

DRAFT CONDITIONS OF CONSENT

PART A – GENERAL CONDITIONS

Approved Plans & Supporting Documents

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

Architectural Drawings

Plan No.	Issue	Plan Title	Dated
DA0000	C	Drawing Schedule	28/01/2025
DA1102	B	Proposed Site Plan	29/11/2024
DA1990	B	Basement 03	29/11/2024
DA1991	B	Basement 02	29/11/2024
DA1992	B	Basement 01	29/11/2024
DA1993	B	Lower Ground	29/11/2024
DA2000	B	Upper Ground	29/11/2024
DA2001	B	Level 01	29/11/2024
DA2002	B	Level 02	29/11/2024
DA2003	B	Level 03-04	29/11/2024
DA2005	B	Level 05	29/11/2024
DA2006	B	Level 06-07	29/11/2024
DA2008	B	Level 08-20	29/11/2024
DA2021	B	Level 21	29/11/2024
DA2022	C	Level 22	28/01/2025
DA2023	C	Level 23	28/01/2025
DA2030	C	Roof	28/01/2025
DA3000	B	Overall North Elevation	29/11/2024
DA3001	B	Overall East Elevation	29/11/2024
DA3002	B	Overall West Elevation	29/11/2024
DA3003	B	Overall South Elevation	29/11/2024
DA3010	B	Tower A – East Elevation	29/11/2024
DA3011	B	Tower B – West Elevation	29/11/2024
DA3012	B	Tower B – East Elevation	29/11/2024
DA3013	B	Tower C – West Elevation	29/11/2024
DA3040	B	Streetscape Elevation 1	29/11/2024
DA3041	B	Streetscape Elevation 2	29/11/2024
DA3100	B	Overall Section 1	29/11/2024
DA3111	B	Section TA -N-S	29/11/2024

Plan No.	Issue	Plan Title	Dated
DA3112	B	Section TB -N-S	29/11/2024
DA3113	B	Section TC -N-S	29/11/2024
DA3114	B	Sections Through Podium	29/11/2024
DA3120	A	Street Interface	29/11/2024
DA3133	A	External Finishes – Podium Façade – Type 03	29/11/2024
DA9204	B	Material Finishes	29/11/2024

Civil Drawings

Plan No.	Issue	Plan Title	Dated
C100.00	03	Cover Sheet Drawing Schedule and Locality Plan	12/02/2025
C101.01	02	Concept Sediment and Soil Erosion Plan	13/12/2024
C101.11	02	Sediment and Soil Erosion Plan Details	13/12/2024
C102.01	02	Bulk Earthworks Plan	13/12/2024
C102.11	02	Bulk Earthworks Cut and Fill Sections- S1	13/12/2024
C102.12	02	Bulk Earthworks Cut and Fill Sections- S2	13/12/2024
C103.01	03	Siteworks and Stormwater Management Plan (marked in red)	12/02/2025
C104.11	02	Stormwater Details - S1	12/02/2025
C104.12	02	Stormwater Details – S2	13/12/2025
C104.31	02	Stormwater Catchment Plan	13/12/2024
C105.01	02	Driveway Alignment Control Plan	13/12/2024

Landscape Drawings

Plan No.	Issue	Plan Title	Dated
LA-001	P3	Cover Page and Drawing Register	11/02/2025
LA-002	P3	Plant Schedule	11/02/2025
LA-101	P3	Ground Level Planting Plan	11/02/2025
LA-102	P3	Level 5 Planting Plan	11/02/2025
LA-103	P3	Level 21 Planting Plan	11/02/2025
LA-104	P3	Level 22 Planting Plan	11/02/2025
LA-105	P3	Level 23 Planting Plan	11/02/2025
LA-201	P3	Planting Details	11/02/2025
P24	P3	Materials Palette	11/02/2025

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
SOLAR LIGHT REFLECTIVITY STUDY	WI080-05F02	0	Windtech	06/02/2025

REFLECTION OF SOLAR HEAT FOR VERTICAL FAÇADES	WI080-01F03	1	Windtech	06/02/2025
Vertical Lift Traffic Analysis Report	-	-	Schindler	26/07/2024
BASIX Compliance Report	P01016	4	E Consulting Lab	29/01/2025
NatHERS Certificate	XZF11AQT83	-	E Consulting Lab	24/01/2025
BASIX Certificate	1748084M_04	-	E Consulting Lab	29/01/2025
Civil Engineering Water Management Plan	SY221422-CR02-02	02	Northrop	13/12/2024
Access Assessment Report	118384	3	Jensen Hughes	29/11/2024
Transport Impact Assessment	2044r01	03	Ason Group	28/11/2024
Melrose Park Lot A - Water reuse strategy	-	-	Neuron	24/10/2024
Pedestrian Wind Study	2400850	A	RWDI	19/07/2024
Operational Waste Management Plan	5349	D	Elephants Foot	17/05/2024
Construction Waste Management Plan	-	B	Elephants Foot	17/05/2024

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

In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

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

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Endeavour Energy

- The applicant is to ensure compliance with the advice and conditions prescribed in the letter provided by Endeavour Energy, dated 05/06/2024.

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

No encroachment on Council and/or Adjoining proper

3. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

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

Planning Agreement relating to the site

4. The land is subject to a planning agreement with Council entered into under section 7.4 of the Environmental Planning and Assessment Act, 1979 (dated 21 July 2023). The timing and provision of all deliverables under this planning agreement must be met in accordance with the requirements of that planning agreement. The Principal Certifier must ensure that the requirements of the planning agreement have been satisfied in accordance with that agreement before issuing any construction or occupation certificates for the development.

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

Public Utility Relocation

5. 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.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

Design Amendments

6. Before the issue of the relevant construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required amendments to the approved plans and supporting documentation stamped by Council.
 - a) LGF- The doors connecting the lobbies to the internal corridors on LG and L1 to be glass or glazed
 - b) LGF - Remove planter box that is located between the ramp and the stair under the canopy and widen the pathway and stairs.
 - c) LGF - Locate a seat/ bench near the street frontage and front entrance where people can wait for vehicles. Preferably incorporated into the landscape wall.

- d) LGF - Apartment CLG06 private outdoor space to be expanded to the planted areas to the west and south
- e) UGF - CUG12 and CUG11 POS balcony is to be designed as part of each apartments POS.
- f) UGF - Direct access to the street from CUG02 to EWR 2 is to be provided
- g) UGF - Expand the communal room balcony east to the stairs.
- h) UGF - The POS for apartment BLG02 is to extend to the property boundary
- i) L1 - For the entry to the lobby at RL35.85 remove planter box that is located between the ramp and the stair under the canopy and widen the pathway and stairs.
- j) L1 - Locate a seat/ bench near the street frontage and front entrance where people can wait for vehicles. Preferably incorporated into the landscape wall.
- k) L1 - Provide stairs to A0111 in street setback rather than from the pedestrian path.
- l) L1 - Relocate the north/south pathway that is currently positioned in the middle of the space between the east/west path and the corridor to apartment B0111, to the west. and provide a consolidated open space.
- m) L1 - Widen street entrance paths from EWR2 so that they relate to the party wall between the units
- n) L1 - A102 POS is to be extended to the south to resolve interface with bedroom and COS
- o) L2 - The two balconies for A0109 are to be expanded and combined

Reason: To ensure the best use of the space and internal amenity.

Communal Open Space

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

Reason: To provide equitable access for disabled persons.

Location of plant

8. Prior to the issue of the relevant Construction Certificate, the Certifying Authority must be satisfied that all plant and equipment (excluding air conditioning condensers on balconies per the approved DA stamped plans)

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.

Council Contributions

9. 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 Council VPA.

Reason: To comply with Section 7.8 of the VPA.

Skylights and Clerestory Windows

10. All proposed skylights are to be openable to a maximum of 150mm to occupants. All proposed clerestory windows are to 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.

Additional Measures to increase drainage redundancy

11. 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

12. Prior to the issue of issuing the occupation 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

13. 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

14. 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).

- a) The model and analyses must consider the effects of:
- b) Potential variation of groundwater levels from those measured in the short term.
- c) Presence of fractures/less competent rock mass with higher permeability in shallower depth beneath the measured groundwater table.
- d) Effect of rainfall infiltration in conjunction with adopted boundary conditions.
- e) Effect of actual topography.
- f) Effect of presence of drained basements in the vicinity of the site.
- g) 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

15. 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.

Driveway Design

16. 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.

Light Poles Within Through Site Links

17. 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.

Parking Australian Standards

18. 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 provide

Bicycle Storage

19. 516 bicycle spaces/racks are to be provided on-site and used accordingly. 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 Requirements

20. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. A total of 585 parking spaces are to be provided and be allocated as follows:

- a) 520 spaces for the residential units including 71 accessible spaces;
- b) 65 spaces for visitors including 10 accessible spaces.

The layout of the parking spaces are to be modified such that the location of all columns are in accordance with Figures 5.1 and 5.2 of the AS 2890.1:2004. 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

21. 13 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.

Sydney Water Quick check

22. 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

23. 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.

Planting on Structure Detail

24. Plans and documents submitted must include the following changes with an application for a relevant structural 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 planting boxes/beds containing trees must be retained to a minimum height of 800mm.
 - (c) Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.

- (d) Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P *Planting on Structures - Tools for improving the design of residential apartment development* (NSW Department of Planning and Environment, 2015):
 - 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) Tree planting densities shall not exceed the prescribed soil volume and area as per ADG – Part 4 requirements.
- (g) A landscape maintenance schedule is required to ensure all landscape areas are well maintained for a sufficient period of time (minimum 1 year)
- (h) A soil specification ('Fit-for-purpose' performance description) for imported soil types to ensure sufficient nutrient and water availability is achieved.
- (i) An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer and or irrigation specialist contractor.

Reason: To ensure the creation of functional gardens.

Landscape Plan Amendments

- 25. The final Landscape Plan must be consistent with plans prepared by Aspect Studios, numbered ADL23092.04 LA-002, LA-101 to LA-105, LA-201, rev P3 and the Landscape Design Report ADL23092-SK002 rev P3 dated 11.02.2025, together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:
 - (a) All proposed softscape details to be provided.
 - (b) Details for all proposed hardscape structures to be provided.
 - (c) Trees should be self-supporting from the nursery. Delete the tree stake from the typical tree detail unless trees are to be planted into a wind-prone area.
 - (d) Trees on podium structure are to be secured using an under-ground guying system to avoid the visual clutter.
 - (e) Replace the *Alloxylon flammeum* (Alf) trees within the through-sitelink with *Corymbia eximia* for a consistent single-species of tree that will be used as the identifying species for the through-site-link.
 - (f) Change the *Corymbia eximia* 'Nana' to the *Corymbia eximia* species.
 - (g) Reduce the number of *Elaeocarpus reticulatus* 'Prima Donna' (Erp) on the western rooftop terrace from 7 no. to 5no. due to the amount of soil volume proposed.

- (h) Replace the 2 no. *Elaeocarpus eumundi* trees within the small, isolated planters on the southern side of the eastern rooftop terrace with a species that can grow in a restricted 3m³ soil volume such as *Howea forsteriana* (Kentia palm).
- (i) All isolated planting areas shown on-structure, including treepits and island planters, must be connected (contiguous) with the adjacent landscape areas or planters to ensure each planting area will meet the prescribed soil volume as per the soil on structure Part 4 ADG requirements to support the mature growth of the proposed trees and shrubs. Letterbox openings within the planter walls to be used for example where they are adjacent to another planter wall or modular cell, to ensure the root systems will have access to the soil zones connected below the paving finished levels. Sections and details to be updated to show this configuration.
- (j) Update the proposed plant schedule indicating the above changes, planting locations, species type (including both botanic / common name) mature dimensions, plant numbers and the size of the containers at planting.

Reason: To ensure restoration of environmental amenity.

Landscape maintenance

26. 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.

Location of plant

27. All plant and equipment (excluding air conditioning condensers on balconies per the approved DA stamped plans) is to be located within the basement or other areas within the building and is not to be located on the roof. Details demonstrating compliance are to be submitted with the Construction Certificate application.
- Reason:** Minimise impact on surrounding properties, improve visual appearance and amenity for locality.

No external service ducts for multi-unit develop

28. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Principal Certifier.
- Reason:** To ensure the quality built form of the development.

Single master TV antenna

29. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on each building to service the

development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation accompanying the Construction Certificate to the satisfaction of the Principal Certifier.

Reason: To protect the visual amenity of the area.

Reflectivity of external finishes

30. External materials must be pre colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place. Details must accompany the construction certificate to the satisfaction of the Principal Certifier.

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

SEPP 65 verification

31. 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 65.

Reason: To comply with the requirements of SEPP 65.

Infrastructure & Restoration Adm. fee

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

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

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

Construction Noise Management Plan

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

Energy Provider requirements for Substations

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

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

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

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

Adaptable Dwellings for Multi-unit and RFB's

35. The development must incorporate 70 adaptable dwellings. Plans submitted with the Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

External Walls and Cladding Flammability

36. A The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). **Prior to the issue of the relevant Construction Certificate and Occupation Certificate** the 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.

Approval for Rock Anchors

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

If the use of permanent or temporary rock anchors is required extending into the road reserve, then approval must be obtained from Council and/or the Roads and Maritime Services in accordance with Section 138 of the Roads Act 1993 prior to issue of a construction certificate. A fee is payable for this approval.

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

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

Erosion and Sediment Control Plan

38. Before the issue of a construction certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the Principal Certifier.

- Council's relevant development control plan,
- the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and
- the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time)

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

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

Waste Management Plan

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

(a) Council's Waste Management Development Control Plan

OR

(b) Details the following:

- the contact details of the person(s) removing the waste

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

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

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

Utilities and Services

40. Before the issue of the relevant construction certificate, the applicant must submit the following written evidence of service provider requirements to the certifier:

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

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

Adaptable Units

41. Before the issue of the relevant construction certificate, the applicant must ensure a report from a suitably qualified consultant is prepared and demonstrates, to the certifier's satisfaction, that any adaptable dwellings specified in the approved plans or supporting documentation comply with the provisions of *AS 4299-1995 Adaptable Housing Standards*.

Reason: To ensure adaptable units are designed in accordance with the Australian Standard.

Stormwater Disposal

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

Reason: To ensure satisfactory stormwater disposal.

Car Parking details

43. Before the issue of the relevant construction certificate, written evidence prepared by a suitably qualified engineer must be obtained that demonstrates, to the certifier's satisfaction, the plans for parking facilities comply with the relevant parts of AS2890.1 Parking Facilities - Off-Street Carparking and Council's relevant Development Control Plan (in force as the date of determination of this consent).

Reason: To ensure adaptable units are designed in accordance with the Australian Standard.

Retaining walls

44. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

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

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

Reason: To minimise impact on adjoining properties.

Long Service Levy

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

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

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

Livable Housing

46. At least 94 of the residential units shall be designed and fit-out to achieve the 'silver level' requirements as set out in the Liveable Housing Design Guidelines Details published by Liveable Housing Australia. Details shall be submitted to the satisfaction of the Principal Certifier prior to the issue of the relevant Construction Certificate.

Reason: To ensure the required liveable dwellings are provided.

Storage Provision

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

- (a) Studio units – 4m³
- (b) 1 bedroom units – 6m³
- (c) 2 bedroom units – 8m³
- (d) 3+ bedroom units – 10m³

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

Specialist Report

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

Reason: To ensure the recommendations in these reports have been implemented.

Basement carpark and subsurface drainage

49. The basement stormwater pump-out system, must be designed and constructed to include the following:

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

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

Reason: To ensure satisfactory storm water disposal.

BASIX Commitments

50. Before the issue of a Construction Certificate, a revised Basix Certificate and Basix Stamped Plan set is to be submitted to the satisfaction of the Group Manager, DTSU. The revised BASIX certificate and associated specifications are to be amended to:
- a) Achieve a BASIX Energy Score of 62
 - b) Achieve BASIX Water score of 55
 - c) Reflect the planning and context of the proposed development as it reduces exposure to wind and breezes.
 - d) Provide all relevant drawings and specifications of thermal requirements with an accredited assessor stamp.
 - e) Provide the correct description of unconditioned floor area to all apartments.

The final approved BASIX Certificate and BASIX Stamped Plan set will supersede the approved BASIX referenced in condition 1.

Reason: To ensure BASIX commitments are fulfilled in accordance with the DCP standards

ESD Initiatives

51. Prior to the issue of the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the Principal Certifier.
- a) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to a recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:
 - (i) One reticulation system servicing drinking water uses, connected to the drinking supply, and
 - (ii) One reticulation system servicing all non-drinking water uses.
 - (iii) The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available.
 - b) Rainwater collection and reuse is to be installed, with 70kL storage capacity to serve all non-drinking water uses through the dual reticulation system.

Reason: To ensure that compliance with the relevant DCP standards.

Electric Car Charing Infrastructure

52. Prior to the issue of the relevant Construction Certificate, the following must be demonstrated, to the satisfaction of the Principal Certifier:

- a) All multi-unit residential car parking must provide an EV Ready Connection to each and every space allocated to residents
- b) Provide EV Distribution Board(s) in of sufficient size to allow connection of all EV Ready Connections.
- c) Locate EV Distribution board(s) so that no future EV Ready Connection will require a cable of more than 50m from the parking bay to connect.
- d) Each EV Ready Connection is served from a dedicated spare 32A circuit provided in an EV Distribution Board to enable easy future installation of cabling from an EV charger to the EV Distribution Board and a circuit breaker to feed the circuit.
- e) EV Distribution Boards are to be dedicated to EV charging that is capable of supplying not less than 50% of EV connections at full power at any one time during off-peak periods, to ensure impacts of maximum demand are minimised. To deliver this, the distribution board will be complete with an EV Load Management System and an active suitably sized connection to the main switchboard. The distribution board must provide adequate space for the future installation (post construction) of compact meters in or adjacent to the distribution board, to enable the body corporate to measure individual EV usage in the future.
- f) EV Load Management System is to be capable of:
 - (i) reading real-time current and energy from the electric vehicle chargers under management
 - (ii) determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharged.
 - (iii) scale to include additional chargers as they are added to the site over time.
- g) All car share spaces and spaces allocated to visitors must have a minimum Level 2 40A fast charger in each car parking space.

Reason: To ensure that the development complies with the relevant DCP standards.

Solar reflectivity

53. Where surfaces on roof tops or podiums are not used for the purposes of private or public open space, or for solar panels or heat rejection plant, the development must demonstrate the following:

- a) Materials used have a minimum solar reflectivity index (SRI) of 82 for a horizontal surface or a minimum SRI of 39 for sloped surface greater than 15 degrees; or
- b) 75% of the total roof or podium surface should be covered by vegetation; or

A combination of (a) and (b) for the total roof surface.

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

Solar reflectivity

54. Prior to the issue of the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the Council's Group Manager, Development and Traffic Services:
- a) Additional solar reflectivity and glare analysis are to be undertaken to confirm that the risk of glare. The analysis will demonstrate the adequacy of proposed mitigation measures where necessary to prevent solar light reflectivity that results in glare that is hazardous, undesirable, or causes discomfort for pedestrians, drivers, and users of public spaces. The analysis must objectively demonstrate:
 - (i) Proposed mitigation treatments are adequate for reducing glare to acceptable levels and all viewpoints where risk is identified.
 - (ii) The viewpoints tested are sufficient to identify likely risks to motorists, pedestrians and users of public space.
 - b) All opaque materials used on the facade must have a specular solar light reflectivity of no greater than 20%
 - c) All recommended treatments, including glass treatments and or physical devices detailed in the analysis necessary for part a) of this condition, are fully incorporated into the architectural drawing set and are consistent with the requirements for BASIX certification.
 - d) All other glazing not scheduled or documented otherwise must have a visible light reflectivity not greater than 20% (measured at the normal angle).

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

Collection and discharge of dirty water from car wash bay

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

Reason: To ensure satisfactory storm water disposal.

Erosion & Sediment Controls in Place

56. Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

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

Design to withstand flooding

57. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces,

debris and buoyancy effects from flooding in events up to the 1 in 100 year level plus 500mm freeboard.

Reason: To ensure the structure can withstand flooding impacts.

Street Protection Measures

58. Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.

Reason: To protect and retain trees.

Water treatment for stormwater

59. The following water quality treatment devices must be installed to manage surface runoff water to the stormwater management system as outlined in the Civil Engineering report prepared by Northrop to satisfy.

- a) 2 x Ocean Protect Ocean Guard 200-micron filter baskets
- b) 10 x 690mm Ocean Protect Psorb StormFilter Cartridges
- c) Minimum 70kL total Rainwater Tank storage
- d) 27m² Bioretention

Details of the proposed devices and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Underground electricity supply

60. 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.

Construction of a standard vehicular crossing

61. A standard vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS8 and DS10. Details must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Reason: To ensure appropriate vehicular access is provided.

Exhaust fumes

62. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 2015 – ‘The use of ventilation and air conditioning in buildings’ – ‘Fire and smoke control in multi-compartmented buildings’. Details showing compliance are to accompany an application for a Construction Certificate.

Reason: To preserve community health and ensure compliance with acceptable standards.

Security roller shutters for basement car parking

63. Where a security roller shutter or boom gate prevents access to visitor carparking, an intercom system is required to be installed to enable visitor access to the car parking area. Details of the system and where it is to be located is to accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure visitor carparking is accessible.

Impact on Existing Utility Installations

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

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

Support for Council roads, footpath, drainage reserve

65. 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.

Proposed inlet pit

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

Reason: To ensure appropriate drainage.

Driveway Grades

67. 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.

Stormwater Design Changes

68. An on-site detention (OSD) calculation sheet must be provided before issuing relevant Construction Certificate (CC). Once the OSD calculation sheet is received, the Site Storage Requirements and Permissible Site Discharge outlined in the OSD consent will be updated.

The stormwater management plan must be updated prior to the issue of a Construction Certificate to the satisfaction of the principal certifying authority to show a distinction between the indicative stormwater pipe (yellow) and the proposed stormwater pipe (blue) is unclear. These should be consolidated into a single colour-coded proposed stormwater pipe layout, verified by the hydraulic engineer.

All other changes in red made to the approved Stormwater Management Plan should be reflected in the Construction Certificate set.

Reason: To improve the clarity and accuracy of the stormwater management plan, enhance hydraulic efficiency by reducing unnecessary bends, and facilitate easier maintenance.

Construction of a heavy duty vehicular crossing

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

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

Reason: To ensure appropriate vehicular access is provided.

Require to notify about new contamination evidence

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

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

Garbage Chutes

71. 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

72. 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

Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

Driveway Crossing Application

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

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

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

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

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

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

Appointment of Principal Certifier

76. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:

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

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

Reason: To comply with legislative requirements.

Enclosure of the site

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 Certifier 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 70 of the Environmental Planning and Assessment Regulations 2021 detailing:
- (a) Unauthorised entry of the work site is prohibited;
 - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
 - (c) The name, address and telephone number of the Principal Certifier;
 - (d) The development consent approved construction hours;
 - (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

Public liability insurance

79. 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.

Noise Management Plan – Construction Sites

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

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

- (a) Identify sensitive location near the site;
- (b) Identify potential impacts (i.e. exceedance of the goals at the identified locations);
- (c) Mitigation measures to control noise and dust from the site, the noise reduction likely and the feasibility and reasonableness of these measures;
- (d) Selection criteria for plant and equipment;
- (e) Community consultation;
- (f) Details of work schedules for all construction phases;
- (g) Selection of traffic routes to minimise residential noise intrusion;
- (h) Schedule of plant and equipment use and maintenance programs;
- (i) Noise monitoring techniques and method of reporting results;
- (j) The methodology to be employed for handling and investigating any complaints should they arise;
- (k) Site induction details for employees and contractors; and
- (l) A declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.

Reason: To maintain appropriate amenity to nearby occupants.

Footings and walls near boundaries

81. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of any easements, footings, slabs, posts and walls adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment and clear of any easements. This set out survey showing the location of the development relative to the boundaries of the site, easements, to be forwarded to the Principal Certifier prior to pouring of any footings or slabs and/or the construction of any walls/posts.

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

Compliance with Home Building Act

82. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

Reason: Prescribed condition EP&A Regulation, section 69(1).

Home Building Act requirements

83. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —

- (a) In the case of work for which a principal contractor is required to be appointed—

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- (b) In the case of work to be done by an owner-builder—
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

Reason: Prescribed condition EP&A Regulation, section 69(2) and (3).

Payment of security deposits

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

Bond Type	Amount
Hoarding: \$3,170 - \$12,655 per street frontage in current financial year.	\$6,646.50
Development Sites Bonds: Applies to all developments with a cost greater than 25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.	\$27,040
Street Trees: \$2,410 per street tree in current financial year.	\$35,420

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and
- any inspection carried out by Council in connection with the completion of public work or the making good any damage to council property.

Note: The inspection fee includes Council's fees and charges and includes the Public Road and Footpath Infrastructure Inspection Fee (under the Roads Act 1993). The amount payable must be in accordance with council's fees and charges at the payment date.

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/296/2024
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

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

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

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

Construction and Pedestrian Traffic Management Plan

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

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
- b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
- c) The location of proposed Work Zones in the egress frontage roadways,
- d) Location of any proposed crane standing areas,
- e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,

- g) The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction 'Staging',
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
- n) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
- o) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
- p) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
- q) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

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

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

Road Opening Permits

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

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

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

Dilapidation survey and report for private properties

87. Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with an electronic copy forwarded to Council at council@cityofparramatta.nsw.gov.au) 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.

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

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

Reason: Management of records.

Geotechnical report

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

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

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

- (f) The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where required) including control levels for

vibration, shoring support, ground level and groundwater level movements during construction.

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

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

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- (ii) No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iii) No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- (iv) Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- (v) Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- (vi) An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

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

Erosion and Sediment Control measures

89. Implementation of the site management plans

Erosion and sediment control measures are to be installed in accordance with:

- a) the measures required by the construction site management plan and the erosion and sediment control plan (plans), and

b) a copy of these plans must be kept on site at all times and made available to council officers upon request.

These measures are to be maintained throughout the entire works.

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

Site Maintenance

90. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

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

Special Permits

91. 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

92. 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.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Damage to public infrastructure

93. 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.

Waste data file maintained

94. 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 2011 are met.

No removal of trees on public property

95. No trees on public property (footpaths, roads, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

Reason: Protection of existing environmental infrastructure and community assets.

Advanced tree planting

96. 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.

Dust Control

97. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Materials on footpath

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

Reason: To ensure pedestrian access.

No work on public open space

99. The applicant must not enter or undertake any work within any adjoining public parks or reserves without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

Hours of work and noise

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

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

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

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

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

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

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

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

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

Reason: To protect the amenity of the surrounding area.

Complaints register

101. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;

- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

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

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

Construction Noise

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

OR

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

Reason: To protect the amenity of the neighbourhood.

Cut and fill

103. While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

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

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

Survey Report

104. A signed registered survey certificate is to be submitted to the Principal Certifier at footing and/or formwork stage. The Certificate must indicate the location of the building in relation to all boundaries and easements and must

confirm the finished floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

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

Swimming Pool Filter Noise

105. Prior to the use or operation of the swimming pool, any filtration equipment and/or pump(s) exceeding 5dBA above the ambient background noise level when measured at the property boundary must be enclosed with appropriate sound insulation materials. Details of compliance are to be provided to the Principal Certifier.

Reason: To minimize the aural impact of the mechanical equipment associated with the maintenance of the swimming pool and maintain the residential amenity of the adjoining and adjacent properties.

Drainage to existing system

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

Reason: To ensure satisfactory stormwater disposal.

Swimming Pools - Surface Waters

107. Surface waters from about the swimming pool must be collected and disposed of to the satisfaction of the Principal Certifier.

Reason: To protect the amenity of the adjoining neighbours.

Swimming Pools Concourse - Grades

108. The concourse/coping/impervious area surrounding the swimming pool must be graded back toward the pool so as to prevent water causing a nuisance and flowing into the neighbouring property(s).

Reason: To protect the amenity of the adjoining properties.

Grated drain at garage

109. A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the driveway, immediately before the garage door, to collect all surface water flowing down the driveway. An opportunity must be provided to allow emergency overflows to be diverted away from the garage. The drainage line from the grated drain shall be connected to the stormwater drainage system.

Reason: Stormwater control.

Swimming Pool - Fences

110. The swimming pool must be fenced in accordance with provisions Swimming Pool Act 1992 and the Swimming Pools Regulation 2018 together with the referenced Australian Standard AS1926 Parts 1 and 2 (2012), prior to the filling of the pool with water.

The fence shall be installed to the satisfaction of the Principal Certifier.

Reason: To comply with the Legislative requirements.

Driveway trench at boundary

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

Reason: Stormwater control.

Swimming Pool Water to Sewer

112. The swimming pool water including the backwash overflow water shall discharge to the sewer. The consent of Sydney Water to dispose of waste water shall be obtained and compliance with any conditions imposed by Sydney Water.

Reason: To comply with the Legislative requirements.

Erosion & sediment control measures

113. 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.

Pool Safety Requirements

114. The owner of the pool shall display a notice showing:

- (a) A simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques for infants, children and adults. This sign is to be displayed in a prominent position in the immediate vicinity of the swimming pool.
- (b) The occupier of any premises on which a swimming pool is situated must ensure that there is at all times a sign which must contain the following words *"YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL", "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES", and "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MILLIMETRES CLEAR OF THE POOL FENCE AT ALL TIMES"*,

Note: This notice shall be kept in a legible condition and at the pool side.

Reason: To ensure an adequate level of safety for young pool users and compliance with the Swimming Pools Act 1992 and the Swimming Pools Regulation 2008.

Damage to public infrastructure

115. 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.

Registration for Swimming Pool/Spa

116. Prior to the issue of an Occupation Certificate the swimming pool/spa is to be registered on the NSW state register of swimming pools and spas. To register the swimming pool/spa you are to log onto www.swimmingpoolregister.nsw.gov.au and follow the prompts. A copy of the registration certificate is to be submitted to the Principal Certifier to confirm the registration.

Reason: To comply with NSW legislative requirements relating to Swimming pools and Spas.

Construction of a concrete footpath

117. A footpath is to be constructed in accordance with Council Standard Drawing DS3 in front of the site within the road reserve. Details of the proposed footpath works shall be submitted to and approved by Council's Civil Asset Team prior to commencement of footpath works. All costs are to be borne by the applicant.

Reason: To provide pedestrian passage.

Material identified as contaminated

118. In the event that material is identified at the subject site as contaminated as defined in the Managing Land Contamination Planning Guidelines dated 1998 and prepared by the Department of Urban Affairs and Planning, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. Any soil investigation must be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites, the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007, and the provisions of the Contaminated Land Management Act 1997 and Regulation 2013.

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

Building Work with Compliance BCA

119. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) and ABCB Housing Provisions Standard.

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

Car parking & driveways

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

Reason: To ensure appropriate car parking.

Discovery of relics and Aboriginal objects

Whilst site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:

- a) The work in the area of the discovery must cease immediately.
- b) The following must be notified.
 - I. For a relic – the Heritage Council; or
 - II. For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and the Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974, section 85*.

Site work may recommence at a time confirmed in writing by;

- a) For a relic – the Heritage Council; or
- b) For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and the Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974, section 85*.

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

Vehicle egress signs

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

Reason: To ensure pedestrian safety.

Procedure for critical stage inspections

122. While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate. **Reason:** To ensure the required site management measures are implemented during construction.

Tree protection

123. While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of AS 4970-2009 Protection of trees on development sites and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Reason: To protect trees during construction.

Road Occupancy Permit

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

Reason: To ensure proper management of Council assets.

Oversize vehicles using local roads

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

Reason: To ensure maintenance of Council's assets.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Work-as-Executed Plan

126. Works-As-Executed stormwater plans are to address the following:

- (a) A WAE survey shall be conducted and plans prepared showing the 'as built' of the complete on-site detention system including (but not limited to) discharge point into Council system, storage tank (including all critical elements), all pipes and pits connected to the OSD system, overland flow swale and surface levels that control surface flows to the OSD system and by design bypassing the OSD system.
- (b) 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.
- (c) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (d) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table
- (e) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (f) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.
- (g) Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer

The above is to be submitted to the Principal Certifying Authority prior to the issue of an 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.

Driveway Rollerdoor

127. The roller shutter door is to be provided at the driveway entry and exit from EWR-3 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.

Record of inspections carried out

128. In accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include the details required by Section 63 of the Regulations.

Reason: To comply with statutory requirements.

OSD Positive Covenant/Restriction

129. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

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

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

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

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

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 maintenance of on-site detention facilities.

Section 73 Certificate

130. 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.

Installation - lock box secured entry property

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

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

Street Numbering

132. 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.

Waste Room Positive Covenant/Restriction

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

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

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

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

Certified Landscape Architect

134. 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.

Occupation Certificate

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

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

Schedule of street numbering

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

Reason: To ensure developments are appropriately numbered.

Street Number when site readily visible location

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

Reason: To ensure a visible house number is provided.

BASIX Compliance

138. Under Section 75 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. 1748084_04, will be complied with prior to occupation, or any updated BASIX Certificate approved by Council post Consent.

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

Completion of Public Utility Services

139. Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street

lighting and telecommunications required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.

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

Driveway Crossover

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

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

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

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

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

Reason: Pedestrian and Vehicle safety.

Provisions for Swimming pools

141. The following conditions shall be complied with:

- (a) For safety, access to the swimming pool must be restricted by fencing or other measures as described by the Swimming Pools Act 1992, the Swimming Pool Regulation 2018, and Australian Standard AS1926 Parts 1 and 2 - 2012. The fencing or other measures must be completed prior to any water being placed in the pool.

- (b) Any mechanical equipment associated with the swimming pool and spa shall be located in a sound-proof container and positioned so that noise levels associated with spa/pool pumping units shall not exceed 5 dBA at the boundaries of the site..
- (c) To maintain the visual amenity of the area, devices or structures used for heating swimming pool water must be placed where it is not visible from a public place.
- (d) To ensure the proper disposal of polluted waters and to avoid runoff nuisance for downstream properties, all drainage including any overland waters associated with the pool and spa must be pipe-drained to the nearest sewer system in accordance with the requirements of Council. No drainage, including overflow from the pool or spa shall enter Council's stormwater system.
- (e) For the purpose of health and amenity, the disposal of backwash and/or the emptying of a swimming pool into a reserve, watercourse, easement or storm water drainage system is prohibited. These waters are to discharge via a permanent drainage line into Sydney Water's sewer in accordance with Australian Standard AS3500. Permission is to be obtained from Sydney Water prior to the emptying of any pool to the sewer.
- (f) Lighting from the swimming pool and other communal facilities shall not detrimentally impact the amenity of other premises and adjacent dwellings.
- (g) The occupier of any premises on which a swimming pool is situated must ensure that there is at all times a sign which must contain the words *"YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL"*, *"POOL GATES MUST BE KEPT CLOSED AT ALL TIMES"*, and *"KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MILLIMETRES CLEAR OF THE POOL FENCE AT ALL TIMES"*,
- (h) A simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques for infants, children and adults. This sign is to be displayed in a prominent position in the immediate vicinity of the swimming pool.

Reason: To ensure compliance with the Swimming Pools Act 1992, the Swimming Pools Regulation 2008 and the National Construction Code together with maintaining amenity.

Intercom

142. Prior to the issue of any Occupation certificate an intercom system must be provided in a convenient location adjacent to the visitor parking entry.

Reason: To ensure convenient access is available for visitors to the building.

Public Liability Insurance

143. 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.

Reinstatement of laybacks

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

Reason: To provide satisfactory drainage.

SEPP 65 verification statement OC stage

145. 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 65.

Reason: To comply with the requirements of SEPP 65.

Adaptable dwellings

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

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

Post Construction Private Property Dilapidation Report

147. Before the issue of an occupation certificate, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the principal certifier, detailing whether:

- (a) after comparing the pre-construction dilapidation report to the postconstruction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and
- (b) where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

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

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

Installation of fibre ready & fixed line telecom.

148. Prior to the issue of the Subdivision or Construction Certificate in connection with a development, the developer (whether or not a constitutional corporation) is to provide evidence satisfactory to the Principal Certifier that arrangements have been made for:

- (a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose, and
- (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

Reason: To ensure provision of appropriately located telecommunication facilities.

Green Travel Plan

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

Reason: To discourage trips by private vehicle.

Car Share

150. The Applicant shall provide written evidence to Council's DTSU Manager, prior to release of the final Occupation Certificate, demonstrating that at least 1 car share spaces have been offered to all car share providers operating in Sydney together with the outcome of the offers or a letter of commitment to the service.

Reason: To comply with Council's parking requirements.

Car Share Spaces Protected

151. Prior to the issue of an Occupation Certificate, a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to provide and maintain **one** car share parking space on the lot and provide public access to these spaces. The authority to release must be the City of Parramatta Council.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through an application to the NSW Land Registry Services using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the car share spaces within the lot.

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

Reason: To ensure the availability of these spaces for car share operators.

Car Share as Common Property

152. Prior to issue of any Subdivision Certificate, the Principal Certifier is to ensure that the one car share space are to be included within common property on the site. These spaces are not to be sold for use as, leased for use as, or used as, residential occupant spaces.

Reason: To ensure the ongoing availability of these facilities.

Repair of Infrastructure

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

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

Reason: To ensure any damage to public infrastructure is rectified

Removal of waste upon completion

154. Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed

from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.

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

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

Completion of landscape and tree works

155. Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape and tree-works, including pruning in accordance with AS 4373-2007 Pruning of amenity trees and the removal of all noxious weed species, have been completed in accordance with the approved plans and any relevant conditions of this consent.

Reason: To ensure the approved landscaping works have been completed before occupation, in accordance with the approved landscaping plan(s).

Broadband access

156. Prior to the issue of any Occupation Certificate, the developer is to provide evidence that satisfactory arrangements have been made with the National Broadband NBN Co or similar operator 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.

Livable Housing

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

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

Dual Key Units

158. A restriction shall be registered on the title of each 'dual-key' unit specifying that these units cannot be further subdivided, cannot be sold to different owners.

Reason: To ensure a suitable level of amenity of future occupants.

Signage for stormwater drains

159. Sign(s) shall be displayed and maintained adjacent to all stormwater drains on the premises, clearly indicating 'stormwater only'.

Reason: To promote awareness for the protection of waterways.

Waste Access Easement

160. Prior to the issue of an Occupation Certificate, an easement entitling Council waste contractors to enter the site for the purposes of garbage collection must be granted to Council by the owner of the land. The easement must be in a form prescribed by Council and must include covenants to the effect that parties will not be liable for any damage caused to the property by reason of the operation of any vehicle or other equipment used in connection with the collection of garbage and to the effect that the owner of the land shall indemnify the Council, its agents and persons.

Reason: To indemnify Council for damages arising from the collection of wastes onsite.

Signage in Shared Waste Areas

161. 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.

Air condenser unit screening

162. Prior to the issue of any Occupation Certificate, the developer is to provide appropriately secured aluminium louvred screens to any condenser located on private balconies.

Reason: To appropriately mitigate the impact of the condenser units.

PART F – OCCUPATION AND ONGOING USE

Remove putrescible waste at sufficient frequency

163. 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.

Storage of bins between collection periods

164. 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

165. 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.

External Plant/Air-conditioning noise levels

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

Reason: To minimise noise impact of mechanical equipment.

Graffiti Management

167. 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.

Management of waste storage facilities

168. 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.

Compliance with Servicing Requirements

169. 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.

Allocation of Car Wash Bays

170. Car wash bay spaces must not at any time be allocated, sold or leased to an individual owner/occupier and must be strictly retained as common property by the owners corporation.

Reason: To protect the local amenity.

Amenity of waste storage areas

171. 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.