

ATTACHMENT C – DRAFT MODIFIED CONDITIONS OF CONSENT

TERMINOLOGY

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the “applicant” means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the “site”, means the land known as 2-16 Epping Road and 2-4 Forest Grove, Epping.
- (d) Any reference to “Council” or “Parramatta Council” is a reference to City of Parramatta Council.
- (e) Any reference to Enabling Works is a reference to " demolition, clearing, remediation and services/utilities enabling works ".
- (f) Any reference to Early Works is a reference to "piling/retention, excavation and in-ground building services works".
- (g) Any reference to Construction Works is a reference to "Building Construction Works excluding Enabling Works, Early Works and External Works".

Amended as per DA/397/2020/A

Schedule 1 – Deferred Commencement
Deleted / amended as per DA/397/2020/A

Schedule 2 – Office of Water NSW General Terms of Approval (GTA's)

These GTA's do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to WaterNSW for the relevant approval after development consent has been issued by Council and before commencement of any work or activity.

Dewatering

GT0115-00001

1. Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval

is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.

GT0119-00001

- 2. All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.**

GT0120-00001

- 3. The design and construction of the building must prevent:**
 - (a) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation;**
 - (b) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and**
 - (c) any elevated water table from rising to within 1.0 m below the natural ground surface.**

GT0122-00001

- 3. Construction Phase Monitoring programme and content:**
 - a) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW):**
 - i. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW.**
 - ii. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater;**
 - iii. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW;**

- iv. QA: Include details of quality assurance and control
 - v. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories.
- b) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme)

GT0123-00001

- 4.
 - (a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW.
 - (b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW): 1) All results from the Approved Monitoring Programme; and 2) Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website.
 - (c) The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website www.watarnsw.com.au/customer-service/water-licensing/dewatering

GT0150-00001

- 5. The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following: - Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation - Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions - Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)) - Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual

GT0151-00001

6. Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval). Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0152-00001

7. This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0155-00001

8. The following construction phase monitoring requirements apply (Works Approval):
- The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW.
 - The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme).
 - The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report

GT0174-00001

9. Construction phase monitoring bore requirements GTA:
- Monitoring bores are required to be installed and collecting data prior for at least 3 months prior to submitting a water supply work approval
 - A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW.
 - The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW and should be submitted prior to the application for a water supply work approval.
 - The monitoring bores should be used to develop a water table map for the site and its near environs. e) The monitoring bores must be protected from construction damage. Advisory note: no approval under the Water Management Act 2000 is required for these monitoring bores provided that they extract less than 3ML/water year.

GT0279-00001

10. A construction certificate can be issued for excavation work in accordance with a valid development consent, however dewatering cannot take place without an Approval being granted by Water NSW for any water supply works required by the development. If the excavation

work will or is likely to require dewatering, the applicant must apply and obtain, an approval under the Water Management Act 2000 prior to any dewatering taking place and notify WaterNSW of the programme for the dewatering activity including the commencement and proposed completion dates of the dewatering activity. Advisory Note: An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.

GT0281-00001

11. A water access licence, for the relevant water source, must be obtained prior to extracting groundwater, unless an exemption applies. Advisory Note: See Schedule 4 of the Water Management (General) Regulation 2025.

SCHEDULE 1 of WaterNSW GTAs

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with DA/397/2020/A as provided by Council:

- Council RFI package/ RFI response Letter/Basement confo

Amended as per DA/397/2020/A

Schedule 1 to the GTA's

The plans and associated documents listed in this schedule are referred to in the above GTA's as issued by the Office of Water NSW, for integrated development associated with DA/397/2020:

- JK – Report to Austino Epping 2 Pty Ltd on Geotechnical Investigation for Proposed Residential Development at 2-16 Epping Road, 204 Forest Grove, Epping NSW dated 16 August 2020, Ref: 33043PNrpt, JK Geotechnics

Schedule 3 – Transport for NSW General Terms of Approval (GTA'S)

1. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited height or depth), along the Blaxland road and Epping round boundary.
2. **Deleted.**
Amended as per DA/397/2020/A

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.**

Amended as per DA/397/2020/A

4. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018. Parking restrictions may be required to maintain the required sight distances at the driveway.
5. **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.**

Amended as per DA/397/2020/A

6. Bicycle Parking spaces should be provided in accordance with AS2890.3.
7. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
8. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on the surrounding state road network during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Schedule 4 – Sydney Trains General Terms of Approval (GTA'S)

1. Prior to the issue of a Construction Certificate, the Applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains representative.
2. If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.
3. If required by Sydney Trains, prior to the issue of the Occupation Certificate, or at any time during the excavation and construction period deemed necessary

by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The Principal Certifying Authority is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

4. The Applicant shall prepare an acoustic assessment demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines". The Applicant must incorporate in the development all the measures recommended in the report. A copy of the report is to be provided to the Principal Certifying Authority and Council prior to the issuing of a Construction Certificate. The Principal Certifying Authority must ensure that the recommendations of the acoustic assessment are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.
5. Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate. The Principal Certifying Authority must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.
6. The Applicant shall provide a Geotechnical Engineering report to Sydney Trains for review by Sydney Trains Geotechnical section prior to the commencement of works. The report shall demonstrate that the development has no negative impact on the rail corridor or the integrity of the infrastructure through its loading and ground deformation and shall contain structural design details/analysis for review by Sydney Trains. The report shall include the potential impact of demolition and excavation, and demolition- and excavation-induced vibration in rail facilities, and loadings imposed on Sydney Trains Facilities by the development.
7. The rail corridor at this location is situated inside a cutting with an embankment bordering the subject site. A geotechnical report should be prepared to evaluate the stability of the embankment from the excavation and the impact of vibration on the rail corridor. The report should be submitted to Sydney Trains for review and appropriate measures such as the use of anchors are adopted to ensure the safety of the rail corridor.
8. If required, cross sectional drawings showing the rail corridor, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a Registered Surveyor.

9. If required, prior to the commencement of works, the Applicant is to prepare and provide to Sydney Trains for review and endorsement a Hydrologic Assessment Report demonstrating that the dewatering during construction will not have any adverse settlement impacts on the rail corridor. No works are to commence until this report has been endorsed by Sydney Trains.
10. If required, prior to commencement of works, the applicant is to prepare and provide to Sydney Trains for review and endorsement a numeric modelling analysis which assesses the different stages of excavation and construction of the site and its effect on the rock mass surrounding the rail corridor.
11. Prior to the issuing of a Construction Certificate and if there is a potential impact of the proposed works to Sydney Trains infrastructure and/or assets based on a geotechnical analysis then the Applicant is to submit to Sydney Trains for approval a monitoring plan.
12. The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of the rail operator. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
13. If required by Sydney Trains, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied. Due to the nearby Epping Road over-rail line bridge, all construction works and traffic management plans must include the adherence to any bridge restriction, including any loading restrictions.
14. The Applicant shall include in their Construction Management Plan and Safe Working Method Statements (SWMS) adherence to the load restriction set in place for the Bridge at this location.
15. No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.
16. Prior to the issuing of a Construction Certificate the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until

written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.

17. The Applicant/Developer shall not at any stage block rail corridor access gate along Blaxland Road and Langston Place, and should make provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.
18. Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.
19. No work is permitted within the rail corridor, or any easements which benefit Sydney Trains/TAHE (Transport Asset Holding Entity), at any time, unless the prior approval of, or an Agreement with, Sydney Trains/TAHE (Transport Asset Holding Entity) has been obtained by the Applicant. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
20. If required, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Trains External Interface Management team to determine the need for public liability insurance cover. If insurance cover is deemed necessary this insurance be for sum as determined by Sydney Trains and shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure and must be maintained for the duration specified by Sydney Trains. The Applicant is to contact Sydney Trains External Interface Management team to obtain the level of insurance required for this particular proposal. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written proof of this insurance in conjunction with Sydney Trains written advice to the Applicant on the level of insurance required.
21. If required, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Trains External Interface Management team to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written advice from Sydney Trains confirming the lodgement of this Bond/Bank Guarantee.
22. Copies of any certificates, drawings, approvals/certification or documents endorsed by, given to or issued by Sydney Trains or TAHE (Transport Asset Holding Entity) must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.
23. Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent,

those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.

24. The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who: ☐ oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
- acts as the authorised representative of the Applicant; and
 - is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.
25. Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.
26. Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is North Interface and they can be contacted via email on North_Interface@transport.nsw.gov.au.

Schedule 5 – Ausgrid conditions

Proximity to Existing Network Assets Overhead Powerlines

1. There are existing overhead electricity network assets in Epping Rd, Forest Grove and Blaxland Rd. Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding. The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website, www.ausgrid.com.au Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost. It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

Underground Cables

2. **Deleted.**
Amended as per DA/397/2020/A

New Driveways - Proximity to Existing Poles

3. Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

Amended as per DA/397/2020/A

New or modified connection

4. To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; <https://www.ausgrid.com.au/Connections/Get-connected>.

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances “Working Near Ausgrid Assets - Clearances”. This document can be found by visiting the following Ausgrid website: www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

Amended as per DA/397/2020/A

GENERAL CONDITIONS

1. The development is to be carried out in accordance with the following plans and documentation listed below, except where amended by other conditions of this consent:

Architectural Drawings

Drawing / Plan No.	Issue	Plan Title	Author	Dated
DA-00-0200	H	Location Plan	PTW Architects	25.03.2025
DA-00-0300	J	Site Analysis	PTW Architects	30.03.2026
DA-00-0350	C	Context Plan	PTW Architects	30.03.2026
DA-00-0400	J	Site Plan	PTW Architects	30.03.2026
DA-10-0100	H	Basement Plan	PTW Architects	25.09.2025
DA-10-0101	J	Lower Ground Floor Plan	PTW Architects	30.03.2026
DA-10-0102	J	Ground Floor Plan	PTW Architects	30.03.2026
DA-10-0103	J	Level 01 Plan	PTW Architects	30.03.2026
DA-10-0104	J	Level 02 Plan	PTW Architects	30.03.2026
DA-10-0105	J	Level 03 Plan	PTW Architects	30.03.2026
DA-10-0106	J	Level 04 Plan	PTW Architects	30.03.2026
DA-10-0107	J	Level 05 Plan	PTW Architects	30.03.2026
DA-10-0108	J	Level 06 Plan	PTW Architects	30.03.2026
DA-10-0109	J	Level 07 Plan	PTW Architects	30.03.2026
DA-10-0110	J	Level 08 Plan	PTW Architects	30.03.2026

DA-10-0111	J	Roof Plan	PTW Architects	30.03.2026
DA-20-0100	J	Street Elevations	PTW Architects	30.03.2026
DA-20-0200	J	Street Elevations	PTW Architects	30.03.2026
DA-20-0300	J	Building A, B and C Elevations	PTW Architects	30.03.2026
DA-20-0400	K	Building D & E Elevations	PTW Architects	30.03.2026
DA-30-0100	K	Sections Sheet 1	PTW Architects	30.03.2026
DA-30-0200	J	Sections Sheet 2	PTW Architects	30.03.2026
DA-30-0300	H	Sections through Communal Open Space	PTW Architects	30.03.2026
DA-78-0100	I	Material Palette	PTW Architects	03.09.2025
DA-78-0200	B	Material Palette Building A	PTW Architects	03.09.2025
DA-78-0300	B	Material Palette Building B	PTW Architects	03.09.2025
DA-78-0400	B	Material Palette Building C	PTW Architects	03.09.2025
DA-78-0500	B	Material Palette Building D	PTW Architects	03.09.2025
DA-78-0600	B	Material Palette Building E	PTW Architects	03.09.2025
DA-90-0100	J	Apartment Schedule	PTW Architects	30.03.2026
DA-90-0200	C	Storage Schedule	PTW Architects	30.03.2026
DA-95-0100	J	Adaptable Units	PTW Architects	03.09.2025
DA-96-0100	I	Silver Liveable Units	PTW Architects	03.09.2025

Civil Drawings/Stormwater: Project 250004

Drawing / Plan No.	Issue	Plan Title	Author	Dated
C001	2	Civil Notes and Details Sheet	Adams	01.04.2025
C002	2	Civil Detail Sheet 2	Adams	01.04.2025
C003	2	Civil Detail Sheet 3	Adams	01.04.2025
C005	2	OSD Tank Base Slab Details	Adams	01.04.2025
C006	2	OSD Tank Base Slab Detail Sheet	Adams	01.04.2025
C007	2	OSD Tank Detail Sheet 1	Adams	01.04.2025
C008	1	Proposed Secondary Treatment System	Adams	01.04.2025
C0010	2	Concept Erosion and Sediment Control Plan	Adams	01.04.2025
C0022	2	Lower Ground Floor Drainage Plan – Sheet 1	Adams	01.04.2025
C0023	2	Lower Ground Floor Drainage Plan – Sheet 1	Adams	01.04.2025
C0025	2	Ground Floor Drainage Plan – Sheet 1	Adams	01.04.2025

C0026	2	Ground Floor Drainage Plan – Sheet 2	Adams	01.04.2025
C0030	2	Overall Drainage Plan Sheet - 1	Adams	01.04.2025
C0031	2	Overall Drainage Plan Sheet - 2	Adams	01.04.2025
C100	2	Water Quality Catchment Plan and Summary of Results	Adams	01.04.2025
C101	4	Outfall Drainage Plan and Details	Adams	21.11.2025
C102	4	Drain Modelling Results and Long Section Details	Adams	04.11.2025
C103	4	Outfall Drainage Plan – Sheet 2	Adams	21.11.2025

Substation Drawings

Drawing Plan No.	Issue	Plan Title	Author	Dated
L3 – 06	5	Double Standard Surface Chamber (Side by Side)	JHA Services	25/5/2017

Landscape Drawings. A262563

Drawing Plan No.	Issue	Plan Title	Author	Dated
L0000	B	Coversheet	Group GSA	31.03.2026
L0001	B	Overall Site Plan	Group GSA	31.03.2026
L1001	B	Lower Ground Overall Plan	Group GSA	31.03.2026
L1002	B	Ground Floor Overall Plan	Group GSA	31.03.2026
L1003	B	Level 1 Overall Plan	Group GSA	31.03.2026
L1004	B	Level 6 Overall Plan	Group GSA	31.03.2026
L1008	B	Level 8 Overall Plan	Group GSA	31.03.2026
L2001	B	LGR Level GA Plan 1	Group GSA	31.03.2026
L2011	B	Ground Floor GA Plan 1	Group GSA	31.03.2026
L2001	B	LGR Level GA Plan 1	Group GSA	31.03.2026
L2012	B	Ground Floor GA Plan 2	Group GSA	31.03.2026
L2013	B	Ground Floor GA Plan 3	Group GSA	31.03.2026
L2014	B	Ground Floor GA Plan 4	Group GSA	31.03.2026
L2015	B	Ground Floor GA Plan 5	Group GSA	31.03.2026
L2101	B	Level 1 GA Plan 1	Group GSA	31.03.2026
L2102	B	Level 1 GA Plan 2	Group GSA	31.03.2026
L2103	B	Level 1 GA Plan 3	Group GSA	31.03.2026
L2104	B	Level 1 GA Plan 4	Group GSA	31.03.2026
L2601	B	Level 6 GA Plan	Group GSA	31.03.2026
L2801	B	Level 8 GA Plan	Group GSA	31.03.2026
L7001	A	Landscape Details Sheet 1	Group GSA	30.03.2026
L7002	A	Landscape Details Sheet 2	Group GSA	30.03.2026

L7003	A	Landscape Details Sheet 3	Group GSA	30.03.2026
L7004	A	Landscape Details Sheet 2	Group GSA	30.03.2026

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
S4.56 Noise, Vibration & Natural Ventilation Impact Assessment	P01670	005	E-Lab Consulting	17 Sept 2025
BASIX	1106551M_13	N/A	JHA Consulting	12 Sept 2025
Traffic and Parking Review	24044I01b-250327	N/A	MLA Transport Planning	27 Mar 2025
Operational Waste Management Plan	SO600	F	Elephants Foot	27 Mar 2025
Pedestrian Wind Environment Statement	WJ281-01F02(REV3)-WS REPORT	3	Windtech	31 Mar 2025
Solar Light Reflectivity Study	WJ281-01F02(REV3)-WS REPORT	3	Windtech	31 Mar 2025
Green Travel Plan	24044r01A-250331	N/A	MLA Transport Planning	31 Mar 2025
CPTED Report	N/A	N/A	Think Planners	March 2025
Geotech Opinion Letter	33043PNlet1	N/A	JK Geotechnics	31 Mar 2025
Design Review Report – Accessibility	250018	02	McKenzie Group	31 Mar 2025
Design Verification Statement	N/A	N/A	PTW	31 Mar 2025
Detailed Site Investigation	E33043BRrpt2-DSI		JK Environments	20 November 2020
Hazardous Building Material Survey	E3304043PLrpt-Haz		JK Environments	6 November 2020
Geotechnical Investigation	33043PNrpt	Final	JK Environments	16 April 2020
Landscape Report	N/A	B	Group GSA	March 2026

Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved plans.

1A. Deleted

Amended as per DA/397/2020/A

1B Deleted.

Amended as per DA/397/2020/A

1C In order to ensure the architectural and urban design excellence of the development is retained:

- i) The design architect is to have direct involvement in the design documentation, contract documentation and construction stages of the project;
- ii) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project;
- iii) Evidence of the design architect's commission is to be provided to the Council prior to the release of the construction certificate.
- iv) Evidence of the design architect's ongoing engagement is to be provided to the Council prior to the issue of the Occupation Certificate.
- v) The design architect (PTW Architects) of the project is not to be changed without prior notice and approval of the Council.

Reason: To ensure design excellence is maintained.

1D 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.

Amended as per DA/397/2020/A

1E Prior to obtainment of any Construction Certificate for the external works, the Proponent must co-ordinate its design with any approved detailed Epping Bridge Project Designs to ensure compliance with the requirements of TfNSW.

Reason: Per recommendation of TfNSW

Amended as per DA/397/2020/A

1F In accordance with the provisions of the Housing SEPP:

- i) The build-to-rent housing model is to apply to the development for a minimum of 15 years from the issue of the final occupation certificate.
- ii) The tenanted component of the building is not to be subdivided into separated strata lots.
- iii) The tenanted component of the building is to be owned and controlled by 1 (one) person.
- iv) The tenanted component of the building is to be operated by 1 (one) managing agent who provides on-site management.

Reason: To comply with the provisions of the Housing SEPP

Amended as per DA/397/2020/A

2. **Deleted.**
Amended as per DA/397/2020/A
3. **Deleted.**
Amended as per DA/397/2020/A
4. **To ensure that the development reflects the Epping context and the response to the landform as exhibited in heritage listed Forest Grove Park:**
 - **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.**

Amended as per DA/397/2020/A

5. **To improve the conditions for the retention of the Brush Box trees in Forest Grove Park**
 - **Ensure that on the lot on which Building E is located, between the building and the southern boundary, there is minimal disturbance to the natural ground during and after construction.**
 - **Locate any pathways adjacent to the hedge on the southern elevation of Building E away from the Brush Box.**
 - **Construct any footpaths in permeable paving.**
6. **Prior to the issue of the relevant 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

Amended as per DA/397/2020/A

7. **Deleted.**
Amended as per DA/397/2020/A
8. **All building work must be carried out in accordance with the 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 2000.

Amended as per DA/397/2020/A

9. 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.
10. The development must be constructed entirely 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
11. Approval is granted for the demolition of all buildings and outbuildings currently on the property, subject to compliance with the following:-
- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.
Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.
 - (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
 - (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
 - (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
 - (e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the

words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 469 of the Work Health and Safety Regulation 2017.

- (f) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (h) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (i) Demolition is to be completed within 5 days of commencement.
- (j) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (k) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (l) 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.
- (m) Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.
- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In

reviewing such documentation Council will require the provision of original.

- (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

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

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

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

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

14. No works or vehicular access are permitted within the adjoining Council reserve during works without the prior written consent of Council.

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

15. Trees to be retained are:

Tree No	Name	Common Name	Location	Tree Protection Zone (m)
14	<i>Lophostemon confertus</i>	Brushbox	Forest Grove street verge	7.2 metres

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.

Amended as per DA/397/2020/A

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. 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

Amended as per DA/397/2020/A

18. Any garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwellings. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.

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

19. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) 2011 including:

- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
- (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
- (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- (d) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet;
- (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Reason: To ensure provision of adequate waste storage arrangements

- 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 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.

Note: 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.

Amended as per DA/397/2020/A

- 20B. Any alternative access to No. 18 Epping Road is to be the subject of a future development application.
- 20C. **Trees numbered 1-10, 12, 14, 45-65 and 70-78 shall be retained and protected. Refer to the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8 August, 2025 for species identification and location.**
Reason: To protect significant trees which contribute to the landscape character of the area.

Amended as per DA/397/2020/A

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.)

- 20D. **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.

Amended as per DA/397/2020/A

- 20E. **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.

Amended as per DA/397/2020/A

21. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:
- (a) In the case of work to be done by a licensee under the Home Building Act 1989; has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or
 - (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.
- Note:** A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purpose of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

Reason: To comply with the Home Building Act 1989.

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.

Amended as per DA/397/2020/A

23. **A monetary contribution comprising \$4,019,369.31 is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental**

Planning and Assessment Act 1979 and the City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre). Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058.

Payments comprise of the following:

Contribution Type	Amount
Fmr Hornsby/Epping S94. Plan Administration	\$ 7,636.83
Fmr Hornsby/Epping S94. Community Facilities	\$ 312,706.95
Fmr Hornsby/Epping S94. Drainage & Water Quality	\$ 69,133.16
Fmr Hornsby/Epping S94. Open Space & Recreation	\$ 2,733,974.92
Fmr Hornsby/Epping S94. Public Domain	\$ 582,406.63
Fmr Hornsby/Epping S94. Roads & Shared Paths	\$ 313,510.82
Total	\$ 4,019,369.31

Timing of payment

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

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

The *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)* can be viewed on Council's website at:
<https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

Amended as per DA/397/2020/A

24. Deleted.
Amended as per DA/397/2020/A.
25. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate.

The fee will be in accordance with Councils adopted 'Fees and Charges' at the time of payment.

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

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

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:

Bond Type	Amount
Hoarding: \$2,652-\$10,609 per street frontage in current financial year.	\$5,463.10
Nature Strip and Roadway: Applies to all developments with a cost greater than \$25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.	\$25,750.00

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.

Amended as per DA/397/2020/A

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 as per DA/397/2020/A

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.

Amended as per DA/397/2020/A

29. Design Verification issued by a registered architect is to be provided with the application for the relevant 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.

Amended as per DA/397/2020/A

30. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' and accompany the application for a Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the

community during the construction of the development. The Construction Noise Management Plan must include:

- (a) Identification of nearby residences and other sensitive land uses.
- (b) Assessment of expected noise impacts.
- (c) Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts.
- (d) Community Consultation and the methods that will be implemented for the whole project to liaise with affected community members to advise on and respond to noise related complaints and disputes.

Reason: To prevent loss of amenity to the area.

31. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary. Retaining Walls must be constructed wholly on the private property. The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated, then written approval from the affected neighbour shall be obtained and submitted to the certifying authority prior commencement of the works. Structural details, certified by a practicing structural engineer, shall accompany the application for a Construction Certificate for assessment and approval by the certifying authority.

Reason: To minimise impact on adjoining properties.

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.

Amended as per DA/397/2020/A

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.

Amended as per DA/397/2020/A

34. 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.

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.

Amended as per DA/397/2020/A

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 any work on the site.

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 2, dated 01 April 2025, prepared by Adams Consulting Engineers Pty Ltd.

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 year ARI storm event (Q5), i.e. Q20, post-developed < Q5, pre-developed.

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.

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.

Amended as per DA/397/2020/A

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 relevant Construction Certificate to the satisfaction of the Certifying Authority.

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

Amended as per DA/397/2020/A

38. Deleted.
Amended as per DA/397/2020/A

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 relevant Construction Certificate to the satisfaction of the Certifying Authority.

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

Reason: To ensure appropriate vehicular access is provided.

Amended as per DA/397/2020/A

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

Amended as per DA/397/2020/A

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 Construction Certificate to the satisfaction of the Certifying Authority.
Reason: To ensure visitor carparking is accessible.

Amended as per DA/397/2020/A

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 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.

Amended as per DA/397/2020/A

43. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the application for the relevant Construction Certificate.
Reason: To provide suitable vehicle access without disruption to pedestrian and vehicular traffic.

Amended as per DA/397/2020/A

44. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for the relevant 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.

Amended as per DA/397/2020/A

45. Prior to the issue of any Construction Certificate (CC), the certifier and City of Parramatta Council shall be provided with a Remediation Action Plan prepared with reference to the NSW EPA guidelines in accordance with the Contamination Land Management Act, 1997 for the remediation works required under this consent.

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

46. Prior to the issue of any Construction Certificate (CC), the certifier and City of Parramatta Council shall be advised in writing of the appointment of a site auditor, accredited in accordance with the Contaminated Land Management Act, 1997, for the remediation works required under this consent. The Site Auditor is to review and endorse the Remediation Action plan issued to the certifier.

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

47. **The development must incorporate 35 adaptable dwellings. Plans submitted with the Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.**

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

Amended as per DA/397/2020/A

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 do 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

Amended as per DA/397/2020/A

49. **148 bicycle spaces/racks are to be provided on-site, comprising 117 residential bicycle parking spaces and 31 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 construction certificate.

Reason: To comply with Council's parking requirements.

Amended as per DA/397/2020/A

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 residential and visitor parking spaces are to be provided and be allocated as follows:**

- a) 110 parking spaces for the residential units including 10 spaces as accessible parking;**
- b) 13 visitor parking spaces including one (1) space 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 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.

Amended as per DA/397/2020/A

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

Amended as per DA/397/2020/A

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 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the 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.

Amended as per DA/397/2020/A

53. Four (4) motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements

54. **Prior to the issue of the relevant Construction Certificate, the Certifying Authority and 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.

Amended as per DA/397/2020/A

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.

Amended as per DA/397/2020/A

56. **A Methodology Statement, prepared by a suitably qualified arborist (Australian Qualification Framework Level 5 or above), must accompany the application for the 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.

Amended as per DA/397/2020/A

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 Construction Certificate.
Reason: To ensure the creation of functional gardens.

Amended as per DA/397/2020/A

58. Deleted.
Amended as per DA/397/2020/A

59. 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 consistency with approved plans

Amended as per DA/397/2020/A

60. Plans and documents submitted must include the following with an application for the relevant Construction Certificate:
- (a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including 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.

Amended as per DA/397/2020/A

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):

Tree No.	Name	Common Name	Radius from the trunk
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14	<i>Lophostemon confertus</i>	Brush box	7.2 metres
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Plans submitted with the Construction Certificate application must reflect the above requirements.

Reason: To ensure adequate protection of existing trees.

Amended as per DA/397/2020/A

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 tree numbered 14 during construction and the expected future health of the tree. 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.

Amended as per DA/397/2020/A

63. **Separate waste bins are to be provided on site for recyclable waste.**

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

- 63A. **A waiting bay and a traffic signal system is to be installed at the ramp linking the two car park levels to regulate traffic flow and safety along the ramp. Details are to be illustrated on plans submitted with the relevant construction certificate.**

Reason: To ensure safe traffic movement at parking areas.

Amended as per DA/397/2020/A

- 63B. **The development is to provide electrical vehicle charging equipment in accordance with the NCC.**

Reason: To comply with the controls of PDGP 2023.

Amended as per DA/397/2020/A

63C. Prior to the issue of the relevant Construction Certificate, the following privacy measures must be designed for installation, with supporting drawings and perspective views from street level provided for approval by Council officers:

- 1. Horizontal overhangs and louvred awnings are to be provided for all windows of impacted apartments on Level 01 (Apartment no. 101.8, 102.8, 106.8, 107.8, 108.8 and 109.8). The overhangs must be of sufficient depth to limit overlooking from the street level and, where they extend beyond the building façade, must incorporate louvers that allow sunlight penetration to apartments while sufficiently blocking views from the street.**
- 2. Windows of impacted apartments located on Level 02 (Apartment no. 208.8, 209.8 and 210.8) are to be fitted with vertical louvers that provide effective screening from most view angles by pedestrians at street level while allowing sunlight to penetrate the apartments.**
- 3. Mature trees of adequate height and canopy size to provide effective visual screening from the street are to be planted prior to occupation.**

Amended as per DA/397/2020/A

63D. Plans and documents submitted must include the following changes with an application for the relevant Construction Certificate:

- (a) Construction details are to be provided by a suitably qualified Structural Engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens.**
- (b) All raised planting boxes/beds containing trees must be retained to a minimum height of 800mm.**
- (c) Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.**
- (d) Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P *Planting on Structures - Tools for improving the design of residential apartment development* (NSW Department of Planning and Environment, 2015):**
 - Typical tree planting on structure detail to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size)**
 - Typical shrub planting on structure detail to show minimum 500-600mm soil depth,**
 - Typical turf planting on structure to show minimum 200-300mm soil depth.**
- (e) Tree planting densities shall not exceed the prescribed soil volume.**
- (f) Sections through the planters supporting the trees and shrubs over the basement, OSD and on podium level are required to show the above requirements.**

(g) A soil specification ('Fit-for-purpose' performance description) for imported soil types to ensure sufficient nutrient and water availability is achieved.

(h) An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer.

Reason: To ensure the creation of functional gardens.

Amended as per DA/397/2020/A

PRIOR TO WORK COMMENCING

64. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:

- (a) Appoint a Principal Certifying Authority (PCA) 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 Certifying Authority 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.

65. 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 Certifying Authority prior to the commencement of any work on site.

Reason: To ensure public safety.

66. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 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 Certifying Authority;
- (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.

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

Reason: To ensure adequate toilet facilities are provided.

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; 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 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.

Amended as per DA/397/2020/A

69. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

70. Prior to the commencement of works the applicant must register a positive covenant on the title, the terms of which must be approved by Council, to aid in the viable retention of the row of brush box trees located within the site along its southern boundary. The positive covenant must include terms requiring:

- (a)** Any pruning of the brush box trees, to maintain clearance from the façade of the building, must not exceed 1.5 metres from the building facade. All pruning works must conform with Australian Standard – AS 4373 – 2007 and be undertaken by a qualified Arborist who holds AQF Level 3 in Horticulture (Arboriculture) or higher.
- (b)** A suitable qualified Irrigation Company must undertake an annual inspection of automated irrigation system installed near the brush box trees to ensure the system is functioning correctly.

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, trade person and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction 'Staging',
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
- n) 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,
- 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.

72. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas). In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

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

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

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

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

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

Reason: Management of records

74. Prior to the commencement of any excavation works on site the applicant must submit, for approval by the Principal Certifying Authority (PCA), a geotechnical/civil engineering report which addresses (but is not limited to) the following:
- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
 - (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.
 - (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
 - (d) The impact on groundwater levels in relation to the basement structure.
 - (e) The drawdown effects if any on adjacent properties (including the road reserve), resulting from the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater.

Where it is considered there is potential for the excavation to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development. This design is to ensure there is no change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path of groundwater results, artificial drains such as perimeter drains and through drainage may be utilised.

- (f) The recommendations resulting from the investigations are to demonstrate the works can be satisfactorily implemented. An implementation program is to be prepared along with a suitable monitoring program (where required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction.

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

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with demonstrated experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent properties and structures both during and after construction. The report must contain site specific geotechnical recommendations and must specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

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

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

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 the relevant work.**

Reason: To ensure adequate stormwater infrastructure is provided.

Amended as per DA/397/2020/A

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

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

77. 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.

78. If development involves excavation that extends below the level of the base, of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the persons own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

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

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

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

- (a) On-street mobile plant: E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc.

Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.

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

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

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

Reason: Proper management of public land.

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

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

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

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

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

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

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

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

Amended as per DA/397/2020/A

82. Prior to demolition works commencing, the irrigation system for Trees 1 to 10 as outlined in the arborist report prepared by Naturally Trees dated 8th August 2025 must be installed.

Reason: To protect trees from construction impacts.

Amended as per DA/397/2020/A

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 Appendix's 4, 5, 6, 7 and 8 in the report prepared by in the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8th August 2025 and all relevant conditions of this consent.

Tree No.	Species	Common Name	Location
14	<i>Lophostemon confertus</i>	Brushbox	Forest Grove street verge

Reason: To ensure the protection of the existing trees on the site.

Amended as per DA/397/2020/A

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.

Amended as per DA/397/2020/A

85. No works or vehicular access are permitted within the adjoining Council reserve during works without the prior written consent of Council.

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

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.

Amended as per DA/397/2020/A

87. The required Tree Protection Zones (TPZ) are to be established and in place prior to any works commencing according to the schedule below.

The area is to be enclosed with protective fencing consisting of 1.8m high fully supported chainmesh. The area enclosed is to be a designated "No-Go Zone" and is to be kept weed and grass free for the entire duration of works. The enclosed area is to be mulched with 100mm of leaf mulch to minimise disturbance to existing ground conditions for the duration of the construction works. "Tree Protection Zone" signage is to be attached to protective fencing; this must include the name and contact details of the site Arborist.

Tree No.	Species	Common Name	Location	Radius from Trunk for TPZ
14	<i>Lophostemon confertus</i>	Brushbox	Forest Grove street verge	7.2 metres

Reason: To protect the trees to be retained on the site during construction works.

88. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualification Framework (AQF) Level 5 Arborist in accordance with AS4970 - Protection of Trees on Development Sites.

Reason: To ensure trees are protected during construction.

89. An updated Waste Management Plan is to be submitted immediately after the letting of all contracts detailing the:

- expected volumes and types of waste to be generated during the demolition and construction stages of the development;
- destination of each type of waste, including the name, address and contact number for each receiving facility.

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

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

90. **Prior to the issue of any construction certificate for any construction work relating to the ground floor, including slab pour, the public domain works, or any other above-ground structure, a set of detailed CC standard Public Domain Construction Drawings (PPDG) must be submitted to and approved by the Council's Development and Traffic Services Unit (DTSU) Manager. The CC submission must meet PPDG submission requirements, comprise coordinated civil and landscape architectural drawings, and shall address, but not be limited to, the following areas:**

- Forest Grove frontage of the development site between the gutter and building line, including footpath, verge, landscape, drainage
- The publicly accessible east-west link through the site

- Proposed boundary treatment between the east-west link and Council owned land to the south – especially any retaining walls located on or near the property boundary line. Must include regular civil and landscape cross sections through the southern boundary retaining wall.
- Any works in the carriageway.

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 the kerb line unless agreed otherwise with the Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted.

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

- The latest City of Parramatta Public Domain Guidelines (PPDG);
- All the conditions listed in this consent.

Reason: To ensure the public domain, including publicly accessible land, is constructed in accordance with Council standards.

Amended as per DA/397/2020/A

91. **Footway Specifications**

The requirements below shall be included in the Public Domain Construction Drawings:

- Pedestrian footpaths shall comply with the following requirements:
 - i. Forest Grove – 1500mm concrete footpath per Council's standard detail DS3, designed to work around and maintain existing trees.
 - ii. EW through site link – minimum 2.5m footpath width. Final paving material selection to meet Council's slip resistance and access specifications (ref PPDG) and to meet the requirements of AS1428.
- The public footway (footpath and verge) should positively drain away from the property boundary/ building line to the top of the kerb.
- The footpath must achieve a cross fall of 1% - 2.5% maximum.
- Localised flattening of public footpath at driveways and property entries is not permitted. Any change of level required to provide compliant access to the development 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 the kerb line unless agreed otherwise with the 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 PPDG 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) or viewed on-line.

Kerb Ramps

Council's standard kerb ramp detail is to be provided where approved in the alignment plans. Refer Council's design standard DS4.

Vehicle Crossing

Council's standard heavy vehicle crossing is to be provided. Refer Council's design standards DS9 and DS10. Maximum driveway width 6m unless approved otherwise.

Pit Lids and grates

All pit lids and grates in paved areas of the public domain should be level with the paving around. Where allowed by the service providers, the pit lids should be infilled with the surrounding paving material. A schedule of proposed pit lid and grate finishes is to be submitted with the Public Domain Construction Drawings set as applicable.

Tactile Indicators (TGSIs)

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

Lighting

Provide pedestrian lighting through the east-west through site link to provide safe 24/7 access without creating disturbance to residential properties. Demonstrate that lighting levels via compliance letter.

Signage

Signage should be located along this link to identify it as a 24/7 accessible path.

Retaining Walls/Fencing

Provide an in-situ concrete or masonry retaining wall as required on or near the southern site boundary, interfacing with the RE1 zoned Bowling Club site. Maximum height 1m above existing ground level on the boundary line.

Where/if higher retaining walls are required, they must be set back from the boundary line and screened with vegetation.

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.

Amended as per DA/397/2020/A

92. **Street Tree Specifications**

Required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Forest Road	TBC in consultation with Council's Public Domain team			TBC	Typically, 8-10m
EW link	TBC as per approved Landscape plans and in consultation with Council's Public Domain team and Landscape Officer			TBC	Typically, 8-10m

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.

Amended as per DA/397/2020/A

- 92A. 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 8 August, 2025 and the conditions of consent.**

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

Amended as per DA/397/2020/A

- 92B. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties.**

All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

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

Amended as per DA/397/2020/A

- 92C. Prior to the commencement of any major earthworks on the site the proponent is required to prepare updated drawings for approval from the PCA confirming the final TfNSW road design levels for the full site frontage to Epping and Blaxland Roads.**

Where TfNSW design levels materially differ from those already issued to Council and relied upon by the approved DA documentation, the proponent is required to liaise with TfNSW on an ongoing basis about final road design levels for the TfNSW Epping Bridge Upgrade which interfaces the site along the Epping Road and Blaxland Road frontages.

The drawings are to include updated landscape and civil designs, including regular civil cross sections (kerb line to building line, 20m centres) confirming level differences along the boundary line, as well as construction details showing proposed retaining walls (height and materials), proposed boundary fencing and barriers, the extent of any make good required in the public domain, and refinements to stair, ramp and lift designs within the site at each of the site entries to address proposed raised road levels and to meet Australian Standard requirements.

Above ground fencing and/or road barriers as required are to be integrated into the boundary retaining wall designs to minimise any doubling up of boundary line structures.

Copies of all drawings prepared as part of this condition shall be forwarded to Council.

Reason: To ensure consistency with TfNSW works.

Amended as per DA/397/2020/A

DURING WORKS

93. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the following hours:

- Monday to Friday inclusive: 7.00am and 5.00pm; and
- Saturday: 8.00am to 5.00pm.
- No work is to be carried out on Sunday or Public Holidays.

Demolition works are restricted to:

- Monday to Friday: 7.00am to 5.00pm; and
- No demolition works are to be undertaken on Saturdays, Sundays or
- Public Holidays.

Note: 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 area.

94. **The Construction Management Plan approved in accordance with condition 71 is to be complied with at all times:**

Reason: to ensure public safety

Amended as per DA/397/2020/A

95. 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.

96. Oversize vehicles using local roads require approval from the National Heavy Vehicle Regulator (NHVR). The applicant is to be 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

97. 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.

98. 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.

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.

Amended per DA/397/2020/A

100. Up to five percent of the canopy foliage area for Trees 4, 5 and 6 may be pruned to facilitate the erection of the scaffolding and the façade of Building E. The pruning must be limited to "*outer small branches*". All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and conform to the provisions of AS4373-2007 "Pruning of Amenity Trees".

No other canopy pruning is approved under this consent.

Reason: To ensure the pruning will not adversely affect the tree(s).

101. (footpaths, roads, reserves, etc.) are permitted to be removed, pruned or damaged during construction including the installation of fences, hoardings or other temporary works, unless approved in this consent.

Reason: Protection of existing environmental infrastructure and community assets.

102. No materials (including waste and soil), equipment, structures or goods of any

type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

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

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 arborist report 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 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.

Amended per DA/397/2020/A

104. No mechanical excavation is to occur within the distance specified below unless there is approval from the Project Arborist:

Tree No.	Species	Common Name	Location	Radius from Trunk for TPZ
14	<i>Lophostemon confertus</i>	Brushbox	Forest Grove street verge	7.2 metres

Reason: To ensure the protection of tree(s).

Amended per DA/397/2020/A

105. Trees numbered 11, 13, 15-44 and 66-69 are approved for removal to facilitate development. Refer to Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 8 August, 2025 for species and location.

Reason: To facilitate development.

Amended per DA/397/2020/A

106. 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.

107. 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.

108. Liquid and solid wastes generated onsite shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999) and NSW EPA Waste Classification Guidelines.

Reason: To prevent pollution of the environment.

109. 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.

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

Reason: To prevent pollution of waterways.

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 Construction Certificate.**

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

Amended per DA/397/2020/A

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 Occupation Certificate.

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

Amended per DA/397/2020/A

113. Prior to the use or operation of the swimming pool, any filtration equipment and/or pump(s) exceeding 5dBA above the ambient background noise level when measured at the property boundary must be enclosed with appropriate sound insulation materials. Details of compliance are to be provided to the Principal Certifying Authority.
Reason: To minimize the aural impact of the mechanical equipment associated with the maintenance of the swimming pool and maintain the residential amenity of the adjoining and adjacent properties.
114. Surface waters from about the swimming pool must be collected and disposed of to the satisfaction of the Principal Certifying Authority.
Reason: To protect the amenity of the adjoining neighbours.
115. The concourse/coping/impervious area surrounding the swimming pool must be graded back toward the pool so as to prevent water flowing into the neighbouring property(s).

Reason: To protect the amenity of the adjoining properties.

116. The swimming pool must be fenced in accordance with provisions of the National Construction Code (2013) together with the referenced Australian Standard AS1926 Parts 1 and 2 (2012), prior to the filling of the pool with water. The fence shall be installed to the satisfaction of the Principal Certifying Authority.

Reason: To comply with the Legislative requirements.

117. The swimming pool water including the overflow water shall be drained to the sewer. The consent of Sydney Water to dispose of waste water shall be obtained and compliance with any conditions imposed by Sydney Water.

Reason: To comply with the Legislative requirements.

118. The owner of the pool shall display a notice showing:

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

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

Reason: To ensure an adequate level of safety for young pool users and compliance with the Swimming Pools Act 1992 and the Swimming Pools Regulation 2008.

- 118A. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and undertaken in accordance with the Code of Practice for Amenity Tree Industry 1998.**

Reason: To ensure tree works are carried out safely.

Amended per DA/397/2020/A

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

119. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.

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

120. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, 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:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with statutory requirements.

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

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer

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

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

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

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms. Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

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

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

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

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

124. A street number is to be placed on the site in a readily visible location from a public place prior to the issue of an Occupation Certificate. The numbers are to have a minimum height of 75mm.

Reason: To ensure a visible house number is provided.

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

Reason: To comply with the Conveyancing Act 1919.

126. Prior to the issue of any Occupation Certificate, an application is required to be obtained from Council for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment.

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

The application for a driveway crossing requires the completion of the relevant application form and be accompanied by detailed plans showing, grades/levels and specifications that demonstrate compliance with Council’s standards, without conflict with all internal finished surface levels. The detailed plan must be submitted to Council’s Civil Assets Team for approval prior to commencement of the driveway crossing works. A fee in accordance with Councils adopted ‘Fees and Charges’ will need to be paid at the time of lodgement.

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

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

Reason: Pedestrian and Vehicle safety.

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.

Amended per DA/397/2020/A

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.

Amended per DA/397/2020/A

129. **Submission of documentation confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider prior to the issue of an Occupation Certificate.**

Reason: To ensure appropriate electricity services are provided.

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.

Amended per DA/397/2020/A

131. **Design Verification issued by a registered architect is to be provided with the application for a Occupation Certificate verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.**

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

Reason: To comply with the requirements of SEPP 65.

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.

Amended per DA/397/2020/A

133. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings and or infrastructure.

The report is to be submitted to the PCA prior to the issue of the occupation certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings/infrastructure, the PCA must compare the post-construction dilapidation report with the pre-construction dilapidation report and a copy of this report forwarded to Council electronically at council@cityofparramatta.nsw.gov.au.

Reason: To establish any damage caused as a result of the building works.

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.

Amended per DA/397/2020/A

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:**

Reason: To demonstrate compliance with submitted reports.

Amended per DA/397/2020/A

136. Prior to the issue of any Occupation Certificate (OC) under this consent, the site is to be remediated generally in accordance with the endorsed Remediation Action Plan and any conditions outlined by the Site Auditor. Any changes to the remediation approach to be approved by the Site Auditor.

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

137. Prior to the issue of an Occupation Certificate (OC), the Principal Certifying Authority and City of Parramatta Council shall be provided with a Site Audit Statement (SAS) issued under the Contaminated Land Management Act, 1997, specifying that the site is suitable for '*residential development with limited opportunity for soil access*'. The site audit statement shall be accompanied by a site audit report in accordance with that Act.

Reason: To ensure that the works are in accordance with the *Contaminated Land Management Act 1997*

138. 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.

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

Reason: To ensure proper disposal of waste water.

140. **Prior to the issue of the final 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.

Amended per DA/397/2020/A

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.**

Amended per DA/397/2020/A

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 setback 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.

Amended per DA/397/2020/A

143. Prior to issue of and interim 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.

Amended per DA/397/2020/A

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) Deleted
- 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.

Amended per DA/397/2020/A

145. Prior to the issue of the final Occupation Certificate, 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 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.

Amended per DA/397/2020/A

146. The following conditions shall be complied with:
- (a) For safety, access to the swimming pool must be restricted by fencing or other measures as described by the Swimming Pools Act 1992, the Swimming Pool Regulation 2008, and Australian Standard AS1926 Parts 1 and 2 - 2007. The fencing or other measures must be completed prior to any water being placed in the pool.
 - (b) Any mechanical equipment associated with the swimming pool and spa shall be located in a sound-proof container and positioned so that noise levels associated with spa/pool pumping units shall not exceed 5 dBA at the boundaries of the site..
 - (c) To maintain the visual amenity of the area, devices or structures used for heating swimming pool water must be placed where it is not visible from a public place.
 - (d) To ensure the proper disposal of polluted waters and to avoid runoff nuisance for downstream properties, all drainage including any overland waters associated with the pool and spa must be pipe-drained to the nearest sewer system in accordance with the requirements of Council. No drainage, including overflow from the pool or spa shall enter Council's stormwater system.

- (e) For the purpose of health and amenity, the disposal of backwash and/or the emptying of a swimming pool into a reserve, watercourse, easement or storm water drainage system is prohibited. These waters are to discharge via a permanent drainage line into Sydney Water's sewer in accordance with Australian Standard AS3500. Permission is to be obtained from Sydney Water prior to the emptying of any pool to the sewer.
- (f) Lighting from the swimming pool and other communal facilities shall not detrimentally impact the amenity of other premises and adjacent dwellings.
- (g) The occupier of any premises on which a swimming pool is situated must ensure that there is at all times a sign which must contain the words *"YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL"*, *"POOL GATES MUST BE KEPT CLOSED AT ALL TIMES"*, and *"KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MILLIMETRES CLEAR OF THE POOL FENCE AT ALL TIMES"*,
- (h) A simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques for infants, children and adults. This sign is to be displayed in a prominent position in the immediate vicinity of the swimming pool.

Reason: To ensure compliance with the Swimming Pools Act 1992, the Swimming Pools Regulation 2008 and the National Construction Code together with maintaining amenity.

146.i) Prior to the issue of the final Occupation Certificate the communal outdoor space is to be embellished to include seating, BBQ areas and play areas.

Reason: To enhance amenity and useability

Amended as per DA/397/2020/A

THE USE OF THE SITE

147. 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.

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

- (a) transmission of unacceptable noise or vibration to any place of different occupancy, including (but not limited to) the use of roof top terraces.
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Noise Policy for

Industry 2017 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

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

Reason: To reduce noise levels.

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

Reason: To protect the amenity of the area.

151. The common areas located upon any rooftop are to be closed from use at 10pm nightly, There are to be no external speakers at the premises including any communal open space.

Reason: To prevent loss of amenity to the area.

152. The air conditioner/s must not:

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

Reason: To prevent loss of amenity to the area.

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

Reason: To ensure provision of adequate waste disposal arrangements.

154. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

Reason: To ensure waste is adequately stored within the premises.

155. 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.

156. If a roller shutter door is to be provided at the driveway entry and exit, it is to be operated via remote control. If an intercom is installed, it is to be provided at the

centre of the driveway (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

Reason: To comply with Australian Standards.

157. **The swimming pool pump must not be operated between the hours of 10.00 p.m. and 6.00 a.m. Monday to Friday and 10.00 p.m. to 6.00 a.m. Saturdays, Sundays and Public Holidays.**

Reason: To protect the amenity of surrounding properties.

Amended per DA/397/2020/A

158. **All landscape works (including any street tree and turf planting in the street verge / nature strip/ road reserve) shall be maintained and watered for a minimum period of one (1) year following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions**

Reason: To ensure restoration of environmental amenity.

Amended per DA/397/2020/A