

## **PART A – GENERAL CONDITIONS**

### **PA0001 #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 (Prepared by, PBD Architects, Project No.2321)**

<b>Drawing/Plan No.</b>	<b>Issue</b>	<b>Plan Title</b>	<b>Dated</b>
DA100	A	Site Plan	15/05/2024
DA101	A	Basement 2 Plan	15/05/2024
DA102	A	Basement 1 Plan	15/05/2024
DA103	A	Ground Floor Plan	15/05/2024
DA104	A	Level 1 Plan	15/05/2024
DA105	A	Level 2 Plan	15/05/2024
DA106	A	Level 3 Plan	15/05/2024
DA107	A	Level 4 Plan	15/05/2024
DA108	A	Level 5 – 19 Plan	15/05/2024
DA109	A	Level 20 – 28 Plan	15/05/2024
DA110	A	Level 29 Plan	15/05/2024
DA111	A	Level 30 Plan	15/05/2024
DA112	A	Level 31 Plan	15/05/2024
DA113	A	Roof Plan	15/05/2024
DA201	A	North & South Elevation	15/05/2024
DA202	A	East & West Elevation	15/05/2024
DA301	A	Section A & B	15/05/2024
DA302	A	Section C	15/05/2024
DA701	A	Adaptable Unit Layouts	15/05/2024
DA702	A	Silver Livable Unit Layouts – Sheet 1	15/05/2024
DA703	A	Silver Livable Unit Layouts – Sheet 2	15/05/2024

#### **Civil Drawings/Stormwater (Prepared by Meinhardt Australia Pty Ltd, Project No. 119778)**

Drawing/Plan No.	Issue	Plan Title	Dated
C010	A02	Cover Sheet, Locality Plan & Drawing Register	24/01/2025
C020	A02	General Notes	24/01/2025
C030	A02	Erosion and Sediment Control Plan	24/01/2025
C035	A02	Erosion and Sediment Control Details	24/01/2025
C100	A02	General Arrangement Plan Ground Floor	24/01/2025
C101	P01	General Arrangement Plan Basement 1	24/01/2025
C102	A02	General Arrangement Plan Basement 2	24/01/2025
C110	A03	Public Domain Works Plan Ground Floor	24/01/2025
C111	A02	Public Domain Works Driveway Long Section	24/01/2025
C112	A02	Public Domain Works Cross Sections – Sheet 1	24/01/2025
C113	A02	Public Domain Works Cross Sections – Sheet 2	24/01/2025
C114	A02	Public Domain Works Cross Sections – Sheet 3	24/01/2025
C115	A02	Public Domain Works Cross Sections – Sheet 4	24/01/2025
C116	A02	Public Domain Works Standard Details	24/01/2025
C202	P01	Parramatta Road Services Cross Sections	12/09/2019
C200	A02	Parramatta Road Stormwater Connection	24/01/2025
C740	A02	Parramatta Road Stormwater Connection	24/01/2025

**Landscape Drawings (Prepared by Site Image, Project No.SS19 - 4174)**

Drawing/Plan No.	Issue	Plan Title	Dated
000	C	Landscape Coversheet	28/01/2025
101	A	Landscape Plan – Ground Floor	27/03/2

			024
102	A	Landscape Plan – Level 1	27/03/2024
103	A	Landscape Plan – Level 2	27/03/2024
104	A	Landscape Plan – Level 3	27/03/2024
105	A	Landscape Plan – Level 4	27/03/2024
106	A	Landscape Plan – Level 4	27/03/2024
107	A	Landscape Plan – Level 20	07/05/2024
501	A	Landscape Details	27/03/2024
502	A	Landscape Details	27/03/2024
503	A	Landscape Details Public Domain	27/03/2024
504	A	Landscape Details Public Domain	27/03/2024
505	A	Landscape Details Public Domain	27/03/2024
506	A	Landscape Details Public Domain	27/03/2024
601	A	Landscape Sections	27/03/2024
602	A	Landscape Sections	27/03/2024

### Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects	-	Final	Think Planners Pty Ltd	23/05/2024
Social Impact Assessment	-	Final	Think Planners Pty Ltd	23/05/2024
Fire Safety Engineering Design Review for DA Submission	237019	3-0	Scientific Fire Services	17/05/2024
Waste Management Plan	-	1.7	AusWide Consulting Pty	May 2024

			Ltd	
Disability Access Report	P000888	2	Inclusive Places	16/05/2024
Acoustic Report	SY191237-05-AU-RP01	1	NorthRop	19/03/2024
Acoustic Letter – Response to Request for Information	SY191237-05-AU-LE01-1	-	NorthRop	21/01/2025
BASIX Certificate No. 1039186M_06	1039186M_06	3	Northrop Consulting Engineers Pty Ltd	27/05/20224
BCA Assessment Report - 113972	3.1	-	Jensen Hughes	16/05/2024
Market Demand Assessment of Proposed Apartment Mix at 61 Cowper Street, Granville	V24059	Client Issue	Hill PDA Consulting	3 May 2024
Heritage Impact Statement	-	-	NBRS	29/04/2024
SEPP 65 Verification Statement	-	-	PBD Architects	May 2024
134-142 Parramatta Road, Granville – Development Application (DA/655/2019) Additions and Alterations DA to an Approved Mixed-Use Development	19.236r04v02	-	Traffix Traffic and Transport Planners	13/05/2024
Building Services Brief	SYD240541 – 00 – BS – BR01	2	Northrop	17/05/2024
Proposed Gran Central Development Geotechnical Investigation Report	A	-	WSP	30/04/2024
Property Management Agreement	-	-	Evolve Housing	29/04/2024
Pedestrian Wind Environment Study	Initial.	0	Gran Central Pty Ltd	23/04/2024
Letter in response to RFI	PS212872-WSP-SYD-GEO-LTR-002	A	WSP	19/12/2024

**Note:** In the event 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.

#### **DANSC Non-standard - General Matters**

2. Tanked (waterproofed) basement construction

The perimeter walls and floor of the basement shall be constructed using a "Tanked" (waterproofed) construction method, to prevent any flood and ground waters seeping through the basement walls and floor base. Basement walls and the base slab must be designed to withstand hydrostatic loading. Groundwater must be conveyed around the basement if necessary to replicate predevelopment groundwater flow conditions. The landowner shall manage groundwater inflows and outflows during construction and thereafter in perpetuity, including monitoring, and are satisfied and that there are no adverse effects on the environment and public health, including water table levels, surface and groundwater flow regimes, contamination and pollution, flooding, water quality and structural stability.

**Reason:** Protection of the environment and public health.

#### **ECA0001 Hazardous/intractable waste disposed legislation**

3. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Safework NSW and the EPA, and with the provisions of:
- a) Work Health and Safety Act 2011;
  - b) NSW Protection Of the Environment Operations Act 1997 (NSW); and
  - c) NSW Environment Protection Authority (EPA) Waste Classification Guidelines.

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

#### **ECA0002 Site Investigation & Site Audit Statement**

4. Following demolition activities, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. The soil investigation shall

be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites and the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007.

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

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

#### **ECA0004 Imported fill**

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

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

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

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

#### **ECA0005 Signage – Contamination**

6. A sign displaying the contact details of the remediation shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works.

**Reason:** To provide contact details for council inspectors and for the public to report any incidents.

#### **ECA0006 Require to notify about new contamination evidence**

7. 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.

#### **ECA0007 Discharge of Contaminated Groundwater**

8. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

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

**Reason:** To ensure that contaminated groundwater does not impact upon waterways.

#### **ECA0009 Contaminated waste to licensed EPA landfill**

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

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

#### **ECA0010 Remediation**

10. All remediation works shall be carried out in accordance with clauses 4.14 and 4.15 of State Environmental Planning Policy (Resilience and Hazards) 2021.

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

#### **EWA0001 Waste facilities in Mixed Use Developments**

11. The waste handling, storage and collection systems for residential and commercial wastes are to be completely separate and self-contained, and designed in accordance with the City of Parramatta Waste Management Guidelines for New Developments. A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities.

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

#### **EWA0002 Amenity of waste storage areas (general)**

12. 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.

#### **EWA0005 Garbage Chutes**

13. 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.

**LA0002 #Tree Preservation**

14. Trees equal to or greater than five (5) metres in height, which are protected under the Parramatta Development Control Plan (DCP) 2023 (Part 5.3.4 Tree and Vegetation Preservation), must not be removed or damaged without Council consent.

**Reason:** To preserve existing landscape features.

**PA0003 Construction Certificate**

15. 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.

**PA0004 No encroachment on Council and/or Adjoining proper**

16. 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.

**PA0011 #Demolition of Buildings**

17. Approval is granted for the demolition of all buildings currently on the property, subject to compliance with the following: -

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

**Note:** Developers are reminded that Safe Work NSW requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every



residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.

- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly contain with asbestos approval to commence demolition will not be given until Council is satisfied that all asbestos removal measures and obligations are in place.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, signage is to be erected and maintained in accordance with Cl.469 of the Work Health and Safety Regulation 2017.
- (f) Should the conditions of this development consent require tree protection measures then demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) Demolition works involving the removal and disposal of friable asbestos must be undertaken by a Class A friable licensed asbestos professional. Where there is in excess of 10sqm of non-friable (bonded) asbestos, the removal and disposal of the non-friable asbestos must be undertaken by either a Class A or Class B Asbestos Licence asbestos professional.
- (j) Demolition is to be completed within 5 days of commencement. Unless agreed in writing by the City of Parramatta Council for larger sites.

- (k) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays.
- (l) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (m) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Council prior to commencement of demolition and/or excavation. It must include details of the:
  - (i) Proposed ingress and egress of vehicles to and from the construction site;
  - (ii) Proposed protection of pedestrians adjacent to the site;
  - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.
- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to Council:
  - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
  - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
  - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.
  - (iv) Prior to any earthworks or construction undertaken on site associated with the proposed development, ensure the above items are submitted and a post demolition clearance is provided from Council.

**Reason:** To protect the amenity of the area.

### **Endeavour Energy Conditions**

18. Conditions stipulated within the Endeavour Energy Letters dated **23 October 2024** (referred to in Condition No. 1 of this consent) must be satisfied in full prior to the release of an Occupation Certificate.

**Reason:** To comply with concurrence matters pursuant to the Electricity Supply Act 1995 (NSW).

### **Water NSW Conditions**

19. Conditions stipulated within the Water NSW Letters dated **31 October 2024** (referred to in Condition No. 1 of this consent) must be satisfied in full prior to the release of an Occupation Certificate.

**Reason:** To comply with concurrence matters pursuant to the *Water Management Act 2000 (WM Act)*.

### **Transport for NSW Conditions**

20. Conditions stipulated within the TfNSW Letter dated **8 November 2024** (referred to in Condition No. 1 of this consent) must be satisfied in full prior to the release of an Occupation Certificate.

**Reason:** To comply with concurrence matters pursuant to the SEPP (*Transport and Infrastructure*) 2021 and under Section 138 of the (*Roads Act, 1993*).

### **Design Competition**

21. The architectural firm(s) responsible for the design competition winning scheme is not to be changed without prior notice and approval of Council's Development and Traffic Services Unit (DTSU) Manager .

**Reason:** To ensure the development maintains the approved design excellence as required by clause 7.13 of Parramatta Local Environmental Plan 2023.

### **Design Competition**

22. There are to be no changes to the integrity of the design competition winning scheme unless they have been endorsed by Council's Design Competition Panel (Design Excellence Jury).

**Reason:** To ensure the development maintains the approved design excellence as required by clause 7.13 of Parramatta Local Environmental Plan 2023.

### **General Matters**

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

#### Footpath

**Adelaide Black granite pavers, 600x300x50mm and 400x300x50mm with exfoliated finish**, as per the PDG, shall be applied to the entire public domain areas of Good Street and Cowper Street to the full length of

the development site. This includes the public footway and any setback between the building/podium line and property boundary. The footpath paving set out and details must comply with Council's design standard (DS45).

**In situ concrete**, as per the PDG, for the full footway width from the back of kerb to the site boundary and full length of the property boundary. The footpath paving set out and details must comply with Council's standard detail DS3, or as advised by Supervisor Civil Assets

#### Kerb Ramps

**Adelaide Black granite pavers, 300x300x60mm, shot blast finish** designed and located in accordance with the PDG and Council's design standards (DS45).

Ramps are to be aimed to the ramp on the opposite side of the road.

#### Vehicle Crossing

**In situ concrete** designed and located in accordance with the PDG and must comply with Council's standard vehicle crossing design standard (DS9).

#### Pit Lids

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

#### Tactile Indicators (TGSIs)

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

TGSI's must comply as follows.

- TGSI's are required at the top and base of each flight/ramp, to comply with AS1428.4.1 (2009) including its amendment in 2010.
- TGSI's are not required on a landing where handrails continue through the landing.

#### Clear Path of Travel (Shore-Lining)

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

consideration and inclusion in the Public Domain Construction Drawings prior to issuing of CC approval.

#### Sealant

Sealant is to be applied to all stone and concrete paver pavement surfaces in the public domain in accordance with Council requirements as advised by Supervisor Civil Assets.

#### Slip Resistance

All stone shall have **non-slip surfaces** that comply with a P5 rating as per AS4586:2013.

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

#### Street Furniture

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

#### Cycle racks

Public bike racks shall be supplied and equally distributed (clusters of max 4-off racks) to the furniture zone of .....Street as per the PDG. Location outside of this zone to be agreed by Council's Development and Traffic Services Unit (DTSU) Manager prior to issue of Construction Certificate. Cycle racks are to be located so that bicycles do not encroach onto the public footway.

#### Lighting

Pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket.

#### Multi-media conduit

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

#### Applied to Publically Accessible Private Space

Non-slip surface – for non-council Standard Pavements

The applicant shall provide test results (after applying paving sealant) to prove applicable pavement material and finishes used in the publicly accessible areas and any plaza areas are **non-slip surfaces** that comply with a P4 rating as per AS4586:2013. Independent slip resistance test

results to P5 Classification (Wet Pendulum Test) of completed works should be submitted.

Steps in public open space must comply with the following requirements:

- Equal height risers of 150-165mm, and equal width treads of 275-300mm.
- Level landing areas at the top and base of steps.
- The first riser at least 900mm from the property boundary
- Opaque risers
- Compliant contrast nosing strips for full stair width
- Non-slip surfaces in wet conditions

Handrails must comply as follows:

- Handrails installed on each side of the stair.
- Landing area designed to sufficiently accommodate the required TGSi and handrail projection, which must be outside pedestrian path of travel and circulation spaces.
- Design of handrail according to AS1428.1:2009.
- Diameter of handrail 30-50mm.
- Clearance behind the handrail at least 50mm.
- Must have no obstruction for 2700 as shown in fig 29 of AS1428.1

Ramps must comply as follows:

- Level landings at top and base
- Non-slip surfaces in wet conditions
- Compliant handrails on each side with at least 1000mm between handrails
- A lower rail with maximum clearance of 65mm below.
- A kerb or kerb rail at a height between 65mm and 75mm or greater than 150mm as per fig 18 of AS1428.1

Preference is to achieve ramps which do not require handrails (ie make them flatter than 1:20).

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

**Reason:** To comply with the Public Domain Guidelines.

#### 24. **Building Materials**

All buildings and structures other than pedestrian footpath awnings, together with any improvements integral to the future use of the site are wholly within the freehold property unlimited in height or depth along the Parramatta Road boundary.

**Reason:** To comply with Transport for NSW requirements.

25. **No Stopping Restrictions**

"No Stopping" restrictions shall be implemented along the full Parramatta Road frontage of the development site at no cost to TfNSW.

**Reason:** To comply with Transport for NSW requirements.

26. **General Matters**

All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Parramatta Road.

**Reason:** To comply with Transport for NSW requirements.

27. **General Matters**

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

**Reason:** To comply with Transport for NSW requirements.

28. **General Matters**

The development is require to incorporate the following measures:

- a) Mailboxes must be located inside a secure entry within the building. Each mailbox must be fitted with an individualised non-master key lock. The area in which the mail boxes are located must be covered by CCTV.
- b) Security system to be provided in the basement to distinguish between the public and private parking areas to prevent unauthorised access to private basement parking and storage areas.
- c) Any basement storage compartment provided to residents must be secure and fitted with an individualised non-master key lock.

**Reason:** To ensure that Crime Prevention Through Environmental Design measures are implemented.

29. **Non-standard - General Matters**

A separate consent shall be sought for use of any outdoor dining areas. Prior to the issue of an Occupation Certificate for an outdoor dining area, a wind consultant is to confirm the outdoor seating area meets relevant comfort and safety wind criteria

**Reason:** To ensure that wind safety criteria is met.

30. **Demolition work carried out in accordance with Australia**  
Demolition work must be carried out in accordance with Australian Standard 2601-2001 - Demolition of Structures and the requirements of the NSW WorkCover Authority.

**Reason:** To ensure appropriate demolition practices occur.

31. **General Matters Retail**  
Separate approvals are required for the occupation and/or fit-out (and any associated signage) for the approved retail tenancies.

**Reason:** To ensure that any future approval requires individual consent.

32. **General Matters Access**  
The Disability Access Report prepared by Inclusive Places, reference No. P000888, dated 16/05/2024, shall be updated to reflect the approved development and submitted to the satisfaction of the PCA at the Construction Certificate stage. Any recommendations and/or issues outlined in the revised access report shall be implemented during subsequent works, and during the future occupation of the development if required/relevant.

**Reason:** To ensure fully compliant accessibility measures and detailed universally accessible design.

33. **General Matters**  
Compliance with the Requirements of Transport for New South Wales (TfNSW).

1. The redundant driveway on the Parramatta Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Parramatta Road shall be in accordance with TfNSW requirements.

Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a construction certificate and commencement of any road works. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.



2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

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

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. The Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.
5. The proposed development should be designed such that road traffic noise from Parramatta Road is mitigated by durable materials to satisfy the requirements for habitable rooms under clause 2.120 of State Environmental Planning Policy (Transport and Infrastructure) 2021.
6. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018 for heavy vehicle usage.

Parking Restrictions may be required to maintain the required sight distances at the driveway.

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

In addition to the above, TfNSW provides the advisory comments to Council for consideration in determining the DA:

1. The property is located within an area under investigation for a proposed upgrade of Parramatta Road. The investigations have not yet advanced to the stage where options have been defined and accordingly it is not possible at this date to identify if any part of the subject land will be required to accommodate this proposal.

Further information regarding the vision for Parramatta Road can be obtained by visiting the project website at <https://www.transport.nsw.gov.au/projects/current-projects/parramatta-road-vision>.

2. It is recommended that to support and encourage active transport, bicycle parking facilities are provided within the development or close to it. Bicycle Parking should be provided in accordance with AS2890.3.
3. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with Austroads. In this regard, a plan should be submitted to Council for approval, which shows that the proposed development complies with this requirement.

**Reason:** To comply with the requirements of Transport for New South Wales.

#### 34. **General Matters Endeavour Energy**

The applicant must complete the application for connection of load process with Endeavour Energy's Customer Network Solutions Branch who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP) and will provide the final approval to the design package for the provision of electricity supply to the proposed development.

Please refer to attached copy of Endeavour Energy's submission made on 9 December 2019 via the NSW Planning Portal regarding NSW Government concurrence and referral request CNR2773 for City of Parramatta Council's development application DA/655/2019 at 134-142 Parramatta Road, 26-38 Good Street, 59-61 Cowper Street GRANVILLE NSW 2142 (Lot 1 DP 721626, Lot 12 DP 575064, Lots 1, 2 & 7 Sec A DP 979437, Lots 50 & 51 DP 1248262, Lots 1 - 6 DP 1075357, Lot 1 DP 604204, Lot 1 DP 76041) for 'Demolition of existing structures including demolition of a local heritage item; site consolidation; and construction of a 25-storey mixed use building over one basement level for 373 residential apartments, 352 car parking spaces, landscaping and ancillary public domain works'. Notwithstanding the proposed amendments, the recommendations and comments provided therein essentially remain applicable to this Development Application.

The below copy of the Ground Floor Plan shows provision for an 'Indoor Chamber Substation' to the south western corner of the site with frontage to Cowper Street. Any required distribution substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling not located within a public road / reserve) with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines for Network Connection'.

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. If the substation does not comply with Endeavour Energy's standards, the applicant must request a dispensation.

For further information please also refer to the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

Please find attached for the applicant's reference a copy of Endeavour Energy's Standard Conditions for Development Applications and Planning Proposals, Version 9, August 2023 which provides some additional and updated information. For further advice the applicant can call Endeavour

Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 and the following contacts:

- Customer Network Solutions Branch for matters related to the electricity supply or asset removal / relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP). Alternatively contact can be made by email [CWAdmin@endeavourenergy.com.au](mailto:CWAdmin@endeavourenergy.com.au) .
- The applicant will need to contact Endeavour Energy's Customer Network Solutions Branch if this Development Application:
  - Includes any contestable works projects that are outside of any existing approved / certified works.
  - Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration.
- Easements Officers for matters related to easement management, protected works or other forms of property tenure / interests. Alternatively contact can be made by email [Easements@endeavourenergy.com.au](mailto:Easements@endeavourenergy.com.au) .
- Property Branch for matters related to property tenure. Alternatively contact can be made by email [network\\_property@endeavourenergy.com.au](mailto:network_property@endeavourenergy.com.au) (underscore between 'network' and 'property').
- Field Operations Branch for safety advice for building or working near electrical assets in public areas. The site is in the area covered by Parramatta Field Service Centre. Alternatively contact can be made by email [Construction.Works@endeavourenergy.com.au](mailto:Construction.Works@endeavourenergy.com.au) .

Based on and subject to the foregoing Endeavour Energy has no objection to the Development Application. Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above or in Endeavour Energy's submission to DA/655/2019 in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to [Property.Development@endeavourenergy.com.au](mailto:Property.Development@endeavourenergy.com.au) is preferred.

**Reason:** To ensure compliance with the electricity supply authority's requirements.

35. **General Matters - Water NSW**

Compliance with the Requirements of Water NSW General Terms of Approval, Reference Number: IDAS 1156860.

**Reason:** To ensure compliance with the water supply authority's requirements.

**PA0026 Housing & Productivity Contribution**

36. Before **the construction certificate is issued** the housing and productivity contribution (**HPC**) set out in the table below is required to be made.

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$246,345.02
<b>Total housing and productivity contribution</b>	<b>\$246,345.02</b>

The HPC must be paid using the NSW planning portal.

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

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

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

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

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

37. **Modification to DA/655/2019**

Prior to issuing a Construction Certificate in accordance with this consent, a notice of modification to development consent DA/655/2019 must be lodged with Council, to comply with the requirements of clause 67 of the Environmental Planning and Assessment Regulation 2021 which will ensure there is no inconsistency between the two consents.

A Condition to DA/655/2019 will need to be imposed and will read along the lines of:

*“Despite any other provision of this Development Consent DA/655/2019, this consent does not authorise or require anything that is inconsistent with the work approved in accordance with Development Consent DA/655/2019 and to the extent of any inconsistency the latter consent prevails.”*

A Construction Certificate for the proposed works can be issued once the consent authority has determined the modification.

**Reason:** To ensure consistency between development consents.

## **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.)

### **DB0001 Stormwater Disposal**

38. 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.

### **DB0002 Retaining walls**

39. 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.

### **DB0003 Sydney Water Quick check**

40. 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.

#### **DB0004 Dial Before you Dig Service**

41. 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.

#### **DB0007 Basement carpark and subsurface drainage**

42. 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.

**DB0009 Collect and discharge of dirty water from car wash bay**

43. 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.

**DB0012 On Site Detention**

44. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code:

- I. Stormwater Management Plan, Project No. 119778, Revision A02, dated 20 Jan 2025, prepared by Meinhardt Australia Pty Ltd.

- (b) A Basement Stormwater Pump-out system shall be designed and incorporated with the site stormwater disposal system, to drain the section of driveway that cannot achieve gravity to the OSD. Discharge from the pump system shall be connected to the OSD system. Full details of the dual pump-out systems, including the pipe system, holding tank capacity, structural details etc. shall be included in the final drainage plans submitted for approval with the Construction Certificate Application.

- (c) A Site Storage Requirement of 470 m<sup>3</sup>/ha and a Permissible Site Discharge of 80 L/s/ha (when using 3rd edition of UPRCT's handbook).

- (d) An emergency overflow path from the OSD grates to the adjacent laneway shall be created and shown on the stormwater plans submitted for Construction Certificate. Emergency overflows from the



OSD shall be denied access to the basement and or basement pump out system.

- (e) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.
- (f) Certificate from registered structural engineer certifying the structural adequacy of the OSD / WSUD / Basement Pump Holding Tank structures.

**Reason:** To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

**DB0015      Shoring for adjoining Council property**

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

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

**DB0017A      Construction of a heavy duty vehicular crossing**

46. 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.

**DB0018      Exhaust fumes**

47. 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.

**DB0021      Impact on Existing Utility Installations**

48. 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.

**DB0022      Support for Council Rds, footpath, drainage reserv.**

49. 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.

**DB0026      Driveway Grades**

50. 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.

**EWB0001      Detailed Waste Management Plans**

51. Prior to the issue of a construction certificate plans shall be submitted to the satisfaction of the Principal Certifying Authority detailing how waste is to be stored and collected from the site, ensuring all waste storage areas/rooms and collection routes comply with the City of Parramatta Waste Management Guidelines for New Developments. If Council is not the

principal certifying authority a copy of these plans are to be provided to Council.

**Reason:** To ensure adequate design for the ongoing storage and collection of wastes from the development.

#### **EWB0002 Management of Construction and/or Demolition Waste**

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

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

#### **LB0001A Planting on Structure Detail**

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

- (a) Construction details are to be provided by a suitably qualified Structural Engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens.
- (b) All raised 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,
- (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.

**Reason:** To ensure the creation of functional gardens.

#### **LB0004 #Landscape Plan Amendments**

54. The final Landscape Plan must be consistent with plans prepared by Site Image S4.55, numbered SS19-4174, rev B dated 28.01.2025 together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

- (a) The location of all proposed underground services to be shown as per the survey plan and to be coordinated with all relevant plans.
- (b) Replace 1 x *Plumeria alba* (Frangipani) located within the central planter with 1 x *Howea forsteriana* palm which will tolerate the limited soil volume shown within the planter.
- (c) The location of the trees within the planters are to be positioned with enough rootball clearance from the adjacent retaining walls to ensure the rootballs will not clash with the infrastructure. Council does not support root balls being 'cut to fit' a space.
- (d) All proposed softscape details to be provided.
- (e) Details for all proposed hardscape structures to be provided.
- (f) Trees should be self-supporting from the nursery.
- (g) Trees on podium structure are to be secured using an under-ground guying system to avoid the visual clutter.
- (h) 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.

#### **LF0001 Landscape maintenance**

55. 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.

#### **PB0006 Location of plant**

56. All plant and equipment (including but not limited to air conditioning equipment) 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.

**PB0008 No external service ducts for multi-unit develop**

57. 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.

**PB0012 Single master TV antenna**

58. 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.

**PB0013 Reflectivity of external finishes**

59. 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.

**PB0022 Cigarette butt receptacle for commercial development**

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

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

**PB0023 Outdoor lighting**

61. All outdoor lighting must comply with the relevant provisions of AS/NZ1158.2: 2020 Pedestrian Area (Category P) Lighting and AS/NZ4282: 2023 Control of the Obtrusive Effects of Outdoor Lighting.

Details demonstrating compliance with these requirements must accompany the Construction Certificate application and be to the satisfaction of the Principal Certifier.

**Reason:** To provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

#### **PB0024 Access and Services for People with Disabilities**

62. Access and services for people with disabilities shall be provided to the 'affected part' of the building in accordance with the requirements of the Australian Standards and the National Construction Code. Specifically, Detailed plans, documentation and specification must accompany the application for a Construction Certification to the satisfaction of the Principal Certifier, demonstrating the following:

- a) Compliance is required with the Access Report prepared by Inclusive Places Pty Ltd, reference no. P000888, dated 16 May 2024, Revision 2.
- b) All discrepancies in levels are to be taken up within the tenancies.
- c) An additional 24 units are required (Total 74 accessible units) 15%.
- d) Low level thresholds are required at the doors providing access to the outdoor areas.
- e) The abutments of varying surfaces are to provide level transitions in accordance with AS1428.1.7.2.
- f) Equipment and furniture is to provide suitable features for a person with a mobility impairment in accordance with AS1428.2.

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

#### **PB0028 SEPP 65 verification**

63. Design Verification issued by a registered architect is to be provided with the application for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy (Housing) 2021. Design Quality of Residential Flat Development.

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

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

#### **PB0030 Infrastructure & Restoration Administration fee for all DAs**

64. 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.

**PB0032 Construction Noise Management Plan for townhouses & above**

65. 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.

**PB0033 Energy Provider requirements for Substations**

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

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

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

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

**PB0036 Noise Management Plan Demolition Excavation & Construction**

67. A noise management plan must be submitted to Council for approval prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person, who

possesses qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

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

- (a) Confirmation of the level of community engagement that has, is and will be undertaken with the Building Managers/occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases..
- (b) Confirmation of noise, vibration and dust monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties during the main stages of work at neighbouring noise sensitive
- (c) What course of action will be taken following receipt of a complaint concerning site noise, dust and vibration?
- (d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring properties to a minimum.
- (e) What plant and equipment is to be used on the site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring properties and other less intrusive technologies available.

**Reason:** To maintain appropriate amenity to nearby occupants.

#### **PB0039      Adaptable Dwellings for Multi-unit and RFB's**

68. The development must incorporate 50 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.

#### **PB0050      Approval for Rock Anchors**

69. 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.

**PB0051 #Par.Dev.Contrib.Plan2021–Outs CBD 2021 (Amend 1)**

70. A monetary contribution comprising **\$343,003.14** is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1*. Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058.

Contribution Type	Amount
Open space and outdoor recreation	\$ 224,120.28
Indoor sports courts	\$ 20,537.40
Community facilities	\$ 27,011.00
Aquatic facilities	\$ 6,295.21
Traffic and transport	\$ 61,824.49
Plan administration	\$ 3,214.76
<b>Total</b>	<b>\$ 343,003.14</b>

Timing of payment

The contribution is to be paid to Council prior to issue of the first construction certificate. Deferred payments of contributions will not be accepted, and requests for payment by multiple instalments will not be granted.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation. Therefore, please visit 'Live Contributions Fees' Register on the Council's Development Contributions webpage to confirm the amount payable prior to making payment.

The City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1. can be viewed on Council's website at: <https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

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

**PB0060 Long Service Levy**

71. 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](http://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.

**External Glazing and Façade Detailing**

72. Prior to the issue of the relevant Construction Certificate(s), evidence must be provided to the satisfaction of Council's Development and Traffic Services Unit (DTSU) Manager that Council's Design Competition Panel (Design Excellence Jury) has confirmed that the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing, are consistent with the design competition winning scheme.

**Reason:** To ensure the development exhibits design excellence as required by clause 7.13 of Parramatta Local Environmental Plan 2023.

**PBNSC Non-standard - Prior to the issue of a CC**

73. Prior to the issue of the relevant Construction Certificate, documented details (photos, videos) and an accompanying report of the 1:1 manufactured visual mock-up (VMU) of key junctions of the external glazed facade (minimum 3m x 3m dimensions) must be submitted to, and approved by, Council's City Architect, Design Excellence Jury and Environmentally Sustainable Development consultant.

**Reason:** To ensure the development exhibits design excellence as required by clause 7.13 of Parramatta local Environmental Plan 2023.

**PBNSC Non-standard - Prior to the issue of a CC**

74. Prior to the release of the relevant Construction Certificate the applicant shall submit for the approval of the must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager, key cross sections, partial plans and partial elevations through external walls,

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

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

**PBNSC      Non-standard - Prior to the issue of a CC**

75. Public Domain Construction Drawings

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

- All the frontages of the development site between the gutter and building line, including footpath, vehicle crossings, lanes, drainage, forecourt, front setback,
- Any publicly accessible areas;
- Any works in carriageway, and
- Onsite landscape work.

Grading of the pedestrian footway:

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

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

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

The Public Domain Construction Drawings must be prepared to reflect but not limited to the above comments and following changes prior to public domain CC approval:

- The revised drawings, SS19-4174-101-H, received 8/10/2020, with the street trees located in the planter space between the site boundary and the 2800mm setback
- street trees be in contiguous deep soil and that the trees are planted using stratavault detail referred to previously that allows for future pavement under the trees
- Prepare and submit Public Domain Alignment Drawings, subject to advice from Supervisor Civil Assets.

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

**PBNSC      Non-standard - Prior to the issue of a CC**

76. Prior to the issue of the relevant Construction Certificate, the applicant is required to seek additional approval from Council's Development and Traffic Services Unit (DTSU) Manager to proceed with the approved Public Art Plan. Additional approval will be conditional on the following:
- Further consideration is to be given to the public art for the site in the context of the Heritage Interpretation Strategy and how the application of the proposed public art theme differentiates from interpretation objectives and concepts;
  - Articulation of the budget for the public art component of the site to be in accordance with Council's public art guidelines;
  - Commitment to the Public Art Plan implementation process and timeline; and
  - Successful assessment by the Public Art, Heritage Interpretation and Urban Design Team.

**Reason:** To comply with the approved Public Art Plan.

**PBNSC      Driveway removal**

77. The redundant driveway on Parramatta Road will need to be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Parramatta Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to:  
DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed gutter crossing are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

**Reason:** To comply with Transport for NSW requirements.

**PBNSC      Non-standard - Prior to the issue of a CC**

78. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

**Reason:** To comply with Transport for NSW requirements.

**PBNSC      Non-standard - Prior to the issue of a CC**

79. Prior to the issue of a Construction Certificate, the applicant shall enter into a Voluntary Planning Agreement with Council in the terms of the offer made by the applicant in connection with the subject development application. The developer must register the Voluntary Planning Agreement on the relevant folios Torrens Title Register held by the NSW Officer of Land and Property Information pertaining to the land and evidence shall be submitted to the satisfaction of Council, prior to the issue of the Construction Certificate.

**Reason:** To ensure the Voluntary Planning Agreement is appropriately registered before the issue of a construction certificate.

**TB0001      #Car Parking Condition**

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

**Reason:** To ensure appropriate vehicular manoeuvring is provided.

**TB0002      #Bicycle parking condition**

81. 123 bicycle spaces/racks are to be provided on-site and used accordingly in addition to personal storage areas. 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.

**TB0003      #Parking Provision**

82. 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 390 parking spaces is to be provided and be allocated as follows:
- a) 359 spaces for the residential units including 50 spaces as accessible parking;
  - b) 23 spaces for residential visitor including one (1) spaces as accessible parking;
  - c) Three (3) spaces for the retail areas including one (1) space as accessible parking;
  - d) Five (5) car share spaces.

All parking spaces within the ground floor are to be used for car share, retail and residential visitor spaces only. Tandem car spaces are to be allocated to same unit. Details are to be illustrated on plans submitted with the construction certificate.

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

**TB0006 #Motorcycle Parking Condition**

83. 16 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.

**TB0016 #Loading Dock Management Plan**

84. Prior to the issue of the relevant construction certificate, the applicant shall submit a Loading Dock Management Plan to the satisfaction of Council's Traffic and Transport Manager. The Plan must address the following matters:

- Delivery requirements and service schedules;
- Operational aspects on how to use facilities; and
- Management duties and responsibilities.

**Reason:** To ensure compliance with the Parramatta DCP 2023 and reduce kerbside stopping reliance.

**TB0017 #Car Share Space**

85. Five (5) car parking spaces are to be allocated for car share parking space. Car share parking spaces shall be publicly accessible at all times, adequately lit and sign posted. Written evidence shall be provided to the PCA demonstrating that offers for the spaces to car share providers have been made together with the outcome of the offers or a letter of commitment to the service. The PCA shall ascertain that agreement with a commercial operator is subscribed prior to issue of the construction certificate. Should car share providers decline the offer, the spaces are to be converted to visitor parking spaces. Details are to be illustrated on plans submitted with the construction certificate.

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

## **PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK**

### **BC0001 Toilet facilities on site**

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

**Reason:** To ensure adequate toilet facilities are provided.

### **DC0001 Construction and Traffic Management Plan**

87. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:
  - (i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
  - (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
  - (iii) The locations of proposed Work Zones in the egress frontage roadways,
  - (iv) Location of any proposed crane standing areas,
  - (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
  - (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
  - (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
  - (viii) 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.
  - (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works 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 'Works 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.

- (c) Traffic Control Plan(s) for the site:
  - (i) 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,
  - (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
  - (i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
  - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
  - (iii) Minimising construction related traffic movements during school peak periods.

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

**Reason:** To ensure that 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.



#### **DC0002 Road Opening Permits - DA's involving drainage wrk**

88. 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.

#### **DC0003 Dilapidation survey & report for private properties**

89. 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](mailto: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.

#### **DC0004 Geotechnical report**

90. 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.

#### **DC0006 Erosion and Sediment Control measures**

91. 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.

#### **DC0007 Site Maintenance**

92. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:
- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
  - (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;

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

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

#### **DC0008 Shoring and adequacy of adjoining property**

93. If development involves excavation that extends below the level of the base, of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the persons own expense:
- (a) Protect and support the adjoining premises from possible damage from the excavation
  - (b) Where necessary, underpin the adjoining premises to prevent any such damage.

**Note:** If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

**Reason:** As prescribed under the Environmental Planning and Assessment Regulation 2000.

#### **DC0009 Special Permits**

94. 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.

### **DC0010 Driveway Crossing Application**

95. 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.

### **ECC0001 Asbestos Hazard Management Strategy**

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

The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

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

#### **ECC0002 Asbestos - signage**

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

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

#### **ECC0003 Hazardous material survey**

98. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:

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

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

#### **EWC0001 Asbestos – hazardous management strategy**

99. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the

requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

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

#### **EWC0002 Asbestos – signage**

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

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

#### **EWC0003 Waste management plan – demolition**

101. An updated Waste Management Plan is to be submitted immediately after the letting of all contracts detailing the:
- (a) expected volumes and types of waste to be generated during the demolition and construction stages of the development;
  - (b) destination of each type of waste, including the name, address and contact number for each receiving facility.

The Waste Management Plan is to be submitted to the satisfaction of the Principal Certifying Authority prior to commencement of any works on site.

**Reason:** To ensure waste is managed and disposed of properly.

#### **PC0001 #Appointment of Principal Certifier**

102. 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.

#### **PC0002 Enclosure of the site**

103. 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.

#### **PC0003 Site Sign**

104. 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.

#### **PC0005 Public liability insurance**

105. 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.

#### **PC0007 Footings and walls near boundaries**



106. 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.

**PC0010 Compliance with Home Building Act (If Applicable)**

107. 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).

**PC0011 Home Building Act requirements**

108. 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).

**PC0016 #Payment of security deposits**

109. 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
<b>Street Furniture:</b> <i>\$2,530.50 per item in current financial year.</i>	\$5,061.00
<b>Development Sites Bonds:</b> <i>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.</i>	\$81,120.00

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:

- Have no expiry date;
- Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/365/2024;
- 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](mailto: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.

### **Detailed Design Plans**

110. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

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

**Reason:** To comply with Transport for NSW requirements.

### **PCNSC Non-standard - Prior to Work Commencing**

111. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction SYD24/01798/01 – CNR-70771.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

**Reason:** To comply with Transport for NSW requirements.

### **TC0001 #Construction and Pedestrian Traffic Manage. Plan**

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

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,

- b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
- c) The location of proposed Work Zones in the egress frontage roadways,
- d) Location of any proposed crane standing areas,
- e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- g) The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction 'Staging',
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
- n) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified,
- 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, and,
- 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.

#### **PC0009 Air Space Encroachment**

113. No part of a tower crane is to extend, operate or otherwise encroach the airspace of any adjoining properties at any time, including outside construction work hours, unless an agreement to do so has been reached between the developer and any relevant property owner/s, including any Strata body. Such agreement must be in place prior to installation of any component of the tower crane.

**Reason:** To preserve the amenity of adjoining property and ensure consistency with the requirements of Council's Hoarding and Tower Crane Policy 233.

#### **TC0001 Construction and Pedestrian Traffic Manage. Plan**

114. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager and the Transport for NSW Sydney (if applicable). The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:
- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
  - b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
  - c) The location of proposed Work Zones in the egress frontage roadways,
  - d) Location of any proposed crane standing areas,

- e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- g) The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction 'Staging',
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
- n) 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.

## **PART D – WHILE BUILDING WORK IS BEING CARRIED OUT**

### **DD0005 Erosion & sediment control measures**

115. 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.

### **DD0006 Damage to public infrastructure**

116. 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.

### **DD0007 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.

### **DD0010 Vehicle egress signs**

118. 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.

**DD0011      Nomination of Engineering Works Supervisor**

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

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

**ECD0001      Importation of clean fill**

120. Any fill material imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. Records of each individual certification are to be kept on site and produced for inspection when requested.

**Reason:** To ensure the site does not become contaminated and appropriate compaction levels can be achieved.

**ECD0002      Asbestos records disposal& licensed waste facility**

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

**Reason:** To ensure appropriate disposal of asbestos materials.

**ECD0003      Asbestos handled& disposed of by licensed facility**

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

**Reason:** To ensure appropriate disposal of asbestos materials.

**ECD0004      Waste data maintained**

123. 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.

**ECD0005      Disposal of Material at Licensed Landfill**

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



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

**EWD0001 Asbestos–records disposal& licensed waste facility**

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

**Reason:** To ensure appropriate disposal of asbestos materials.

**EWD0002 Asbestos handled& disposed of by licensed facility**

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

**Reason:** To ensure appropriate disposal of asbestos materials.

**EWD0003 Waste data file maintained**

127. 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.

**EWD0004 Hazardous/intractable waste disposed of in accor.**

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

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

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

**EWD0005 General requirements for liquid and solid waste**

129. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management

of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

**Reason:** To prevent pollution of the environment.

**EWD0008 Contaminated waste to licensed EPA landfill**

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

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

**EWD0013 Polluted water from excavation analysis**

131. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality. Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

**Reason:** To prevent pollution of waterways.

**EWD0014 De-watering of Excavated Sites**

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

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

**LD0001 No removal of trees on public property**

133. 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.

**LD0009 Planting Requirements**

134. All trees planted as required by the approved landscape plan are to be a minimum 100 litre container size. All shrubs planted as part of the approved landscape plan are to have a minimum 200mm container size. Groundcovers are to have a minimum 150mm container size.

**Reason:** To ensure appropriate landscaping.

**LD0010 Advanced tree planting**

135. 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.

**LD0012      Trees with adequate root volume**

136. All trees/shrubs planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support unless in a wind-prone area. Planting must be carried out in accordance with the approved Landscape Plan and conditions of consent.  
**Reason:** To ensure the trees/shrubs planted within the site are able to reach their required potential.

**LD0013      Removal of trees by an arborist**

137. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and undertaken in accordance with the Code of Practice for Amenity Tree Industry 1998.  
**Reason:** To ensure tree works are carried out safely.

**PD0001      Copy of development consent**

138. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.  
**Reason:** To ensure compliance with this consent.

**PD0003      Dust Control**

139. 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.

**PD0004      Materials on footpath**

140. 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.

**PD0005      No work on public open space**

141. 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.

#### **PD0006 Hours of work and noise**

142. 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.

#### **PD0007 Complaints register**

143. 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.

#### **PD0008 Construction Noise**

144. 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.

#### **PD0010 Survey Report**

145. 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.

#### **PD0020 Building Work with Compliance BCA**

146. 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.

## **PDNSC      Non-standard - During Work**

### **147.    During Work**

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

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

The required inspections include the followings:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- Completion of paving sealant application and tactile indicator installation as per Council's specification.
- Installation of street trees including required sub-drainage layer installed as specified.
- Delivery of street trees to site. Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

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

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

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

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

**TD0001 Road Occupancy Permit**

148. 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.

**TD0002 Oversize vehicles using local roads**

149. 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](http://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**

**PENSC Non-standard - Prior to issue of Occ/Sub Cert.**

**150. Housing Affordability**

As per part 2 of Section 82 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) the following should occur in relation to the ninety-six (96) affordable housing units:

151. It is a condition of the development consent that before the issue of an occupation certificate for the development:

- a) registration of a restriction against the title of the property in accordance with section 88E of the Conveyancing Act 1919 to ensure the affordable housing component is:
- used for affordable housing, and
  - managed by a registered CHP.
- b) evidence of an agreement with a registered CHP for the management of the affordable housing component to be given to the Registrar of Community Housing, including the name of the registered CHP, and
- c) evidence that the requirements of a) and b) above have been satisfied provided to the consent authority.

**Reason:** To ensure that the development includes an affordable housing component.

**BE0001 Record of inspections carried out**

152. 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.

**DE0001 Construction of a concrete footpath**

153. Proof of completion of footpath construction work shall be submitted to the satisfaction of Council prior to release of the Occupation Certificate.

**Reason:** To provide pedestrian passage.

**DE0003 Work-as-Executed Plan**

154. 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.

#### **DE0005      OSD Positive Covenant/Restriction**

155. 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.

**DE0006      Section 73 Certificate**

156. 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](http://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.

**DE0018      Reinstatement of laybacks etc**

157. 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.

**EAE0001      #All works/methods/procedures/control measures**

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

(a) Acoustic Report No. SY191237-05-AU-RP01, dated 19 March 2024, prepared by Northrop Consulting Engineers Pty Ltd.

**Reason:** To demonstrate compliance with submitted reports.

**EPE0009      Vehicle washing–general requirement for wastewater**

159. Washing of vehicles shall be conducted in a vehicle wash bay, which is roofed and bunded to exclude rainwater. The vehicle wash bay shall be installed in accordance with Sydney Water’s requirements. A trade wastewater agreement shall be obtained from Sydney Water before operation of the wash-bay commences and a copy of the permit submitted to Council’s Environmental Health Unit prior to the issuing of the

occupation certificate. The vehicle wash bay shall be regularly cleaned and maintained.

**Reason:** To ensure proper disposal of waste water.

**EWE0002 Details of commercial contract for collection**

160. Prior to issue of the occupation certificate, the applicant shall enter into a commercial contract for the collection of trade wastes and recyclable materials arising from business operations on site. A copy of all waste contracts and receipts shall be kept on site and made available to Council officers on request.

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

**EWE0005 Clinical waste storage/disposal**

161. Prior to the issue of any occupation certificate, evidence that a waste collection service contractor has been engaged to service the site shall be submitted to the satisfaction of the PCA.

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

**EWE0006 Ventilation – waste storage rooms**

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

**Reason:** To ensure compliance with BCA requirements.

**EWE0008 Vehicle washing–general requirement waste water**

163. Washing of vehicles shall be conducted in a vehicle wash bay, which is roofed and bunded to exclude rainwater. The vehicle wash bay shall be installed in accordance with Sydney Water's requirements. A trade wastewater agreement shall be obtained from Sydney Water before operation of the wash-bay commences and a copy of the permit submitted to Council's Environmental Health Unit prior to the issuing of the occupation certificate. The vehicle wash bay shall be regularly cleaned and maintained.

**Reason:** To ensure proper disposal of waste water.

**LE0002 Cert.Auth.Arrange Qualified LandscapeArch.(multi)**

164. 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.

**PE0001 Occupation Certificate**

165. 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.

**PE0003      #Arts and Cultural Plan implementation**

166. The artworks must be installed in accordance with the approved arts plan prepared by UAP, referenced P2029 dated October 2019.

**Reason:** To ensure the appropriate implementation of the approved public art plan.

**PE0006      Street Number when site readily visible location**

167. 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.

**PE0007      #BASIX Compliance**

168. 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. 1039186M\_06, will be complied with prior to occupation.

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

**PE0008      Completion of Public Utility Services**

169. 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

**PE0025      SEPP 65 verification statement OC stage**

170. Design Verification issued by a registered architect is to be provided with the application for a Occupation Certificate verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy (Housing) 2021 - Design Quality of Residential Flat Development.

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

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

**PE0026 PE25 –Adaptable dwellings Multi-unit and RFB’s modi**

171. 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.

**PE0027 Post Constr. Private Property Dilapidation Report**

172. 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

**PENSC Non-standard - Prior to issue of Occ/Sub Cert.**

**173. Prior to issue of Occ/Sub Cert.**

Prior to the issue of the first Occupation Certificate and any subsequent relevant Occupations Certificates, evidence must be provided completed to the satisfaction of Council's Development and Traffic Services Unit (DTSU) Manager that Council's Design Competition Panel (Design Excellence Jury) has confirmed that the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing, are consistent with the design competition winning scheme and that the development has been completed in accordance with approved plans.

**Reason:** To ensure the development exhibits design excellence as required by clause 7.13 of Parramatta local Environmental Plan 2023.

**PENSC Non-standard - Prior to issue of Occ/Sub Cert.**

**174. Prior to issue of Occ/Sub Cert.**

Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction

Drawings must be completed to Council's satisfaction with a **final approval** obtained from Council's Assets & Environment Manager.

The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the OC.

Council will issue the **final approval** for public domain works in accordance with the approved public domain documentation and to Council's satisfaction. A **final inspection** will be conducted by Council staff after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approved is obtained.

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

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

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

**PENSC      Non-standard - Prior to issue of Occ/Sub Cert.**

**175.    Prior to issue of Occ/Sub Cert.**

Prior to the issue of any occupation certificate and/or subdivision certificate the Principal Certifying Authority must obtain written advice from Council that the deliverables required under the Voluntary Planning Agreement referred to in Condition 176 and 222 have been delivered to the satisfaction of Council's Group Manager Infrastructure Planning and Design.

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

**PENSC      Non-standard - Prior to issue of Occ/Sub Cert.**

**176.    Special Conditions (in accordance with VPA/34/2024)**

A material public benefit in the form of construction of shared pathway is to be delivered to City of Parramatta Council in accordance with clause 8 and subsequent clauses of the executed planning agreement dated 9

November 2015 between City of Parramatta Council and Airbosi Pty Ltd, Sitana Pty Ltd and Brodieville Pty Ltd.

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

**TE0001      #Green Travel Plan**

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

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

It is recommended that the plan consider an Opal Card with credit and information pack on public transport to be provided to the new residents to encourage use of public transport. The Green Travel Plan shall be incorporated into or annexed to the strata management plan for the residential, retail and commercial units in perpetuity.

**Reason:** To comply with Parramatta DCP 2023.

## **PART F – OCCUPATION AND ONGOING USE**

**PFFNSC      Non-standard - The Use of the Site**

**179. Use of Site – ARH**

As per part 3 of Section 82 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) the following should be complied with:

- a) It is a condition of the development consent that during the relevant period:
- b) the affordable housing component must be used for affordable housing, and
- c) the affordable housing component must be managed by a registered community housing provider, and
- d) notice of a change in the registered community housing provider who manages the affordable housing component must be given to the Registrar of Community Housing and the consent authority no later than 3 months after the change, and
- e) The registered CHP who manages the affordable housing component must also apply the NSW Affordable Housing Ministerial Guidelines.

\*The relevant period means a period of 15 years commencing on the day on which an occupation certificate is issued for all parts of the building or buildings to which the development consent relates.

**Reason:** To ensure that the development includes an affordable housing component of ninety-six (96) units for at least 15 years.

**BFNSC      Non-standard - The Use of the Site**

180. The communal areas nominated on the approved stamped architectural plans are to be retained as areas for community interaction and are to be reflected in any Strata Plan for the development. In addition, these communal areas are to have appropriate facilities for the use of building occupants.

**Reason:** To ensure that communal areas are retained and provide adequate amenity for residents.

**EAF0001      Use is not to cause offensive noise or vibration**

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

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

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

**EAF0004      No 'offensive noise'**

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

**Reason:** To reduce noise levels.

**EAF0007      Noise from mechanical equipment**

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

**Reason:** To protect the amenity of the area.

**EAF0008      Noise to street**

184. There are to be no external speakers at the premises.

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



**EAF0010 Air Conditioners in Residential Buildings**

185. The air conditioner/s must not:

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

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

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

**EWF0003 Remove putrescible waste at sufficient frequency**

186. 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.

**EWF0005 Management of waste storage facilities**

187. 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.

**EWF0006 Storage of bins between collection periods**

188. 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.

**PF0004 External Plant/Air-conditioning noise levels**

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

**Reason:** To minimise noise impact of mechanical equipment.

**PF0006 Advertisement/ Signage consent**

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

**Reason:** To comply with legislative controls.

**PF0049 Graffiti Management**

191. 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.

#### **PF0054 Release of Securities/Bonds**

192. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with **Council Policies**.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

**Note:** A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:

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

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

**Reason:** To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

#### **TF0003 #Roller Shutter Door Opening Hours**

193. The roller shutter door at the driveway entry and exit is to be opened at all times from 6am to 10pm seven days a week.

**Reason:** To ensure uninterrupted traffic flow is maintained.

#### **TF0008 Review report of Green Travel Plan**

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

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

#### **TFNSC Non-standard - The Use of the Site**

195. The roller shutter door at the driveway entry and exit is to be opened at all times from 6am to 10pm seven days a week.

**Reason:** To ensure uninterrupted traffic flow is maintained.