

ATTACHMENT B – PROPOSED CHANGES TO CONDITIONS OF CONSENT

Condition No.	Condition Details (to be amended in red)	Applicant's reason/s for amendments	Council comment
Schedule 1: Deferred Commencement			
Condition 1	Prior to the issue of the construction certificate for Construction Works, submission to Council of suitable documentary evidence issued by the Department of Lands confirming the creation of an easement to drain water two (2) metres wide over the downstream properties benefiting the subject lot known as 2-16 Epping Road and 2-4 Forest Grove, Epping and burdening the downstream properties known as 725 Blaxland Road, Epping and 723X Blaxland Road, Epping has been registered with the NSW Land and Property Information Services. The easement shall be located either over the existing pipe that previously serviced Epping Bowling Club or generally in the location annotated on the stormwater plans within the Engineering Joint report dated 24 September 2021 filed in NSW Land Environment Court proceedings no. 2020/00289731, avoiding Tree Protection Zones. The easement location shall be to the satisfaction of all the relevant Council departments. Advisory Note: Easements through Council properties (for Crown land managed by Council) can take up to 12 months to finalise.	The proposed amendment has been made given the easement location has been agreed with Council, it is now a matter of finalising fees and registration of the easement, which traditionally doesn't occur until the completion of works. This should not hold up the commencement on site and the delivery of housing as the project is fully funded and a builder is ready to commence works. Registration will take time, which will expose the development to further cost increases and will make the project unviable and prevent the urgent delivery and redevelopment of this site which has been dormant for over a decade.	Agreed.
Condition 2	Submission to Council of updated Stormwater Management Plans, to the satisfaction of Council, indicating the system discharging via an easement in one of the locations mentioned above located either over the existing pipe that previously serviced Epping Bowling Club or generally in the location annotated on the stormwater plans within the Engineering Joint report dated 24 September 2021 filed in NSW Land Environment Court proceedings no. 2020/00289731, and generally in the direction of the Major system. Note: Major system means the natural contours of the land	Per the email from Claire Stephens on 10/3/2026, the stormwater design has been approved and this Deferred Commencement Condition is satisfied.	Agreed. Condition to be deleted.

Condition 3	Upon compliance with the above requirements, a full Consent will be issued subject to the following conditions: • All roof water and surface water is to be connected to an operable drainage system within an easement to drain water over the downstream properties benefiting the subject lots known as 2-16 Epping Road, Epping and 2-4 Forest Grove, Epping, and burdening the downstream properties known as 725 Blaxland Road, Epping and 723X Blaxland Road, Epping that has been registered with the NSW Land and Property Information Service. The easement shall be located either over the existing pipe that previously serviced Epping Bowling Club or in the location annotated on the stormwater plans within the Engineering Joint report dated, 24 September 2021, filed in NSW Land Environment Court proceedings no. 2020/00289731. Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate for Construction Works. Reason: To ensure satisfactory stormwater disposal.	Amendment to condition timings to facilitate a staged CC strategy.	Agreed.
Schedule 2: Office of Water NSW General Terms of Approval (GTA's)			
Condition 12	WaterNSW General Terms of Approval must be surrendered after compliance with all conditions of the General Terms of Approval, and prior to the expiry of the Term of the dewatering approval, in condition 103 condition 11 of this Schedule. Advisory Note: An extension of this approval may be applied for within 6 months of the expiry of the Term.	Amended to correct reference the WaterNSW GTAs within the consent.	No objections.
Schedule 3: Transport for NSW General Terms of Approval (GTA's)			
Condition 2	The redundant driveway on the Blaxland Road and Epping Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Blaxland Road and Epping Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au. Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of the relevant a construction certificate and commencement of any road works.	Removed as this will be completed by TfNSW.	TfNSW provided comments to Council and notes that there are no objections to the proposed modification.
Condition 3	All vehicles shall enter and exit the site in a forward direction. All vehicular access to the development shall be via Forest Grove with no vehicular access permitted via Blaxland Road or Epping Road unless written approval from TfNSW is provided .	To provide clarity.	As above.

Condition 5	The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents along Forest Grove.	Amendment to reflect the TfNSW's Epping Bridge Project's work areas - Epping Rd and Blaxland Rd will be upgraded as part of their works.	TfNSW notes that this condition be amended as follows: Prior to obtainment of any Construction Certificate, the Proponent must co-ordinate its utility installation with the detailed design provided by TfNSW of Epping Bridge Project to ensure compliance with the requirements of TfNSW.
Schedule 5: Ausgrid Conditions			
Condition 2	Underground There are existing underground electricity network assets in Epping Rd and Blaxland Rd. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.	Cables Remove as Epping and Blaxland Rd will be augmented as a result of the TfNSW Epping Bridge Rd Project Works	Deleted. Ausgrid raised no objections to the deletion of this condition.
General Matters			
1a)	DA-00-400 is to be corrected to be consistent with DA-10-0103 Reason: Correction	Approved DA-00-400[G] is a site plan and DA-10-0103[G] is Level 01. The planner has to be consulted to explain what correction is required.	Council agrees to delete this condition as the correct site plan is referenced in the approved table of plans in Condition 1.

1b)	Prior to construction certificate, amended plans addressing the matters raised below are to be included in the architectural plans:- • Increase the size of the terraces on the lower level apartments Numbers A 001; A 002; B001; B002; B003; C001;C002. so that they directly interface with the East-West Link. • Locate the individual entrances from the East West Link to the above nominated apartments so that they relate to the internal layout of the apartment and optimise the useable area on the terrace. • Ensure that the FFL of the ground floor apartments is a minimum of 300mm above the East-West Link. • Provide private gardens in place of communal open space to Apartments E001 and E002 on the western side of Building E. • Increase the size and consolidate the communal open space on the north side of the East West link pathway outside the swimming pool area. Introduce seating, BBQ facilities as appropriate. • Introduce a minimum of two bay windows (or similar, i.e. Juliet balconies up to 500mm projection) and a maximum of six bay (or similar) windows facing the central link. The windows can be located on the east side of Building B and/or the west side of Building C on all or any Levels two, three, four or five. Reason: To improve the amenity, diversity of apartments, and to distinguish the east west and north south link.	Delete this condition in its entirety as it relates to an old design. Comments from PTW: <i>* There are longer apartments on this level.</i> <i>* There are longer apartments on this level.</i> <i>* There are longer apartments on this level.</i> <i>* A lobby on the lower ground floor of Building E has been introduced as part of the Build to Rent development to provide a connection to main entry and amenities in Buildings A to D. The communal open space has been retained due to the new connection created and the replanning of apartments. The equivalent apartment to E002 is LG04.2 and now has its POS terrace orientated to the south. Apartment LG05.2 (previously E001) is now further north and away from the main communal area to the west.</i> <i>* The east west link has been widened and activated.</i> <i>* The central north south link has been removed and designed as a communal amenity area for the residents.</i>	Agreed. Condition 1 will be updated to reference the amended development and modified plans.
2	Prior to the construction certificate, the landscape plans are to be amended so as to be generally in accordance with the document titled Landscape Mark up plan DA 10 0102 forming appendix F to the further supplementary joint report of Urban Design experts in the proceedings 2020/289731 ('Landscape Mark Up Plan') and these must be submitted to and approved by Council's Team Leader Public Domain. The amended landscape drawings must be; (a) drawn to scale, by a qualified landscape architect or landscape designer, prior to the issue of a Construction Certificate; and (b) Include the location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features; and (c) Provide details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable). The minimum soil depths for planting on slab must be 1000mm for trees and drainage, 450mm for shrubs and 200mm for groundcovers; and (d) The Location, numbers, type and supply of plant species, with reference to NATSPEC (if applicable); and (e) Details of planting procedure and maintenance; and (f) Details of drainage, waterproofing and watering systems.	Delete this condition in its entirety as it relates to an old design.	Agreed. Condition 1 will be updated to reference the amended development and modified plans.

3	In accordance with the 'Landscape Mark Up Plan', the amended landscape drawings are to be consistent with the following: i. Create a clearly public accessible east/west pathway through the site from Blaxland Road to Forest Grove ('East West link'). ii. Reduce the width of planting on the northern side of the entrance driveway from Forest Grove by 1 metre and increase the width of the dedicated pathway on the southern side of the driveway by 1 metre. The adjacent planting strip (between the dedicated pathway and Building E) is to be at least 1m wide. iii. A continuous pathway of minimum 2m width is to be located with its southern edge along the southern boundary of the site, as shown in the 'Landscape Mark Up Plan'. iv. The East-West link is to be constructed with permeable paving; v. A 1 metre wide planting zone is to be located on the northern edge of the footpath between the path and any fencing. vi. A retaining wall is to be provided on the southern side of the footpath, forming the boundary with the RE1 zoned land, and is to be clad in a red-brown brick on all exposed faces. The retaining wall is to extend into a plinth approximately 300mm above the surface of the footpath with rounded brick coping, as shown in drawing titled: "Retaining Wall Section (drawing LA 501)" vii. Locate fencing as required on the top of the wall and shown in 'Landscape Mark Up Plan'	Delete this condition in its entirety as it relates to an old design.	Agreed. Condition 1 will be updated to reference the amended development and modified plans.
4	To ensure that the development reflects the Epping context and the response to the landform as exhibited in heritage listed Forest Grove Park: • Clad all retaining walls in red-brown brick and detail as above. • Ensure that retaining walls on the interface between the public and private domain where apartments are lower than the adjacent land (Epping Road, Blaxland Road and the eastern end of the RE1 zoned land) use a similar red-brown brick, detailed in a similar way, including a plinth if possible. • Locate straight pathways into and through the site so that movement from one place to another is not interrupted by planter beds or other structures. • Simplify the alignments of planter beds so that they define the movement areas. • Use pergolas and the like only where they are useful and where they do not interrupt the sight lines that are the result of the differences in levels. • Use signage and markers sparingly.	Amendment following discussions with TfNSW.	No objections received from TfNSW or Council's Heritage Adviser.

6	To ensure a quality interface between the development and the public domain: • Locate six canopy trees on Epping Road as shown on the 'Landscape mark-up plan'. • Enclose the Fire Boosters in a discrete but accessible cabinet • Prior to the issue of the relevant a-Construction Certificate, a landscape maintenance plan is to be submitted to and approved by the Principal Certifying Authority. The maintenance plan is to be complied with during occupation of the property. Reason: To ensure Urban Amenity	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
7	Prior to the issue of the occupation certificate that evidence is to be provided of the undergrounding of the overhead power lines on the Epping Road frontage. All works are to be undertaken in accordance with approval from Ausgrid and at the cost of the Applicant. Reasons: To ensure amenity	Amendment to reflect the TfNSW's Epping Bridge Project's work areas - Epping Rd and Blaxland Rd will be upgraded as part of their works.	No objections received from TfNSW. Further, Ausgrid also raised no objections.
8	All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) at the time of approval. Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.	Amendment as the NCC should be relevant to the date of approval.	No objections.
15	Trees to be retained are noted in the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8th August 2025. Reason: To protect significant trees which contribute to the landscape character of the area. 16. Trees equal to or greater than five (5) metres in height, which are protected under Hornsby Development Control Plan 2013 (Section 1B.6 Tree and Vegetation Preservation), must not be removed or damaged without Council consent. Reason: To preserve existing landscape features.	This has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections
16	NOTE: The Consent Conditions skipped 16	Administrative item.	To be corrected.
17	All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time. Materials, waste matter or products are to be stored in accordance with the approved operational waste management plan. Reason: To maintain the amenity of the area.	Administrative item - amendment required to address Building E street waste collection per the LEC approved and S4.56 OWMPs.	No objections.

20A	Unless alternative arrangements for vehicular access to no. 18 Epping Road are agreed in writing with the owner of that property, a driveway is to be constructed eastwards of the basement at RL 92.38, (DA-10-0102 Revision F G) to the eastern boundary of the site, shared with no. 18 Epping Road. The eastern wall of the basement, where it adjoins the eastern boundary, is to be constructed as a break-through wall, in order to facilitate a future connection into a basement serving future development on 18 Epping Road. The proposed basement is to be constructed up to that eastern point and including that wall. Prior to the relevant Construction Certificate for Construction Works: a) a qualified traffic engineer is to certify that the height, width, design and geometry of the break through point is satisfactory to provide vehicular access to the basement of 18 Epping Road, in compliance with all applicable standards with the assumption of any finished ground floor level of any future development on that site (18 Epping Road) being not higher than RL 95.5; b) a qualified structural engineer is to certify that the design of the wall is such as to enable it to be removed in future within reasonable cost, and without impacting the structural integrity of the basement or approved development.	Architectural Plans/Plan updated. Amendment to condition timings to facilitate a staged CC strategy.	No objections.
Prior to 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.			
22	The Construction Certificate is not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid. Staged Long Service Levy Payments are permissible. Reason: To ensure that the levy is paid.	To clarify that staged payments of Long Service Levy is permitted.	No objections.
24	An Environmental Enforcement Service Charge 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.	Removed as this fee no longer exists as advised by Council officer.	No objections.

26	In accordance with Section 4.17 of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works on the boundaries adjacent to Forest Grove and Forest Park only. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required. The bond may be paid, by EFTPOS, bank cheque, or be 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/397/2020; (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. Bonds shall be provided as follows: - \$5,463.10 - Hoarding - \$25,750 - Nature Strip and Roadway 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 on the boundaries adjacent to Forest Grove and Forest Park only. Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.	This has been updated to reflect TfNSW's work area on Epping Rd and Blaxland Rd.	No objections.
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27	Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. This excludes air conditioner condensor units, solar panels, facade access structures and lightning protection. Details are to be included within the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority. Reason: To ensure the quality built form of the development.	Amended to ensure there is sufficient wording to allow for elements of the building that cannot be reasonably concealed.	No objections.
28	A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed on each building to service the development. A connection is to be provided internally to each dwelling/unit within the development. Details of these connections are to be annotated on the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority. Reason: To protect the visual amenity of the area.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
29	Design Verification issued by a registered architect is to be provided with the application for the relevant a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development. Note: Qualified designer in this condition is as per the definition in SEPP 65. Reason: To comply with the requirements of SEPP 65.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
32	A building plan application must be submitted to the Sydney Water Tap in™ to ensure that the approved development will not impact Sydney Water infrastructure. A copy of the building plan application receipt from Sydney Water Tap in™ must be submitted to the Principal Certifying Authority upon request prior to construction 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.	Amendment to condition timings to facilitate a staged CC strategy and for consistency with Sydney Water conditions for SSD approvals. Typically Building Plan Approvals are received towards the end of construction. Add definition to make it clear that "construction works" includes excavation, structure, façade works. Demolition, clearing and remediation, piling and enabling works of the site should not be stopped from commencing because of this.	No objections. Sydney Water was consulted and they raised no objections.

33	The basement stormwater pump-out system, must be designed and constructed to include the following: (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure. (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of: (i) The permissible site discharge (PSD) rate; or (ii) The rate of inflow for the one hour, 5 year ARI storm event. (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure. (d) A 100 mm freeboard to all parking spaces. (e) Submission of full hydraulic details and pump manufacturers specifications. (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter. Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the relevant Construction Certificate for Construction Works. Reason: To ensure satisfactory storm water disposal.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
35	All washing of motor vehicles must be carried out in a designated area and must be drained to a sump and cleansed via a coalescing plate separator prior to discharge into the sewer. Documentary evidence is required from the Trade Waste Section of the Sydney Water Corporation Ltd confirming satisfactory arrangements have been made with the Corporation with respect to the disposal of dirty water into the sewerage system, prior to the issue of the relevant Construction Certificate. Reason: To ensure satisfactory storm water disposal.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.

36	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 stormwater 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, with exception of the point of drainage (refer to conditions regarding drainage easements) and OSD location located to maximise surface flow capture and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code. (i) "Stormwater Management Plan", Issue 6, dated 29 April 2021, prepared by Adams Consulting Engineers Pty Ltd. (b) The subject site is located in the former Hornsby Shire Council area and now located within the City of Parramatta, the OSD system shall be designed to restrict the post development outflow from the site in the 20 year ARI storm event (Q20) is restricted to the pre development outflow from the site in the 5 year ARI storm event (Q5), i.e. Q20, post-developed < Q5, pre-developed. (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	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
37	Water quality treatment devices must be installed to manage surface runoff water to Council infrastructure to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details and Certification by the manufacturer or installer of the proposed devices and their location must accompany the application for the relevant a Construction Certificate for Construction Works to the satisfaction of the Certifying Authority. Reason: To ensure appropriate water quality treatment measures are in place.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.

38	Ventilation silencers are to be provided for all apartments facing Epping Road and Blaxland Road as per correspondence (and details provided) from Renzo Tonin & Associates dated 3 May 2021. Reason: to ensure amenity	Delete this condition based on revised strategy being proposed by E-Lab.	No objections. The approved documents as listed in Condition 1 will be updated.
39	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 a Construction Certificate to the satisfaction of the Certifying Authority. A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to any work commencing. Reason: To ensure appropriate vehicular access is provided.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
40	All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 2015 – 'The use of ventilation and air conditioning in buildings' – 'Fire and smoke control in multi-compartmented buildings'. Details showing compliance are to accompany an application for the relevant a Construction Certificate. Reason: To preserve community health and ensure compliance with acceptable standards.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
41	Where a security roller shutter or boom gate prevents access to visitor carparking, an intercom system is required to be installed to enable visitor access to the car parking area. Details of the system and where it is to be located is to accompany an application for the relevant a Construction Certificate to the satisfaction of the Certifying Authority. Reason: To ensure visitor carparking is accessible.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
42	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 the relevant 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.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
43	The grades of the driveway, including transitions, must comply with Australian Standard 2890.1:2004 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 a Construction Certificate. Reason: To provide suitable vehicle access without disruption to pedestrian and vehicular traffic.	Amendment to condition timings to facilitate a staged CC strategy. To comply with the applicable Australian Standard as at the time of Development Application Lodgement.	No objections.

44	Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for the relevant a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development. If a substation is required of the energy provider, it must be located internally within a building/s. Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve. Reason: To ensure adequate electricity supply to the development and to ensure appropriate streetscape amenity.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
47	The development must incorporate 35 26 adaptable dwellings. Plans submitted with the relevant Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House. Reason: To ensure the required adaptable dwellings are appropriately designed.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
48	The PCA shall ascertain that any new element in the basement and at-grade 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 - 2004 , AS2890.2 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	Amendment to condition timings to facilitate a staged CC strategy. To comply with the applicable Australian Standard as at the time of Development Application Lodgement.	
49	148 bicycle spaces/racks are to be provided on-site, comprising 62 51 residential bicycle parking spaces and 31 25 visitor bicycle parking spaces and are to be maintained at all times and used accordingly. The bicycle storage/racks are to comply with AS2890.3-2015. Details are to be illustrated on plans submitted with the relevant construction certificate. Reason: To comply with Council's parking requirements.	Amendment to condition timings to facilitate a staged CC strategy.	No objections. Updated condition to reflect recommendations by Council's Traffic Engineer.
50	Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1- 2004 , AS2890.2 and AS 2890.6. A total of 124 246 residential and visitor parking spaces are to be provided and be allocated as follows: a) 110 473 parking spaces for the residential units including 10 26 spaces as accessible parking; b) 13 35 visitor parking spaces including one (1) two (2) spaces as accessible parking. c) One (1) car share parking spaces are to be permanently allocated for use and operation by a car share service. These spaces are to remain as common property and may not be used other than for the	Amendment to condition timings to facilitate a staged CC strategy. Amendment to reflect adjusted numbers. To comply with the applicable Australian Standard as at the time of Development Application Lodgement.	No objections.

	parking of car share vehicles. d) No car parking space may be enclosed to each side, nor may any door be provided to any individual car space. Details are to be illustrated on plans submitted with the relevant construction certificate. Reason: To comply with Council's parking requirements and Australian Standards.		
51	Prior to the relevant construction certificate, a qualified traffic engineer is to review the amended driveway design, including landscape detail, and confirm that design will enable service vehicles to enter and leave the site, without impacting on any structure or landscape area, and based on the assumption of vehicles turning right, into and out of Forest Grove. Reason: Traffic Safety	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
52	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 AS2890.1-2004 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. If the splay is not possible, then a performance solution prepared by a qualified traffic engineer is acceptable. Reason: To comply with Australian Standards and ensure pedestrian safety.	Amendment to condition timings to facilitate a staged CC strategy. The splay isn't possible given the neighbour's lot and therefore a performance solution should be acceptable, however it can be addressed with a convex mirror at the driveway. To comply with the applicable Australian Standard as at the time of Development Application Lodgement.	No objections.
54	Project Arborist must be satisfied that the southern basement wall under Building E is constructed by using tree sensitive construction methods, such as the use of contiguous piling, to minimise the impact/encroachment into the Tree Protection Zones of Trees 1 to 10. Plans submitted with the relevant Construction Certificate application must reflect the above requirements. Reason: To ensure adequate protection of existing trees.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
55	An AQF level 5 (or above) Project Arborist is to be appointed in accordance with AS 4970-2009 to provide monitoring and certification of works impacting upon Trees 1 to 10. Details of the appointed Arborist are to be provided to the Principal Certifying Authority prior to the issue of the relevant construction certificate. Reason: To ensure protection of trees during excavation works.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.

56	A Methodology Statement, prepared by a suitably qualified arborist (Australian Qualification Framework Level 5 or above), must accompany the application for a relevant Construction Certificate. This statement is to identify the measures to be implemented for the protection of trees numbered 1 to 10 to ensure the viable retention of these trees. The statement is to be structured so that each of the following stages are individually addressed, namely: a. Demolition; b. Excavation; c. Canopy, trunk and tree root protection d. Construction works; e. Installation of services (i.e. bridging of roots); f. Back filling; g. Irrigation of Trees 1 to 10; and h. Any other stages that the project arborist deems necessary. The methodology statement shall also incorporate the tree protection requirements of this consent and follow AS AS4970 - "Protection of Trees on Development Sites". Reason: To ensure adequate protection of existing trees.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
57	The proposed landscape documentation is required to be updated to include construction details showing substrate depth, drainage, waterproofing for ground floor and roof top planter boxes and is to form part of the application for the relevant a Construction Certificate. Reason: To ensure the creation of functional gardens.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
58	Prior to the relevant construction certificate, the applicant must: (a) amend DA-10-0102 to delete all references to an "indicative driveway" leading to the southern boundary of 18 Epping Road; and (b) Extend a driveway from the parking basement to adjoin the eastern boundary of the site, shared with 18 Epping Road; and (c) Provide the amended plan to Council. Reason: No consent is given for a driveway, or any driveway works, between the southern boundary of 18 Epping Rd to the driveway that services the site from Forest Grove.	Architectural Plans address this - therefore the condition should be removed otherwise this is unnecessary as it is a repeat of Condition 20A above.	No objections. Condition 1 will reflect all the approved elements of the modified development.
59	No structure shall be placed upon the communal open space located on the roof of the eastern side of Building D, to a height exceeding 17.5m above ground level in accordance with the definition of building height within HLEP 2013. Written confirmation of the RLs of all structures relative to ground level shall be provided prior to issue of the relevant construction certificate. Reason: To ensure compliance with the LEP	Delete part of this condition as there is structure on eastern side of Building D - awning. Amendment to condition timings to facilitate a staged CC strategy.	No objections.

60	Plans and documents submitted must include the following with an application for the relevant a Construction Certificate: (a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens. All raised planting boxes/beds containing trees must be retained to a minimum height of 800mm. (b) Soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015). Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect/Designer. (c) A specification ('Fit-for-purpose' performance description) for soil type and a maintenance schedule specified by a suitably qualified Soil Scientist, to ensure sufficient nutrient and water availability is achieved. Reason: To ensure the creation of functional gardens.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
61	Prior to the issue of the relevant Construction Certificate, the Certifying Authority must be satisfied the proposed stormwater will be designed so as not to impact on the trees required to be retained. In order to reduce the impact on the root structure, hand digging is to be used within the following radius of the nominated tree(s): Plans submitted with the relevant Construction Certificate application must reflect the above requirements. Reason: To ensure adequate protection of existing trees.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.

62	A Methodology Statement, prepared by a suitably qualified consulting arborist (Australian Qualification Framework Level 5), must accompany the application for a Construction Certificate. This statement is to identify the measures to be implemented for protection of trees numbered 14 during construction and the expected future health of the trees. The statement is to be structured so that each of the following stages of construction are individually addressed and supervised by the project arborist: (a) Tree Protection Measures inclusive of canopy, trunk and tree root protection in accordance with AS 4970-2009 - Protection of Trees on Development Sites; (b) Supervision of any excavation to be undertaken within the calculated Tree Protection Zones of the above nominated trees and/or within three (3) metres of any other existing tree equal to or greater than five (5) metres in height located on any adjoining property. (c) Installation of services (i.e. bridging of roots) and Back filling; (d) Landscaping (e) Any other stages that the project arborist deems necessary; Reason: To ensure adequate protection of existing trees.	Administrative amendment - there is only one tree referenced by this condition.	No objections.
Prior to Work Commencing			
68	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; (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.	This is not possible with insurers.	No objections.

71	Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP: a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways, b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site, c) The location of proposed Work Zones in the egress frontage roadways, d) Location of any proposed crane standing areas, e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries, f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected, g) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible, h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors, i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site, j) Proposed construction hours, k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements, l) Construction program that references peak construction activities and proposed construction 'Staging', m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works, n) Cumulative construction impacts of projects in the Epping Town Centre. 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, 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,	Removal of (g) as we will be encouraging the use of public transport considering close proximity to the station.	Not agreed. Condition is to be retained as is. This condition relates to workers and employees during the construction works which may include trades persons and the like which require tools etc to allow them to undertake tasks. These tools etc may not be feasibly carried on public transport which will necessitate the use of a private vehicle. Accordingly, this requirement shall be provided for and detailed in the CPTMP. Whilst the construction hours are located elsewhere in this consent, it should also be noted in the CPTMP.
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	q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable, and, 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 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.		
75	Details of the proposed reinforced concrete pipe-work within Forest Park shall be submitted for Council's City Works Unit approval prior to commencement of any the relevant work. Reason: To ensure adequate stormwater infrastructure is provided.	Amendment to condition timings to facilitate a staged CC strategy.	No objections.
82	Prior to demolition works commencing, the irrigation system for Trees 1 to 10 as outlined in the arborist report prepared by Naturally Trees	This has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections.

	dated 8th August 2025 must be installed. Reason: To protect trees from construction impacts.		
83	Prior to the commencement of any demolition, excavation or construction works, tree protection measures shall be installed in accordance with the Australian Qualifications Framework (AQF) Level 5 arborist recommendations as outlined in the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8th August 2025 and all relevant conditions of this consent. Reason: To ensure the protection of the existing trees on the site.	This has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections.
84	All excavation within the Tree Protection Zones of Trees 1 to 10 (tree numbers as per the arborist report prepared by Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8th August 2025 is to be supervised by an Australian Qualifications Framework (AQF) Level 5 (or above) arborist. If during excavation the Arborist identifies remedial work is necessary, it is to be supervised by this Arborist. Once the work is completed, a written report detailing the remedial work undertaken is to be forwarded to the Principal Certifying Authority. Reason: To provide adequate protection of trees.	This has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections.
86	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 Appraisal and Method Statement prepared by Naturally Trees dated 8th August 2025 and the conditions of consent. Reason: To ensure the protection of the tree(s) to be retained on the site.	This has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections.

90	Prior to the issue of the Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works to Forest Grove only or any other above ground structure, a set of detailed Public Domain Construction Drawings for Forest Grove must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not limited to, the following areas: • All the frontages of the development site between the gutter and building line, including footpath, verge, landscape, drainage, • Any publicly accessible areas, • Any works in carriageway, and • Onsite landscape work, subject also to Landscape Management Officer's advice. Grading of the pedestrian footway: • Detailed design spot levels and designed contour lines are required. • Localised flattening of public footpath levels at building doorways is not permitted. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line. • Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted. The Public Domain Construction Drawings for Forest Grove and specifications shall be prepared in accordance with: • The latest City of Parramatta Public Domain Guidelines (PDG); • The approved public domain drawings for Forest Grove, • The approved public domain alignment drawings for Forest Grove, • The approved landscape drawings for Forest Grove, and • All the conditions listed in this consent. Reason: To ensure the public domain is constructed in accordance with Council standards.	Amendment to condition timings to facilitate a staged CC strategy and reflect the updated public domain works scope given TfNSW's Epping Bridge Project will be upgrading Epping Rd and Blaxland Rd.	No objections. Also amended as per Council's Public Domain comments.
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91	Footway Specifications The following requirements shall be included in the Public Domain Construction Drawings for Forest Grove: • The standard concrete paving, as per detail DS3 and the PDG and following comments, shall be applied Epping Road, Blaxland Road, and Forest Grove to the full length of the development site street frontages. The pedestrian footpath shall comply with the following requirements: • A min footpath width required for each street is: Epping Road — 1800mm footpath hard against site boundary with landscape verge to kerb; Blaxland Road — full width to match existing; Forest Grove — 1500mm as per standard detail and designed to work around and maintain existing trees, subject to Supervisor Civil Assets on site advice • The footway (footpath and verge) should positively drain away from the property boundary/ building line to the top of kerb • The footpath must achieve a cross fall of 1% - 2.5% maximum. • Localised flattening of public footpath at building doorways and property entries 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. • Where directed by the Supervisor Civil Assets, new kerb and gutter and new verge installation will form part of these works. Detailed alignment plans, as per the latest PDG requirements, for this scope of work are required. The footpath set out and details must comply with Council's design standard details and as agreed by Council. A copy of the Standard Detail Drawings can be obtained from Council's Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm). <u>Kerb</u> <u>Ramps</u> Council's standard kerb ramp detail is to be provided. Refer Council's design standard DS4. <u>Vehicle</u> <u>Crossing</u> Council's standard heavy vehicle crossing is to be provided. Refer Council's design standards DS9 and DS10. <u>Pit</u> <u>Lids</u> <u>and</u> <u>grates</u> 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. A	Amendment to reflect the updated public domain works scope given TfNSW's Epping Bridge Project will be upgrading Epping Rd and Blaxland Rd.	No objections. Also amended as per Council's Public Domain comments.
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	schedule of proposed pit lid and grate finishes is to be submitted with the Public Domain Construction Drawings set. <u>Tactile Indicators (TGS)</u> TGSs 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 TGSs must be installed in the locations as shown on the approved Public Domain Construction Drawings. <u>Lighting</u> Where pedestrian and street lighting is a council asset, pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket. Street lights in the public domain to located at the back of kerb within the furniture zone as per the PDG. Documentary evidence of compliance with these requirements is to be confirmed in the Public Domain Construction Drawings to be submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate. Reason: To comply with the Public Domain Guidelines.		
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92	Street Tree Specifications Required street tree species, quantities and supply stocks are: Note: Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible. All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the final Occupation Certificate. The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standards. Documentary evidence of compliance with these requirements is to be confirmed in the Public Domain Construction Drawings and submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate. Reason: To ensure high quality street trees are provided; To minimise plant failure rate and ensure quality of stock utilised.	Amendment to condition timings to facilitate a staged OC strategy.	No objections. Also amended as per Council's Public Domain comments.
During Work			
94	The Construction Management Plan approved in accordance with Condition 71 59—is to be complied with at all times. Reason: to ensure public safety	Amended so the right Condition is referenced.	No objections
99	All excavation within the Tree Protection Zones of Trees 1 to 10 (tree numbers as per the arborist report prepared by Naturally Trees dated 8th August 2025 is to be supervised by an Australian Qualifications Framework (AQF) Level 5 (or above) arborist. If during excavation the Arborist identifies remedial work is necessary, it is to be supervised by this Arborist. Once the work is completed, a written report detailing the remedial work undertaken is to be forwarded to the Principal Certifying Authority. Reason: To provide adequate protection of trees.	This has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections

103	All excavation within 7.2 m of Lophostemon confertus (Brushbox), located on the Forest Grove street verge and numbered Tree 14 in the independent Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8th August 2025, is to be supervised by an Australian Qualifications Framework (AQF) Level 3 arborist. If during excavation the Arborist identifies remedial work is necessary, it is to be supervised by this Arborist. Once the work is completed a written report detailing the remedial work undertaken is to be forwarded to the Principal Certifying Authority. Reason: To provided adequate protection of trees.	This has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections
105	Trees to be removed are Trees numbered 17,22, 23, 24, 25, 26, 29, 36, 39, 41a,42, 37, 11, 13, 18, 19, 21, 30, 31, 40, 43, 66, 67, 68, 69 15, 16, 27, 28, 32, 33, 34, 35, 38, 44 within the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8th August 2025. Reason: To facilitate development.	This is to be amended to reflect the original LEC consent and this has been updated to reflect the latest Arborist Report and Tree Management Plan.	No objections
111	Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of the relevant a Construction Certificate. Reason: To protect against subsidence, erosion and other nuisances.	Amendment to condition timings to facilitate a staged CC strategy.	No objections

112	All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors. A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact Council's Inspection Officer for each inspection listed below. At least 48 hour notice must be given for all inspections. The required inspections include the followings: - Commencement of public domain works including set out of paths, kerb ramps, vehicle crossings and tree pits, - Formwork inspection for all footpaths and footpath crossing - Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments, - Delivery of street trees to site. Trees shall be installed within 24hrs of delivery and the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock. - Installation of street trees including required sub-drainage layer installed as specified, if any, - Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings. Note: minimum of 24 hours in advance of the required inspection, call 9806 8250. Additional daily inspections by Council Officers may occur to view progressive paving set out and construction depending on the project size and type. As each basement level is constructed provide survey data demonstrating level change is not required at the building/public domain interface as per the approved updated Alignment Drawings. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's Public Domain Guidelines. Certification is required to be provided with the final Occupation Certificate. Reason: To ensure the quality of public domain works complies with Council standards and requirements.	Amendment to condition timings to facilitate a staged OC strategy.	No objections. Also amended as per Council's Urban Design comments.
Prior to the issue of an Occupation Certificate			
127	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 as relevant on Forest Grove. The reinstatement must be completed prior to the issue of a final Occupation Certificate. All costs must be borne by the applicant. Reason: To provide satisfactory drainage.	Amendment to reflect the TfNSW's Epping Bridge Project's work areas - Epping Rd and Blaxland Rd will be upgraded as part of their works.	No objections

128	Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 1106551M_13 , will be complied with prior to occupation. Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.	BASIX reference to be updated.	No objections
130	A written application to Council's Civil Assets Team for the release of a bond must quote the following: (a) Council's Development Application number; and (b) Site address. The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed. A final Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released. Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice. Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.	Amendment to condition timings to facilitate a staged OC strategy.	No objections
132	Certification must be provided prior to the issue of a final occupation certificate that the required adaptable dwelling(s) for the relevant buildings have achieved a class C design in accordance with the requirements of AS 4299 -1995. Reason: To ensure the requirements of DCP 2011 have been met.	Amendment to condition timings to facilitate a staged OC strategy.	No objections
134	A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of a final Occupation Certificate. Reason: To ensure restoration of environmental amenity.	Amendment to condition timings to facilitate a staged OC strategy.	No objections
135	Prior to the issue of an occupational 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 to the relevant work elements: (a) Noise, Vibration & Natural Ventilation Impact Assessment dated 17th September 2025 prepared by E-LAB Consulting Acoustic Report No. TL375-01F02, dated 2 February 2021, prepared by Renzo Tonin & Associates. Reason: To demonstrate compliance with submitted reports.	Report reference to be updated and amendment to condition wording to facilitate a staged OC strategy.	No objections

140	Prior to the issue of the Occupation Certificate that relates to the swimming pool/spa it is to be registered on the NSW state register of swimming pools and spas. To register the swimming pool/spa you are to log onto www.swimmingpoolregister.nsw.gov.au and follow the prompts. A copy of the registration certificate is to be submitted to the PCA to confirm the registration. Reason: To comply with NSW legislative requirements relating to Swimming pools and Spas.	Amendment to condition timings to facilitate a staged OC strategy.	Council has amended the wording of this condition to ensure that the registration of the pool/spa occurs prior to the use of the pool/spa.
141	Prior to the issue of a final Occupation Certificate, documentary evidence issued by NSW Land Registry Services must be submitted to Council confirming the creation of a right of carriageway in favour of 18 Epping Road, Epping (Lot 17 DP 1204063) on the title of the site, facilitating vehicular access from the western or southern boundary of 18 Epping Road, Epping to the driveway to Forest Grove, for the full extent (width and length) of the driveway necessary to provide satisfactory access, as confirmed by a qualified traffic engineer to Forest Grove, Epping. The right of carriageway must be over the full width of the carpark driveway including the turning circles and swept paths required to access the proposed basement carpark at 18 Epping Rd, Epping. All costs associated with the creation of the right of carriageway shall be borne by the Applicant.	Amendment to condition timings to facilitate a staged OC strategy.	No objections
142	Prior to the issue of a final Occupation Certificate, documentary evidence issued by NSW Land Registry Services must be submitted to Council confirming the creation of a restrictive covenant over Lot 15 DP 1204062 (being the proposed site of Building D or the title of the lot as amalgamated pursuant to Condition 125 by instrument pursuant to s88B of the Conveyancing Act 1919) for an 11m set-back from the western boundary of the site known as 18 Epping Rd, Epping (Lot 17 DP 1204063). All costs associated with the creation of the restrictive covenant shall be borne by the Applicant.	Amendment to condition timings to facilitate a staged OC strategy.	No objections
143	Prior to issue of an interm or final occupation certificate, the applicant is to provide written evidence of a contract entered into with the car share operator, relating to use of those nominated spaces for a minimum initial period of two years. The car share spaces are to be maintained as common property and may not be used for parking by residents or visitors to the approved development at any time.	Amendment to condition timings to facilitate a staged OC strategy.	No objections

144	Prior to issue of the final Occupation Certificate, an easement for public access and support in favour of the Council on terms to the satisfaction and approval of Council is to be registered on the title of the land under section 88A of the Conveyancing Act 1919 for that part of the land shown as: a) The north-south link, comprising all accessible footpath/paving between the northern boundary of the site, between Buildings B and C (including lift), and the southern boundary of the site; and b) The east-west link, comprising all accessible footpath/paving between Forest Grove (between Building E and 18 Epping Road) and Blaxland Road, (including lift) to the south of Building A. c) For clarification, the easement is not to include any private access to apartments or common area within the development. The owner of the land must maintain this area of the land to the Council's satisfaction and take out, maintain, and fund appropriate insurances for this area of the land as required by the Council. This easement is to continue in the event of any strata or community title subdivision of the land and this area of the land is to be in the ownership of, and be maintained by, to Council's satisfaction, the owners corporation.	Delete this condition as it relates to an old design and the north-south link has been removed from public use as per previous discussions with Council. Amendment to condition timings to facilitate a staged OC strategy.	No objections
145	Prior to any the issue of the final Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings for Forest Grove must be completed to Council's satisfaction with a final approval obtained from Council's Assets & Environment Manager. The Work-as-Executed Plans shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the final OC. Council will issue the final approval for public domain works in accordance with the approved public domain documentation and to Council's satisfaction. A final inspection will be conducted by Council's Assets and Environment Team after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approved is obtained. A two year (104 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain (including dedicated reserve/park). A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 104 weeks' plant establishment to be provided by the applicant following handover of paving and furniture assets to Council. Council maintenance of plant material to commence following the above plant establishment period. A two year (104 week) maintenance and defects period is required for any public domain	Amendment to condition timings to facilitate a staged OC strategy and reflect the updated public domain works scope given TfNSW's Epping Bridge Project will be upgrading Epping Rd and Blaxland Rd.	No objections

	works including WSUD devices, including bio-retention tree pit, rain garden, swale etc., to be carried out by the developer following final OC approval of the public domain works by Council's Assets and Environment Manager. Reason: To ensure the quality of public domain works is completed to Council's satisfaction.		
The use of the Site			
157	The swimming pool pump must not be operated between the hours of 10 8.00 p.m. and 6 7.00 a.m. Monday to Friday and 10 8.00 p.m. to 6 8.00 a.m. Saturdays, Sundays and Public Holidays. Reason: To protect the amenity of surrounding properties.	The swimming pool pump is located within the basement - it will not impact the surrounding properties.	No objections