

GENERAL MATTERS

Planning

APPROVED PLANS AND SUPPORTING DOCUMENTATION

1. The development must be carried out in accordance with the plans and documentation listed below, and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Architectural Drawings (Project No: A231463)

Plan No.	Issue	Plan Title	Dated
DA1102	B	Proposed Site Plan	17/09/2024
DA2001	P	Basement 03	12/09/2024
DA2002	Q	Basement 02	12/09/2024
DA2003	R	Basement 01	06/11/2024
DA2004	R	Ground Floor Plan	06/11/2024
DA2005	O	Level 01 Plan	11/11/2024
DA2006	Q	Level 02-05 Plan	11/11/2024
DA2007	P	Level 06 Plan	11/11/2024
DA2008	M	Level 07 Plan	12/09/2024
DA2009	O	Level 08 Plan	12/09/2024
DA2010	M	Level 09 Plan	12/09/2024
DA2011	O	Roof Plan	12/09/2024
DA3001	C	Overall East Elevation	10/09/2024
DA3002	C	Overall West Elevation	10/09/2024
DA3003	D	Overall North Elevation	06/11/2024
DA3004	F	Overall South Elevation	11/11/2024
DA3005	C	Internal Courtyard East Elevation	10/09/2024
DA3006	C	Internal Courtyard West Elevation	10/09/2024
DA3007	C	Internal Courtyard North Elevation	10/09/2024
DA3008	C	Internal Courtyard South Elevation	10/09/2024
DA3100	C	Overall Sections 1	10/09/2024
DA3101	C	Overall Sections 2	10/09/2024
DA3102	C	Overall Sections 3	10/09/2024
DA3103	D	Overall Sections 4	10/09/2024
DA3104	C	Overall Sections 5	10/09/2024
DA9170	A	Adaptable Apartments Units – 1B	09/02/2024
DA9171	A	Adaptable Apartments Units – 2B	09/02/2024
DA9172	A	Adaptable Apartments Units – 2B	09/02/2024
DA9173	A	Adaptable Apartments Units – 3B	09/02/2024
DA9174	A	Adaptable Apartments Units – 3B	09/02/2024

Plan No.	Issue	Plan Title	Dated
DA9175	A	LHA Silver Apartments	09/02/2024
DA9181	E	GFA Diagrams & Schedule	17/09/2024
DA9200	A	Material & Finishes	09/02/2024
DA9250	A	Façade Section 01	17/09/2024
DA9300	A	BASIX Commitments	09/02/2024
DA9140	C	Deep Soil & Ground Landscape Diagrams	17/09/2024
DA9150	E	Cross Ventilation Diagrams	06/11/2024
DA9160	D	Solar Compliance Diagrams	19/09/2024

Civil Drawings (Project No: SY221422)

Plan No.	Issue	Plan Title	Dated
C200.11	04	Sheet Layout Plan	20/09/2024
C201.01	04	Concept Sediment and Soil Erosion Plan	20/09/2024
C201.11	04	Sediment and Soil Erosion Control Details	20/09/2024
C202.01	04	Bulk Earthworks Cut and Fill Plan	20/09/2024
C202.11	04	Bulk Earthworks Cut and Fill Sections – Sheet 01	20/09/2024
C202.12	04	Bulk Earthworks Cut and Fill Sections – Sheet 02	20/09/2024
C203.01	05	Siteworks and Stormwater Management Plan – Sheet 01	20/09/2024
C203.02	05	Siteworks and Stormwater Management Plan – Sheet 02	20/09/2024
C204.11	05	Stormwater Details	20/09/2024
C204.31	04	Stormwater Catchment Plan	20/09/2024
C205.01	04	Driveway Alignment Control Plan and Section	20/09/2024

Landscape Drawings (Project No: ADL23092.03)

Plan No.	Issue	Plan Title	Dated
LA-001	P3	Cover Page, Drawing Register	16/09/2024
LA-002	P3	Plant Schedule	16/09/2024
LA-101	P3	Ground Level Planting Plan (annotated)	16/09/2024
LA-102	P3	Level 8 Planting Plan	16/09/2024

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Access Assessment Report	118384	1	Jensen Hughes Pty	16/02/2024

			Ltd	
Acoustic Assessment	20231091.3	0	Acoustic Logic	14/02/2024
BASIX Compliance Report	P01016	03	E-LAB Consulting	18/09/2024
BASIX Certificate 1737529M-		06	E-LAB Consulting	18/09/2024
BCA Assessment Report	118384	1	Jensen Hughes Pty Ltd	16/02/2024
Civil Engineering Report	SY221422	1	Northrop	26/02/2024
Construction Waste Management Plan	-	B	Elephants Foot Consulting	21/02/2024
Geotechnical Investigation	36417PNrpt	1	JK Geotechnics	26/02/2024
Landscape Design Report	ADL23092-SK001	P3	Aspect	17/09/2024
Nationwide House Energy Rating Scheme	NW7WBDYKB6-	-	-	18/09/2024
Operational Waste Management Plan	5349	D	Elephants Foot Consulting	26/02/2024
Reflection Study	W1080-02F02	0	Windtech Consultants	23/02/2024
Seepage Analysis	36417PNlet	-	JK Geotechnics	07/06/2024
Solar Light Reflectivity Study	W1080-02F02	0	Windtech Consultants	22/02/2024
Water Reuse Strategy	-	-	Neuron	26/06/2024
Wind Mitigation Letter	-	-	RWDI	04/11/2024

Note: In the event of any inconsistency between the architectural drawings and the landscape drawings and/or civil drawings, the architectural plans shall prevail to the extent of the inconsistency.

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

DESIGN EXCELLENCE

2. In order to ensure the design excellence quality of the development is retained:
 - (a) The design architect (GSA Architects) is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off on drawing sets for Modification Applications, Construction Certificates and Occupation Certificates before submission to the certifying authority);
 - (b) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where

information or clarification is required in the resolution of any design issues throughout the life of the project;

- (c) Evidence of the design architect's commission is to be provided to the Council prior to release of any Construction Certificate; and
- (d) The design architect of the project is not to be changed without prior notice and approval of the Council.

The Principal Certifying Authority must be satisfied that the above matters have been complied with, in accordance with written confirmation from City of Parramatta Council.

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

NO ENCROACHMENT ON COUNCIL AND/OR ADJOINING PROPERTY

- 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.

PUBLIC UTILITY RELOCATION

- 4. 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.

Ausgrid

AUSGRID ADVICE

- 5. The applicant is to ensure compliance with the advice and conditions prescribed in the letter provided by Ausgrid, dated 3 May 2024.

Reason: To ensure compliance with the requirements of Ausgrid.

Endeavour Energy

ENDEAVOUR ENERGY ADVICE

- 6. The applicant is to ensure compliance with the advice and conditions prescribed in the letter provided by Endeavour Energy, dated 15 March 2024.

Reason: To ensure compliance with the requirements of Endeavour Energy.

Waste and Cleansing

AMENITY OF WASTE STORAGE AREAS

- 7. 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 in mixed use developments.

GARBAGE SHUTES

8. Any garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the NSW EPA's Better Practice Guide for Resource Recovery in Residential Developments (2019). Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.

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

PROVIDE WASTE STORAGE ROOM ON PREMISES

9. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) including:
- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types and bulky materials;
 - (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
 - (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
 - (d) Cold water being provided in the room with the outlet located 1.5m above floor level to avoid damage and a hose fitted with a nozzle being connected to the outlet;
 - (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Reason: To ensure provision of adequate waste storage arrangements.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

Planning

BUILDING WORK IN COMPLIANCE WITH BCA

10. 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 and Assessment Act 1979, as amended and the Environmental Planning and Assessment Regulation 2000.

NO EXTERNAL SERVICE DUCTS

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

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

EXTERNAL WALLS AND CLADDING FLAMMABILITY

12. The external walls of the buildings including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of the relevant Construction Certificate(s) and Occupation Certificates the Certifying Authority and Principal Certifying Authority must:
- (a) Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
 - (b) Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

Reason: To ensure appropriate building materials are utilised.

ADAPTABLE DWELLINGS

13. At least 58 adaptable residential units shall be provided. Plans submitted with the relevant Construction Certificate(s) must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

Reason: To ensure the required adaptable dwellings are appropriately designed.

LIVEABLE HOUSING

14. At least 74 of the residential units shall be designed and fit-out to achieve the 'silver level' requirements as set out in the Liveable Housing Design Guidelines Details published by Liveable Housing Australia. Details shall be submitted to the satisfaction of the certifying authority prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure study rooms are not converted to use as bedrooms.

HOME WARRANTY INSURANCE

15. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:
- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or
 - (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: A certificate issued by an approved insurer under Part 6 of the Home

Building Act 1989 that states that a person is the holder of an insurance policy issued for the purpose of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

Reason: To comply with the Home Building Act 1989.

RETAINING WALLS

16. 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 to commencement of the works.

Structural details, certified by a practicing structural engineer, shall accompany the relevant application(s) for a Construction Certificate for assessment and approval by the Certifying Authority.

Reason: To minimise impact on adjoining properties.

LOCATION OF PLANT

17. Prior to the issue of any Construction Certificate, the Certifying Authority must be satisfied that all plant and equipment (including but not limited to air conditioning equipment) is located within the basement, enclosed roof areas or plant rooms included on levels.

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

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

SINGLE MASTER TV ANTENNA

18. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed to service each block in the development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation accompanying the relevant Construction Certificate(s) to the satisfaction of the Certifying Authority.

Reason: To protect the visual amenity of the area.

REFLECTIVITY OF EXTERNAL FINISHES

19. External materials must be pre-colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing (excluding any solar PV panels) is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place. Details must accompany the relevant Construction Certificate(s) to the satisfaction of the Certifying Authority.

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

IMPACT ON EXISTING UTILITY INSTALLATIONS

20. 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 the relevant application(s) 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.

NETWORK CAPACITY AND CONNECTION

21. Prior to release of the relevant Construction Certificate for any works at or above ground level, the development the applicant must submit and have approved an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. This assessment is also to consider potential supply of later stages of development of the site. Depending on the outcome of the assessment, any required padmount or indoor / chamber substations will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. See Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

Reason: To ensure adequate electricity supply to the development.

OVERHEAD CABLING

22. To reduce the extent of overhead cabling, all low voltage distribution and service mains required to facilitate the development must be underground both within the allotment boundaries and the public way. Details must be provided with the plans and documentation accompanying the relevant application(s) for a Construction Certificate to the satisfaction of the Certifying Authority.

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

OBSCURE GLAZING FOR ALL BATHROOM & WC WINDOWS

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

Reason: To ensure privacy to these rooms is adequately maintained.

INFRASTRUCTURE & RESTORATION ADMINISTRATION FEE

24. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of any Construction Certificate.
The fee will be in accordance with Councils adopted 'Fees and Charges' at the time of payment.

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

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

LONG SERVICE LEVY PAYMENT

25. No Construction Certificate is to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

Reason: To ensure that the levy is paid.

DEVELOPER CONTRIBUTIONS

26. Before the issue of each/relevant construction certificate, the developer is to pay a monetary contribution to Council in accordance with Section 7.8 of the VPA.

Reason: To comply with Section 7.8 of the VPA.

SECURITY BONDS

27. In accordance with Section 4.17(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/156/2024;
- (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.

Bonds shall be provided as follows:

Bond Type
Development Sites Bonds and Bank Guarantee - (\$27,040 in 2024/2025 financial year)

A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta Council with the payment of the bond/s.

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

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

SEPP (HOUSING) VERIFICATION

1. Design Verification issued by a registered architect is to be provided with the

relevant application(s) for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy (Housing) 2021. Alternative Compliance items which include Solar Access, Cross Ventilation, Deep Soil, and the Number of Apartments per core are to be included in Construction Certificate Documents in accordance with the Approved DA Design

Note: Qualified designer in this condition is as per the definition in SEPP (Housing) 2021.

Reason: To comply with the requirements of SEPP (Housing) 2021.

BROADBAND ACCESS

28. Prior to the issue of the relevant Occupation Certificate, the developer is to provide evidence that satisfactory arrangements have been made with the National Broadband NBN Co have been made where relevant and implemented at no cost to Council for the provision of broadband access to the development.

Note: For more information contact NBN Co.;
Development Liaison Team:
Call 1800 881 816;
Email: newdevelopments@nbnco.com.au;
Web: www.nbnco.com.au/NewDevelopments.

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

STORAGE PROVISION

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

- i) Studio units – 4m³
- ii) 1 bedroom units – 6m³
- iii) 2 bedroom units – 8m³
- iv) 3 bedroom units – 10m³

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

ACCESS AND SERVICES FOR PEOPLE WITH DISABILITIES

30. 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 relevant Construction Certification to the satisfaction of the Certifying Authority.

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

DETAILED DRAWINGS

31. Prior to the release of the relevant Construction Certificate(s) the applicant shall submit for the approval of Council's Manager Development and Traffic Services Unit (DTSU), key cross sections, partial plans and partial elevations through

external walls, balconies, pergolas and other key external details. Drawings are to be fully annotated at a scale of 1:50 (or if necessary 1:20) showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented. Revised 3D photomontages must also be submitted. The development shall be completed in accordance with the plans approved to satisfy this condition.

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

SKYLIGHTS AND CLERESTORY WINDOWS

32. All proposed skylights and clerestory windows shall be fully openable to occupants. Details demonstrating compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To ensure adequate cross ventilation is provided.

WINDOW REVEALS

33. Notwithstanding the approved stamped drawings, the external reveals for all windows are to be at least 90mm in depth. Details demonstrating compliance are to be submitted to and approved by Council's Manager DTSU prior to issue of the relevant construction certificate(s) which include façade works.

Reason: To ensure design excellence.

SPECIALIST REPORTS

34. The works/methods/procedures/control-measures/recommendations in the specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority. A list of all of the recommendations and how they have been actioned shall be provided to Council.

Reason: To ensure a suitable level of residential and public amenity.

OUTDOOR LIGHTING

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

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

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

ACCESSIBLE PATHS OF TRAVEL

36. All dwellings and communal open spaces must be 'visitable' by people with a disability. There must be a continuous accessible path of travel (AS 1428.1:2001)

from the street and any visitor parking to and through the entrance door of all dwellings. A continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel: - fixtures and fittings such as lights; awnings; windows that, when open, intrude into the circulation space; telephones; skirtings and similar objects.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To maximise the accessibility of the proposal.

ACCESSIBLE FEATURES

37. Communal open spaces including, but not limited to, the BBQs, seating, adventure and gym areas must provide accessible and inclusive features. Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to issue of the relevant Construction Certificate(s).

Reason: To maximise the accessibility of the proposal.

VEHICULAR ENTRANCE MATERIALS

38. The southern podium façade material (referred to as 'BR01 – Masonry Brick' on the architectural drawings hereby approved) shall be applied to the full extent of the side walls of the driveway forward of the roller door. Details demonstrating compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To reduce the visual impact of the driveway openings.

ADDITIONAL MEASURES TO INCREASE DRAINAGE REDUNDANCY

39. Prior to the issue of the relevant Construction Certificate relating to the permanent groundwater dewatering and reuse system, the applicant must provide evidence of the following, to the satisfaction of the Principal Certifying Authority:

- a. Adequate strip drains/drainage cells to be designed and installed behind the shotcrete. The drainage system should include redundancy in case of localized clogging;
- b. All exposed weather rock excavations shall be shotcreted to prevent fretting and degradation of exposed rock mass within the basement in the areas nominated by the project geotechnical engineer. As a minimum, the design of shotcrete shall consider the ground conditions, loads, durability and proposed lifetime of the asset.

Reason: To ensure drainage redundancy is at an adequate level to minimise failure probability and to ensure structural stability of the excavation face.

LICENSES OR RELATED APPROVALS

40. Prior to the issue of the relevant Construction Certificate relating to the permanent groundwater dewatering and reuse system, the applicant must provide the following to the Principal Certifying Authority and to Council for its records:

- (i) Evidence of that any relevant license has been granted under the [Water Industry Competition Act 2006](#), or written evidence from the Independent Pricing and Regulatory Tribunal that such a license is not required; and

- (ii) Evidence that any relevant license has been granted under the Water Management Act 2000 (WMA 2000) or written evidence from the relevant agency that such a license is not required.

Reason: To ensure compliance with the relevant statutory requirements.

FINAL GROUNDWATER REUSE WATER MANAGEMENT PLAN

41. Prior to the issue of the relevant Construction Certificate relating to the permanent groundwater dewatering and reuse system, the applicant must submit a Final Groundwater Reuse Water Management Plan, which must be to the satisfaction of Council's Group Manager Development and Traffic Services Unit (DTSU).

The Plan must address, but is not limited to, the following matters:

- a. Operational procedures process control
- b. Water balance model with details for reuse and disposal, and contingencies for storage during periods of extended wet weather
- c. Maintenance
- d. Contingency protocols and incident response
- e. Reuse water quality and monitoring
- f. Operator, contractor and user awareness
- g. Chemical stormwater and management
- h. Validation, research and development
- i. Documentation and records
- j. Review and continual improvement

In relation to water quality:

- (i) A backwash, cartridge and carbon filter filtration system must be used.
- (ii) The required water quality objectives, inspection schedule and monitoring requirements to be achieved are those provided at Appendix A to this notice.
- (iii) The Plan must include measures for the management of treated groundwater that has failed to meet reuse water quality objectives, including any specified by Sydney Water or other agency.
- (iv) The Plan must also include details relating to the long-term water treatment during the operational phase of the building. The treatment plan should address the requirements of the on-site use as well as those set out by other receiving authorities.

In relation to disposal/reuse:

- (v) A maximum of 0.5ML/year of treated groundwater may be disposed to Council's stormwater system but only for the purposes of emergency or maintenance needs. Any such discharge must meet all water quality requirements and NOT exceed 5 litres/second. Provision must be made for the monitoring and annual reporting of any such discharge.
- (vi) Other than for emergencies or maintenance purposes, all surplus treated groundwater which cannot be used for irrigation, or the other uses in the plan, must be discharged via connection to the dual pipe (non-potable) water system.

- (vii) A Groundwater Disposal/Reuse Plan must be included outlining the proposed groundwater treatment and disposal strategy. This should include a detailed water balance assessment.

In relation to monitoring and reporting:

- (viii) Overall inflows and outflows, as well as annual discharge to Council's stormwater must be addressed. In this regard monthly meter readings with dates and times of measurement to monitor annual inflow rates and discharge volumes to the irrigation system (in addition to requirements for monitoring emergency/maintenance discharge quantities) is required.
- (ix) Preparation of a Groundwater Monitoring and Reporting Plan detailing how the applicant proposes to address the ongoing monitoring and reporting requirements.

In relation to maintenance:

- (x) For the design and construction of the groundwater capture and reuse system, include and confirm measures are provided to increase drainage redundancy and reduce long term maintenance needs.

Reason: To ensure a final groundwater reuse management plan is in place and can be enforced through the life of the development.

FINAL CONCEPTUAL MODEL

- 42. Prior to the issue of the relevant Construction Certificate relating to the permanent groundwater dewatering and reuse system, the applicant must submit a final Conceptual Groundwater Model and run sensitivity numerical analyses to the satisfaction of the Council's Group Manager Development and Traffic Services Unit (DTSU).

The model and analyses must consider the effects of:

- (i) Potential variation of groundwater levels from those measured in the short term.
- (ii) Presence of fractures/less competent rock mass with higher permeability in shallower depth beneath the measured groundwater table.
- (iii) Effect of rainfall infiltration in conjunction with adopted boundary conditions.
- (iv) Effect of actual topography.
- (v) Effect of presence of drained basements in the vicinity of the site.
- (vi) Demonstrate the suitability of adopted boundary conditions of 75m constant head from the excavation.

Reason: To ensure that the associated plans are based on the most accurate prediction of groundwater levels.

AQUIFER INTERFERENCE POLICY

- 43. Prior to the issue of the relevant Construction Certificate relating to the permanent groundwater dewatering and reuse system, details explicitly addressing the assessment criteria in the NSW Aquifer Interference Policy (AIP), including minimal impact of groundwater drawdown on groundwater dependant ecosystems (GDEs), are to be provided to the satisfaction of the Council's Group

Manager Development and Traffic Services Unit (DTSU).

Reason: To ensure that the development will not have an unacceptable impact on aquifers.

VERIFICATION OF REMEDIATION

44. A supplementary Site Audit Report and Statement shall be prepared by a NSW EPA accredited auditor prior to the issue of a construction certificate, certifying that the site was remediated and validated in accordance with Remediation Action Plan approved under DA/1100/2021 (as modified) and subject to compliance with the conditions set forth in the approved Site Audit Statement under that consent. The accredited auditor must consult with Council prior to finalising and issuing the Supplementary Site Audit Statement for the site.

Reason: To ensure the site is suitably remediated.

Engineering

STORMWATER DISPOSAL

45. All roof water and surface water is to be connected to an operable drainage system in accordance with Parramatta DCP 2023 requirements. Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

SYDNEY WATER QUICK CHECK

46. A building plan approval must be obtained from Sydney Water Tap in™ 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

47. 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.

ON SITE DETENTION (OSD)

48. Full engineering construction details of the stormwater system, including on-site detention (OSD) structures, pipe networks and calculations as per following

points, shall be submitted for the approval of the PCA prior to release of the relevant Construction Certificate:

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the DCP for Melrose Park, the civil drawings approved by this consent and with Council's, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Fourth Edition), the relevant Australian Standards and the National Construction Code. This is subject to requirement b) below regarding inclusion of half road widths in OSD catchment area calculations.
- b) The catchment area for the design and sizing of the OSD systems must include the area of half of the widths of adjacent roads on all frontages.
- c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris.
- d) Ventilation measures must be installed with the OSD tank within the garage to ensure adequate cross ventilation within the tank (e.g. grated covers, vent stacks, etc.).
- e) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.
- f) The OSD system tanks must be relocated so that they are not beneath habitable rooms. Evidence must be submitted to the PCA prior to release of the Construction Certificate.

Reason: To attenuate the peak quantity of storm water run-off from the site and to manage downstream flooding.

UNDERGROUND ELECTRICITY SUPPLY

49. Electricity provision within the site is to be designed so that in the future the electrical connection from this site can be made to an underground connection within the street. Certification from an energy provider addressing their requirements for this provision is to be forwarded to the Certifying Authority with the application for a Construction Certificate.

Reason: To enable future upgrading of electricity services.

SHORING FOR ADJOINING COUNCIL PROPERTY

50. 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/or 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.

CONSTRUCTION OF A HEAVY DUTY VEHICULAR CROSSING

51. 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 Principal Certifying Authority. A Vehicle Crossing application must be submitted to

Council together with the appropriate fee as outline in Council's adopted Fees and Charges prior to any vehicular crossing work commencing.

Reason: To ensure appropriate vehicular access is provided.

DISABLED PARKING

52. A total of 67 accessible car-parking spaces must be provided as part of the total car-parking requirements. These spaces and access to these spaces must comply with AS2890.6 - 'Parking facilities' - 'Off-street parking for people with disabilities and AS1428.1 - 'Design for access and mobility' - General requirements for access - New building work' 2001 and 2009 and AS1428.4 - 'Design for access and mobility' - 'Tactile ground surface indicators for orientation of people with vision impairment' - 'Means to assist the orientation of people with vision impairment - Tactile ground surface indicators' 1992 and 2009.

Details are to accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

SUPPORT FOR COUNCIL ROADS, FOOTPATH, DRAINAGE RESERVE

53. 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.

DRIVEWAY GRADES

54. 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.

WATER MANAGEMENT PLAN AND ARCHITECTURAL DETAILS

55. Prior to release of the relevant Construction Certificate the Landowner shall submit a Water Management Plan for the development, consistent with the DCP and Water Management Control Plan for Melrose Park, for the approval of Council's Group Manager DTSU, generally in accordance with the submitted stormwater and landscape designs but incorporating the requirements of this consent and following additional requirements:

- (a) Design of a system of rainwater capture and use on site (updated) and demonstration of at least 10% reduction in total annual discharge of rainwater from the site compared to the site in a natural undeveloped state.
- (b) Statement from the flood consultant/ architect demonstrating that all habitable floors are 500mm above the 1% AEP adjacent water surface level for the adopted overland flow regime as updated allowing for 100% blockage, climate change and model calibration factors.
- (c) The roofs of all OSD/WSUD tanks shall have 900x900 access and ventilation grates located not more than 4 metres apart.
- (d) Demonstration that finished road, footway, internal surface levels and buildings will not adversely affect overland flow paths.
- (e) Demonstration that there are no habitable floors/uses below ground level.
- (f) Integration of water sensitive design within the landscape design to achieve water management and treatment objectives as set out in the DCP and WMCP for Melrose Park at ground level and in roof gardens/open space.

Reason: To ensure compliance with the stormwater/flooding requirements.

FLOOD PLANNING AND FLOOR LEVELS ADJACENT TO A DESIGNATED FLOODWAY

56. Prior to release of the relevant Construction Certificate the following requirements shall be implemented for those building frontages adjacent to a designated 1% AEP floodway (fully blocked condition) as marked with the magenta line on Lyall and Associates 'Stormwater Drainage Strategy Minimum Habitable Floor Level Requirements' Figure 1 Sheets 1-7 November 2024. The Flood Planning Levels are shown on this plan and are 500mm above the adjacent 1% AEP water surface levels for the adopted overland flow regime allowing for 100% blockage, climate change and model calibration factors. For frontages between the marked FPL levels interpolation acceptable to Council may be used.
- (a) Submission by the Landowner for the approval of the Manager Development and Traffic Services Unit of a statement from the flood consultant/ architect certifying that all habitable floors adjacent to a designated 1% AEP floodway are at or above the adjacent Flood Planning Levels and are not lower than the adjacent top of kerb level.
 - (b) Within the property, to ensure adequate surface drainage, ground surface levels must fall away from the buildings, including entrances and openings, to the adjacent drainage/WSUD system at a minimum of 2%, or greater as necessary.
 - (c) Footways shall fall between the boundary and the kerb at 2% unless otherwise approved by Council.

Reason: To ensure flooding does not adversely impact the development

FINISHED FLOOR LEVELS NOT ADJACENT TO A DESIGNATED FLOODWAY

57. Prior to release of the relevant Construction Certificate the following requirements shall be implemented for those building frontages not adjacent to a designated 1% AEP floodway as marked with the orange line on Lyall and Associates 'Stormwater Drainage Strategy Minimum Habitable Floor Level Requirements' Figure 1 Sheets 1-7 November 2024.

For frontages or part frontages not designated as a 1% AEP overland flow floodway (orange line) minimum floor levels shall generally be set at a minimum of 2% projected above the adjacent top of kerb to the building frontage, unless otherwise approved by Council.

(Note: Footway surface levels and cross falls between the kerb and the boundary shall be determined and approved independently as necessary.) Within the property, surface levels must fall away from the buildings, including entrances and openings, to the adjacent drainage/WSUD system at a minimum of 2%, or greater as necessary, to ensure adequate surface drainage and protect buildings.

Reason: To ensure flooding does not adversely impact the development

PROTECTION OF BASEMENTS FROM FLOODS UP TO PMF

58. Where building frontages are considered to be part of, or adjacent to, an overland flow path or flood storage area (in a 1% AEP event), all potential ingress points for floodwaters to basement areas must be protected to the adjacent 1% AEP flood level plus 500mm freeboard, or to the PMF level – whichever is the higher. This must be consistent with frontages denoted by a magenta line and the noted PMF spot levels on Lyall and Associates PMF mapping Figure 2 Sheets 1-7 November 2024. Details of compliance with this condition and methods of flood exclusion from the basements must be submitted for Council approval prior to release of the Construction Certificate.

Where building frontages are not considered to be part of an overland flow path or flood storage area (in the 1% AEP event), for these frontages all potential ingress points for floodwater to basement areas must be protected to the adjacent PMF level. This must be consistent with frontages denoted by an orange line and the noted PMF spot levels on Lyall and Associates PMF mapping Figure 2 Sheets 1-7 November 2024. Details of compliance with this condition and methods of flood exclusion from the basements must be submitted for Council approval prior to release of the Construction Certificate.

Reason: To ensure flooding does not adversely impact the development

CONSTRUCTION ENVIRONMENTAL MANAGEMENT SYSTEM AND PLAN

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

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

In order to comply with the POEO Act (1997) and this Consent, environmental due diligence must be demonstrated to have been exercised throughout the construction process. To this end, an external, audited environmental management and monitoring system must be proposed as part of the CEMP, to ensure the integrity of environmental management and pollution control

measures.

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

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

The CEMP and Environmental Management System must be implemented throughout the work and must address, but is not limited to, the Applicant's proposed management strategies for the following issues:

- a. *Flood proofing*
- b. *Stormwater management and pollution control*
- c. *Construction material pollution protection*
- d. *Erosion and sediment control measures, including:*
 - i) Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.
 - ii) A sediment trapping fence, made of a geotechnical textile specifically designed for such a purpose and installed and maintained to manufacturer's specifications, placed below the disturbed area of the construction site along contours.
 - iii) Vegetation is to be maintained on the development site as much as possible, and shall not be cleared from neighboring sites.
 - iv) Vehicle access shall be restricted to one designated point, and vehicle driveways are to be adequately covered at all times with blue metal or the like.

During construction of the basement, the full site must be flood-proofed to prevent ingress of floodwaters for at least the 1 in 100-year ARI overland flooding event plus 500mm freeboard. This is to be done by provision of continuous perimeter bunding to the flood planning level, including crests on temporary access ways and stormwater lines. Construction of the bunding and access way crests is to be sufficiently durable so as to withstand the forces of floodwaters and construction activity.

All stormwater incident on the construction site must be collected and appropriately disposed of in a manner that does not increase the flood risk for the catchment area or degrade the quality of water being disposed of to Council stormwater infrastructure and the environment.

During construction, any stockpiled materials and/or construction waste stored onsite is to be isolated from stormwater flow to Council stormwater systems and

natural waterways, in order that it not become a pollutant. This is to be achieved with provision of continuous perimeter bunding around waste storage areas, constructed to be of sufficient height and durability to withstand site-specific stormwater conditions and construction activity for the life-cycle of the construction project.

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

All devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

Reason: To prevent pollution of waterways and protect the environment.

CEMP AND DE-WATERING OF THE EXCAVATION CAVITY

60. Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters; nuisance to neighbouring properties; or damage/potential damage to neighbouring land and/or property.

Construction site stormwater may be discharged to Council's stormwater system during construction only, as part of the approved Construction Environmental Management Plan with the prior approval of Council's Manager Development and Traffic Services, and in accordance with the following water quality requirements. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any other contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The discharged water quality must comply with Council's DCP 2023 and with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality.

For water accumulated within an excavation to be approved for drainage into Council Stormwater systems, the following discharge water quality standards must be met at all times throughout the construction phase of the development:

- i) pH 6.5-8.5;
- ii) Total Suspended Solids (TSS) < 50 mg/l;
- iii) Oil and Grease 'not visible'.
- iv) If site identified as containing contaminated or acid-sulphate soils, all trace contaminants must be removed from the groundwater prior to disposal.

This may be achieved with a 'WETSEP' system or equivalent, to hold and treat water prior to discharge.

Full plant and equipment details, an operational and monitoring plan and evidence of ability to achieve the required performance must be presented in the final Construction Environmental Management Plan submitted to Council prior to works commencing.

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

Reason: To prevent pollution of waterways and protect the environment.

Environmentally Sustainable Design

NATHERS COMPLIANCE

61. Revised NatHERS certificates are to be submitted to the satisfaction of the certifying authority prior to the issue of the relevant Construction Certificate for works at ground level or above.

The applicant is to ensure that all apartments have corresponding NatHERS Certificate of the same label and is modelled as per information provided on the stamped plans.

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

BASIX COMPLIANCE

62. A revised BASIX report is to be provided to ensure the thermal comfort glazing specifications match the certificates.

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

Public Domain

DRIVEWAY TO MATCH PUBLIC DOMAIN

63. Prior to the issue of the relevant construction certificate, the PCA is to ensure that the driveway out of the building coordinates with the public domain levels approved under DA/1100/2021. No localised flattening will be allowed in the footway.

Reason: To ensure consistent levels across the public domain.

PUBLIC DOMAIN SEATING

64. Prior to the issue of the relevant construction certificate, the PCA is to ensure that a minimum 30% of the seating along the through site link and the communal areas have arm and back rests, and these should be distributed equidistantly all around the area and not congregated in one spot.

Reason: To provide seating adequate public seating.

CONSISTENT LIGHT POLES WITHIN THROUGH SITE LINKS

65. Prior to the issue of the relevant construction certificate, details of the light poles in the through site link are to be submitted to and approved by Council's Development and Traffic Services Manager.

Reason: To ensure consistent treatment to all through-site links within the precinct.

Sydney Water

BUILDING PLAN APPROVAL

66. 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.

TREE PLANTING

67. 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.

Traffic

Reason: To comply with Sydney Water requirements.

Traffic

BASEMENT MANOEUVRING

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

Reason: To ensure appropriate vehicular manoeuvring is provided

BICYCLE PARKING

69. 368 residential bicycle spaces/racks are to be provided within the basement and used accordingly. 37 visitor bicycle spaces/racks may be provided in the basement or at-grade under cover. The bicycle storage/racks are to comply with AS2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

PARKING SPACES

70. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. A maximum of 501 parking spaces are to be provided and be allocated as follows:
- 412 spaces for the residential units including 58 accessible spaces;
 - A minimum of 89 spaces for visitors including 9 accessible spaces.

An EV Ready Connection must be provided to at least one car parking space per dwelling and all visitor spaces are to have a shared EV connection. Details are to be illustrated on plans submitted with the construction certificate.

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

MOTORCYCLE PARKING

71. 7 motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

SIGHT LINES

72. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

Reason: To comply with Australian Standards and ensure pedestrian safety.

Trees & Landscaping

LANDSCAPE PLAN AMENDMENTS

73. Before the issue of the relevant Construction Certificate, 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 Aspect Studios, numbered ADL23092-SK001 rev P3 dated 17.09.2024, together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

- All landscape plans and changes are to be prepared by a professionally qualified Landscape Architect.
- The location of all proposed overhead and underground services to be shown as per the survey plan and to be coordinated with all relevant plans.
- Delete the bioswale planting and replace with one of the streetscape interface planting mixes as the bioswale is no longer shown on the Civil plans.

- (d) Replace 5no. *Angophora hispida* (Anh - Dwarf Apple Gum) within the through-site-link with a row of medium-sized native trees, spaced equally at 14-18m centres. They must be able to reach a minimum mature height 13m+ and are to be planted a minimum distance of 4m from the building façade. Suitable species include (but are not limited to) the following:
 - *Eucalyptus sideroxylon* – Red Flowering Ironbark,
 - *Corymbia eximia* -Yellow Bloodwood or
 - *Eucalyptus crebra* – Narrow-leaves Ironbark.
- (e) Replace the remaining 16no. *Angophora hispida* (Anh - Dwarf Apple Gum) within the through-site-link with a mix of reliable, small-sized trees to increase the seasonal interest and diversity. They must be able to reach a minimum mature height 6m+ and are to be planted a minimum distance of 1.5m from the building façade. Suitable species include (but are not limited to) the following:
 - *Harpullia pendula* (Tulipwood),
 - *Buckinghamia celsissima* (Ivory Curl),
 - *Backhousia citriodora* (Lemon-Scented Myrtle) and/or
 - *Ceratopetalum gummiferum* (NSW Christmas Bush)
- (f) The area of lawn in the northern courtyard is to be increased in accordance with the annotated ground level planting plan (drawing no. LA-101 Rev P3).
- (g) Continuous screen planting is required in front of all terraces for all private open spaces at ground level (including those that face into the internal podium courtyards), for privacy and amenity. The screen hedge planting should be in a minimum 800mm wide planting bed, reach a mature height of 1.8m and is to be provided in a minimum 200mm container, plans to be adjusted accordingly.
- (h) All planting areas are to be labelled with the plant name or mix type and the area or quantities included.
- (i) Check and ensure all proposed plants within the mixes are suited to the solar orientation and the mix type is appropriate for the sunny / shady positions.
- (j) Several of the plants within Mix G are sun-loving species and are located on the shaded of the building. The mix is to be updated to confirm all species will be shade tolerant mix to ensure all plants will thrive on this side of the building.
- (k) Replace 2 x *Banksia ericifolia* (Heath Banksia) small tree / large shrub within the northern podium courtyard with a larger species tree capable of reaching a minimum mature height of nine (9) metres. Suitable species include (but are not limited to) the following:
 - *Banksia intergrifolia* (Coastal Banksia)
 - *Libidibia ferrea* (Leopard Tree) or
 - *Hymenosporum flavum* - Native frangipani.
- (l) Replace the *Dichondra repens* (Kidney Weed) on the roof terraces with a sun-loving alternative such as: *Carpobrotus glaucescens* (Pigface), *Prostanthera incisa* (Native Thyme) or *Curio repens* (Blue Chalk Sticks).
- (m) Reduce the percentage % of *Doodia aspera* (Prickly Rasp Fern) within mix H to maximum 5% and replace the remaining % with at least 3 other shade-tolerant groundcovers for additional diversity.

- (n) Reduce the percentage % of *Alpinia caerulea* (Native Ginger) within mix G to maximum 5% and replace the remaining 10% with at least 2 other shade-tolerant strappy grasses or shrubs for additional diversity.
- (o) An updated plant schedule indicating the above requirements including the botanical and common names, plant quantities, size of the containers at planting, and mature height and canopy spread.
- (p) All proposed softscape details to be provided.
- (q) Details for all proposed hardscape structures to be provided.
- (r) Trees should be self-supporting from the nursery, delete any staking details.
- (s) Trees on podium structure are to be secured using an under-ground guying system to avoid visual clutter.

Reason: To ensure the creation of functional gardens and restoration of environmental amenity.

PLANTING ON STRUCTURE DETAIL

74. 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 over on-site detention tanks, raised planters and rooftop gardens.
 - (b) All raised planters containing trees must be retained to a minimum height of 800mm.
 - (c) Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.
 - (d) Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P *Planting on Structures - Tools for improving the design of residential apartment development* (NSW Department of Planning and Environment, 2015):
 - 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) Sections through the planters supporting the trees and shrubs over the basement, OSD and on podium level are required to show the above requirements.
 - (f) 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 and/or a specialised irrigation contractor.

Reason: To ensure the creation of functional gardens.

Prior to Work Commencing

Planning

APPOINTMENT OF PCA

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

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

Reason: To comply with legislative requirements.

CONSTRUCTION CERTIFICATE

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

Reason: To ensure compliance with legislative requirements.

ENCLOSURE OF THE SITE

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

Reason: To ensure public safety.

SITE SIGN

78. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98A(2) of the Environmental Planning and Assessment Regulations 2000 detailing:

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

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

This condition does not apply where works are being carried.

Reason: Statutory requirement.

TOILET FACILITIES ON SITE

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

Reason: To ensure adequate toilet facilities are provided.

PUBLIC LIABILITY INSURANCE

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

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

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

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

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

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

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

DILAPIDATION SURVEY & REPORT FOR PRIVATE PROPERTIES

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

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

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

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

Reason: Management of records.

SURVEY REPORT

82. A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent

with that approved under this consent prior to any further work proceeding on the building.

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

DIAL BEFORE YOU DIG SERVICE

83. Unless already done in accordance with the requirements of DA/1100/2021, 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 written confirmation that NDBYD have been contacted to their Principal Certifying Authority (PCA) prior to any excavation occurring.

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

Engineering

EROSION AND SEDIMENT CONTROL MEASURES

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

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

SPECIAL PERMITS

85. 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

86. 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.

Environmental Health

NOISE MANAGEMENT PLAN – CONSTRUCTION SITES

87. 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 with 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 locations near the site;
- b) Identify potential impacts (i.e. exceedance of the goals at the identified locations);
- c) Mitigation measures to control noise 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.*

Traffic

CONSTRUCTION AND PEDESTRIAN TRAFFIC MANAGEMENT PLAN

88. 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, trade person and construction vehicles as far as possible,
 - h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
 - i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
 - j) Proposed construction hours,
 - k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
 - l) Construction program that references peak construction activities and proposed construction 'Staging',
 - m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,

- n) Cumulative construction impacts of the projects in Melrose Park. Should any impacts be identified, the duration of the impacts,
- o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
- p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
- q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and,
- r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

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

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

DURING WORK

Planning

COPY OF DEVELOPMENT CONSENT

89. 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.

HOURS OF WORK AND NOISE

90. All work including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Reason: To protect the amenity of the area.

COMPLAINTS REGISTER

91. 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 certifying authority upon request.

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

SITE MAINTENANCE

92. 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.

RECORD OF INSPECTIONS CARRIED OUT

93. The Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:
- (a) The development application and Construction Certificate number as registered;
 - (b) The address of the property at which the inspection was carried out;
 - (c) The type of inspection;
 - (d) The date on which it was carried out;
 - (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
 - (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with stator requirements.

DAMAGE TO PUBLIC INFRASTRUCTURE

94. 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.

Engineering

EROSION & SEDIMENT CONTROL MEASURES

95. 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

96. 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.

NOMINATION OF ENGINEERING WORKS SUPERVISOR

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

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

IMPLEMENTATION OF SITE MANAGEMENT (CEMP/SWMP) PLANS

98. While site work is being carried out:
- a. the measures required by the construction environmental management plan (CEMP) and the Soil and Water Management 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

Environmental Health

MANAGEMENT OF CONSTRUCTION AND/OR DEMOLITION WASTE

99. 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 impact of the development upon adjoining residents.

WASTE DATA MAINTAINED

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

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2023 are met.

HAZARDOUS/INTRACTABLE WASTE DISPOSED OF IN ACCORD.

101. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Safework NSW and the EPA, and with the provisions of:

- (a) *Work Health and Safety Act 2011;*
- (b) *NSW Protection Of the Environment Operations Act 1997 (NSW); and*
- (c) *NSW Department of Environment and Climate Change Environmental Guidelines; NSW EPA Waste Classification Guidelines.*

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

DE-WATERING OF EXCAVATED SITES

102. Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of a Construction Certificate.

Reason: To protect against subsidence, erosion and other nuisances.

Traffic

ROAD OCCUPANCY PERMIT

103. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development

shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

OVERSIZE VEHICLES

104. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is to be 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 through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

Trees and Landscaping

PLANTING REQUIREMENTS

105. All trees planted as required by the approved landscape plan are to be a minimum 100 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.

ADVANCED TREE PLANTING

106. All trees supplied above a 25L container size must be grown in accordance with AS2303:2015 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2015. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

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

TREES WITH ADEQUATE ROOT VOLUME

107. 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.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE / SUBDIVISION CERTIFICATE

Planning

OCCUPATION CERTIFICATE

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

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

VERIFICATION STATEMENT OC STAGE

109. Design Verification issued by a registered architect is to be provided with each application for an Occupation Certificate verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the Construction Certificate was issued, having regard to the design quality principles set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021 – Chapter 4 Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP(Housing) 2021.

Reason: To comply with the requirements of SEPP (Housing) 2021.

STREET NUMBERING

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

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

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

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

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

STREET NUMBER WHEN SITE READILY VISIBLE LOCATION

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

Reason: To ensure a visible house number is provided.

BASIX COMPLIANCE

112. Under Clause 27 of the Environmental Planning & Assessment Regulation 2021, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 1737529M_06, will be complied with prior to occupation.

Reason: To comply with legislative requirements of Clause 27 of the Environmental Planning & Assessment Regulation 2021.

TELECOMMUNICATIONS SERVICES

113. The developer must submit to the Principal Certifying Authority a letter from the telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and cable television services, prior to the release of or issuing of each Occupation Certificate.

Reason: To ensure provision of appropriately located telecommunication facilities.

PROVISION OF ENDEAVOUR ENERGY SERVICES

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

Reason: To ensure appropriate electricity services are provided.

THE RELEASE OF BOND(S)

115. A written application to Council's Civil Assets Team for the release of a bond must quote the following:

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

The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.

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

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.

ADAPTABLE DWELLINGS

116. Certification must be provided prior to the issue of each Occupation Certificate that the required adaptable dwellings have achieved a class C design in accordance with the requirements of AS 4299 -1995.

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

LIVEABLE HOUSING

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

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

CERTIFICATION – FIRE SAFETY

118. Prior to the issue of each Occupation Certificate, a final fire safety certificate must be issued as required by Clause 153 of the Environmental Planning and Assessment Regulation 2000.

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

REQUEST FOR A SUBDIVISION CERTIFICATE

119. A separate application must be made for a strata subdivision certificate. The application is to be accompanied by the relevant Occupation Certificate.

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

POST-CONSTRUCTION DILAPIDATION REPORT

120. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to and approved by the Principal Certifying Authority (PCA) prior to

issue of the Stage 3 Occupation Certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

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

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

SPECIALIST REPORTS

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

Reason: To demonstrate compliance with submitted reports.

GROUNDWATER REUSE SYSTEM

122. Prior to the issue of any Occupation Certificate, the groundwater re-use system must be installed and tested by an appropriately qualified Hydraulic & Filtration Specialist Contractor to certify that it has been constructed in accordance with the approved plans and that it is fully operational and capable of achieving the target water quality performance criteria.

Reason: To ensure the system achieves the relevant objectives and prevent pollution of the environment.

GROUNDWATER COVENANT

123. Prior to the issue of any Occupation Certificate, the Groundwater Reuse Management Plan approved by this Consent must be the subject of a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919, burdening all owners with the requirement to maintain the approved groundwater reuse and treatment system, and ensure that all of its procedures, controls, maintenance obligations, protocols, monitoring and the like are achieved in perpetuity.

The terms of the 88E Instruments are to be to the satisfaction of Council's Group Manager Development and Traffic Services Unit (DTSU).

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the system and a schematic of its components

Reason: To ensure the proper operation of the approved development.

WASTE COVENANT

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

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

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

Reason: To ensure Council is able to undertake waste collection.

Engineering

OSD POSITIVE COVENANT/RESTRICTION

125. Prior to issue of the Stratum Subdivision Certificate, the applicant must create a Positive Covenant and Restriction on the Use of Land prepared in accordance with Section 88B of the Conveyancing Act 1919, burdening the owners of the allotments with the requirement to maintain the on-site stormwater detention facilities.

The terms of the instruments are to be to Council's satisfaction and are to be generally in accordance with Council's 'draft terms of Section 88B instrument for protection of on-site detention facilities.

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

The relative location of the On-Site Detention facility as it relates to the building footprint must be shown to scale in plan form or a works as executed plan if the work is completed is required to accompany 13PC and 13RPA forms.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to the issue of the Stage 1 Occupation Certificate.

Electronic colour photographs in jpg format of the on-site detention facility shall accompany the application for the Positive Covenant and the Restriction on the Use of the Land. These photos shall include such elements as the orifice plate, trash screen, step irons, weir, sump and bench on the floor of the DCP, return pipe and flap valve, wide angle view of the storage area or multiple photos, grates closed from above, grates open showing the edges to the opening and under frame packing with mortar or concrete, all pipe entries to the DCP and confined space warning signs at each entry point. The photos must be well labelled and

must differentiate between multiple tanks. Additional photos may be requested if required.

Reason: To ensure appropriate documentation is in place.

SECTION 73 CERTIFICATE

126. 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

127. 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.

WATER MANAGEMENT AND MAINTENANCE OPERATIONAL PLAN

128. A Water Management and Maintenance Operational Plan is required to be lodged with the Occupation Certificate application to provide an outline of the proposed long term operational management and maintenance requirements of the stormwater, water management and WSUD system on the site. As a guide, the maintenance report is required to cover all aspects of on-site facilities associated with onsite detention, on-site rainwater harvesting, bio-retention and water quality treatment, WSUD and the management of stormwater quality both by using the landscape and by using mechanical devices. The Water Management and Maintenance Operational Plan is to address the following requirements:

- a) Aims and objectives (including water quality and filter media parameters);
- b) A plan showing the location of the individual components of the system – both landscape and mechanical.
- c) Manufacturer’s data and product information sheets for any proprietary products
- d) Location of inspection and monitoring points shown clearly on the plan
- e) Description of inspection/maintenance techniques and the associated rectification procedures – both landscape and mechanical.
- f) A schedule or timetable for the proposed regular inspection and monitoring of the system, (Council recommends a visual inspection at least 3 times per year between October and May the following year, with a maximum of 3 months between successive inspections). Inspection is to be made not less than 24 hours, and not more than 72 hours, after the cessation of rainfall if the total rainfall on any day exceeds 30mm.
- g) Record keeping and reporting requirements.
- h) Review and update requirements.

The Water Management and Operational Plan is required to be prepared by a suitably qualified and experienced professional to the satisfaction of Council. It may where appropriate use the maintenance checklists located 'Product Design Manual' or (in the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland).

The approved Water Management and Operational Plan must be implemented in perpetuity to the satisfaction of Council. Regular inspection records are required to be maintained and made available to Council upon request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the rainwater capture, landscape systems and mechanical device treatment measure/s.

Reason: To ensure appropriate management and maintenance requirements are established.

EFFECTIVE EVACUATION REPORT

129. An evacuation report and procedure shall be prepared by an appropriate consulting engineer. This report is to demonstrate how the occupants of the development will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak stormwater event (i.e. first floor of the building etc). The report shall be submitted to the Principal Certifying Authority prior to the issue of the first Occupation Certificate. A copy of the report shall be attached to the Occupation Certificate when forwarded to Council.

Reason: To make property owners/residents aware of the procedure in the case of flood.

WATER SENSITIVE DESIGN - POSITIVE COVENANT AND RESTRICTION

130. Prior to issue of the relevant Occupation Certificate, the applicant must create a Positive Covenant and Restriction on the Use of Land, prepared in accordance with Section 88B of the Conveyancing Act 1919, burdening the owner of the allotment with the requirement to maintain the on-site rainwater harvesting, bio-retention and water quality treatment facilities. This must be accompanied by a maintenance schedule, to be registered on title.

The terms of the instruments are to be to Council's satisfaction, and based on Council's standard wording for 88B instruments.

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

Reason: To ensure that appropriate protective instruments are put in place for the water quality management system.

STORMWATER WSD AND OSD WORK-AS-EXECUTED PLANS

131. Works-As-Executed stormwater plans are to address the following:
- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.

- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built WSUD and On-Site Detention (OSD) storage dimensions and volumes are to be presented
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- (f) Approved versus installed Drainage Design (OSD) Calculation Sheet and/or MUSIC model update.
- (g) Certificate of Structural compliance of the tank walls and cover slabs from a qualified structural engineer

The above is to be submitted to the Principal Certifying Authority prior to the issue of the Stage 1 Occupation Certificate and a copy is to accompany the Occupation Certificate when lodged with Council.

Reason: To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.

Environmental Health

FINAL INSPECTION OF WASTE STORAGE AREAS

132. Prior to an Occupation Certificate being issued, a final inspection of the waste storage areas and facilities must be undertaken by a member of Council's Waste Team. This is to ensure compliance with Council's design specifications and that necessary arrangements are in place to commence the domestic waste collection by Council. Written confirmation will be provided by Council upon the development satisfying Council's requirements.

Reason: To ensure that waste management facilities and storage are compatible with Council's servicing requirements.

INSTALLATION - LOCK BOX SECURED ENTRY PROPERTY

133. Prior to an Occupation Certificate being issued, a lock box must be purchased from Council and installed in an agreed location to allow servicing bins where access is secured.

Reason: To ensure single master key access by Council contractor.

COMPLIANCE WITH THE ACOUSTIC REPORT

134. 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:

Acoustic Report No. (20231091.3/1402A/R0/JW), Development Application Melrose- Lot F (14/02/2024), prepared by Acoustic Logic

Reason: To demonstrate compliance with submitted reports.

Sydney Water

SECTION 73 COMPLIANCE CERTIFICATE

135. A compliance certificate must be obtained from Sydney Water, under Section 73

of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extension, adjustment or connection to our mains. Make early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an occupation or subdivision certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Traffic

Reason: To comply with Sydney Water Requirements.

GREEN TRAVEL PLAN

136. Prior to the issue of the relevant Occupation Certificate(s), a Green Travel Plan is to be submitted to the PCA supported by details of how that Plan will be implemented. The plan is to include:

- a) Targets to reduce single occupant car trips to the site for the journey to work and business travel based on an initial estimate of the number of trips to the site by mode,
- b) Measures to achieve the targets including a list of specific tools or actions,
- c) Monitoring Scheme including annual travel survey to estimate the change in travel behaviour to and from the site and a review of the measures based on the results of the travel survey.

The Green Travel Plan shall be incorporated into or annexed to the strata management plan for the residential units in perpetuity.

Reason: To comply with Parramatta DCP 2023.

Trees and Landscaping

QUALIFIED LANDSCAPE ARCHITECT CERTIFICATION

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

Reason: To ensure restoration of environmental amenity.

OPERATIONAL CONDITIONS - THE USE OF THE SITE

Planning

GRAFFITI MANAGEMENT

138. 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.

LOADING & UNLOADING

139. 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.

COMMUNAL SPACE ACCESS

140. The rooftop communal open space at Buildings FN2, FN3, FS2 and FS3 are to be made available for use by the residential occupants of all dwellings.

Reason: To clarify the communal open space is to benefit all occupants.

AIRCONDITIONER REFRIGERENT

141. All new air-conditioning and refrigeration equipment are to use refrigerants with a GWP of less than 10.

Reason: To reduce the impact of emissions from air condition systems.

ANNUAL CERTIFICATION

142. Annual certification is to be submitted to Council confirming that the groundwater re-use system has been tested and certified by an appropriately qualified hydraulic engineer and which confirms/demonstrates that:

- i. Its construction remains consistent with the approved plans; and
- ii. It is fully operational and achieving the target water quality and quantity performance criteria in the approved final Groundwater Reuse Management Plan; and
- iii. Not more than 0.5ML/year of treated groundwater has been disposed of to Council's stormwater system, and only then for emergency or maintenance needs.

Reason: To ensure that the approved system is maintained and running as approved and to prevent pollution to the environment.

GROUNDWATER DISCHARGE

143. Discharge of treated groundwater to Council's stormwater system must not exceed 0.5ML/year. Any such discharge must meet all water requirements and NOT exceed 5 litres/second. Such discharge shall only be for emergency or maintenance needs associated with operation of the groundwater capture, treatment and reuse system, and not for the purposes of disposing excess treated groundwater that cannot be used on site.

Prior to any such discharge to Council's stormwater system the property manager must inform Council's Group Manager, Development and Traffic Services of:

- (i) the start and finish dates for when the site will be draining groundwater into Council's drainage system and
- (ii) provide evidence confirming that the water meets the required water quality requirements before it is discharges into Council's system.

Reason: To ensure that Council can monitor the proposed amount and quality of the discharge.

BUILDING MANAGEMENT STATEMENT

144. Any future Building Management Statement under the Conveyancing Act 1919 must reference all obligations associated with the operation and maintenance of the groundwater reuse system.

Reason: To ensure future occupants are aware of the obligations of operating and maintaining the groundwater reuse system.

Environmental Health

REMOVE PUTRESCIBLE WASTE AT SUFFICIENT FREQUENCY

145. 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.

MANAGEMENT OF WASTE STORAGE FACILITIES

146. 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.

STORAGE OF BINS BETWEEN COLLECTION PERIODS

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

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

ONGOING MANAGEMENT OF WASTES

148. All waste generated onsite must be removed at regular intervals and no less frequent than once weekly for garbage and once fortnightly for recycling. The collection of waste and recycling must not cause nuisance or interfere with the amenity of the surrounding area. Garbage and recycling must not be placed on public property for collection without the formal approval of Council. Waste collection vehicles servicing the development onsite must enter and exit a property in a forward direction.

Reason: To ensure that waste does not accumulate onsite.

SIGNAGE IN SHARED WASTE AREAS

149. Signage to encourage correct recycling and reduce contamination is required within shared waste rooms / bin storage areas. Standard signage is available through Council.

Reason: To encourage proper waste and recycling practices onsite.

COMPLIANCE WITH SERVICING REQUIREMENTS

150. All waste servicing instructions from Council must be complied with at all times. This includes any directives regarding the presentation of bins to a designated collection point and the maintenance of waste storage areas.

Reason: To ensure the safety and effectiveness of ongoing waste collection services.

USE IS NOT TO CAUSE OFFENSIVE NOISE OR VIBRATION

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

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

Reason: To prevent loss of amenity to the area.

NO 'OFFENSIVE NOISE'

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

Reason: To reduce noise levels.

NOISE FROM MECHANICAL EQUIPMENT

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

Reason: To protect the amenity of the area.

Traffic

ROLLER SHUTTER DOOR

154. The roller shutter door is to be provided at the driveway entry and exit, and is to be operated via remote control. If an intercom is installed, it is to be provided at the centre of the driveway (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

Reason: To comply with Australian Standards.

REVIEW OF GREEN TRAVEL PLAN

155. One year from the issue of the Occupation Certificate, and every year for 2 years thereafter, the applicant shall submit to the satisfaction of Council's Manager Development & Traffic Services a review report on the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include any recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan. The review report will be in accordance with a monitoring evaluation framework (MEF) and its proposed methodology, and would be submitted and agreed with Council prior to initial reporting.

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

Trees and Landscaping

LANDSCAPE MAINTENANCE

156. 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.

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