

APPENDIX 1 – DRAFT CONDITIONS OF CONSENT

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of deferred commencement consent using the power in section 4.16(3) of the EP&A Act, subject to the conditions set out in this notice.

DEFERRED COMMENCEMENT CONDITIONS

Schedule 1:

The consent is not to operate until the following conditions are satisfied within 12 months of the date of determination:

1. Provision of a Shirley Street Civil Design (includes the extent of Shirley Street as it interfaces with 263-281 Pennant Hills Road) which demonstrates:
 - a. Retention of existing property boundary line levels (subject to achievement of (c) and (d);
 - b. Inclusion of a road widening of 800mm of Shirley Street (the side of Shirley Street adjacent to the property boundary of 263-281 Pennant Hills Road side) as measured from the existing gutter invert;
 - c. Amended longitudinal property boundary gradient design between CH110-CH145 and CH180-CH210 to flatten out overly steep sections of the public footpath;
 - d. Verge crossfalls that are compliant with Council's Standard Drawing DS3;
 - e. Adequate coverage to all existing services in the verge area including over the electricity easement; and
 - f. Smooth integration of kerb, gutter and boundary line levels at the interface with adjoining properties.

The Shirley Street Civil Design shall be submitted to Council's Group Manager Development and Traffic Services for approval.

Reason: To ensure that the proposed development does not have adverse impact on the public domain and that the public domain is delivered in accordance with Council's standards.

2. Provision of a revised set of civil, landscape drawings and architectural drawings to the satisfaction of Council's Group Manager Development and Traffic Services, which show consistent property boundary levels along Shirley Street as modified by Condition 1.

Reason: To confirm key vertical and horizontal alignments along Shirley Street.

Upon satisfaction of the above matters, the relevant conditions in Schedule 2 will be updated to reflect the final plans and documentation and a full consent will be issued.

Evidence of the above relevant matter(s) must be produced to the consent authority, within 12 months of the date of the determination, otherwise the consent will lapse.

Under section 76(4) of the EP&A Regulation, the consent authority will notify you in writing if the matters above have been satisfied and the date from which this consent operates.

The conditions of development consent below apply from the date that this consent operates.

Note: *Section 76(3) of the EP&A Regulation enables a consent authority to specify the period within which the applicant must produce evidence to the consent authority sufficient enough to enable it to be satisfied as to the relevant matter(s) that it requires before a deferred commencement consent can operate. Where a period is specified under section 76(3), a deferred commencement consent will lapse if the applicant has not produced sufficient evidence for the consent authority to be satisfied of the relevant matters on the expiration of the specified period.*

Where the applicant produces evidence of the relevant matters in accordance with section 76(4) of the EP&A Regulation, the consent authority must notify the applicant whether or not it is satisfied as to the relevant matter(s). If the consent authority has not notified the applicant within 28 days after receiving the applicant's evidence, the consent authority is taken to have notified the applicant that it is not satisfied about the relevant matter(s) on the date on which that period expires, for the purposes of section 8.7 of the EP&A Act (see sections 76(4), (5) and (6) of the EP&A Regulation).

Reasons for approval

1. The proposal is in accordance with the type of development envisaged for the site under Parramatta Local Environmental Plan 2023;
2. The proposal will contribute to the overall housing supply of the local government area;
3. The proposal will deliver community facilities and open space to support the future and current residents of Carlingford;
4. The development is suitable for the site; and
5. The development is in the public interest.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to Appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

You do not have the right to appeal the Independent Planning Commission's decision after a public hearing has been carried out of that development under section 8.6(3)(a) of the EP&A Act.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Terms and Reasons for Conditions

Under Section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

Schedule 2:

PART A – GENERAL CONDITIONS

Approved Plans & Supporting Documents

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

Note: Plans and drawings to be approved following satisfaction of deferred commencement conditions.

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects	M210362	-	Planning Ingenuity	September 2024
Operational Waste Management Plan	3408	C	Elephants Foot	16 September 2024
BASIX Certificate No. 1765487M_03	-	-	Efficient Living Pty Ltd	05 May 2025
BASIX & NatHERS Assessment		B	Efficient Living	5 May 2025
Accessibility Review Report – DA	23253	1.1	ABE Consulting	24 September 2024
Construction Waste Management Plan	3408	B	Elephants Foot	10 November 2025
Pedestrian Wind Environment Study	WH942-13F01	0	WindTech	23 May 2025
Dewatering Management Plan	24044RP05	1	Reditus	22 August 2024
Groundwater Reuse Water Quality Management Plan	24044RP06	1	Reditus	22 August 2024

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

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

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

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

Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

No encroachment on Council and/or Adjoining property

3. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties, with exception of the public domain works to be carried out along Shirley Street.

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.

Community Centre and Library Fit out

4. This consent does not authorise, approve or provide consent for the fit out and operation of the community centre and library to be dedicated to Council. A separate development application must be submitted in relation to the fit out and operation of the community centre.

Reason: To clarify the terms of the consent

Housing and Productivity Contribution

5. Before the issue of any construction certificate, the housing and productivity contribution (HPC) set out in the table below is required to be made.

Total housing and productivity contribution	\$1,178,527.62
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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.

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

City of Parramatta (Outside CBD) Development Contribution Plan 2021

6. A monetary contribution comprising **\$2,148,800.01** 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. Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Infrastructure Planning Team on 9806 5000 or contributions@cityofparramatta.nsw.gov.au.

Timing of payment

The contribution is to be paid to Council prior to the issue of the first Occupation 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.

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

<https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

This condition is subject to the provisions of any executed Planning Agreement that relates to the development the subject of this consent. To the extent of any inconsistency, any such executed Planning Agreement applies.

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

Planning Agreements

7. The land is subject to two planning agreements entered into under Section 7.4 of the Environmental Planning and Assessment Act 1979 (VPA/17/2024 – Dealing No. AT839852 and VPA/61/2023 – Dealing No. AR78718). The timing and provisions of all deliverables under these planning agreements must be met in accordance with the requirements of that planning agreement.

The Principal Certifier must ensure that the requirements of the Planning Agreements have been satisfied in accordance with that agreement and in accordance with the timing set out in the Planning Agreements.

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

WaterNSW General Terms of Approval

8. The applicant is to ensure compliance with the General Terms of Approval provided by WaterNSW (Ref:IDAS1158120 dated 5 December 2024).
Reason: To ensure compliance with the General Terms of Approval provided by WaterNSW.

Ausgrid

9. The applicant is to ensure compliance with the conditions provided by Ausgrid in their correspondence dated 11 December 2024 (reference TRIM 2017/32/79).
Reason: To ensure compliance with the requirements of Ausgrid.

Public utility relocation

10. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.
Reason: To ensure the applicant bears all reasonable costs for the development.

Communal open space

11. All the residential common areas proposed within the site, including rooftop terraces, shall be fully accessible to disabled persons.
Reason: To provide equitable access for disabled persons.

Implementation of BASIX Commitments

12. The development is to be carried out strictly in accordance with the commitments listed in the BASIX certificate as approved by accordance condition 35, for the development to which the consent applies.
Reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 76 EP&A Regulation 2021)

Water Reuse for Irrigation

13. Water harvested to the rainwater tank shall be designed and used as first preference for irrigating landscape areas, over groundwater.

Reason: To meet the commitments of the approved BASIX Certificate

Groundwater

14. Discharge of groundwater into council stormwater infrastructure is not permitted following the issue of any Occupation Certificate.

Groundwater must not be discharged to Council's stormwater other than for emergencies or maintenance purposes. All surplus treated groundwater must be treated and reused as required elsewhere in this Notice.

Reason: To ensure groundwater does not burden Council's stormwater system.

Waste Management (General)

Waste facilities in Mixed Use Developments

15. Separate waste handling, storage and collection systems are to be provided for the residential and Council's community centre and library tenancies. These facilities are to be designed and located so to be accessible for Council collection and in accordance with the City of Parramatta Waste Management Guidelines for New Developments.

Reason: To ensure waste is adequately separated and managed in a mixed use development.

Amenity of waste storage areas (general)

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

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

Garbage Chutes

17. 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. Recycled materials can easily clog chute systems.

Separate waste bins for general, recycling and FOGO.

18. Separate waste bins are to be provided on site for recyclable waste and Food Organics Garden Organics for the residential units.

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

Environmental Health – Acoustic

Acoustic

19. During excavation, demolition and construction work, all noise and vibration control measures or methods or procedures or recommendations given in the report titled “Construction Noise and Vibration Management Plan Stage 2B, 263-281 Pennant Hills Road, Carlingford” prepared by Acoustic Logic, Rev 0, document Ref 20210596.11/04094/R0/RF dated 4/09/2024.

Reason: To protect the amenity of the surrounding neighbourhood and comply with the submitted report.

Environmental Health (contamination)

Required to notify about new contamination evidence

20. 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.

Signage – Contamination

21. 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.

Imported fill

22. 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 Sampling Design Guidelines.**Reason:**To ensure imported fill is of an acceptable standard.

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.)

General (Prior to CC)

Payment of Security deposit

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

Bond Type	Amount
Development Sites Bonds: See <i>current Schedule of Fees and Charges.</i>	\$878,374.33
Hoarding: See <i>current Schedule of Fees and Charges.</i>	\$3,494.50, per street frontage Non CBD Area, Class A

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 be 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/545/2024;

- c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

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

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

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

Long Service Levy

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

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

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

Infrastructure & Restoration Adm. fee for all DAs

25. 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.

Energy Provider requirements for Substations

26. 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.

Outdoor lighting

27. All outdoor lighting must comply with the relevant provisions of AS/NZS 1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 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 effect on public amenity from excessive illumination levels.

Dilapidation Report

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

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

Specialist Report

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

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

Reason: To ensure the development is implemented as proposed

External Walls and Cladding Flammability

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

Reason: To ensure building materials are sufficiently non-combustible.

Planning (Prior to CC)

No external service ducts for multi-unit development

31. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Downpipes may be located externally on balconies. Details are to be included within the plans and documentation accompanying the relevant Construction Certificate(s) to the satisfaction of the Principal Certifier.

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

Single master TV antenna

32. 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 relevant Construction Certificate to the satisfaction of the Principal Certifier.

Reason: To protect the visual amenity of the area.

Note: Qualified designer in this condition is as per the definition in SEPP 65.

Housing SEPP Verification

33. Design Verification issued by a registered architect is to be provided with the relevant application(s) for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide.

Note: Qualified designer in this condition is as per the definition in the SEPP.

Reason: To comply with the requirements of the Housing SEPP.

Implementation of BASIX Commitments

34. Before the issue of the relevant Construction Certificate(s) a revised BASIX Certificate and Basix Stamped Plan is to be submitted to the satisfaction of the Group Manager, Development and Traffic Services. This revised certificate is required to:
- (a) Reflect the approved development
 - (b) Apply thermal performance of glazing assemblies that do not conflict with the recommendations of the SLR Report 610.30489-R02-v5.0 dated 12 September 2024
 - (c) Be supported by plans and specifications stamped in accordance with BASIX requirements.

Reason: To comply with the requirements of the SEPP (Sustainable Buildings) 2022.

Glazing performance

35. Glazing assemblies are to be demonstrated as meeting the thermal performance requirements of the BASIX certificate approved in accordance with condition 34 of this consent with glazing components having an external visible light reflectivity no greater than recommended by SLR Report 610.30489-R08-v1.0 dated 19 September 2024 (measured at the normal angle).

Reason: To ensure BASIX commitments and solar reflectivity mitigation requirements are fulfilled.

Solar Reflectivity (Glare)

36. Prior to the issue of the relevant Construction Certificate(s), the Principal Certifying Authority is to be satisfied that the development is to be carried out in accordance with the recommendations for visible light reflectivity to glazing on the east and west facades and for additional fins to the north façade contained in the SLR Report 610.30489-R08-v1.0 dated 19 September 2024 and detailed in figures 10, 11 and 12. All other glazing not scheduled or documented otherwise must have a visible light reflectivity not greater than 20% (measured at the normal angle).

Reason: To have minimal impact on the neighbouring property

Western Façade of Community Hub

37. Blades shall be incorporated to protect glazing on the western elevations of the Community Hub. The extent of shading shall be similar to that provided on the east façade of the Community Hub. This requirement is to be indicated on amended architectural plans and submitted to the satisfaction of Group Manager Development and Traffic Services prior to the issue of the relevant Construction Certificate.

Reason: To reduce reflected solar heat and meet the DCP objectives for urban cooling

Storage Provision

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

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

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

Study Rooms/Multi Media Rooms

39. The study rooms (i.e. those showing desks) on the approved drawings shall be reduced in size such that each internal dimension is no more than 9sqm. These rooms shall be fitted with joinery to reflect a study and / or multi media room. Details shall be submitted to the satisfaction of the Principal Certifier prior to the issue of the relevant Construction Certificate.

Reason: To ensure study rooms are not convertible for use as bedrooms.

Ventilation

40. The communal corridors at the lobby area of Buildings E and F on Levels 3 and above (inclusive) shall contain openable windows. Details demonstrating compliance shall be submitted to the satisfaction of the Principal Certifier prior to the issue of the relevant Construction Certificate.

Reason: To provide natural cross ventilation and reduce reliance on mechanical cooling.

Adaptable Dwellings for Multi-unit and RFB's

41. The development must incorporate at least 6 adaptable dwellings. Plans submitted with the relevant Construction Certificate(s) must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a Class C Adaptable Housing Units.

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

Access and services for People with Disabilities

42. Access and services for people with disabilities shall be provided to the 'affected part' of the building in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code 2013. Detailed plans, documentation and specification must accompany the relevant application(s) for a Construction Certificate to the satisfaction of the Principal Certifier.

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

Obscure glazing for all bathroom and WC windows

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

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

Installation of fibre-ready & fixed-line – Community Centre and Library

44. Prior to the issue of the relevant Construction Certificate, the developer is to provide documentary evidence that arrangements have been made for the installation of three separate 50mm communications conduits which run via pit and pipe from the nearest communications pit so as to enable fibre to be readily connected to the Community Centre and Library. Council's Group Manager Development and Traffic Services Manager must be satisfied that the appropriate arrangements have been made and the conduits are fit for purpose.

Reason: To ensure provision of well-located and appropriate number of telecommunication facilities for the Community centre and library.

Sydney Water

Section 73 Compliance Certificate

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

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

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

Reason: To ensure compliance with the requirements of Sydney Water

Building Plan Approval

46. The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be

affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply.

Sydney Water recommends developers apply for Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Reason: To ensure compliance with the requirements of Sydney Water

Engineering (Prior to CC)

Revised Civil Siteworks and Stormwater Management Plan

47. Prior to the issue of the relevant Construction Certificate(s), the final Civil Siteworks and Stormwater Management Plans (prepared by Sky Engineering and Project Management, August 2025) shall be revised and submitted to the satisfaction of the Group Manager, Development and Traffic Services addressing the following requirements:

- a) Revised stormwater pipe system draining the RE1 zoned lands and the Library & Community Centre related outdoor space drainage system, located within the development site, showing the 375 mm diameter RCP drainage line (future public drainage line), draining through the RE1 zoned land located on 8-10 Shirley Street, Carlingford.
- b) The Library and Community Centre outdoor space should be drained via pit B-03.
- c) Revised OSD / WSUD calculation design summary sheets; and
- d) Any resultant changes required to the OSD / WSUD and rainwater tanks, as a result of item a) and c).
- e) Location of the proposed groundwater storage tank and sewer main servicing the development.

Reason: To ensure the efficient and effective management of stormwater disposal.

Dial Before You Dig Service

48. 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.

Water Treatment for Stormwater

49. Stormfilter chamber related water quality treatment devices must be installed to manage surface runoff water to Council's drainage system, to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must

accompany the relevant application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Exhaust Fumes

50. 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 the relevant Construction Certificate.

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

WSUD Related Requirements

51. The stormwater management systems are to be designed in accordance with Water Sensitive Urban Design (WSUD) principles and shall comply with the City of Parramatta Council's Development Control Plan. The quality of the stormwater flow from the developed site shall be improved to achieve the following pollutant retention targets prior to discharge into the Council's drainage / creek system. The designer shall ensure and certify that the stormwater management system will achieve these following objectives:

- Gross Pollutants: 90% reduction in the post development mean annual load of total gross pollutant load (greater than 5mm)
- Total Suspended Solids: 85% reduction in the post development mean annual load of Total Suspended Solids (TSS)
- Total Phosphorus: 60% reduction in the post development mean annual load of Total Phosphorus (TP)
- Total Nitrogen: 45% reduction in the post development mean annual load of Total Nitrogen (TN)
- Hydrocarbons, motor oils, oil and grease: No visible oils for flows up to 50% of the one-year ARI peak flow specific for service stations, depots, vehicle body repair workshops, vehicle repair stations, vehicle sales or hire premises, car parks associated with retail premises, places of public worship, tourist and visitor accommodation, registered clubs and pubs

Reason: To ensure water quality management.

Groundwater storage tank

52. Prior to the issue of the relevant Construction Certificate(s), the applicant must submit detailed documentation of the design and operation of the permanent groundwater storage system, demonstrating the following:
- a) The location of the groundwater storage tank.
 - b) The system's capacity on a daily, weekly and annual take and storage of groundwater.

- c) Detail the final groundwater water storage system ensuring storage for up to 5 days, treatment capacity and reuse based on a groundwater inflow rate of 0.67ML/year or otherwise advised.
- d) Water balance model with details for reuse and disposal, as well as contingencies for storage during periods of extended wet weather
- e) Confirmation that groundwater will not be discharged into the rainwater collection system;
- f) Confirmation that the rainwater tank would be used as first preference for irrigating the surrounding landscaped area and that the groundwater storage and treatment system will not impact the OSD and rainwater collection system.
- g) Has the capacity to meet the criteria as specified in ANZG (2024) 'Water Quality for Irrigation and General Water Uses' (or any subsequent revision of this document; and
- h) That the groundwater re-use system design has been certified by an appropriately qualified hydraulic engineer.

The documentation is to be submitted to the satisfaction of the Council's Group Manager Development and Traffic Services.

Reason: To ensure groundwater storage tank is designed to store and reuse groundwater appropriately.

Traffic and Parking (Prior to CC)

Upgrade to Shirley Street

53. The road pavement of Shirley Street (includes the extent of Shirley Street as it interfaces with 263-281 Pennant Hills Road and the full existing road pavement width and the 0.8m widening), must be upgraded to cater for current traffic and increased traffic load generated by the development over the pavement design period of minimum 25 years.

Prior to the issue of the relevant Construction Certificate, for the road work described, the applicant must submit a satisfactory Pavement Design Report to Council's Group Manager Development and Traffic Services for approval. The report must include:

- a) the proposed pavement structure,
- b) discussion of each element of the pavement design system shown in Figure 2.1 of Austroads' Pavement Design Guide (project reliability, construction and maintenance considerations, environment, subgrade evaluation, pavement materials and design traffic),
- c) all background data (e.g. traffic surveys and studies, geotechnical investigation, field and laboratory testing etc.),
- d) assumptions and calculations in the design process and nominated construction specifications.

For evaluation and design of road pavements the design standards are:

- Specification 0042 (published by NATSPEC)
- Austroads' Guide to Pavement Technology Part 5: Pavement Evaluation and Treatment Design
- Austroads' Guide to Pavement Technology Part 2: Pavement Structural Design
- Other Guides from Austroads' Pavement Technology Set
- Council's Standard Drawing DS47

The relevant Construction Certificate shall not be issued until Council issues the approved Pavement Design Report.

Reason: To ensure that Council assets are designed to Council standards.

Construction Pedestrian Traffic Management Plan

54. Prior to the issue of any Construction Certificates, 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 CPTMP must be approved by Council prior to any works commencing and must be complied with at all times including any additional conditions imposed by Council and/or TfNSW in the approval of the plan.

In preparing the CPTMP, the following matters, but not limited to, must be specifically addressed:

- 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, tradesperson and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,

- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction 'Staging',
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
- n) Cumulative construction impacts of projects in the Carlingford area. Should any impacts be identified, the duration of the impacts,
- o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
- p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
- q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
- r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,
- s) 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.
- t) 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.

- u) 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.
- v) 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.

Intersection treatment

- 55. Updated Civil Plan must incorporate an updated intersection treatment between Shirley Street and the new proposed internal road in the form of standard intersection. The Plan is to be submitted to Council's Group Manager, Development and Traffic Services Unit for approval.
Reason: To comply with the Australian Standards and Council requirements.

Raised Pedestrian Crossing

- 56. Civil Engineering design plans for a raised pedestrian crossing within the internal road, located adjacent to the Link Park, is to be submitted to Council's Group Manager, Development and Traffic Services Unit for approval. The design of the pedestrian crossing must comply with the relevant Australian Standards and Austroads Guidelines. The construction of the approved treatment is to be carried out by the applicant at no cost to Council.

Reason: To comply with the Australian Standards and Council requirements.

Vehicular Manoeuvring

- 57. The Principal Certifying Authority shall ascertain that any new element in the 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 relevant Construction Certificate application(s).

Reason: To ensure appropriate vehicular maneuvering is provided.

Bicycle Storage and parking

- 58. Bicycle parking and storage in the basement are to be provided as follows:
 - A minimum of 158 bicycle spaces/racks for residential and residential visitor uses.

- A minimum of 29 bicycle parking spaces for visitors and workers to the Library and Community Centre.

The bicycle storage/racks are to comply with AS2890.3-2015. Details are to be illustrated on plans submitted with the relevant Construction Certificate application(s).

Reason: To comply with Council's parking requirements.

Motorcycle Parking

59. Four 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 relevant Construction Certificate application(s).

Reason: To comply with Council's parking requirements

Car Parking Spaces

60. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1 and AS 2890.6. A total of 176 parking spaces are to be provided and be allocated as follows:

- 143 spaces for residential units;
- 11 spaces for residential visitors;
- One (1) car share space;
- 20 spaces (including 1 accessible space) for the Community Centre.

Tandem parking spaces are to be allocated to the same residential unit and are not to be allocated for visitor parking spaces. Details are to be illustrated on plans submitted with relevant Construction Certificate application(s).

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

Pedestrian Safety

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

Reason: To comply with Australian Standards and ensure pedestrian safety

Basement - linemarking and wayfinding

62. Appropriate linemarking and wayfinding signage is to be provided along the ground floor of the basement carpark and loading dock areas to guide motorists around the columns safely and to ensure vehicles do not mistakenly

enter the loading dock areas. Details are to be illustrated on plans submitted to the Principal Certifying Authority for approval prior to the issue of relevant Construction Certificate application(s).

Reason: To ensure safe vehicle access to and from the site.

Separate Pedestrian Access from the Car Park

63. A marked pedestrian pathway from Basement 01 community centre and library car parking spaces to the community centre and library lifts. Details are to be illustrated on plans submitted with the Construction Certificate.

Reason: To provide for a safe pedestrian environment.

Electric Vehicles

64. Prior to the issue of the relevant Construction Certificate, the applicant must demonstrate to the satisfaction of the Principal Certifying Authority that:

- (a) All residential and Community Centre and Library car parking spaces are provided with an EV Ready Connection including a cable tray and dedicated spare 30A circuit provided in a EV Distribution Board, to enable easy future installation of cabling from an EV charger to the EV Distribution Board and a circuit breaker to feed the circuit.
- (b) EV Distribution Board (s) of sufficient size to allow connection of all EV Ready Connections.
- (c) The EV Distribution Boards are separated for the residential units and the Community Centre and Library facility.
- (d) EV Distribution Boards are dedicated to EV Charging that is capable of supplying not less than 50% of EV connections at full power at any one time during off peak periods. The distribution board will be complete with an EV Load Management System and an active suitably sized connection to the main switchboard.
- (e) EV Load Management System capable of:
 - i. Reading real time current and energy from the electric vehicle chargers under management; and
 - ii. Determining based on known installation parameters and real time data the appropriate behavior of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharge.

Reason: Compliance with the requirements of Parramatta DCP 2023.

Public Domain

Public Domain – Construction Drawings

65. Prior to the issue of any Construction Certificate(s) that includes works at ground level or above, a set of detailed Public Domain (Landscape and

Civil) Construction Drawings must be submitted to, and approved by, Council's Group Manager Development and Traffic Services Unit (DTSU).

The submission to be prepared in accordance with all design and documentation submission requirements outlined in the Parramatta Public Domain Guidelines (ref Chapter 2) addressing all areas of the public domain, parks and open spaces.

The drawings shall be provided for the following areas:

- a) Link Park - civil, structural and hard/soft landscape works for the full extent of works. The submission must include regular north-south building to building civil cross sections, and at least 2 east west civil long sections through the Link Park showing existing and proposed ground lines.
- b) Shirley Street (and road widening) - all the frontages of the development site between the gutter and building line, including footpath, drainage, front setback, footway, new kerb and gutter with drainage. The submission must include regular civil road cross sections (20m intervals), long sections (pedestrian path, kerb line) and comply with PPDG design and submission requirements.
- c) Internal access road - building line to RE1 interface including but not limited to road, travel and parking lanes, drainage infrastructure, kerb and gutter both sides, and footway works including steps, ramps, handrails, balustrades, retaining walls, tree pits and landscaping. The submission must include regular civil road cross sections (20m intervals), long sections (pedestrian path, kerb line) and comply with PPDG design and submission requirements.
- d) Temporary finish to make good any areas outside the site boundary that are impacted by project works.
- e) Any publicly accessible areas,
- f) Any works in carriageway,
- g) Works to integrate with adjacent public amenity, and
- h) On-site landscape work.

Grading

The following information shall be included on the Public Domain Construction Drawings:

- Detailed design spot levels, design contour lines, long and regular cross sections are required sufficient to confirm proposed long and cross falls.
- Localised flattening of public footpath levels at building doorways, gate entries or driveway crossings is not permitted. In Shirley Street the

longitudinal gradient must follow the top of kerb line unless otherwise agreed with Council. Ramping of the footway to suit adjacent building entries will not be accepted. Clear and accurate grading designs are to be provided demonstrating this.

- Grading and surface finishes CC plans to be prepared separate to furniture and fixtures plans and soft landscape plans (ie layered documentation) so that ground levels and contours are easily legible.
- Regular cross sections (min.20m intervals) must confirm 1%-2.5% crossfall for public paths.

Public Domain (Landscape and Civil) Construction Drawings and Specifications shall be prepared in accordance with:

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

Coordination with Services:

Where large tree planting is proposed, preserve a services exclusion zone. Document exclusion corridor zones on all drawings. Do not cut through the exclusion trenches. Relocation of proposed trees at CC stage will not be entertained due to poor services coordination or other construction matters not properly coordinated and shown on CC plans/ design details.

Documentation Accuracy

Drawings must show all work in the public domain accurately in construction drawings sets that are fully coordinated across design disciplines and project stages as applicable. Ground level designs must allow for and resolve all above and below ground services, structures and footings conflicts.

Reason: To comply with the Public Domain Guidelines.

Public Domain Modifications

66. The following modifications to the public domain are required and must be integrated into the final Public Domain Construction Drawings as required elsewhere in this notice:

Shirley Street:

- a) Shirley Street footpath - minimum 1.5m width in-situ concrete path in the public verge.

- b) New street tree species ***Angophora floribunda***. A specific tree pit detail is to be included in CC documentation demonstrating the required soil volume is achieved. Soil volume requirements per Parramatta's Public Domain Guidelines (ref section 5.1.1, table 5.1). Pavement support to be shown as required (cantilever pavement or modular cell matrix).
- c) Arrange the street trees in Shirley Street to achieve at least partial screening of the large substation fronting Shirley Street. If necessary, add an extra tree.
- d) Road pavement widening (consistent 800mm) and upgrade scope and extent as per the approved Stage 1 Civil Alignment plans.
- e) Amended public footpath tie in at 12 Shirley Street to achieve a smooth horizontal transition. Splay the western edge of the path over approx. 6m. Delete the splay on the east side.
- f) Kerb ramps with back of ramp perpendicular to the path of travel.

Internal Road:

- g) New public footpath in the road verge (west side) - minimum width 1.5m and maximum width 2.0m.
- h) Compliant cross fall for any proposed back of kerb turf strip. Must be graded to ensure positive surface drainage.
- i) Direct level entry from the internal road footpath/drop off (including accessible drop off) to the building entry porch.
- j) Street lighting - designed to suit the needs of pedestrians and vehicles, to comply with the relevant categories of AS/NZ1158. Lighting should achieve a quality lit environment that is comfortable and feels safe without excessive illumination.
- k) Light pole locations fully coordinated with trees and other furniture/kiosk/cabinet items. Must be at least 3m away from any street or other tree.
- l) Street trees: *Eucalyptus saligna* in the road (15m centres minimum) and *Cupaniopsis anacardioides* (6-8m centres) in garden beds adjacent to the building. Maximum 2 car parking spaces between street trees.
- m) Provide a typical tree pit detail for street trees. Show all underground structures, footings and any major services within and around the tree pit.
- n) Permeable paving to be provided in car parking zones. Material to be consistent with the Stage 1 consent.
- o) A 3.6m wide raised pedestrian crossing is to be provided between Link Park and future Central Park. The crossing should be fully raised from kerb to kerb, no ramps.
- p) A structural pavement system (suspended slab or modular cell system) must be incorporated below the car parking zones between large street trees to mitigate against soil compaction and to maximise aeration and porosity in tree root zones under the pavement.
- q) Street tree planter pit in car parking lane – minimum dimension in any direction 2.8m.

- r) Barrier kerbs both sides of the new road.

Link Park:

- s) Main pedestrian path link: minimum clear path and stair width 2.5m (ie excluding retaining wall dimensions, bike gutters, handrails etc). Must meet all standard accessibility requirements including tactiles.
- t) Retaining walls above each ramp switchback to be masonry stonework or high-quality off-form profiled in situ concrete. Flat or very gently sloping top of walls are required for seating comfort.
- u) Retaining walls generally to be minimised in extent and height as much as possible in the detailed design. The retaining wall containing the southern planting strip next to the pedestrian link, and the Corten steel ramp edges, are to follow the natural ground line and stair/landing/ramps profiles as closely as possible.
- v) Remaining switchback ramp edges to be Corten steel. Flat or gently sloping top edge profile to detailed grading design. Not stepped. Eliminate potential staining of adjacent concrete pavement with careful design detailing.
- w) Post top or wall mounted pedestrian lighting is required to meet relevant lighting standards.
- x) Concrete stairs with consistent stair dimensions: goings min 370mm, risers max 160mm.
- y) Concrete gutter bike channel for each stair. Coordinate the location of the bike gutters with location of the handrail.
- z) Provide bench seating with arm rests and backs at the top, middle and bottom of the link connection.

Reason: To comply with the Public Domain Guidelines.

Footway Construction Specifications

67. The following requirements shall be included in the Public Domain Construction Drawings.

Footpaths

Shirley Street footpath - in-situ concrete path. Construction standard as per the relevant Council Standard construction details (DS3) for the full length of the development site.

Link Park – in situ pedestrian concrete path. Construction standard as per the relevant Council Standard construction details (DS3). Provide access for maintenance vehicles to conveniently access the park. All maintenance paths/pavements must meet vehicular loads as specified by Council and constructed per Council standard DS6 (type 2).

The abutment of differing surfaces shall have a smooth and level transition. Design transition shall be 0mm. Construction tolerances for all pavement finishes shall be as follows:

- 0 +/- 3mm vertical,
- 0 +/- 5mm, provided the edges have been bevelled or rounded edge to reduce the likelihood of tripping in accordance with AS 1428.1.7.2.

Granite Unit Paving

Unit paving layouts to be shown to be detailed on CC drawings, including slab jointing under. Paver layouts to include detailing around all corners, around ramps, splays and cut pavers as required. Designed to withstand vehicular loads as specified by Council. Recommend construction per Council Standard DS45. Consistent stone type to Stage 1 in internal street.

Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standard DS4. Kerb ramps are to be directly facing and aligned with matching kerb ramps on the opposite side of the road. Kerb ramps cannot face an opposite driveway. Back of ramp perpendicular to the path of travel.

Where kerb ramps are in granite paving areas, ramp finishes to match surrounds.

Sealant

Apply pre and post sealant for all unit granite paving surfaces in public domain areas in accordance with Council requirements. Refer DS45. Council recommends Aquamix natural penetrating sealant (or similar) according to manufacturer's directions (minimum 2 coats). Post sealant applications: 2 coats, rolled on not sprayed on.

Vehicle Crossing

Council's standard vehicle crossing to access the basement from Shirley Street. Refer Council's design standards DS9 and DS10.

Pit Lids, Frames and Grates

All pit lids and grates in paved areas of the public domain should be level with the paving around and aligned with the paving pattern as applicable. Construction joints in sub base slabs should be coordinated to align with unit paving design layouts where possible. Where allowed by the service providers, the pit lids should be infilled with the surrounding paving material.

A schedule of proposed pit lid, frame and grate finishes is to be submitted with the Public Domain Construction Drawings. Class C load capacity (AS 3996) is required for all pit lids, grates and frames for Council public footpaths and recommended for privately owned internal public plazas as well. Class D capacity for shared zones. Refer Council DS25 for requirements.

Grated inlet pits

Grated inlet pits are to be located away from the main identified accessible clear path of travel (i.e. along the building line), outside any other key pedestrian routes, and sized to the minimum possible size.

Grated pit lids are not to be located in the community centre courtyard pavement.

In other paved areas, where they are unavoidable, grated pits should have slots or circular openings with maximum openings 13mm.

Tactile Indicators (TGSIs)

TGSIs must be used on all public footpaths and comply with the requirements in the Public Domain Guidelines and the latest versions of AS1428.1 and AS1428.4.

TGSIs, balustrades or handrails for stairs or ramps connecting to the main pedestrian thoroughfares must not extend into the thoroughfare space, or Council public domain, but must be set back.

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 for people with visual impairment. The clear path of travel is to be identified on detailed design drawings by the applicant at CC submission. Consideration also needs to include visual contrast clues between pavement and other built elements to minimise the potential for complaint under the DDA.

Steps, Handrails and Ramps

Any steps, handrails and ramps in the park and open space must comply with the latest version of AS1428.1 and AS1428.4 including handrails, nosing indicators and tactile surface indicators. Any steps, handrails and TGSIs must not protrude into adjacent perpendicular pedestrian paths or thoroughfares.

For ramps, preference is to achieve ramps which do not require handrails (i.e. make them flatter than 1:20).

Slip Resistance

For unit paving finishes the applicant is to submit independent Wet Pendulum slip resistance test results (performed after sealant or finish applications as applicable) to confirm all finishes meet Council's standard slip resistance requirements (refer to Council standard pavement details DA40 and DS45 for guidance).

For any proposed non-council standard pavements/finishes the applicant is to submit independent Wet Pendulum slip resistance test results demonstrating compliance with the required slip resistance standard as identified in AS3661.1.

Note: A copy of the Design Standard (DS) Drawings referenced can be obtained from Council's Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm).

Electrical Pillars

Green Pillars for electrical connections, where required, must be coordinated with other public domain elements, be outside the clear path of travel/public footpath, and be installed square and plumb. If necessary, reposition existing electrical pillars to achieve the above.

Reason: To comply with the Public Domain Guidelines.

Street and Park Furniture - Construction Specifications

68. The following street and park furniture requirements shall be included in the Public Domain Construction Drawings.

Street furniture selections for the internal street and Link Park are to be robust in material and structure with hardy finishes that can be maintained to a consistently high standard. Park and open space furniture selection and details shall be to Council 's requirements. Street furniture elements are to be located so that they do not cause obstruction to pedestrian movement. Proposed locations of all elements are to be confirmed on CC drawings. Vandal and graffiti resistant surfaces are to be incorporated into all public domain furniture and other public domain elements.

- Seating - At least 30% of all proposed seating in public domain areas must have seat backs and arm rests and inclusive features suitable for a person with a mobility or other impairment. AS 1428.2 provides guidance on accessible furniture including, reach ranges and varying heights of tables and seats with back and arm rests.
- All seats and benches to Council approval.
- Drinking fountain – Drinking Fountain with dog bowl and bottle tap, electropolished marine grade 316 stainless steel finish with mirror polished outer faces. Must be installed with drainage connection to SW.
- Bins- 240 L Escola bin enclosure as specified.
- Street furniture (seats/bins etc) are not required in Shirley Street.

Cycle racks

Provision of bicycle racks for minimum 12 bicycle parking spaces– SFA Semi Hoop stainless steel satin finish with bolt down fixing. Cycle racks are to be located at street level adjacent to the internal road and within the 4 metre building promenade, or near the street verge. Must have convenient level access to the Community Centre and Library entrance and not encroach onto main pedestrian thoroughfares.

Planter Beds

Planter beds in paving and raised planter beds – to be minimum width 1.5m (excluding retaining walls) where tree planting is proposed.

Reason: To comply with the Public Domain Guidelines.

Retaining Wall and Boundary Fence Specifications

69. The Retaining Wall and Fence Specifications for the Public Domain Construction Drawings are as follows:

Retaining walls

Link Park and public domain - Cast in-situ reinforced concrete, high quality Class 1 finish. No tile/ stone facing. Natural stone block walls, or walls as agreed in the design or with Council. Anti-graffiti protection to Council specification. To be designed to minimise stepping of the top of wall in public street and park settings. Preference for smooth top and bottom of wall alignments closely following natural contours. CC documentation to clearly document top and bottom of wall levels

Boundary walls – to be minimised wherever possible. Avoid stepped wall designs.

Boundary Fences

Must be designed to suit the materials and character of Link Park and the Community Centre and Library or as specified by Council. Avoid stepped fence alignments. All proposed fence types and heights must be confirmed on CC submission plans.

Design detail showing proposed fence and retaining wall materials and profiles is required in CC documentation. Include scaled elevations of key feature walls and boundary fences. Documentary evidence of compliance with these requirements for fencing and retaining walls designs 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(s).

Reason: To confirm the scope of works and ensure compliance with best-practice design standards.

Street and Park Lighting Specifications

70. All lighting features in the public domain shall be detailed in the Public Domain Construction Documentation in accordance with the following requirements.

Confirmation that existing street lighting levels in Shirley Street meet AS1158 requirements accounting for the impact of development uplift and land use changes. New poles and streetlights are to be coordinated on CC drawings as required. Luminaires to be LED.

Street lighting for the internal road and Link Park is to be designed to suit the needs of pedestrians and vehicles and to comply with the relevant P categories of AS/NZ1158. The lighting design should achieve a quality lit environment that is comfortable and feels safe without excessive

illumination. Light pole locations to be coordinated with trees and other elements in the internal street setting.

New lighting assets must comply with City of Parramatta Street Lighting Guidelines 2019 and all relevant Australian Standards, including but not limited to AS/NZS 1158, among others.

All assets intended for handover to electricity distributor (Ausgrid or Endeavour Energy) must comply with the relevant electricity distributor's network standard and requirements, including:

- Ausgrid Network Standard NS119 or Endeavour Energy Network Standard
- Standard equipment lists specified by the respective distributor
- All applicable Australian Standards, including but not limited to AS/NZS 1158, among others.

Install all light poles in parks with footings and bolt assemblies buried below the finished surrounding surfaces. Refer DS 38 for details.

Lighting Design

Lighting design shall be undertaken by a full Member of Illuminating Engineering Society Australia and New Zealand (IESANZ) (MIES).

Lighting design of any assets that are owned or proposed to be owned by Council shall be submitted to Council for approval.

Lighting design requirements (e.g. sub-categories and any other requirements) shall be confirmed in writing by Council before commencing any lighting design. The lighting designer shall provide a comprehensive lighting design and a signed statement confirming that the design meets the requirements of AS/NZS 1158, AS/NZS 4282, and if any electricity distributor (Ausgrid or Endeavour Energy) assets are involved, all requirements of the relevant electricity distributor including their standard equipment list. All submitted designs shall be in Agi32, Lighting Reality or Perfectlite software program format.

The lighting design drawings and accompanying luminaire schedule & description shall be provided with below details:

- Manufacturer, name of luminaire, power consumption (Watts), distribution (optics) type, colour temperature, outreach arm dimensions, pole type, mounting height to luminaire optical centre, pole offset, lamp/luminaire lumens, light loss factor (LLF) and luminaire/pole colour.
- Calculation summary shall indicate all relevant light technical parameters and compliance as per AS/NZS 1158 for category V & P lighting respectively.
- In the case of Category V straight sections of lighting, AGi32/Lighting Reality/Perfectlite pole spacing table confirming compliance for relevant Category V shall be submitted along with the lighting layout. Lighting layout shall indicate pole spacing as a reference point.

- The lighting design drawings shall be signed as compliant by a qualified lighting engineer (e.g. a full member of the IESANZ) and are to be submitted as part of the public domain documentation.
- Drawings showing the lighting isolux curves shall be provided.
- Lighting calculation points for horizontal/vertical illuminance shall comply with the requirements as specified in AS/NZS1158.2.
- Provide luminaire labels with mounting height.
- Provide obtrusive lighting calculations on adjacent residential properties as per Australian standards, where required.
- Indicate luminaire orientation where it is not shown by symbol.
- Highlight all areas of non-compliance.
- Be accompanied by all completed documentation requirement by relevant electricity distributor (Ausgrid or Endeavour Energy)

Where public lighting is located in proximity to areas of environmental significance, the design shall take into account the 'National Light Pollution Guidelines for Wildlife including Marine Turtles, Seabirds and Migratory Shorebirds, Commonwealth of Australia 2020'. This includes considering the potential of light pollution on species and incorporating design elements that minimise harm.

Electrical Reticulation

Electrical design shall be undertaken by a competent practising electrical engineer.

Electrical design shall comply with AS/NZS 3000, AS/NZS 3100, all relevant guidelines, regulations and legislative requirements in NSW and, if any electricity distributor assets are involved, all requirements of the electricity distributor including their standard equipment list. Electrical Design Certificate signed as compliant by an ASP Level 3 Designer shall be provided. Electrical design of any assets that are owned or proposed to be owned by Council shall be submitted to Council for approval before commencing any installation works on site.

Switchboards

The location of any switchboard is to be in a position off the public thoroughfare, wherever possible, and out of the main path of travel. The location must be approved by Council.

Poles:

All new lighting poles shall be taken from Council's approved list of poles (Refer to PDG and City of Parramatta Street Lighting Guidelines 2019). The following information should be provided:

- Height of the pole
- Type of pole
- fixtures and fittings that go on it

- size position and number of access hatches, banners, street light etc. as applicable.
- All new poles installed within the parks & open spaces where banner display is permitted shall be compulsorily equipped with compatible banner arm assembly. Refer to Council's Banner Strategy.
- Poles to be positioned at least 3m from any street tree.

Luminaires and Smart Controls:

All new and replacement lighting shall utilise LED technology and incorporate Smart Controls to enable better control of lighting levels, reduce energy consumption, mitigate potential environmental harm, facilitate a variety of asset management benefit and monitor for faults which will allow optimisation of maintenance resources.

All new LED luminaires shall include 7pin NEMA socket (NEMA/ANSI C136.41 receptacle) on top to accommodate Smart Control modules. Where possible, new Council-owned luminaires shall include additional Zhaga Book 18 receptacle on bottom to accommodate integration of future smart city sensors. All luminaires and Smart Controls installed on electricity distributor assets must comply with the distributor's requirements, including their standard equipment list.

Reason: To comply with the Public Domain Guidelines.

Tree and Planting Specifications

71. The Street Tree Specifications for the Detailed Public Domain Construction Drawings are as follows:

Botanical name	Common Name	Pot size	Quantity	Spacing
<i>Angophora floribunda</i>	Rough-barked Apple	200L	15	Average 8m
<i>Banksia integrifolia</i>	Coastal Banksia	200L	2	As drawn
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	200L	10	As drawn
<i>Corymbia citriodora</i> 'Scentuous'	Lemon Scented Gum	200L	9	As drawn
<i>Corymbia maculata</i>	Spotted Gum	200L	8	As drawn
<i>Cupaniopsis anacardioides</i>	Tuckeroo	200L	9	As drawn
<i>Eucalyptus saligna</i>	Blue Gum	200L	5	15m maximum
<i>Howea forsteriana</i>	Kentia Palm	100L	1	As drawn

<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	200L	8	As drawn
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Note:

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

Tree Stocks

All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority prior to planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

Pavement Support

A structural pavement system is required around proposed street trees where necessary in paved areas to mitigate against soil compaction and to maximise aeration and porosity in the nominated tree root zone.

Suitable pavement support systems include suspended concrete slabs or modular cells. The extent of all structural soil areas to be shown in plan view on landscape and civil CC drawings.

New services of any kind are to be designed and located away from proposed tree pit and trench zones.

Soil Mix and Compaction

Refer to City's Standard Design (DS) series and specifications. The soil is placed in two horizons, the surface horizon (A) and the subsoil (B).

These soil fills need to be consolidated and compacted before planting to minimise degree of future settlement. This consolidation should be carried out in layers. The contractor should allow for additional fill material to achieve design finish levels in case future settlement occurs. Compaction levels should be as per AS1289 for all clean fill and soil profile layers to avoid under compaction.

Tree Pits

The base of all tree pits and trenches shall incorporate a drainage layer and positively draining pipe that connects to nearest stormwater pit. The invert level of the storm water pit receiving the drainage water from the tree pits is also to be shown on the Public Domain Construction Drawings.

All tree planting details must show a compacted sub grade area under tree root balls to mitigate against subsidence of the tree.

Site specific tree pit details (sectional details) are required for each tree planting context including tree planting in the car parking lane, in planting beds adjacent to paving, and in raised planters. Details must include all underground structures, pavement depths, footings, modular cells/structural pavement systems, tree grates as applicable.

Soil Volumes

Soil volume calculations demonstrating tree pit and soil volume compliance per ADG requirements and reflecting pit and trench layouts and sections are to be included in CC documentation. Soil volume calculations are to be based on a minimum soil media depth of 1m (max 1.2m), reflective of proposed tree species size per ADG requirements, and exclusive of pavement thicknesses and drainage layers.

Tree planting

Tree trunks for all trees are to be located a clear 500mm away from path edges, retaining walls or other structures including footings. Trees must be planted at least 3m away from major building structures and street lights.

Prior to delivery of any Trees to site for installation

- 3 photographs around each tree to be planted without stakes and ties. These photographs must be time stamped and accompanied with a 'Nursery Certificate' noting their state of health and their care, including the location details. The certificate must state the trees were grown to the nursery stock standards and must be provided by the nursery that grew/supplied the tree; and
 - Imported top soil data sheet
- Certifications to be provided before the delivery of trees to site and / or prior to raising the inspection request. These certificates are to be provided to the Group Manager Parks and Open Spaces prior to the delivery of trees to site and / or prior to raising the inspection request.

Proposed services

Proposed boundary SW drainage and other services (as applicable) are to be designed (i.e. proposed vertical and horizontal alignments) so they do not constrain tree planting as shown on the approved landscape plans. Allowance for minimum 800mm clear depth above proposed pipes or other infrastructure is required for growing media for tree planting. All CC submission planting details and sections must show the location of

proposed services relative to proposed trees and provide sectional details demonstrating that this is achieved. It is assumed at this stage that there are no clashes or conflicts with any services existing or proposed.

Embankments

Allow shoulder at top and bottom of slopes still ensuring maximum permissible embankment gradients are achieved.

- Max gradient 1:5 for turfed areas. Max 1m height in any setting.
- Max. 1:3 for planted slopes. Max 1m height in any setting.

Allow to feather top and toes of all embankments/batters.

Irrigation

Provision of detailed irrigation plans required to illustrate irrigation zones and demonstrate adequate coverage for plant health whilst ensuring efficient water use.

Irrigation systems to use a Hunter PRO-HC Hydra-Wise (24 station) controller for compatibility with Council's existing network. Confirm/coordinate with Council the water point take-off point, electrical connections and location for controller for automated system for automatic irrigation system.

Provide 2 additional water points within the Link Park that allow for Council connection for cleaning/maintenance and hand irrigation. Taps/QCVs as directed by Council. Allow for one at the top and one at the bottom of Link Park.

Reason: To support trees and landscape that will thrive in the long term, minimise plant failure rate and ensure high quality of stock utilised.

Landscape Plan Amendments

72. An updated Landscape Plan for the communal open space areas should be provided to the satisfaction of the Certifying Authority incorporating the following requirements:
- (a) On the rooftop terrace, replace the *Cupaniopsis anacardioides* & *Tristaniopsis laurina* trees, proposed to the periphery planter, adjacent to the 2m high wind screen and replace them with a fastigate (narrow-form) small tree species, or a narrow-form hedge species to avoid clashing with the glazing and on-going maintenance issues.
 - (b) All proposed trees at ground level are to be provided in a minimum 100 litre container, must be able to reach a minimum mature height of thirteen (13) metres, and planted with a minimum setback of 3m to the outside wall or edge of a legally constructed building or the proposed development and a minimum 2m distance from any proposed or existing drainage line and minimum 500mm from the edge of a retaining wall (including the footing) paving (including any haunching)

to avoid the rootball conflicting with the infrastructure. Note Council does not support the rootball being “cut to fit” a space.

- (c) The location of all proposed and existing underground services to be shown as per the survey plan and to be coordinated with all relevant discipline plans.
- (d) All proposed softscape details to be provided.
- (e) Details for all proposed hardscape structures to be provided.
- (f) Trees on podium structure are to be secured using an under-ground guying system to avoid the visual clutter.

Reason: To ensure the provision of environmental amenity for residents and thriving landscape within the development.

Planting on Structure Detail

73. Prior to the issue of the relevant Construction Certificate(s), the Landscape documentation shall include the following requirements to the satisfaction of the Principal Certifying Authority:
- (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) 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.
 - (c) Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P *Planting on Structures - Tools for improving the design of residential apartment development* (NSW Department of Planning and Environment, 2015):
 - Typical tree planting on structure detail to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size)
 - Typical shrub planting on structure detail to show minimum 500-600mm soil depth,
 - Typical turf planting on structure to show minimum 200-300mm soil depth.
 - (d) Tree planting densities shall not exceed the prescribed soil volume.
 - (e) Sections through the planters supporting the trees and shrubs over the basement, OSD and on podium level are required to show the above requirements.
 - (f) A landscape maintenance schedule is required to ensure all landscape areas are well maintained for a sufficient period of time (minimum 1 year)
 - (g) Details for the WHS landscape maintenance access procedure for working at height (Level 2, Level 3) to be included in the schedule.
 - (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.

Waste Management (Prior to CC)

Waste and Recycling Storage Facilities

74. Waste and recycling storage facilities are to be provided in each residential unit. Details of the unit waste storage areas are to be provided to the satisfaction of the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure adequate storage for refuse.

Garbage Chutes

75. The garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwellings. Details are to be provided on the plans and documentation accompanying the relevant Construction Certificate application(s) to the satisfaction of the Principal Certifying Authority.

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

Road surface to be rated to support load mass up to 25t

76. Prior to the issue of the relevant Construction Certificate(s), the applicant is to provide evidence to the Principal Certifying Authority that the basement ramp and any area the waste truck will travel will be constructed to support a load mass of up to 25 tonnes.

Reason: To ensure waste vehicles can safely access the ramp to provide waste collections

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

General

Appointment of Principal Certifier

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

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

Reason: To comply with legislative requirements.

Enclosure of the site

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

Reason: To ensure public safety.

Site Sign

79. 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.

Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

Public liability insurance

81. 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.

Footings and walls near boundaries

82. 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.

Construction Site Management Plan

83. Before the commencement of work, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:
- location and materials for protective fencing and hoardings to the perimeter on the site
 - provisions for public safety
 - pedestrian and vehicular site access points and construction activity zones
 - details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site
 - protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites and Council's DCP, if applicable) and trees in adjoining public domain (if applicable)
 - details of any bulk earthworks to be carried out
 - location of site storage areas and sheds
 - equipment used to carry out all works
 - a garbage container with a tight-fitting lid
 - dust, noise and vibration control measures
 - location of temporary toilets.

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

Construction Phase Soil and Water Management Plan

84. A comprehensive construction phase soil and water management plan

must be prepared for the construction phase. This plan must consider how the site will be managed. It must focus on the protection of environment, existing infrastructure and human safety by addressing the following issues:

- a) Detailed plans of water quality treatment for construction phase dewatering and demonstrating expected compliance with the water quality parameters outlined elsewhere in this notice.
- b) All stormwater generated on the construction site must be collected and appropriately disposed of in a manner that does not increase the flood risk for the catchment area or degrade the quality of water being disposed of to Council stormwater infrastructure. The proposed methods of collection, treatment and disposal for the entire excavation must be shown on the integrated plan and detailed in the report.
- c) Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to include, but not be limited to:
 - i. Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.
 - ii. A sediment trapping fence, made of a geotechnical textile specifically designed for such a purpose and installed and maintained to manufacturer's specifications, placed below the disturbed area of the construction site along contours.
 - iii. Any sediment control fences and other installations must not obstruct pedestrian movement in the locality or vehicle access to adjoining properties.
 - iv. Vehicle access shall be restricted to a minimum number of locations, and vehicle driveways are to be adequately covered at all times with blue metal or the like.
 - v. The protection of all stormwater collection pits in the vicinity of the works.
 - vi. The protection of all stockpiled construction waste and materials.
- d) Details of the above must be shown on the plan and outlined in the report.
- e) Full plant and equipment details, including the location of any proposed access ramps, cranes, site entry points etc.
- f) An operational and monitoring plan.

The construction phase soil and water management plan must be submitted to the satisfaction of the Principal Certifying Authority prior to the works commencing.

Reason: Environmental protection.

Shirley Street Upgrade

85. Prior to works commencing for the upgrade of road pavement at Shirley Street the applicant must submit a satisfactory Project Quality Plan to Council's Group Manager Development and Traffic Services for approval.

As stated elsewhere in this notice, the road pavement of Shirley Street includes the extent of Shirley Street as it interfaces with the boundary of 263-281 Pennant Hills Road the full existing road pavement width and including the 0.8m widening.

The Project Quality Plan must be based on adopted construction specifications and quality systems and must include:

- (a) work method statements for typical work activities,
- (b) description how the specifications and quality system will be applied,
- (c) type and frequency of testing,
- (d) list of records that will be prepared and submitted to Council at various stages of construction.
- (e) It must identify all inspections by Council's officers, hold and witness points during the construction etc.

For road pavements the construction standards are:

- If design traffic is less than 10^5 ESA – AUS SPEC specifications (published by NATSPEC)
 - 1141 – Flexible Pavements
 - 1143 – Sprayed bituminous surfacing
 - 1144 – Asphaltic concrete (Roadways)
 - Other relevant AUS SPEC specifications for the work not covered by above specifications
 - 0161 – Quality (Construction)
- If design traffic is equal or higher than 10^5 ESA – Transport for NSW Specifications
 - 3051 – Granular Base and Subbase Materials for Surfaced Road Pavements
 - R71 – Unbound and modified pavement course
 - R73 – Construction of plant mixed heavily bound pavement course
 - R83 – Concrete pavement base
 - R106 – Sprayed bituminous surfacing (with cutback bitumen)
 - R116 – Heavy duty dense graded asphalt
 - Other relevant Transport for NSW specifications for material and roadworks not covered by above specifications.

Reason: To ensure that Council assets are designed and constructed to Council standards.

Public Domain

Inspection Prior Works in Public Domain/Assets

86. All 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 (indicative list of required inspections provided below). The applicant is to prepare and submit to Council a proposed program of inspections tailored to suit the scope of works for Council approval. The applicant must contact Council for each inspection. At least 48 hour notice must be given for all inspections, except tree inspections which require a 7 days' notice.

The required inspections include the followings (indicative list):

- a) Commencement of works including tree protection measures installed and set out of tree pits.
- b) Commencement of the works including survey marks, sub-grade preparation and all set outs.
- c) Subgrade inspection following excavation for footings, drainage and pavements, tree pits, structural soil cell, sub-surface drainage and irrigation system as required;
- d) Installation of required underground conduits;
- e) Formwork inspection for all footpaths, set out for retaining walls, ramps, stairs and other structures.
- f) Completion of concrete blinding layer/structures before any paver or other finishes to be laid;
- g) set out/location of furniture/installation.
- h) Completion of unit (granite) paving and furniture installation.
- i) Manufacturer's warranty and maintenance information for all proprietary products shall be provided;
- j) Completion of paving sealant applications
- k) Tactiles indicator layouts/installation, handrails and other site features and tactile indicator installation as per Council's specification.
- l) Delivery of trees to site.
- m) Installation of trees including inspection sub-drainage layer installed. Council's City Arborist and Tree Operations team to be notified 7 days prior to installation to enable inspection at the time of installation. 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.
- n) Practical completion - defects inspection following completion of all works to view (add items as per park design – perhaps play areas, pathway finishes) paving sealant, tactile surface indicators, service lids, vegetation and location of fixtures and fittings.

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

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 construction standards. The civil engineer is to provide certification of the above prior to achieving the Occupation Certificate.

Reason: To ensure the quality of the parks and open space works comply with Council standards and requirements.

Notice Regarding Dilapidation Report

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

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

Engineering

Erosion and Sediment Control Measures

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

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

- a) the measures required by the construction site management plan and the construction phase soil and water management 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.

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

Site Maintenance During Construction Stage

89. 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.

Environmental Health

Polluted water from excavation – water analysis

90. 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 (EPA) and ANZ Guidelines for Fresh and 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.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Hours of work and noise

91. 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.

Building Work in Compliance with BCA

92. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

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

Copy of Development Consent

93. A copy of this development consent, together with the stamped plans, reference documents and associated specifications, is to be held onsite 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.

Implementation of the site management plans

94. A copy of each of the following approved documents must be kept on site for the duration of works:
- a. Construction Site Management Plan
 - a. Construction Waste Management Plan
 - b. Construction Traffic and Pedestrian Management Plan
 - c. Construction Noise and Vibration Management Plan
 - d. Construction Phase Soil and Water Management Plan

All works are to be carried out in accordance with these plans, including but not limited to; water quality monitoring and treatment, sediment and stormwater management, environmental auditing and reporting.

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.

95. 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.

To ensure pedestrian access.

Materials on Drainage Line

96. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

Implementation of BASIX Commitments

97. The development is to be carried out strictly in accordance with the commitments listed in the BASIX certificate as approved in accordance with condition 34 of this consent, for the development to which the consent applies.

Reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate prescribed condition under clause 76 EP&A Regulation 2021.

Complaints Register

98. 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:

- i) The date and time of the complaint;
- ii) The means by which the complaint was made;
- iii) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- iv) Nature of the complaints;
- v) Any action(s) taken by the applicant in relation to the complainant, including any follow up contact with the complainant; and
- vi) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

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

Reason: To allow the Principal Certifying Authority to ensure complaints are dealt with appropriately.

Survey report of building works

99. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary, including the boundary to the proposed Link

Park. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment.

Survey certificates are to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificates are to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts, and must confirm that the following aspects are consistent with the approved plans prior to any further work proceeding on the building:

- a) The location of the building in relation to all boundaries
- b) The RL of each floor level of each building

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

Erosion & Sediment Control Measures

100. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

Damage to Public Infrastructure

101. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

Reason: To protect public safety.

Nomination of Engineering Works Supervisor

102. 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.

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

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

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

Reason: Prescribed condition - EP&A Regulation clause 98E **Road Repair During Works**

104. The applicant must ensure that any damage caused to Shirley Street (between Post Office Road and Lloyds Avenue) as a result of carrying out of works (including damage caused by, but not limited to, construction vehicles) is rectified so to maintain Shirley Street to a serviceable state and to the satisfaction of Council for the duration of the construction, and at no cost to Council.

Reason: To ensure any damage to public infrastructure is rectified

Road Occupancy Permit

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

Reason: To ensure proper management of Council assets.

Oversize vehicles using local roads

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

Reason: To ensure maintenance of Council's assets.

Landscape

No removal of trees on public property

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

Reason: Protection of existing environmental infrastructure and community assets.

Advanced tree planting

108. 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.

Construction Noise

109. 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.

Reason: To protect the amenity of the neighbourhood

Dust Control

110. Dust control measures shall be implemented during all periods of earth works, demolition, stockpiling, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

Hazardous/intractable waste disposed of in accordance

111. 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:

3. Work Health and Safety Act 2011;
4. NSW Protection Of the Environment Operations Act 1997 (NSW); and
5. 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.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Occupation Certificate

112. 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.

- a) public easement across all internal roadways and footpaths;
- b) easements for drainage benefiting Council over internal roads;
- c) easement for drainage benefiting the development over Council land;
- d) All other matters as nominated in this consent.

The terms of the 88E Instruments are generally in accordance with Council's standard terms available on Council's website under Development 'Forms and Documents'. All covenants/restrictions created as part of this consent are to contain a provision that that cannot be released, varied or modified expect with the written consent of the City of

Parramatta Council. The terms are to be submitted to Council for approval prior to lodgement with the NSW Land Registry Services.

Registered title documents showing the covenants and restrictions must be submitted to Council's Manager Development and Traffic Services (DTSU) prior to the issue of any Subdivision Certificate.

Reason To ensure public access and maintenance of services.

Street Number when site readily visible location

114. 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.

SEPP 65 verification statement OC stage

115. 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 No 65 - Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP 65.

Reason: To comply with the requirements of SEPP 65.

Street Numbering

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

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

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

Lot Consolidation

117. All individual parcels of land holding a separate title within the development site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the NSW Land Registry Services, prior to an Occupation Certificate being issued.

Reason: To comply with the Conveyancing Act 1919.

Repair of Infrastructure

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

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

Reason: To ensure any damage to public infrastructure is rectified.

Completion of Landscape and Tree Works

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

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

Traffic and Parking

Car Share

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

Reason: To comply with Council's parking requirements

Car Share Spaces Protected

121. Prior to the issue of an Occupation Certificate, a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to provide and maintain 1 car share parking space on the lot and provide public access to these spaces. The authority to release must be the City of Parramatta Council.

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

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

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

Loading Dock Management Plan

122. Prior to the issue of the relevant Occupation Certificate, the applicant must submit a Loading Dock Management Plan to the satisfaction of Council's

Manager Traffic and Transport Services. The Plan is to utilise the Transport for NSW Last Mile Toolkit and must achieve the following requirements:

- Ensure 24 hour access is provided to the loading dock for the Library and Community Centre;
- Provide details of how after-hours access will be provided to the Library and Community Centre including access to any member of the public who have booked the Community Centre;
- Have sufficient capacity to meeting the loading requirements of the proposed development.
- Provide details of any control points accessing the loading dock ensuring that if any are installed, they comply with the requirements of AS 2890.1.
- All loading and servicing is to be conducted on-site.
- All vehicles are to enter and exit the site in a forward direction.
- The applicant should not rely on the kerbside restrictions to conduct their business.
- Loading bay management details including service vehicle movements during peak periods;

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

On Street parking - signage

123. On-street parking within the new internal roads are to be time restricted to prevent all day and night parking. A minimum of one (1) high turnover on-street parking space with a time restriction of 15 minutes or similar, is to be installed within the internal road in the vicinity of the Library/Community Centre.

Details are to be illustrated on plans within a separate submission to Council's Manager Traffic and Transport Services for the approval of the signs and linemarking. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council

Reason: To comply with Roads Act 1993.

Utilities

Completion of Public Utility Services

124. 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

Installation of fibre-ready & fixed-line telecom.

125. Prior to the issue of the relevant Occupation Certificate(s) in connection with a development, the developer (whether or not a constitutional corporation) is to provide evidence satisfactory to the Principal Certifier that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose, and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

Reason: To ensure provision of appropriately located telecommunication facilities.

Broadband access for major development 100+ dwellgs/units

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

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

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

***Access Control System & Signage Driveway Entry -
Community Centre and Library***

127. Prior to the issue of the relevant Occupation Certificate, an intercom and pinpad/scanner system and associated signage to be connected to Council's Security system is required to be installed in order to open the driveway entry gates after hours (as nominated elsewhere in this consent).

The design of the system and signage is to be in accordance with Council's requirements to the satisfaction of Council's Group Manager Development and Traffic Services.

Reason: To ensure reasonable access for visitors and staff to the Library and Community Centre car parking

Provision of Electricity Services

128. Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to the issue of an Occupation Certificate.
Reason: To ensure appropriate electricity services are provided.

Release of Securities/Bonds

129. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with DA/545/2024, relating to the site at (part) 263-281 Pennant Hills Road Carlingford.

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.

Adaptable dwellings Multi-unit and RFB's

130. Certification must be provided prior to the issue of an occupation certificate that at least 6 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 2023 have been met.

Liveable Housing

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

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

Post Construction Private Property Dilapidation Report

132. 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

Landscape

Certification by Qualified Landscape Architect

133. 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.

Waste Management (Prior to OC)

Waste Management Plan

134. 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 contained in *Operational Waste Management Plan* No. 3408 Revision C, dated 16 September 2024, prepared by Elephants Foot Consulting (EFC) have been completed.

Reason: To demonstrate compliance with submitted report relating to operational waste management.

Ventilation – waste storage rooms

135. 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.

Waste Collection Facilities

136. Prior to the issue of any Occupation Certificate, residential communal and Council's Library and Community Centre waste facilities and associated vehicle access on the site shall be inspected and approved by Council's Waste Service Team. Written confirmation of the waste facility approval from Council shall be submitted to the Principal Certifying Authority before the issue of any Occupation Certificate.

Reason: To ensure that appropriate waste collection facilities are provided.

Waste By-Laws

137. Prior to the issue of any Occupation Certificate, a draft strata by-law with the insertion of waste specific by-laws is to be provided to Council's Waste

Service Team. The waste specific by-laws can be provided by Council's Waste Service Team.

Reason: To ensure that appropriate waste collection facilities are adequately managed by the authorised representatives and occupants of the building and to ensure no waste activities generated on site is placed on public land.

Easement - Waste

138. Prior to the issue of an Occupation Certificate a Positive Covenant/Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, entitling Council waste contractors to enter the site for the purposes of garbage collection must be granted to Council by the owner of the land.

The easement must be in a form prescribed by Council and must include covenants to the effect that parties will not be liable for any damage caused to the property by reason of the operation of any vehicle or other equipment used in connection with the collection of garbage and to the effect that the owner of the land shall indemnify the Council, its agents and persons.

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.

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.

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

Shirley Street Upgrade

139. Prior to any issue of any Occupation Certificate, the works outlined in the approved Pavement Design Report and Project Quality Plan, must be completed to Council's satisfaction and final defects rectified, with a final approval obtained from Council's Group Manager Development and Traffic Services Unit.

Any defects raised by Council officers during the above construction and defects period inspections, will be notified in writing. Defects may include incorrect location of elements, unsatisfactory construction techniques or finishes, or any other non-compliances with the approved plans, longitudinal sections and specifications or the public domain guidelines.

All defects need to be rectified prior to and signed off at the final defects' inspection by Council officers to achieve Occupation Certification. The

applicant is responsible for the safety, repair, and maintenance of the road during construction until the final defect inspection is completed.

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. The WAE drawings shall be submitted to Council as both CAD and PDF drawings.

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

Swimming Pools

Swimming Pool – Fences

140. Prior to the issue of the relevant Occupation Certificate, the swimming pool must be fenced in accordance with provisions Swimming Pool Act 1992 and the Swimming Pools Regulation 2018 together with the referenced Australian Standard AS1926 Parts 1 and 2 (2012), prior to the filling of the pool with water. The fence shall be installed to the satisfaction of the Principal Certifier.

Reason: To comply with the Legislative requirements.

Swimming Pool Water to Sewer

141. Prior to the issue of the relevant Occupation Certificate, the swimming pool water including the backwash overflow water shall discharge to the sewer. The consent of Sydney Water to dispose of wastewater shall be obtained and compliance with any conditions imposed by Sydney Water.

Reason: To comply with the Legislative requirements.

Pool Safety Requirements

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

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

Reason: To comply with the Legislative requirements.

Registration of Swimming Pool/Spa

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

Reason: To comply with the Legislative requirements.

Crime Prevention

CPTED Matters

144. Prior to the issue of any Occupation Certificate the following measures shall be installed to address CPTED considerations:

- a) Security and access control systems to be provided to private residential areas or communal facilities not open to the public. This includes in the basement to distinguish between the residential and Community Centre and Library parking areas to prevent unauthorised access to private basement parking and basement storage areas;
- b) Implement a CCTV system to provide 24/7 surveillance of all building entry and exit points (including car park entry and exit) and mail box area, and publicly accessible areas. The CCTV system operated by the complex should comply with Australian Standard AS/NZS 62676-20206. Images should be retained for a minimum of 30 days before deletion.
- c) Wayfinding measures within parking levels;
- d) Internal and external lighting to Australian Standards.
- e) Fire exit doors should be fitted with measures to restrict unauthorised access.
- f) A 'swipe' card system or the like shall be used to control access to all service areas.
- g) Letterboxes shall be provided with individualised locks and be located inside each building;
- h) Intercom facilities should be incorporated into entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development.
- i) If any basement storage compartments are provided for residents of the development, they must, subject to compliance with fire safety standards, be secure, with solid, opaque walls and door and fitted with an individualised key lock.

Reason: To ensure safety and amenity for future occupants and visitors to the site.

Public Domain

Public Domain – final Work as Executed Plans

145. 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 and final defects rectified, with a final approval obtained from Council's Assets Manager & Public Domain team.

Any defects raised by Council officers during the above construction and defects period inspections, will be notified in writing. Defects may include incorrect location of elements, unsatisfactory construction techniques or finishes, or any other non-compliances with the approved plans, longitudinal sections and specifications or the public domain guidelines. All defects need to be rectified prior to and signed off at the final defects' inspection by Council officers to achieve Occupation Certification. 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. The WAE drawings shall be submitted to Council as both CAD and PDF drawings.

Maintenance Periods

A 52-week defects period will commence with issue of an Occupation Certificate for Shirley Street.

A 1-year plant establishment and maintenance period for all soft works will commence with issue of an Occupations Certificate for Link Park.

Note – If any trees have been replaced (due to death or damage of the previous tree) within 3 months of the handover, the maintenance period for those trees will be extended to suit the above time requirements. A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying the required plant establishment to be provided by the applicant following OC.

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

Engineering

Work-as-executed Plans and Certifications - Stormwater

146. Works-As-Executed stormwater plans shall be prepared addressing the following:
- (a) A WAE survey shall be conducted and plans prepared showing the 'as built' of the complete on-site detention / WSUD systems, 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 / WSUD tanks shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer.
- (h) In addition to the above documents, separate work-as-executed plans shall be prepared for the road and footpath Civil works, including for the public drainage system draining the RE1 lands, which will be dedicated to Council. A separate Certificate of compliance shall also be provided to Council, certifying the Civil and public drainage works have been satisfactorily installed, as per the approved plans.

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.

OSD / WSUD Positive Covenant & Restrictions

147. 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 owners with the requirement to maintain the on-site stormwater detention and the WSUD facilities installed 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.

Final Groundwater Reuse Water Quality Management Plan

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

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

- a) As built details of the final groundwater water storage system.
- b) Water balance model with details for reuse and disposal, as well as contingencies for storage during periods of extended wet weather.
- c) Operational procedures process control.
- d) Maintenance.
- e) Contingency protocols and incident response.
- f) Reuse water quality monitoring.
- g) Operator, contractor and user awareness.
- h) Chemical stormwater and management.
- i) Validation, research and development.
- j) Documentation and records.
- k) Review and continual improvement in relation to water quality:
 - (i) Irrigation of groundwater to landscaped areas should meet the criteria as specified in ANZG (2024) 'Water

Quality for Irrigation and General Water Uses' (or any subsequent revision of this document.

- (ii) How the required water quality standards, inspection schedule and monitoring requirements are to be achieved.
- (iii) The Plan must include how the discharge of any excess groundwater shall be undertaken so that it does not pollute surface waters.
- (iv) The Plan must include measures for the management of treated groundwater that has failed to meet reuse and / or discharge water quality objectives.

In relation to reuse:

- l) Other than for emergencies or maintenance purposes, all surplus treated groundwater must be discharged via connect .
- m) A maximum of 0.1ML/year of treated groundwater may be disposed to Council's stormwater system but only for the purposes of emergency or maintenance needs. Any such discharge must meet all water quality requirements and NOT exceed 5 litres/second. Provision must be made for the monitoring and annual reporting of any such discharge.

In relation to monitoring and reporting, the Final Groundwater Reuse Water Quality Management Plan must include:

- n) Proposed ongoing monitoring and reporting requirements for the groundwater dewatering, treatment and reuse system.
- o) Monthly meter readings of inflows / outflows with dates and times of measurement (to monitor annual inflow rates and discharge volumes to the reuse systems/facilities, in addition to requirements for monitoring emergency/maintenance discharge quantities).

In relation to maintenance the Final Groundwater Reuse Water Quality Management Plan must include:

- p) For the design and construction of the groundwater capture and reuse system, outline any relevant to increase redundancy and reduce long term maintenance.

Reason: To achieve appropriate water quality, water reuse and prevent pollution of the environment.

Groundwater Reuse System – Positive Covenant

149. Prior to the issue of any relevant Occupation Certificate, the Groundwater Reuse Water Quality Management Plan approved by this Consent must be the subject of a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919, burdening all owners corporation / property owner with the requirement to maintain the approved groundwater reuse and treatment system, and ensure that all of its

procedures, controls, maintenance obligations, protocols, monitoring and the like are achieved in perpetuity.

The terms of the 88E Instruments are to be to the satisfaction of Council.

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

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

Groundwater reuse system

150. Prior to the issue of any relevant Occupation Certificate the groundwater re-use system must be tested by an appropriately qualified hydraulic engineer to certify that it has been constructed in accordance with the approved plans and that it is fully operational and capable of achieving the target water quality performance criteria. The certification must be to the satisfaction of the Principal Certifying Authority.

Reason: To prevent pollution of the environment.

Section 73 Certificate

151. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained prior to the issue of any Occupation Certificate. The application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s web site at www.sydneywater.com.au then the “e-developer” icon or telephone 13 20 92.

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

Waste Management

Management of waste storage facilities

152. 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.

Remove putrescible waste at sufficient frequency

153. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

Reason: To ensure provision of adequate waste disposal arrangements.

Storage of bins between collection periods

154. 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

Implementation of BASIX Commitments

155. Under Clause 75 of the Environmental Planning & Assessment Regulation 2021, it is a condition of this development consent that each commitment listed in the BASIX certificate approved in accordance with condition 34 of this consent will be fulfilled prior to occupation.

Reason: To comply with legislative requirements of Clause 76 of the Environmental Planning & Assessment Regulation 2021.

Appliance Ratings

156. Prior to the issue of any Occupation Certificate for self-contained dwellings the Principal Certifying Authority is to ensure that all Fridges, Clothes Washers, Clothes Driers, Dishwashers and Air Conditioners have at least the Energy Star Ratings and WELS water ratings as required by the BASIX certificate approved in accordance with condition 34 of this consent.

Reason: To ensure the BASIX Commitments are met.

Glazing performance

157. Prior to the issue of any Occupation Certificate for self-contained dwellings the Principal Certifying Authority is to ensure that all glazing assemblies have been installed strictly in accordance with the commitments listed in BASIX certificate BASIX certificate approved in accordance with condition 34 of this consent and the glazing components have an external visible light reflectivity no greater than recommended by SLR Report 610.30489-R08-v1.0 dated 19 September 2024.

Reason: To ensure BASIX commitments and solar reflectivity mitigation requirements are met.

PART F – OCCUPATION AND ONGOING USE

General (Occupation and Use)

No 'offensive noise'

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

Reason: To reduce noise levels.

Noise from mechanical equipment

159. 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.

Air Conditioners in Residential Buildings

160. 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):
 - (a) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
 - (b) before 7.00am and after 10.00pm on any other day.
 - (c) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (i) and
 - (d) above, 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.

Swimming pool and gym

161. The swimming pool and gymnasium facilities are not to be operated for general commercial purposes and access shall be restricted to residents only.

Reason: to protect the amenity of the area

162. The security doors to the basement parking shall remain open or automatically open during the following hours:

Monday to Saturday - 9am to 6pm

Sunday and public holidays (unless facility is closed): - 10am to 5pm

Outside of these hours are considered 'after hours' and requires alternative access via a security access control system.

The Building Manager shall be responsible for the opening and closing of security doors.

Outside the hours stated above, an access control system connected to Council's Security Team, which allows for Council to open the security doors for vehicles to access basement parking at Level 1 for the Community Centre and Library as provided elsewhere in this notice.

Reason: To allow for reasonable access to Council's Community Centre and Library car parking spaces.

Landscape

Landscape Maintenance

163. 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.

Date: XXXX 2025
Responsible Officer: Bianca Lewis

DRAFT