or post construction.

Reason: Per Ampol requirements.

151. Endeavour Energy recognises the importance of plants and vegetation in helping to maintain the environmental balance and mitigate some of the negative impacts and social consequences of urbanisation eg. the creation of 'urban heat islands' and need for green / canopy cover to help offset the absorption and retention of heat. However, as an electricity distributor this also needs to be balanced against the critical need to manage the risks of vegetation intrusion to the electricity network that can cause:
- public safety incidents such as electrocution, or damage to a person's property;
 - fire starts and the risk of bushfires that have devastating impacts including loss of human life and large-scale property destruction;
 - restrict access for installation maintenance and repair of electricity infrastructure;
 - reduce light levels from streetlights which can impact on crime prevention and road and pedestrian safety; and
 - electricity supply interruptions which can also impact not only electricity customers but also other critical infrastructures and result in significant economic and social consequences.

Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

For more information, please see the *Standard Conditions for Development Applicant and Planning Proposals Version 9. August 2023. Issued and Prepared by Sustainability and Environment Endeavor Energy – Condition 37 – Vegetation Management.*

Reason: Per Endeavour Energy requirements.

152. The applicant is to ensure no storage or stockpiling of building materials, excavated fill or topsoil during the site works shall take place within 5m of adjoining bushland for the duration of on-site works.

Reason: To ensure protection of bushland and minimise the impacts of the development.

153. The applicant is to ensure no storage or stockpiling of building materials, excavated fill or topsoil within 10m of the adjoining Parramatta River for the duration of on-site works.

Reason: To ensure protection of the waterway and minimise impacts of the development.

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

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

The required inspections include the followings:

- Commencement of public domain works including set out of tree pits;
- 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;
- Delivery of street trees to site.
- 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.

155. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

156. 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.

157. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is required to submit an application for an Oversize Vehicle Access Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal), prior to driving oversize vehicles through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

158. 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.

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

159. 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) of trees to be retained and protected, at any time. This is a No Access Zone.

The following activities are prohibited within the specified Tree Protection Zones:-

- 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.

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

160. All approved works within the Tree Protection Zone (TPZ) below, is to be supervised by an Australian Qualifications Framework (AQF) Level 5 Consulting Arborist.

Tree No.	Species	Common Name	Location	Distance from trunk
108	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Neighbouring tree 175 James Ruse Drive	3.6m
109	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Neighbouring tree 175 James Ruse Drive	3.6m
302	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
303	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
305	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
306	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
309	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
341	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
343	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
346	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
347	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
348	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
352	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
355	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
356	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
359	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
364	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
367	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
372	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m

373	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
379	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
381	<i>Lophostemon confertus</i>	Brush box	Western setback	3.6m
382	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Western setback	6.0m
1013	<i>Lophostemon confertus</i>	Brush box	North-Western setback	4.8m

All works within this zone is to be carried out using non-destructive construction methods. The Project Arborist supervising the works must document the works as part of the Periodic Tree Inspection Report.

Once the work is completed the Project Arborist is to provide a written summary detailing the works undertaken, including the periodic tree photos to show evidence of compliance with these requirements, the Conditions of Consent and AS4970-2025 *Protection of trees on the development sites*. This is to be submitted to the Certifying Authority.

Reason: To provided adequate protection of trees.

161. All trees planted as required by the approved landscape plan are to be a minimum 75 litre container size. All shrubs planted as part of the approved landscape plan are to have a minimum 200mm container size.

Reason: To ensure appropriate landscaping.

162. The following trees are approved to be removed to facilitate the development: 1-25, 28-32, 35-53, 55-83, 85, 129-139, 142-149, 151, 166, 265-270, 285-300, 307, 342, 344, 345, 349, 350, 354, 358, 362, 365, 369, 370, 374, 375, 377, 378, 380, 383-387, 390, 425-428, 1014-1022, 1083, 1085-1087, 1090-1093, 1132, 1205, 1206, 1208, 1213

Reason: To facilitate development.

163. 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.

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

Reason: To ensure tree works are carried out safely.

165. The Project Arborist (AQF Level 5) shall undertake a final tree inspection to certify that the completed works within the TPZ and tree protection measures have been carried out in accordance with the approved plans and specifications for tree protection for the site. Certification shall include a statement on the condition of the retained trees, details of any deviation from the tree protection plan and any impacts this may have upon the retained trees. Copies of the tree protection and monitoring documentation recorded throughout the entire development works, shall form part of

the final tree protection report and certification. The report shall be submitted to the written satisfaction of the certifying authority.

Reason: To ensure trees/vegetation has been adequately protected.

BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Section 73 Certificate

166. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation 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.

Street Numbering

167. 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.

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.

Driveway Crossover

168. 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 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: Pedestrian and Vehicle safety.

Reinstatement of laybacks etc

169. 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.

Occupation Certificate

170. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 and/or 6.10 of the Environmental Planning and Assessment Act 1979.

Reason: To comply with legislative requirements of the Environmental Planning and Assessment Act 1979.

#Certification from an acoustic consultant

171. Prior to the issue of an occupational certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

PWNA; AG Camelia Industrial Noise and Vibration Impact Assessment Proposed; reference number 230594 V4; dated 19th December 2023

Reason: To demonstrate compliance with submitted reports.

Street Number when site readily visible location

172. A street number is to be placed on the site 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 ensure a visible house number is provided.

Completion of Public Utility Services

173. Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation

Notification agreement from Energy provider

174. A Notification Agreement outlining the electrical construction requirements and associated fees shall be obtained from an energy provider prior to the release of the subdivision certificate.

Reason: To ensure electricity supply is available to all properties.

Floodlighting/light spillage diagram

175. A light spillage diagram is required to be prepared by a suitably qualified lighting engineer and submitted to the Principal Certifier prior to the issue of the Occupation Certificate. This diagram is to demonstrate light spillage generated by the proposed floodlighting system complies with the requirements of Australian Standard AS4284 - Control of Obtrusive Effects of Outdoor Lighting. Light spillage mitigating measures shall be maintained, at all times.

Reason: To prevent light spillage onto adjoining properties.

Post Constr. Private Property Dilapidation Report

176. Before the issue of an occupation certificate, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the principal certifier, detailing whether:
- (a) after comparing the pre-construction dilapidation report to the postconstruction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and
 - (b) where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

Before the issue of an occupation certificate, the principal certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the principal certifier) and to the relevant adjoining property owner(s).

Reason: To identify damage to adjoining properties resulting from building work on the development site

Repair of Infrastructure

177. Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified

Preservation of Survey Marks

178. Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:

- (a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or
- (b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

Reason: To protect the State's survey infrastructure

Removal of waste upon completion

179. Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.

Before the issue of a partial occupation certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored

Release of Securities/Bonds

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

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.

Record of inspections carried out

181. In accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, 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 the details required by Section 63 of the Regulations.

Reason: To comply with statutory requirements.

Final doc. including details of fabrication & inst

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

Reason: To comply with Development control requirements.

183. 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 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.

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.

184. Prior to issue of the occupation certificate, the applicant shall enter into a commercial contract for the collection of trade wastes and recyclable materials arising from business operations on site. A

copy of all waste contracts and receipts shall be kept on site and made available to Council officers on request.

Reason: To comply with the Requirements of the Protection of the Environment Operations Act 1997 and regulations.

185. A Green Travel Plan to promote non-private vehicle transport for employees and visitors is to be submitted to the satisfaction of the Principal Certifier and a copy provided to Council prior to the issue of the final Occupation Certificate.

Reason: To discourage trips by private vehicle.

- 185a. Prior to the issue of any Occupation Certificate for both Phase 1 and Phase 2, a site-specific Emergency Management Plan (EMP) must be submitted to the satisfaction of the Certifying Authority. The EMP must:

- Align with the NSW SES *Support for Emergency Management Planning Guideline*.
- Be compatible with the Local Flood Plan and evacuation strategies endorsed by the NSW SES.
- Include evacuation timelines, flood warning protocols, and signage requirements.
- Be reviewed annually and updated as necessary.

Reason: To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.

OCCUPATION AND ONGOING USE

Non-standard - The Use of the Site

186. The Flood Emergency Response Plan (FERP) must be reviewed, to the satisfaction of the Principal Certifying Authority (PCA), every five years or following a major flood event within the Parramatta River catchment (whichever occurs first), to confirm that the existing flood risk management measures remain appropriate and fit for purpose.

Reason: To ensure the Flood Emergency Response Plan remains contemporary.

187. Deleted.

Trade Waste

188. Trade waste water must be disposed of in accordance with the permit requirements issued by Sydney Water.

Reason: To ensure compliance with Sydney Water's requirements and protect the environment.

External Plant/Air-conditioning noise levels

189. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

Reason: To minimise noise impact of mechanical equipment.

Advertisement/ Signage consent

190. No advertisement/signage shall be erected on or in conjunction with the development without prior consent.

Reason: To comply with legislative controls.

Control the disposal of pollutants

191. To control the disposal of pollutants, the removal and dismantling of all mechanical parts must be conducted in an area that is roofed and has a concrete floor, which is graded to a drainage point connected to the sewer in accordance with Sydney Water's requirements.

Reason: Legislative compliance.

Control of storage/display of goods

192. No goods, materials, refuse or containers associated with the use are permitted to be visible from a street or public place.

Reason: To control the storage materials outside the building.

Loading & unloading

193. All loading and unloading must:

- (a) take place within the designated loading areas on the subject property, or
- (b) take place within the approved loading dock to minimise disruption of public spaces, and
- (c) is to be carried out wholly within the site

Reason: To protect the amenity of the neighbourhood.

No articles or vehicles stored on public property

194. No materials, goods or vehicles associated with the use of the premises are to be stored or displayed on or within the street reserve or other public area.

Reason: To ensure the integrity of Council's assets is protected and to ensure unobstructed pedestrian movement in the vicinity of the proposal.

#Operating hours

195. The days and hours of operation are as follows:

Day	Time
Monday	24 hours
Tuesday	24 hours
Wednesday	24 hours
Thursday	24 hours
Friday	24 hours
Saturday	24 hours
Sunday	24 hours
Public Holidays	Closed

Reason: To minimise the impact on the amenity of the area.

Graffiti Management

196. 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.
197. 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.
198. 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.
199. Disposal of wastes from the premises shall comply with the waste management plan. Waste minimisation practices are to be demonstrated with the ongoing use, with records of disposal of hazardous wastes being kept. The storage and disposal of any hazardous waste (sharps and or clinical waste, items contaminated by blood) is to be in accordance with requirements of the Protection of the Environment Operations (Waste) Regulation 2014.
Note: The disposal of hazardous wastes through a general waste collection service is not permitted.
Reason: To ensure provision is made for appropriate disposal of wastes.
200. 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.
201. 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.
202. 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 premises.
203. All landscape works (including any street tree and turf planting in the street verge / nature strip/ road reserve) shall be maintained and watered 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.
- 203a. The applicant must notify the NSW SES of the development and provide copies of the EMP and FERP.

Ongoing coordination must be maintained, and any advice from NSW SES during flood events must take precedence over private evacuation plans.

Reason: To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.

203b. Flood risk information must be clearly communicated to all site users through:

- Signage, emergency drills, and induction materials.
- Promotion of the Hazards Near Me app and NSW SES resources.
- Inclusion of flood risk education in site management protocols.

Reason: To ensure the development appropriately manages flood risk and emergency response in accordance with NSW SES principles and maintains public safety during flood events.

Advisory Note

- The applicant is advised that **part of the property** is identified on the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) 'Biodiversity Values Map' (<https://www.lmbc.nsw.gov.au/BVMap>) under the *Biodiversity Conservation Act 2016*. This Act prohibits the clearing of native vegetation or undertake prescribed impacts on 'Biodiversity Values Map' land without approval. Actions such as removal of NSW native vegetation is deemed illegal clearing and could result in any person who carried out such an action as liable for prosecution.