

Appendix 1 - DA/94/2025

DRAFT CONDITIONS OF CONSENT

Upon the signature of the applicable delegate, the conditions in this Appendix will form the conditions of development consent.

Development Consent No.: DA/94/2025

Property Address:

Lot 417 DP 1167391

**89 Fennell Street, NORTH PARRAMATTA
NSW 2151**

PART A – GENERAL CONDITIONS

Approved Plans & Supporting Documents

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

Architectural Drawings (Bree Architects & WSP, Project No.2023-06)

Drawing/Plan No.	Rev	Plan Title	Dated
DA100	01	Site and Location Drawings	8/05/2025
DA101	-	Operational Diagrams	20/12/2024
DA221	01	Plan – Floor Plan	4/06/2025
DA222	01	Ancillary Lightweight Structure Plans	4/06/2025
DA401	01	Proposed Elevations	4/06/2025
DA402	01	Ancillary Lightweight Structure Elevations	4/06/2025
DA900	-	External Signage	20/12/2024
DA901	-	Additional NSW EPA Signage Reference Images	20/12/2024
DA902	-	Internal Signage	20/12/2024

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Flood Emergency Response Plan	PS207087	03	WSP	28/01/2025

Hazardous Materials Management Register	J24000809012024 HMMR	-	JMB Environmental Consulting	19/01/2024
Loading and Services Management Plan	PS207087	03	WSP	13/02/2025
Risk Management Plan – Preliminary Draft	-	-	Katherine Dodd	13.02.25
Draft Operational Plan	-	1.0	Katherine Dodd	13.02.25
Waste Management Plan	PS207087	G	WSP	12/02/2025
Preliminary Hazards Analysis	PS207087	04	WSP	12/02/2025

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

Reason: To clarify scope of consent.

Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

No encroachment on Council and/or Adjoining property

4. 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.

Environmental Health

Required to notify about new contamination evidence

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.

NSW Fire and Rescue

6. The development should be designed and constructed consistent with the relevant FRNSW Fire Safety Guidelines and FRNSW Technical Information Sheets with particular focus to Fire safety in waste facilities and Access for fire brigade vehicles and firefighters.

The documents can be found at:

<https://www.fire.nsw.gov.au/page.php?id=9166>

https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines_fire_safety_in_waste_facilities.pdf

https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines_access_for_emergency_vehicles.pdf

Reason: To comply with the requirements of NSW Fire and Rescue.

Endeavour Energy

7. The development is to comply with the requirements of Endeavour Energy as per their advice issued on 7 March 2025.

Reason: To comply with the requirements of Endeavor Energy.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered

when preparing detailed drawings/specifications for the Construction Certificate.)

Infrastructure & Restoration Adm. fee for all DAs

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

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

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

Vehicle Manoeuvring

9. Prior to the issue of the relevant Construction Certificate, the Principal Certifying Authority shall ascertain that any new element in the carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the Construction Certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

Car Parking

10. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS 2890.2 and AS 2890.6. A total of four (4) parking spaces is to be provided including one (1) accessible space. Details are to be illustrated on plans submitted with the construction certificate application.

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

Bicycle Parking

11. A minimum of one (1) visitor bicycle spaces/racks are to be provided on-site near or within the pedestrian zone accessed from Fennell Street. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

Stormwater Disposal

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

Reason: To ensure satisfactory stormwater disposal.

Sydney Water Quick check

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

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

Please refer to the website

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

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

Dial Before you Dig Service

14. 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.

Design to withstand flooding

15. The proposed tool shed and associated structures must be designed and certified by a registered structural engineer to ensure the structure does not fail due to floodwater forces, debris and buoyancy effects from flooding in events up to the 1 in 100 year level plus 500mm freeboard.

Reason: To ensure the structure can withstand flooding impacts.

Impact on Existing Utility Installations

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

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

Support for Council roads, footpath, drainage reserve

17. Council property adjoining the construction site must be fully supported at all times during all demolition, excavation and construction works. Details of any required shoring, propping and anchoring devices adjoining Council property, are to be prepared by a qualified structural or geotechnical engineer. These details must accompany an application for a Construction

Certificate and be to the satisfaction of the Principal Certifying Authority (PCA). A copy of these details must be forwarded to Council prior to any work being commenced.

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

Reason: To protect Council's infrastructure.

Construction adjacent to a drainage easement

18. Foundations adjacent to a drainage easement are to be constructed in accordance with Council's Code "Foundation Requirements for Structures Adjacent to Council Stormwater Drainage Easements – Parramatta City Council Code E-3". The engineering details are to form part of the Construction Certificate documentation.

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

19. In accordance with the provisions of Clause 14 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, and in order to enable a determination of the appropriate level of conformity with the provisions of the Building Code of Australia which the existing building will be required to meet, it will be necessary to submit to the Principal Certifying Authority (PCA) a Fire Safety Study (FSS) for the proposed development.

This study is to address the impact of the proposal on the existing building, particularly in regard to fire safety measures contained to protect persons using the building and to facilitate egress from the building in the event of a fire, together with measures to restrict the growth and spread of fire. The FSS shall clearly identify the operational capacity of each such measure, existing and proposed. The FSS may also make recommendations as to the level of conformity or overall fire safety considered appropriate, which may be taken into account by the PCA in assessing the overall suitability of the proposal.

Reason: To comply with legislative requirements of the Environmental Planning & Assessment Act 1979 and Environmental Planning and Assessment Regulations 2021.

Waste Management Plan

20. Prior to the issue of the relevant Construction Certificate, the Waste Management Plan shall be updated to include:
- a) To state that only acceptable household quantities of waste material will be accepted. As a guide, a maximum container of 20 litres or 20 kilograms for each waste type.
 - b) Update to Collection frequencies in Tables 1,11 and 14;
 - c) to state that household batteries are not required to be sorted.

- d) To state that one designated bin is required for household batteries and one for lead acid batteries.

A copy of the revised Waste Management Plan shall be submitted to the Environmental Protection Authority via email

environmentprotection.planning@epa.nsw.gov.au.

: To comply with the requirements of the Environmental Protection Authority of NSW

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

Appointment of Principal Certifier

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

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

Reason: To comply with legislative requirements.

Enclosure of the site

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

Reason: To ensure public safety.

Site Sign

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

Reason: Statutory requirement.

Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

Public liability insurance

25. 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.

Erosion and Sediment Control measures

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

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

These measures are to be maintained throughout the entire works.

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

Site Maintenance

27. 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.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Building Work with Compliance BCA

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

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

Copy of development consent

29. 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.

Dust Control

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

Reason: To protect the amenity of the area.

Materials on footpath

31. 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.

Hours of work and noise

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

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

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

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

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

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

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

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

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

Reason: To protect the amenity of the surrounding area.

Complaints register

33. 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.

Construction Noise

34. 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.

Road Occupancy Permit

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

Reason: To ensure proper management of Council assets.

Oversize vehicles using local roads

36. 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.

Engineering

Erosion & sediment control measures

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

Reason: To ensure no adverse impacts on neighbouring properties.

Damage to public infrastructure

38. 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.

Environmental Health

Asbestos – records of disposal and licensed waste facility

39. 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.

Asbestos – handled and disposed of by licensed facility

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

Reason: To ensure appropriate disposal of asbestos materials.

Waste data maintained

41. 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.

Hazardous/intractable waste disposed of in accordance

42. 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.

Liquid and Solid Wastes

43. 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 Environment Protection Authority's Waste Tracking Guidelines as described in the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

Reason: To prevent pollution of the environment.

Contaminated waste to licensed EPA facility

45. 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

NSW Environment Protection Authority (EPA)

46. The Applicant must implement reasonable and feasible noise management measures, to minimise off-site impacts.
- That the builder/site manager must liaise with Receiver R1 (Place of Worship) to identify when sermons will be performed and to restrict high noise generating activities when sermons are in progress.
 - The noise management measures used must achieve the noise management levels in the EPA's Interim Construction Noise Guidelines (ICNG).
 - Construction activities must only be undertaken during the hours identified in Table 1 of the ICNG. Section 2.3 of the ICNG identifies the circumstances in which construction outside of standard hours can be undertaken.

Operational Noise

47. The Noise Impact Assessment must be updated within 3 months of the Community Recycling Centre Operating to accurately reflect the number of collection trucks and customer vehicles visiting the site.

Flood Impact Assessment

48. Any stored materials within the proposed tool library and material workshop must be placed above the relevant peak flood level.

Any waste materials onsite must be stored above the flood level if the site receives an Australian Warning System "Watch and Act" level notification.

Reason: To comply with the requirements of the Environment Protection Authority

Water Quality

49. Erosion and sediment controls must be installed and maintained throughout the construction period to prevent water pollution.
Reason: To comply with the requirements of the Environment Protection Authority

Waste Management Plan

50. Any waste materials exposed or created in association with the constructions works and proposed to be disposed of to an offsite location, must be classified in accordance with the EPA's waste classification guidelines.
Reason: To comply with the requirements of the Environment Protection Authority

Air Quality

51. Construction activities must be carried out in a manner that prevents the emission of dust from the premises.

The construction site must be maintained in a manner that minimises the generation of wind-blown dust.

Reason: To comply with the requirements of the Environment Protection Authority

Chemicals

52. All chemicals, fuels and oils must be kept in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and EPA's Storing and Handling Liquids: Environmental Protection – Participant's Manual.
Reason: To comply with the requirements of the Environment Protection Authority

Contamination

53. Any site contamination identified during construction must be assessed and managed in accordance with the *Contaminated Lands Management Act* (1997).
Reason: To comply with the requirements of the Environment Protection Authority

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Occupation Certificate

54. 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.
Record of inspections carried out

55. 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.

Emergency Site Contact

Reason: to assist staff, visitor and / or emergency services attending the site

Reinstatement of laybacks etc

57. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with 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.

Internal flood mitigation

58. The internal construction and layout, including the flooding bollard and elevated platform, must be carried out in accordance with the site-specific Flood Emergency Response Plan (WSP, v1, 17 February 2025).

Prior to the issue of the Occupation Certificate, the Principal Certifying Authority (PCA) must be satisfied that all procedures and actions contained in the Plan are able to be fulfilled and/or carried out. A copy of the FERP must be kept on site at all times and be readily accessible to all staff, visitors, and contractors.

Reason: To ensure the development is implemented as proposed and to safeguard the safety of people and property.

Installation of Signage

59. All required signage, including Assembly Point and Evacuation Route signs, must be installed in accordance with the Flood Emergency Response Plan (FERP). A Flood Emergency Kit (FEK) must be stored in an appropriate and easily accessible location within the building. The kit must be prepared in accordance with the approved FERP.

Reason: To ensure the safety of people and property.

60. Horizontal evacuation will be impeded by floodwaters; therefore, a Shelter-in-Place (SIP) is necessary. The existing first-floor level, at RL 13.49 m, is above the Probable Maximum Flood (PMF) level of RL 12.7 m at this site. As such, the first floor can serve as a SIP for staff and visitors. The SIP must comply with the Council's DCP requirements and the NSW Shelter-in-Place guidelines.

The Flood Emergency Response Plan must be updated to reflect these prior to the issue of the Occupation Certificate to the satisfaction of the Principal Certifying Authority.

Reason: To ensure the safety of the occupants and visitors.

61. The applicant is to apply for a Temporary Road/Footpath Occupancy Permit (TRO) from Council's Traffic and Transport services in order to operate the facility during the summer school holidays noting that the facility must not operate during this period without an approval of this permit. The application is to detail the traffic control that will be installed within the surrounding roads to safely manage the additional queues that may be generated during the holiday peak period.

For the application for a TRO, the applicant is to include a Traffic Management Plan (TMP) prepared by a suitably qualified Traffic Consultant. The TMP must consider the following (but not be limited to):

- The days during the holiday period where queues will be expected to extend beyond the site boundaries and traffic control measures will be required.
- A methodology for the operational staff to review the previous day's implementation of the TMP, with consideration to traffic volumes collected on-site, to ensure the implemented TMP measures are beneficial and appropriate and to facilitate the flexible roll-out of measures day to day.
- Using the parking lane in Grose Street for excess vehicles to queues.
- Measures that will be used at the intersection of Buller Street and Grose Street to ensure that queued vehicles do not obstruct traffic flow to and within the roundabout. In this regard, traffic controllers are to be used and are to monitor that there are no queues within 15m of the roundabout.
- Measures to ensure that queued vehicles do not obstruct access to properties.
- Consideration of a booking system where patrons are to be required to book a timeslot before arriving to the site and all patrons without a booking are to be turned away.
- Measures that will be put in place to safely manage truck arrivals and departures for waste collection during peak periods.
- A review of the previous year's implementation of the TMP with details of what measures worked, and what measures did not.

The applicant is to arrange for a review of the TMP annually with a revised submission to be included in a TRO application every year for the first three (3) years, and every two (2) years for the next four (4) years in order to operate during the summer holidays. Should future reviews of the TMP reveal that additional traffic control measures are not required during the

holiday period, Council's Traffic and Transport services may waive the requirement to undertake future reviews or submissions of the TMP or to make an application for a TRO in order to operate the facility during the summer school holidays as required by this condition.

All conditions of any TRO approval must be adhered to at all times.

Reason: To ensure safe traffic flow in the surrounding road.

Fire safety measures - final fire safety certificate

62. Prior to the issue of an Occupation Certificate, a final Fire Safety Certificate must be issued as required by Clause 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

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

Emergency Plan

63. Prior to occupation or commissioning an Emergency Plan (EP) is developed for the site in accordance with HIPAP No.1.

The document can be found at:

<https://www.planning.nsw.gov.au/sites/default/files/2023-03/hazardous-industry-planning-advisory-paper-no-1-emergency-planning.pdf>

Reason: To comply with the requirements of NSW Fire and Rescue.

64. Prior to issue of an Occupation Certificate, an Emergency Services Information Package (ESIP) is developed for the site in accordance with FRNSW fire safety guideline – Emergency services information package and tactical fire plans.

The document can be found at:

<https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/03%20Emergency%20services%20information%20package%20and%20tactical%20fire%20plans.pdf>

Reason: To comply with the requirements of NSW Fire and Rescue.

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

Reason: To ensure compliance with BCA requirements.

PART F – OCCUPATION AND ONGOING USE

Operating hours

66. The days and hours of operation are restricted to those times listed below:

Day	Time
Monday	7am to 6pm
Tuesday	7am to 6pm
Wednesday	7am to 6pm
Thursday	7am to 6pm
Friday	7am to 6pm
Saturday	7am to 6pm
Sunday	8am to 6pm
Public Holidays	8am to 6pm

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

67. prepared

The Management Plan is to be amended to include the following information:

- Operational procedures for the pedestrian drop off area;
- Details for the waste streams collected, including provision of suitable receptacles and undercover location for collection of the waste streams;
- Security, supervision and support procedures for persons utilising the pedestrian drop-off area (including, but not limited to, procedures for staff oversight, provision of an intercom, and CCTV);
- That staff of the facility are responsible for moving the pedestrian-accessed waste collection wheelie bins out to the designated collection area at the start of each day, and return the bins to inside the building at the end of each day or in a weather event.

A copy of the Plan of Management is to be provided (physical or digital) to all staff, visitors or contractors.

Any variations to the Plan of Management must be submitted for approval to Council's Group Manager, Development and Traffic Services.

Reason: To ensure the facility is managed appropriately.

Automatic Illumination Timing Device

68. Illuminated signs must be fitted with an automatic timing device to turn the illumination off between the hours of 7pm and 7am Monday to Sunday.

Reason: To maintain amenity for adjoining properties

No flashing illumination of signage

69. The signage and /or lighting associated with this consent are not permitted to be flashing or moving.

Reason: To maintain amenity for adjoining properties

Environmental Health

Noise from mechanical equipment

70. The proposed use of the premises and the operation of all plant and 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.

Use of forklifts

71. All forklifts on site shall be electric only.

Reason: To demonstrate compliance with submitted reports

Use is not to cause air impurities

72. The operation of the premises is not to give rise to emissions of air impurities in contravention of the Protection of the Environment Operations Act 1997. Air emissions from the premises must not cause a nuisance from odours, nor be hazardous to human health or the environment.

Reason: To prevent loss of amenity to the area.

Hazardous materials or toxic materials

73. To ensure hazardous and toxic materials are not a threat to the environment, implement mitigation measures as given in the Hazardous Materials Management Register, 89 Fennell Street North Parramatta, prepared by JMB Environmental Consulting dated 19 January 2024.

Reason: To ensure the health and safety of the public and workers.

Management of waste storage facilities

74. All waste storage areas are to be maintained in a clean and tidy condition at all times. Disposal of wastes from the premises shall comply with the waste management plan. Waste minimisation practices are to be demonstrated with the ongoing use, with records of disposal of hazardous wastes being kept. The storage and disposal of any hazardous waste (sharps and or clinical waste, items contaminated by blood) is to be in accordance with requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

Note: The disposal of hazardous wastes through a general waste collection service is not permitted.

Reason: To ensure provision is made for appropriate disposal of wastes.

Storage of radioactive substances

44. The operation of the premises and the use, storage and transport of any radioactive substance or waste shall be carried out in accordance with the provisions of the Radiation Control Act, 1990 and the Environment Protection Authority's Waste Tracking Guidelines as described in the Environment Protection Authority's Environmental Guidelines;

Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

Reason: To ensure the correct storage and transport of radioactive substance or waste.

Release of Securities/Bonds

76. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with DA/94/2025.

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.

Graffiti Management

77. 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.

External Plant/Air-conditioning noise levels

78. 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.

Traffic Management

79. Staff at the site are to continuously monitor queues generated within the site and ensure that queued vehicles do not obstruct traffic in Grose Street or pedestrians on the footpath. Should there ever be a risk of queues developing that extend into the Grose Street road reserve, staff on-site are to divert traffic to use the third lane to the west of the facility to either perform the drop off of material, or to travel straight.

Reason: To ensure safe traffic flow in the surrounding road network.

No storage below the tool sheds

80. The area below the tool sheds must remain unobstructed at all times and not be used for storage or enclosed allowing the free flow of floodwaters.

Reason: To ensure the flow of water.

Non-standard - The Use of the Site

81. The Flood Emergency Response Plan (FERP) must be reviewed and, if necessary, updated to the satisfaction of the Chief Flood Warden (as nominated by the FERP) every year or following a major flood event.

Reason: To ensure the FERP remains current and effective.

Fire Safety Measures

82. All new and existing fire safety measures identified in the Fire Safety Schedule shall be maintained in working condition at all times.

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

Date: 31 July 2025