

DRAFT CONDITIONS OF CONSENT

Development Consent No.: DA/25/2025
Property Address: Lots A & B DP 155541
348 Victoria Road, RYDALMERE NSW
2116

PART A – GENERAL CONDITIONS

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

Architectural Drawings

Drawing No.	Issue	Plan Title	Dated
DA005	A	Demolition Plan	09/12/2024
DA011	C	Site & Ground Floor Plan	05/05/2025
DA015	B	Site & Roof Plan	05/05/2025
DA016	A	Office Plans – Sheet 1	09/12/2024
DA017	A	Office Plans – Sheet 2	09/12/2024
DA021	A	Elevations – Sheet 1	09/12/2024
DA022	A	Elevations – Sheet 2	09/12/2024
DA031	A	Sections	09/12/2024
DA071	A	Signage Plan	09/12/2024
DA085	A	External Finishes Schedule	14/04/2025

Civil Drawings/Stormwater

Drawing No.	Issue	Plan Title	Dated
CO12068.01-DA100	B	Drawing List & General Notes	11/12/2024
CO12068.01-DA200	B	Erosion & Sediment Control Plan	12/12/2024
CO12068.01-DA250	B	Erosion & Sediment Control Details Sheet 1	12/12/2024
CO12068.01-DA251	B	Erosion & Sediment Control Details Sheet 2	12/12/2024
CO12068.01-DA300	C	Bulk Earthworks & Cut/Fill Plan	12/12/2024
CO12068.01-DA350	B	Bulk Earthworks Sections Sheet 1	12/12/2024

Drawing No.	Issue	Plan Title	Dated
CO12068.01-DA400	E	Stormwater Drainage Plan	07/05/2025
CO12068.01-DA450	B	Stormwater Drainage Details Sheet 1	12/12/2024
CO12068.01-DA451	B	Stormwater Drainage Details Sheet 2	12/12/2024
CO12068.01-DA452	B	Stormwater Drainage Details Sheet 1	12/12/2024
CO12068.01-DA470	A	Underground OSD Tank Details Sheet 1	12/12/2024
CO12068.01-DA471	A	Underground OSD Tank Details Sheet 2	12/12/2024
CO12068.01-DA490	B	Music Catchment Plan	07/05/2025
CO12068.01-DA500	F	Finished Levels Plan	07/05/2025
CO12068.01-DA550	B	Typical Sections Sheet 1	12/12/2024
CO12068.01-DA551	B	Typical Sections Sheet 2	12/12/2024
CO12068.01-DA600	C	Retaining Wall Plan	07/05/2025
CO12068.01-DA651	B	Retaining Wall Details Sheet 2	12/12/2024
CO12068.01-DA700	C	Public Domain Crossover and Section	08/05/2025

Landscape Drawings

Drawing No.	Issue	Plan Title	Dated
LA001	B	Landscape Masterplan	08/05/2025
LA002	B	Tree Retention and Removal Plan	08/05/2025
LA100	B	Detailed Landscape Plan 1	08/05/2025
LA101	B	Detailed Landscape Plan 2	08/05/2025
LA102	B	Detailed Landscape Plan 3	08/05/2025
LA200	B	Planting Character and Schedule	09/05/2025
LA300	B	Landscape Area Calculations	08/05/2025
LD000	B	Landscape Details - Planting	08/05/2025
LD001	A	Landscape Details - Paving	09/12/2024

Specialist Reports

Document	Prepared By	Dated
Statement of Environmental Effects	DFP Planning	13/12/2024

Waste Management Plan	Elephant's Foot	09/12/2024
Air Quality Report	Vipac	09/12/2024
Acoustic Impact Report	Vipac	10/12/2024
BCA Report	McKenzie Group	26/11/2024
ESD Report	Erbas	09/12/2024
Ecological Impact Report	SLR	13/12/2024
Contamination Summary Report	Douglas Partners	06/12/2024
Geotechnical Report	Douglas Partners	09/12/2024
Civil Engineering Report	CRC	12/12/2024
Light Spill Assessment	Lighting, Art & Science	19/11/2024
Remediation Action Plan	Douglas Partners	10/12/2024
Green Travel Plan	Ason Group	28/11/2024
Arboricultural Impact Assessment	Hugh The Arborist	13/12/2024
Vegetation Management Plan	SLR	09/12/2024
Transport Assessment Report	Ason Group	03/12/2024

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

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

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

3. 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 (2022) Sampling Design Guidelines.

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

- 4. 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.

- 5. 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.

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

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

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

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

- 8. Following excavation and removal of any underground storage tank, the land shall be assessed in accordance with the NSW Environment Protection Authority's Technical Note: Investigation of Service Station Sites (2014). A report on the investigation is to be supplied to Council's Environment and Public Health Unit.

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

Reason: To ensure that the land is left in a safe and healthy condition.

- 9. Remediation works shall be carried out in accordance with the Remediation Action Plan numbered 72354.58.R.001.Rev1 prepared by 10 December 2024. The applicant shall inform Council in writing of any proposed variation to the

remediation works. Council shall approve these variations in writing prior to the commencement of works.

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

10. A validation report prepared by a suitability qualified person shall be provided to the Certifying Authority and Council within 60 days following completion of the remediation works, which demonstrates:
- a) Compliance with the approved RAP;
 - b) The remediation acceptance criteria (in the approved RAP) has been fully complied with;
 - c) All remediation works undertaken comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997*, SEPP Resilience and Hazards and Council's Management of Contaminated Lands Policy and includes:
 - Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
 - A "notice of completion of remediation work" as required under Clause 4.15 of SEPP Resilience and Hazards; and
 - A statement confirming that the site following remediation of contamination is suitable for the intended use.

Reason: To ensure that the development complies with the Remedial Action Plan and that the works are in accordance with the *Contaminated Land Management Act 1997*.

11. Following the preparation of the validation report, Council requires the applicant to engage an accredited auditor under the *Contaminated Land Management Act 1997* to review the Validation Report prepared by the contaminated land consultant and issue a **Site Audit Statement**. The accredited auditor shall consult with Council prior to finalising and issuing the Site Audit Statement. The Site Audit Statement should allow for soil access to occur to ground level courtyards and communal open space areas within the development. The accredited auditor shall provide Council with a copy of the Site Audit Report and Site Audit Statement, prior to the issuing of the Occupation Certificate. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, the consent shall prevail to the extent of the inconsistency and a Section 4.55 Modification Application or further Development Application pursuant to the *Environmental Planning and Assessment Act 1979* will be required.

Reason: To ensure that the development complies with the Remedial Action Plan and that the works are in accordance with the *Contaminated Land Management Act 1997*

12. All spray painting must be carried out in a spray booth constructed, ventilated and maintained in accordance with-
- a) AS/NZS 4114: 2020, Spray painting booths, designated spray painting areas and paint mixing rooms.
 - b) The NSW Environment Protection Authority's Spray Painting and Surface Coating Guidelines.
 - c) NSW SafeWork Code of Practice Spray Painting and Powder Coating.

The spray booth manufacturers specification and maintenance manual shall be kept on site and made available to Council Officers authorised under the Protection of the Environment Operations Act 1997 on request.

Reason: To minimise air pollution and to protect the amenity of the area.

13. The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health. Gaseous emissions from the development must comply with the requirements of the Protection of the Environment Operations Act, 1997 and Regulations. Uses that produce airborne particulate matter must incorporate a dust collection system.

Reason: To control offensive emissions and ensure the protection of the local environment.

14. The air handling system and cooling tower shall be designed, installed and maintained in accordance with the requirements of the Public Health Act 2010 and Regulations. The cooling tower shall be designed and installed in accordance with Australian Standard AS3666.1:2011 Air-handling and water systems of buildings - Microbial control design, installation and commissioning and shall be maintained in accordance with Australian Standard AS3666.2:2011 Air-handling and water systems of buildings - Microbial control operation and maintenance.

All wastewater from the cooling tower/humidifier/evaporative cooler/warm water system shall be discharged to the sewer under a Trade Waste Agreement from Sydney Water.

Reason: To ensure the correct installation and operation of air handling systems.

15. Sufficient supplies of appropriate absorbent materials and/or other spill clean-up equipment shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods only.

Reason: To ensure that any liquid spills can be contained on site and prevent the contamination of stormwater drains.

16. Council being the 'appropriate regulatory authority' must be notified immediately of any pollution incident where material harm to the environment is caused or threatened. This duty extends to persons carrying on an activity, employers and employees, contractors and the occupier of the premises where the incident occurs.

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

17. The open parking area(s) must drain to a stormwater treatment device capable of removing litter, oil, grease and sediment prior to discharge to the stormwater system, complying with:

- (a) Environment Protection Authority's Environment Protection Manual for Authorised Officers: Technical Section (Stormwater First Flush Pollution);
- (b) Environment Protection Authority's Managing Urban; and
- (c) Environment Protection Authority's Managing Urban Stormwater: treatment techniques (1997).

The stormwater treatment device(s) are to be maintained on a regular basis to ensure their functionality. All solid and liquid wastes collected from the device are

to be disposed of in accordance with Protection of the Environment Operations Act 1997.

Reason: To prevent pollution of waterways.

18. The operation of the premises is to be conducted in a manner which does not pollute waters as defined by the Protection of the Environment Operations Act 1997.

Reason: To ensure that stormwater drains are not polluted.

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

Reason: To promote awareness for the protection of waterways.

20. Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with NSW Environment Protection Authority (EPA) Waste Classification Guidelines.

Reason: To prevent pollution of the environment.

21. 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.

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

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

23. 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.

24. 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.

25. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) including:

- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types and bulky materials;

- (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
- (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- (d) Cold water being provided in the room with the outlet located 1.5m above floor level to avoid damage and a hose fitted with a nozzle being connected to the outlet;
- (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Reason: To ensure provision of adequate waste storage arrangements.

26. Trees to be retained and protected are numbered:
T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T17, T18, T19, T21, T23, T24, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T44, T45, T46

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

27. The following street trees shall be planted within the road reserve;

Qty	Name	Common Name	Minimum Pot Size	Name of Street Frontage
2	<i>Lophostemon confertus</i>	Brushbox	45L	Victoria Road

Note: All approved street tree plantings shall be planted a minimum of 3m from any driveway and 12m from an intersection.

Reason: To ensure restoration of environmental amenity.

28. No materials, vehicles, refuse skips and the like are to be placed or stored in any adjoining or adjacent public reserve.

Reason: To ensure public safety and protect the amenity of public land.

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

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

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

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

Reason: To ensure adequate protection of existing environmental assets and to maintain public amenity.

31. All works must be carried out so that:

- (i) No materials are eroded, or likely to be eroded, are deposited, or likely to be deposited, on the bed or shore or into the waters of the (Insert waterway); and
- (ii) No materials are likely to be carried by natural forces to the bed, shore or waters of the (Insert waterway)

Any material that does enter the (Insert waterway) must be removed immediately.

Reason: To ensure protection of waterways.

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

Reason: To ensure protection of riparian vegetation and waterways.

33. 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 relevant Construction Certificate must include any requirements imposed by conditions of this Development Consent.

Reason: To ensure compliance with legislative requirements.

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

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

35. Approval is granted for the demolition of all buildings and outbuildings shown on the demolition plan currently on the property, subject to compliance with the following: -

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

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

- (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address,

business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.

- (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly contain with asbestos approval to commence demolition will not be given until Council is satisfied that all asbestos removal measures and obligations are in place.
- (e) On demolition sites where buildings to be demolished contain asbestos cement, signage is to be erected and maintained in accordance with Cl.469 of the Work Health and Safety Regulation 2017.
- (f) Should the conditions of this development consent require tree protection measures then demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) Demolition works involving the removal and disposal of friable asbestos must be undertaken by a Class A friable licensed asbestos professional. Where there is in excess of 10sqm of non-friable (bonded) asbestos, the removal and disposal of the non-friable asbestos must be undertaken by either a Class A or Class B Asbestos Licence asbestos professional.
- (j) Demolition is to be completed within 90 days of commencement. Unless agreed in writing by the City of Parramatta Council for larger sites.
- (k) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays.
- (l) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (m) A Pedestrian and Traffic Management Plan must be submitted to the satisfaction of Principle Certifying Authority prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;
 - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.

- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.
 - (iv) Prior to any earthworks or construction undertaken on site associated with the proposed development, ensure the above items are submitted and a post demolition clearance is provided from Council.

Reason: To protect the amenity of the area.

- 36. Adopt and implement all recommendations contained in Noise Impact Assessment Report, prepared by VIPAC Engineers and Scientists Pty Ltd, signed and dated 10 December 2024, Rev. 2 Ref 20E-24-0154-TRP-89145-2, throughout constructions works and the lifetime of the development.

Reason: To demonstrate compliance with submitted reports.

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

Generally, it is the Level 3 ASP's responsibility (engaged by the applicant / developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc.

Endeavour Energy's network asset design policy is generally to progressively underground all new urban developments. All new cabling / reticulation infrastructure must be of an underground construction type. Where existing overhead construction is present on or in proximity of the site, it may require undergrounding as the development proceeds. Endeavour Energy is urging applicants / customers to engage with an Electrical Consultant / Accredited Service Provider (ASP) prior to finalising plans to in order to assess and incorporate any required electricity infrastructure. In so doing the consideration can also be given to its impact on the other aspects of the proposed development. This can assist in avoiding the making of amendments to the plan or possibly the need to later seek modification of an approved development application.

For further information please also refer to the Endeavour Energy's:

'Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations'.

The use of a fire screen wall requires a positive covenant as per Endeavour Energy's *'Easements and Property Tenure'* guide.

Works are to comply with Endeavour Energy's *'Standard Conditions for Development Applications'* guide and *'Works Near Underground Assets'* guide where relevant.

Works are also to comply with all requirements/conditions outlined in the referral responses from Endeavour Energy in their submission, dated 06/02/2025 and attached to this consent - Appendix C.

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

38. The Department of Planning and Environment - Water provides concurrence to the part of the development requiring a **Controlled Activity Approval** under the *Water Management Act 2000*, subject to the General Terms of Approval (GTA) attached as Appendix A to this consent and dated 8 August 2025.

Reason: To ensure works are carried out in accordance with the *Water Management Act 2000*.

39. Transport for NSW (TfNSW) provides concurrence to the development under s138 of the Roads Act, 1993 and clause 2.122 of State Environmental Planning Policy (Transport and Infrastructure) 2021 subject to the requirements outlined in the letter dated 30 January 2025 attached as Appendix B to this consent.

Reason: To ensure works are carried out in accordance with Transport for NSW requirements.

40. The shared boundary fencing adjacent to the driveway of the adjoining property, No.358 Victoria Road, to the east of the subject site, is to remain as chain wire fencing or if to be upgraded, is to be of similar material.

Reason: To assist with clear sight lines to Victoria Road for vehicles exiting the property.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

41. 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 Council's 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.

42. A monetary contribution comprising \$110,078.90 is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1. Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058.

Payments comprise of the following:

Contribution Type	Amount
Open space and outdoor recreation	\$44,321.48
Traffic and transport	\$62,506.81
Plan administration	\$3,250.61
Total	\$110,923.50

Timing of payment

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

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

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

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

43. Prior to issue of a Construction Certificate for any construction work relating to the ground floor, including slab pour, the public domain works, or any other above ground structure, a set of detailed Public Domain Construction Drawings as per chapter 2 of the Parramatta Public Domain Guidelines, must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager.

The drawings shall address, but not be limited to, the following areas:

- All the frontages of the development site between the gutter and building line, including footpath, drainage, front setback,
- Any publicly accessible areas,
- Any works in carriageway,
- Works to integrate with adjacent public amenity, and
- Onsite landscape work

Grading of the pedestrian footway:

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

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

- The latest City of Parramatta Public Domain Guidelines (PPDG);
- The approved public domain civil drawings - ECM_1010825 - Public Domain Crossover and Section drawing - C012068.01 – DA700 by Costin Roe Consulting, dated October 2024 with the changes mentioned below.
- The approved landscape drawing – ECM_1010825 - Detailed Landscape Drawing 01 – LA100 dated 08.05.2025 by Taylor Brammer Landscape Architects with the changes mentioned below.
- All the conditions listed in this consent.

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

- Accurate R.L. in the Public Domain Crossover and Section drawing – C012068.01-DA700 in relation to the building levels and as per the approved Detailed Landscape Plans – LA 100
- No new street trees are to be planted. It is advised not to plant new street trees on Victoria Road as it is a high-speed road in accordance with TfNSW guidelines. This is to be reflected in the construction drawings. The existing street tree will be retained.

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

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

Footpath

The standard concrete paving, as per the PDG and Council Standard detail DS 3, shall be applied to Victoria Road to the full length of the development site. Detailed design spot levels are required. A footpath width of 1500 mm is required. New kerb and gutter and new verge installation is required as part of these works where it is damaged by construction work and where existing vehicular crossings are removed.

A copy of the Design Standard (DS) Drawings referenced above is available on the Council Website (<https://www.cityofparramatta.nsw.gov.au/sites/council/files/2023-02/SD-INDEX-FINAL.pdf>) or can be obtained from Council's Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm).

Vehicle Crossing

The council's standard vehicle crossing is to be provided. Refer to Council's design standards DS9 and DS 10.

Pit Lids, Frames and Grates

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

All Pit lids, frames and covers in the public domain must be of Class 'C' load bearing capacity as per AS 3996 and DS 25 in all pedestrian areas and Class 'D' for all shared zones.

Tactile Indicators (TGSIs)

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

Lighting

Pedestrian and Council-owned Street lighting shall comply with City of Parramatta Street Lighting Guidelines 2019 and all relevant Australian Standards, including but not limited to AS1158. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new lighting design shall be carried out and certified by a full member of IESANZ. Streetlights in the public domain are to be located at the back of kerb within the furniture zone as per the PDG.

Electrical Reticulation:

Electrical design shall comply with AS/NZS3000 and, if any electricity distributor assets are involved, all requirements of the electricity distributor. All electrical designs shall be undertaken by a competent practising electrical engineer. For Council's owned lighting, electrical design shall be submitted to Council for review and approval. The location of any distribution board is to be in a position off the public street, wherever possible, and out of the main path of travel. The location must be approved by Council. Electrical Design Certificate signed as compliant by ASP Level 3 designer.

Construction and General:

All new LED luminaires shall include 7pin NEMA socket. All assets handed over to Electrical Distributor must meet their relevant standards (Ausgrid Network Standard NS119 & Endeavour Energy Network Standard) All assets handed over to Council must meet City of Parramatta Street Lighting Guidelines 2019 The Developer shall be responsible to reimburse Council for any residual values for assets removed prematurely.

Electrical Pillars

Green Pillars for electrical connections, where required, should be coordinated with public domain elements, be outside the clear path of travel, shown on drawings, and must be neatly located 100mm away from the face of the building / property boundary wall (as applicable) and be installed square and plumb. Any existing green pillars must be moved and relocated as necessary to achieve the

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

Reason: To coordinate the location of electricity pillars so they are not an obstruction in the public footway.

45. The PCA 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, AS 2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the relevant construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

46. 16 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the relevant construction certificate.

Reason: To comply with Council's parking requirements.

47. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS2890.2 and AS 2890.6. A minimum of 277 parking spaces are to be provided including a minimum of three (3) accessible parking spaces. Details are to be illustrated on plans submitted with the relevant construction certificate application.

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

48. 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 and not be compromised by the landscaping, signage fences, walls or display materials.

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

49. 6 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.

Reason: To comply with Council's parking requirements.

50. Prior to the issue of the relevant construction certificate, the applicant is to submit revised plan to Council to the satisfaction of Council's Traffic and Transport Manager to demonstrate that driveway and ramp gradients within the site, and providing access from the surrounding road network, are in accordance with the requirements of the Australian Standard AS2890.1:2004 for areas restricted to light vehicles, and AS2890.2:2018 for areas accessed by the largest design vehicles. Details are to be illustrated on plans submitted with the relevant construction certificate.

Reason: To comply with Australian Standards.

51. 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.
52. Prior to the issue of the relevant construction certificate, the applicant shall submit a Loading Dock Management Plan to the satisfaction of Council's Traffic and Transport Manager and the Transport for NSW. The Plan must address the following matters:
- Delivery requirements and service schedules;
 - Operational aspects on how to use facilities; and
 - Management duties and responsibilities.
- Reason:** To ensure compliance with the Parramatta DCP 2023 and prevent conflicting heavy vehicle movements at the site access.
53. The final Landscape Plan must be consistent with plans prepared by Taylor Brammer, project no. 24-089s, rev B dated 08.05.2025, together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following items:
- (a) Replace the 21 x *Grevillea robusta* (Silky Oak) trees as this is considered a minor weed in NSW. Suitable replacement species include a mixture of:
 - *Callistemon salignus* (White Bottlebrush)
 - *Harpullia pendula* (Tulipwood)
 - *Buckinghamia celsissima* (Ivory Curl)
 - *Corymbia eximia* (Yellow Bloodwood)
 - *Tristaniopsis laurina* (Water Gum)
 - (b) Reduce the amount of hardstanding proposed around tree T7 to the rear to reduce the overall encroachment to less than 10% as per the AS4970 *Protection of trees on development sites*.
 - (c) The design of the COS (outdoor recreational area) is to be amended to include perimeter planter boxes.
 - (d) Trees should be self-supporting from the nursery. Delete the tree stake from the typical tree detail unless trees are to be planted into a wind-prone area.
 - (e) Sections through the planting supporting the shrubs over the OSD are required to show the soil depths as per the condition of consent requirements.
 - (f) Delete all the proposed planting within the Structural Root Zone (SRZ) of the trees to be retained (including the trees along Wattle Street frontage) to avoid severing the roots.
 - (g) Delete all proposed edging within the Structural Root Zone (SRZ) of the trees to be retained to avoid severing the roots unless it can be demonstrated they are to be installed using sensitive non-destructive construction techniques.
 - (h) Update the proposed plant schedule indicating the above changes, planting locations, species type (including both botanic / common name) mature dimensions, plant numbers and the size of the containers at planting.
 - (i) All proposed softscape details to be provided.
 - (j) Details for all proposed hardscape structures to be provided.
 - (k) All non-destructive construction details within the TPZ of the trees to be retained and protected are to be prepared in conjunction with the Project Arborist to ensure the trees will be adequately protected during the works.

Reason: To ensure restoration of environmental amenity.

54. Prior to the issue of the relevant construction certificate, the applicant shall submit an assessment report to the satisfaction of Council's Traffic and Transport Manager to demonstrate that adequate sight lines in accordance with the requirements of the Australian Standard AS 2890.1:2004 are available at the site's access driveway and the proposed street trees will not block the sight lines.

Reason: To ensure compliance with the Australian Standard.

55. Prior to the issue of the relevant Construction Certificate, the revised landscape plans and civil details are to be submitted to the written satisfaction of Council's Manager Development and Traffic Services Unit to ensure the existing trees have been adequately retained and protected in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Hugh the Arborist, dated 13/12/2024.

Structures within the Tree Protection Zone (TPZ) of the following trees documented below are to minimise the construction impacts within the TPZ in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Hugh the Arborist, dated 13/12/2024. They are to be designed in conjunction with, and with written approval of, the Project Arborist.

Tree No.	Botanical name	Common name	Structures approved within TPZ
T7	<i>Eucalyptus sp.</i>	Gum tree	Reduce the amount of hardstand area around the tree & kerb edging
T11	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Demolition Replacement of new hardstand area & kerb edging
T12	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Demolition Replacement of new hardstand area & kerb edging
T13	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Demolition & replacement of new hardstand area & kerb edging
T15	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Demolition & replacement of new hardstand area & kerb edging
T18	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Demolition & replacement of new hardstand area & kerb edging
T19	<i>Eucalyptus grandis</i>	Flooded Gum	Demolition & replacement of new hardstand area & kerb edging
T30	<i>Jacaranda mimosifolia</i>	Jacaranda	Demolition & installation of the stormwater pipes & replacement of new hardstand area & kerb edging
T31	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Demolition & replacement of new hardstand area & kerb edging
T39	<i>Eucalyptus microcorys</i>	Tallowwood	Demolition & installation of the stormwater pipes, permeable hydroston paving & kerb edging
T40	<i>Eucalyptus robusta</i>	Swamp Mahogany	Grading & installation of new driveway hardstand area & kerb edging

T46	<i>Corymbia citriodora</i>	Lemon Scented Gum	Demolition & landscaping & new fence
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- (a) The footings of the proposed kerb edging is to be designed to not damage or impact any roots >30mm in diameter within the TPZ of the trees 7, 11, 12, 13, 15, 18, 19, 30, 31, 39 & 40 as numbered in the table. In order to reduce the impact on the root structure, isolated piers or pier and beam construction is to be used to bridge over the roots. A detailed design of this is to be included in the construction documentation along with the non-destructive construction methodology to minimise the impacts to the tree clearly labelled. It is to be designed in conjunction with the Project Arborist and once completed the Project Arborist is to provide written approval to state the design has been satisfactorily modified to accommodate the major roots and provide this to the Certifying Authority.
- (b) The underground services approved to be installed within the TPZ of trees T30 & T39 must be installed using non-destructive construction techniques (NDC) such as or careful hand-dig to create the trench and retain all roots >30mm in diameter. Pipes are to be threaded through the major roots. No roots over 30mm diameter are to be cut. All relevant infrastructure plans are to be modified to clearly show the location of the NDC and the specific methodology included in the construction documentation. It is to be pre-approved in writing by the Project Arborist and provided to the Certifying Authority.
- (c) The driveway, permeable hydroston paving and hardstand areas are to be designed above the natural grade to “bridge-over” the root system and avoid impacting the surface roots and the major roots >30mm in diameter within the TPZ of the trees 7, 11, 12, 13, 15, 18, 19, 30, 31, 39, 40 as numbered in the table. Construction details must be included in the construction documentation showing the location of the subject path and demonstrate how it will be built above the natural grade to bridge over the root system. The modified path design must show the sub-base and all formwork will be built above the existing grade to avoid excavation within the TPZ. The detail shall state there is to be no compaction, edging, excavation, or re-grading to occur within the natural ground to ensure the tree roots will be adequately retained and protected. The construction detail is to be designed in conjunction with and to the written satisfaction of the Project Arborist to ensure the path design has been satisfactorily modified to not impact the tree root system.
- (d) The detailed design of the fence and location of the posts and supports will be designed around all major roots (>30mm dia) within the TPZ of the tree T46 as numbered in the table. A specific non-destructive construction detail showing the tree and Natural Ground Level (NGL) must clearly demonstrate how the fence structure will be constructed above the NGL (i.e. without re-grading within the TPZ). It is to be designed in conjunction with and to the written satisfaction of the Project Arborist.

- (e) The bulk earthworks plan must be updated to include all existing tree numbers and the TPZ radiuses to ensure the regrading is in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Hugh the Arborist, dated 13/12/2024. Notes on the plan must state there is to be no excavation, re-grading or compaction to occur within the Tree Protection Zone (TPZ) unless with written approval and justification from an AQF Level 5 Project Arborist.
- (f) The demolition plan must be updated to include all existing tree numbers and the TPZ radius highlighting the areas of demolition works within the TPZ of trees numbered in the table. All demolition works are to be carefully undertaken by, lifting and removing the materials to avoid damaging any surface tree roots. Notes on the plan must state there is to be no excavation, re-grading or compaction to occur within the Tree Protection Zone (TPZ) unless with written approval and justification from an AQF Level 5 Project Arborist. If temporary access for machinery is required within the TPZ ground protection measures will be required in accordance with section 4.5.3 of AS4970 *Protection of Trees on Development Sites*.

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

56. Plans and documents submitted must include the following changes with an application for each relevant Construction Certificate:
- (a) Construction details are to be provided by a suitably qualified Structural Engineer showing substrate depth, drainage, waterproofing for all planting on structures, including the planting over the on-site detention tank.
 - (b) Any soil mounding must not exceed a maximum 1:4 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:
 - 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) Sections through the planting supporting the proposed shrubs over the OSD are required to show the above requirements.
 - (e) A landscape maintenance schedule is required to ensure all landscape areas are well maintained for a sufficient period of time (minimum 1 year)
 - (f) A soil specification ('Fit-for-purpose' performance description) for imported soil types to ensure sufficient nutrient and water availability is achieved.
 - (g) An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer.

Reason: To ensure the creation of functional gardens.

57. Waste materials must be appropriately stored and secured within a designated waste area onsite at all times, prior to reuse or being sent offsite. This includes waste materials such as paper and containers which must not litter the site or leave the site onto neighbouring public or private property. Receipts of all

waste/recycling tipping must be retained and produced in a legible form to any authorised officer of the Council who asks to see them.

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

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

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

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

Reason: To maintain appropriate amenity to nearby occupants.

59. Prior to the issue of each relevant Construction Certificate, a certificate shall be submitted to the Certifying Authority certifying that:

The piped drainage system including roof gutters and downpipes have been designed to an Average Recurrence Interval of not less than 100 years.

Note: Where the City of Parramatta Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface

contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

Reason: To ensure the roof drainage system is designed for the 1% AEP storm event.

60. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the application for the relevant Construction Certificate.

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

61. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for each relevant Construction Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

Backfilling of excavations adjoining Council property or any void remaining at the completion of the construction between the building and Council property must be fully compacted prior to the completion of works.

Reason: To protect Council's infrastructure.

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

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

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

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

Reason: To ensure appropriate vehicular access is provided.

64. Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practising structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details shall accompany the application for each

relevant Construction Certificate. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practising structural engineer must be complied with.

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

65. Water quality treatment devices must be installed to manage surface runoff water to both the Subiaco Creek and Victoria Road 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 application for the relevant Construction Certificate to the satisfaction of the Certifying Authority.

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

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

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

- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 400, issue E, dated 07/05/2025
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 450, issue B, dated 12/12/2024
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 451, issue B, dated 12/12/2024
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 452, issue B, dated 12/12/2024
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 470, issue A, dated 12/12/2024
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 471, issue A, dated 12/12/2024
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 490, issue B, dated 07/05/2025
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 500, issue F, dated 07/05/2025
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 550, issue B, dated 12/12/2024
- Stormwater plans prepared by Costin Roe Consulting, Drawing number C012068.01-DA 551, issue B, dated 12/12/2024

- (b) The Site Reference Discharge (Lower Storage), SRDL of 40 l/s/ha, Site Storage Requirement (Lower Storage) SSRL of 284 l/s/ha, Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement

(Total) SSRT of 520m³/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).

- (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.
- (d) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

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

67. 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.

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

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

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

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

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

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

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

Reason: To minimise impact on adjoining properties.

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

Reason: To ensure satisfactory stormwater disposal.

71. The ESD Report prepared by Erbas & associates Pty Ltd, Ref: SYD24378 (Issue/Revision 2), dated 09/12/2024, shall be submitted to the satisfaction of the PCA at the relevant Construction Certificate stage. Any recommendations and/or issues outlined in the report shall be addressed/implemented during subsequent works, and during the future occupation of the development if required/relevant.

Reason: To ensure sustainability measures are implemented.

72. The recommendations and requirements outlined in the Regulatory Compliance (BCA) Report prepared by McKenzie Group, dated 26/11/2024 (Revision 02) shall be incorporated into the plans and documentation accompanying the relevant *Construction Certificate* to the satisfaction of the Principal Certifying Authority.

In addition, the following measures should be incorporated into the plans and documentation, and implemented:

- Compliant accessible paths of travel are to be provided throughout the facility.
- Left- and right-hand transfers on the pan within the accessible sanitary facilities are required.
- The active leaf of double doors must provide a clear opening no less than 850mm.
- Low level door thresholds are required to be provided.
- The abutments of varying surfaces are to provide level transitions.
- Equipment and furniture within common, communal, lunch and office areas must provide suitable features for a person with a mobility impairment

Reason: To ensure the development is fully compliant with the Building Code of Australia (BCA), including any relevant fire protection measures, accessibility measures (access for people with disabilities) and any other relevant legislative design/building requirements.

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

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

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

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

Housing and productivity contribution	Amount
Total housing and productivity contribution	\$258,768.51

The HPC must be paid using the NSW planning portal.

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

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

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

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

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

75. 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:	\$753,583.45
*1% of EDC plus \$10,000	

The payments will be used for the cost of:

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

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

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

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
- (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/25/2025

- (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.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

76. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager and Transport for NSW. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:
- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - c) The location of proposed Work Zones in the egress frontage roadways,
 - d) Location of any proposed crane standing areas,
 - e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - g) The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,
 - h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
 - i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
 - j) Proposed construction hours,
 - k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
 - l) Construction program that references peak construction activities and any 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 project in the general vicinity of the site. 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,

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

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

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

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

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

77. Prior to any work the Principal Certifying Authority is to confirm the ground floor slab levels, including finishes, will be flush with the existing and/or proposed public domain as per the approved Public Domain Alignment Drawings;

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

A pre-work site meeting is required with Council's Road Asset Planning Team before start of any works on site to confirm the works as per the approved CC drawing set and to discuss any critical issues that may arise.

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact Council's Inspection Officer for each inspection listed below. At least 48 hour notice must be given for all inspections, except tree inspections which require a 7 days' notice.

The required inspections include the following:

- Commencement of public domain works including tree protection measures installed
- Formwork inspection for all footpaths and footpath crossing call 9806 5438 minimum of 48 hours in advance of the required inspection.
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments.
- Practical completion - defects inspection following completion of all public domain works has been completed to view paving trip/vegetation and location of fixtures and fittings.

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

During construction of all public area civil and drainage works, a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's construction standards. The civil engineer is to provide certification of the above prior to achieving the Occupation Certificate.

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

78. 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.

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.

80. 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.

81. 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.

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

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

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

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

Reason: To ensure protection of native wildlife.

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

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

85. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Assessment and Tree Protection Plan prepared by Hugh the Arborist dated 13.12.2024 and the conditions of consent.

Reason: To ensure the protection of the trees to be retained on the site and adjacent to the site.

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

Reason: To comply with the requirements of Safework NSW.

87. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is

required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

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

88. A NSW EPA accredited site auditor be appointed prior to the commencement of site work to undertake a site audit of all remediation work that needs to be undertaken at the MEA site as part of the proposed development.

Reason: To ensure a site audit of remediation work is carried out by an accredited site auditor.

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

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

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

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

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

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

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

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

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

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

91. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

(a) On-street mobile plant:

E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.

(b) Storage of building materials and building waste containers (skips) on Council's property.

(c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.

(d) Kerbside restrictions - construction zones:

The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs..

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

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

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

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

93. Implementation of the site management plans

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

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

These measures are to be maintained throughout the entire works.

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

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

- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
- (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
- (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
- (d) The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction.

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

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with demonstrated experience in such investigations and reporting. It is the responsibility of the engaged

geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent properties and structures both during and after construction. The report must contain site specific geotechnical recommendations and must specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

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

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

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

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

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

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

Reason: Management of records.

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

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

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

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

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

Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Works Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

- (c) Traffic Control Plan(s) for the site:

- (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
 - (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
- (i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods.

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

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

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

Reason: To ensure adequate toilet facilities are provided.

99. Prior to the commencement of any demolition and/or excavation works, a programme of baiting and monitoring of rodent activity is to be put in place at the site. A licensed Pest Control Operative must carry out all pest control work and prepare a report, confirming that there is no evidence of any rodent activity at the site prior to the commencement of any works on site. The report must be submitted to and be approved/endorsed by Council.

Reason: To ensure that the potential impact of rodents during the demolition, excavation and construction phase is appropriately managed.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

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

Reason: To protect the amenity of the area.

101. 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.

102. 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.

103. 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.

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

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

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

OR

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

Reason: To protect the amenity of the neighbourhood.

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

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;

- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complaint; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

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

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

107. 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.

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

Reason: To ensure pedestrian access.

109. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.
Reason: To ensure compliance with this consent.
110. In the event that further hollows are found in any trees to be removed, they are to be checked for wildlife prior to removal. If any fauna are present, works are to cease immediately and the project ecologist or licenced wildlife handler is to be contacted to be present during works to assist in wildlife removal and relocation.
Reason: To ensure protection of native wildlife.
111. Any excavation works within the Tree Protection Zone (AS 4970:2009) of trees within the public reserve are to be undertaken by hand or other approved methodology under the supervision of a qualified site Arborist. No roots larger than 50mm diameter are to be severed without prior approval from the site Arborist. Any smaller roots that are required to be severed are to be cleanly cut using a sterilised hand saw or secateurs. Should multiple structural roots over 50mm in diameter be encountered for any significant tree, works are to cease immediately pending an onsite meeting with the project Arborist and Council's City Arborist or delegate to discuss the tree.
Reason: To ensure protection of trees and minimise the impacts of the development.
112. The applicant is to ensure no storage or stockpiling of building materials, excavated fill or topsoil within 10m of the adjoining Subiaco Creek for the duration of on-site works.
Reason: To ensure protection of the waterway and minimise impacts of the development.
113. Prior to the removal of identified hollow bearing trees, the applicant shall:
(a) Install the same number of nesting boxes, within the site;
(b) Capture wildlife from the hollows with traps set at a minimum of two nights and relocate into a nesting box;
(c) Trees to be removed in sections by a qualified tree surgeon in the presence of a 'Wildlife Carers' organisation to assist in the event of fauna injury. Note: 'WIRES' (Wildlife Rescue) volunteers can be contacted on 1300 094 737. 'Sydney Metropolitan Wildlife Services' volunteers can be contacted on 9413 4300. Information on animal nesting boxes can be obtained from WIRES or BirdLife Australia (www.birdlife.org.au).
Reason: To ensure protection of native wildlife.
114. The applicant is to ensure no storage or stockpiling of building materials, excavated fill or topsoil during the site works shall take place within 5m of adjoining bushland for the duration of on-site works.
Reason: To ensure protection of bushland and minimise the impacts of the development.

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

Reason: To ensure tree works are carried out safely.

116. All trees/shrubs planted within the site must be of an adequate root volume and maturity so as not to require staking or mechanical support unless in a wind-prone area. Planting must be carried out in accordance with the approved Landscape Plan and conditions of consent.

Reason: To ensure the trees/shrubs planted within the site are able to reach their required potential.

117. Trees to be removed are numbered: T1, T16, T20, T22, T25, T41, T42, T43

Reason: To facilitate development.

118. No works or excavation is to occur within the Structural Root Zone and within the minimum distances as specified below:

Tree No.	Species	Common Name	Distance from trunk (SRZ)
T7	<i>Eucalyptus sp.</i>	Gum tree	3.0m
T11	<i>Eucalyptus saligna</i>	Sydney Blue Gum	3.2m
T12	<i>Eucalyptus saligna</i>	Sydney Blue Gum	2.5m
T13	<i>Eucalyptus saligna</i>	Sydney Blue Gum	2.8m
T15	<i>Eucalyptus saligna</i>	Sydney Blue Gum	3.0m
T18	<i>Eucalyptus saligna</i>	Sydney Blue Gum	2.6m
T19	<i>Eucalyptus grandis</i>	Flooded Gum	2.9m
T30	<i>Jacaranda mimosifolia</i>	Jacaranda	2.4m
T31	<i>Eucalyptus saligna</i>	Sydney Blue Gum	3.6m
T39	<i>Eucalyptus microcorys</i>	Tallowwood	3.6m
T40	<i>Eucalyptus robusta</i>	Swamp Mahogany	2.8m
T46	<i>Corymbia citriodora</i>	Lemon Scented Gum	2.9m

Reason: To ensure the protection of trees.

119. All approved works within the Tree Protection Zone (TPZ) below, as per the Arboricultural Impact Assessment Report by Hugh The Arborist dated 13th December 2024, is to be supervised by an Australian Qualifications Framework (AQF) Level 5 Consulting Arborist.

Tree No.	Species	Common Name	Distance from trunk
T7	<i>Eucalyptus sp.</i>	Gum tree	9.1m
T11	<i>Eucalyptus saligna</i>	Sydney Blue Gum	10.8
T12	<i>Eucalyptus saligna</i>	Sydney Blue Gum	5.9m
T13	<i>Eucalyptus saligna</i>	Sydney Blue Gum	8.2m
T15	<i>Eucalyptus saligna</i>	Sydney Blue Gum	9.1m
T18	<i>Eucalyptus saligna</i>	Sydney Blue Gum	6.1m
T19	<i>Eucalyptus grandis</i>	Flooded Gum	6.1m
T30	<i>Jacaranda mimosifolia</i>	Jacaranda	5.3m
T31	<i>Eucalyptus saligna</i>	Sydney Blue Gum	12.6m

T39	<i>Eucalyptus microcorys</i>	Tallowwood	12.6m
T40	<i>Eucalyptus robusta</i>	Swamp Mahogany	7.3m
T46	<i>Corymbia citriodora</i>	Lemon Scented Gum	8.4m

All works within this zone is to be carried out using non-destructive construction methods as per the condition of consent and Arboricultural Impact Assessment report recommendations to retain all roots >30mm in diameter. The Project Arborist supervising the works must document the works as part of the Periodic Tree Inspection Report.

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

Reason: To provided adequate protection of trees.

120. No materials (including waste and soil), equipment or goods of any type are to be stored, kept or placed within the Tree Protection Zone (TPZ) of trees to be retained and protected, at any time. This is a No Access Zone.

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

- All activities involving soil level changes and soil disturbance; (such as re-grading, excavation, compaction and any additional fill material)
- All types of cleaning activities;
- Refuelling;
- Trenching;
- Ripping or cultivation of soil;
- Mechanical removal of vegetation;
- Access and storage of plant, equipment & vehicles;
- Erection of site sheds;
- Cleaning
- Disposal of waste materials and chemicals including paint, solvents, cement slurry, fuel, oil and other toxic liquids;
- And any other activity likely to cause damage to the tree.

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

121. 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.

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

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

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

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

124. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with the NSW EPA Waste Classification Guidelines.

Reason: To prevent pollution of the environment.

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

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

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

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

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.

127. Contamination at the MEA site is remediated in accordance with the Douglas (10 December 2024) RAP and the recommendations made by the Site Auditor in the Section B SAS / SAR prepared by Dr Ian Swane and dated 28 January 2025 (the 'approved remediation strategy').

No changes are to be made to the 'approved remediation strategy' without prior written approval from the site auditor

Reason: To ensure the site is remediated in accordance with the relevant reports.

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

Reason: To ensure appropriate disposal of asbestos materials.

129. Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by

the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

130. Any fill material imported to the site is to be in accordance with the Douglas (10 December 2024) RAP and the recommendations made by the Site Auditor in the Section B SAS / SAR prepared by Dr Ian Swane and dated 28 January 2025 (the 'approved remediation strategy').

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

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

Reason: To provide pedestrian passage.

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

Reason: To protect public safety.

133. 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.

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

Reason: To ensure satisfactory stormwater disposal.

135. As per the recommendations contained in the Ecological Impact Assessment report prepared by SLR, Project Ref: 610.032112.00001, dated 13 December 2024, construction activities should be executed to reduce the likelihood of impacts on native flora and fauna. Therefore, the following measures and methods should be implemented during works:

- If any injured fauna species are found during the construction period, construction must stop immediately so that the animal can be released (in adjoining bushland) or transferred to a care facility. Injured fauna should be transferred to a vet or wildlife carer using appropriate animal ethics procedures. All handling of fauna species should be conducted by a suitably qualified person.

During construction period the proposed activity has the potential to increase localised soil erosion and lead to the introduction of high threat weeds and priority weeds. Therefore, it is recommended that ongoing weed management and erosion

control is undertaken during, and after the completion of construction works, including:

- Installation of appropriate erosion and sediment control measures prior to any works in accordance with Managing Urban Stormwater: Soils and construction (DECC 2004), followed by regular inspection and maintenance during construction. All vehicles, equipment, footwear, and clothing should be clean and free of weed propagules prior to entering the site and any weeds that are removed during the construction phase should be disposed of appropriately (removed from site).

Reason: To reduce the likelihood of impacts on native flora and fauna during works.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

136. 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.

137. Prior to the issue of the relevant Occupation Certificate(s), the applicant must submit an Operational Traffic Management Plan, as nominated in the Traffic Report by Ason Group dated December 2024, to the satisfaction of Council’s Traffic and Transport Manager. The plan must include the following requirements:

- a) In coordination with the Loading Dock Management Plan, manage heavy vehicle entry / exit to ensure efficient and safe vehicular access to the site and prevent vehicle queuing from impacting upon the safety and efficiency of the state road network,
- b) Unloading and loading procedures,
- c) Preferred access routes to and from the site access,
- d) Procedures for the operation of the access gate, ensuring that the gate remains open during operating hours of the development.

Reason: To ensure appropriate operation of the parking and loading facilities, and prevent vehicle queuing from impacting on the state road network.

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

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

It is recommended that the plan consider an Opal Card with credit and information pack on public transport to be provided to the new employees to encourage use of public transport.

Reason: To comply with Parramatta DCP 2023.

139. 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 Road Asset Planning, Catchment Management & Environment Manager.

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 raised by Council officers during the construction period and at final inspection need to be rectified prior to and signed off at the final defects' inspection by Council officers to achieve Occupation Certification. A 52-week defects period will commence with issue of an Occupation Certificate. Further sign-off of defects will again be needed before final handover. The Certificate of Completion shall not be issued until Council's final approval is obtained.

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

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

140. 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.

141. To ensure that native vegetation is satisfactorily protected and managed a covenant under Section 88E of the Conveyancing Act 1919 shall be prepared and registered over the subject land.

The terms of the 88E Instrument with positive covenant shall include, but not be limited to, the following:

- Implement the approved Vegetation Management Plan;
- Protect, rehabilitate, manage and maintain the vegetation and land within the site in accordance with the approved Vegetation Management Plan;
- Permit officers of the Council to enter onto the lot at reasonable times to inspect the vegetation and, if the Proprietor has failed to comply with their obligations under the positive covenant, permit the Council, at the sole cost

of the Proprietor, to carry out such work as may be reasonably required to ensure that the objectives of the Vegetation Management Plan are met.

The person acting upon this consent shall bear all costs associated in the preparation of the subject 88E Instrument.

The wording of the Instrument shall be submitted to and approved by Council prior to lodgement at NSW Land and Property Information.

Proof of lodgement with NSW Land and Property Information shall be submitted to Council prior to the issue of any Occupation Certificate.

The positive covenant may not be extinguished or altered without the prior written approval of Council.

Reason: To ensure maintenance of the vegetated riparian zone.

142. 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.

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

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

144. Prior to the issuing of an occupation certificate for the new development, the site auditor is to issue a Section A SAS certifying that the site is suitable for its intended land use as approved by the development consent.

Reason: To ensure the site is suitable for its intended use.

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

(a) Air Quality Assessment No. 70B-24-0521-TRP-83596-2, dated 9 December 2024, prepared by Vipac Engineers and Scientists Limited.

Reason: To demonstrate compliance with submitted reports.

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

a) Remediation Action Plan No.72354.58.R.001.Rev1, dated 10 December 2024, prepared by Douglas Partners

b) Site Auditor Statement - Additional Information No. 310_RAP, dated 28 January 2025, prepared by Ian Swane & Associates

- c) Interim Site Audit Advice No5 - Contamination - Additional Information dated: 23 April 2025 , Prepared by IAN SWANE & ASSOCIATES P/L.

Reason: To demonstrate compliance with submitted reports.

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

(a) Acoustic Report No. 20E-24-0154-TRP-89145-2, dated 10 December 2024, prepared by Vipac Engineers and Scientists Limited.

Reason: To demonstrate compliance with submitted reports.

148. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that:

- a. Signage consistent with Appendix N of the UPRCT OSD Handbook (4th edition) is provided to each OSD tank including:
 - i. Confined spaces sign,
 - ii. OSD (identification) sign,
- b. No water is ponding in the tank beyond the reduced sump at the orifice plate.

Reason: To ensure the OSD tanks are constructed in accordance with the requirements of AS3500 and the UPRCT OSD Handbook.

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

Reason: To provide satisfactory drainage.

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

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

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

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

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

Electronic colour photographs in jpg format of the on-site detention facility shall accompany the application for the Positive Covenant and the Restriction on the

Use of the Land. These photos shall include such elements as the orifice plate, trash screen, step irons, weir, sump and bench on the floor of the DCP, return pipe and flap valve, wide angle view of the storage area or multiple photos, grates closed from above, grates open showing the edges to the opening and under frame packing with mortar or concrete, all pipe entries to the DCP and confined space warning signs at each entry point. The photos must be well labelled and must differentiate between multiple tanks. Additional photos may be requested if required.

Reason: To ensure maintenance of on-site detention facilities.

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

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

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

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

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

Reason: To provide pedestrian passage.

153. In accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the Principal Certifying Authority responsible for the critical stage inspections must make a

record of each inspection as soon as practicable after it has been carried out. The record must include the details required by Section 63 of the Regulations.

Reason: To comply with statutory requirements.

PART F – OCCUPATION AND ONGOING USE

154. The draft Plan of Management (POM) submitted as part of the Development Application is to be updated (and finalised) to reflect any relevant conditions of consent relating to operational requirements and/or use of the site. The POM is to be subsequently implemented throughout the lifetime of the development. The POM must be provided to Council, and a copy is also to be kept on the premises at all times and must be available to staff, and for inspection by Council staff if warranted

Reason: To ensure the development is conducted as per any relevant Use of the Site conditions and to prevent loss of amenity to the area.

155. Any lighting recommendations and/or requirements outlined in the Obtrusive Light Assessment report, prepared by Lighting, Art & Science Pty Ltd, dated 19 November 2024, shall be implemented as part of the development, and during the future occupation of the development if required/relevant. All lighting generated by the proposed development should comply with the requirements of Australian Standard AS4282 - Control of Obtrusive Effects of Outdoor Lighting. Light spillage mitigating measures shall be maintained, at all times.

Reason: To protect the amenity of adjoining properties.

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

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

157. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

158. The days and hours of operation are restricted to:

Day	Time
Monday	7am – 6pm
Tuesday	7am – 6pm
Wednesday	7am – 6pm
Thursday	7am – 6pm
Friday	7am – 6pm
Saturday	7am – 12pm

Sunday	Closed
Public Holidays	Closed

*Except emergency access as may be required from time to time.

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

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

Reason: To minimise noise impact of mechanical equipment.

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

Reason: To ensure that waste does not accumulate onsite.

161. 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.

162. 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.

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

- (a) transmission of unacceptable vibration to any place of different occupancy;
- (b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.

Reason: To prevent loss of amenity to the area.

164. 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.

165. 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.

166. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with fees and charges 2025/26 policy.

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.

Date:	12 August 2025
Responsible Officer:	Eamon Murphy