

GENERAL CONDITIONS

Approved Plans & Supporting Documents

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

Architectural Drawings (Project No. 2743)

Drawing/Plan No.	Issue	Plan Title	Dated
AD1-0001	01	General Notes	13.12.24
AD1-0501	04	Site Plan – Existing & Demolition	13.12.24
AD1-0502	06	Site Plan – Proposed	21.05.25
AD1-0503	02	Site Plan – Betty Cuthbert Car Park	25.06.25
AD1-0801	05	Occupancy Area Plans - Proposed	25.06.25
AD1-1000	02	Basement Plan – Existing and Demolition	13.12.24
AD1-1001	05	Ground Floor Plan – Existing and Demolition	13.12.24
AD1-1002	05	Level 01 Plan – Existing and Demolition	13.12.24
AD1-1003	05	Level 02 Plan – Existing and Demolition	13.12.24
AD1-1100	10	Basement Plan - Proposed	25.06.25
AD1-1101	12	Ground Floor Plan - Proposed	01.07.25
AD1-1102	10	Mezzanine Floor Plan - Proposed	01.07.25
AD1-1103	10	Level 01 Plan - Proposed	21.05.25
AD1-1104	08	Level 02 Plan - Proposed	21.05.25
AD1-1105	08	Level 03 Plan - Proposed	21.05.25
AD1-1106	07	Roof Plan - Proposed	21.05.25
AD1-3100	06	North & South Elevations - Proposed	21.05.25
AD1-3101	06	East & West Elevations - Proposed	21.05.25
AD1-4000	05	General Arrangement – Section 01 - Proposed	21.05.25
AD1-4001	06	General Arrangement – Section 02 - Proposed	21.05.25
AD1-4002	06	General Arrangement – Section 03 - Proposed	21.05.25
AD1-4003	05	General Arrangement – Section 04 - Proposed	21.05.25
AD1-6300	01	Kitchen Layout & Food Premises Notes	23.01.25
AD1-6301	02	Sports, Mezzanine, Lounge, Dry Bar + Café Layouts	22.05.25

Drawing/Plan No.	Issue	Plan Title	Dated
AD1-7000	01	Schedule of Exterior Finishes	13.12.24

Civil Drawings/Stormwater (Project No. S24137)

Drawing/Plan No.	Issue	Plan Title	Dated
CI-0200	C	Siteworks, Roadworks and Drainage Plan Basement	21.05.2025
CI-0201	C	Siteworks, Roadworks and Drainage Plan Ground Floor	21.05.2025
CI-0300	B	Drainage Catchment Plan	19.12.2024
CI-0340	B	Drainage Details Plan	19.12.2024
CI-0350	C	OSD and Pump-out Tank Plan	21.05.2025
CI-0355	C	OSD Sections and Details	21.05.2025
CI-0700	B	Erosion and Sediment Control Plan	19.12.2024
CI-0710	B	Erosion and Sediment Control Details	19.12.2024

Landscape Drawings (Project No. 24-018)

Drawing/Plan No.	Issue	Plan Title	Dated
DA-301	C	Site Plan – Existing & Demolition	20/05/2025
DA-302	C	Site Plan – Proposed	20/05/2025
DA-303	C	Landscape Plan – Ground Floor	20/05/2025
DA-304	C	Landscape Plan – Mezzanine	20/05/2025
DA-305	C	Landscape Plan – Level 01	20/05/2025
DA-306	C	Landscape Plan – Level 02	20/05/2025
DA-307	C	Landscape Plan – Level 03	20/05/2025
DA-308	C	Landscape Section – 01	20/05/2025
DA-309	C	Landscape Section – 02	20/05/2025
DA-310	C	Preliminary Plant Schedule	20/05/2025
DA-311	C	Notes & Details	20/05/2025

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects	P0051582	Final	Urbis	24 January 2024
Clause 4.6 – Height of Building	P-51582	Final	Urbis	31 July 2025
Preliminary Construction and Demolition Waste Management Plan	610.032067.00001	2.0	SLR	22 November 2024

Operational Waste Management Plan	610.032067.00001	2.0	SLR	5 December 2024
ESD Report	240730E-ESD-r3	r3	Credwell	18/12/2024
Net Zero Statement	2411135-Net Zero Statement-r1	r1	Credwell	18/12/2024
Geotechnical Investigation Report	178480-PRJ1290715-GEO-REP-01 [0]	0	Intrax Land	29-Nov-24
Draft Plan of Management	-	-	-	7 July 2025
Estimated Development Cost (EDC)	-	R0	RPS Group	10 June 25
Transport Impact Assessment	SCT_00622	3.0	SCT Consulting	27 June 2025
Arts Plan	-	V1.0	H&E	21.05.2025
Stormwater Report	S24137	B	BG&E Pty Limited	24/04/2025
Access Report	240730-Access-r2	r2	Credwell	21/05/2025
Acoustic Report	AC01	v3	ARUP	10 December 2024
BCA Assessment Report	240730-NCC-r1	r1	Credwell	18/12/2024
Section J – DTS Report	240730E-SJ-r2	r2	Credwell	16/12/2024
Mechanical Services Statement	-	-	Evolved Engineering	16 th January 2025
Fire Engineering Statement	-	-	MCD Fire Engineering	16 December 2024
WaterNSW General Teams of Approval	IDAS1162360	-	WaterNSW	2 October 2025

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

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

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

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

Schedule of Use

2. Occupation capacities and operational hours are limited to those outlined in Table 2 of the submitted Acoustic Report, dated 10 December 2024, prepared by ARUP Australia Pty Ltd, titled Ermington Hotel Renovation, reference AC01 v3. Table 2 is replicated below as follows:

Level	Space	Patron Capacity	Approved Hours
Ground	Sports Bar	250	Monday – Sunday: 10.00am to 4:00am
	Smoking Terrace	25	Monday – Sunday: 10.00am to 4:00am
	Café/Bakery – internal seating	50	Monday – Sunday: 6.00am to 12:00am
	Café/Bakery – external seating	20	Monday – Sunday: 6.00am to 10:00pm
Mezzanine	Function Room & Smoking Terrace	400	Monday – Sunday: 10.00am to 4:00am
Level 1	Function Room & Balconies	250	Monday – Sunday: 10.00am to 4:00am
	Bistro	300	Monday – Sunday: 10.00am to 4:00am
	Beer Garden	200	Monday – Sunday: 10.00am to 4:00am
	Lounge Bar	200	Monday – Sunday: 10.00am to 4:00am
	Smoking Terrace	24	Monday – Sunday: 10.00am to 4:00am
	Kids Area	18 (children)	Monday – Sunday: 10.00am to 10:00pm

Reason: To comply with the recommendation on submitted Acoustic Report and to minimise the impacts on the amenity of the area.

Further Restrictions on Use

3. All activities are to cease after 10pm on all outdoor terraces and balconies.

Between midnight and 4am, the fabric roof/fabric façade screens in the Beer Garden are to be closed.

Appropriate mitigation measures including, but not limited to, screens or attenuators are to be installed.

No deliveries are to occur during the nighttime period, between midnight – 4am
Reason: To comply with the recommendation on submitted Acoustic Report and to maintain or protect existing the surrounding residential amenity.

Compliance with Acoustic Report

4. The building envelope must be designed and constructed as per recommendations in Table 26 of the Acoustic Report dated 10 December 2024, prepared by ARUP Australia Pty Ltd, titled Ermington Hotel Renovation, reference AC01 v3.

The operable wall between Function Room 3 and the Lobby shall have a minimum sound insulation rating of $R_w+C_{tr}25$.

Acoustic absorptive treatment on the walls/ceilings of the internal and external patron areas (including the kids' area) shall be installed.

A review of the sound insulation performance of all building envelope modifications and all areas where amplified music entertainment is proposed shall be submitted during the detailed design phase.

Reason: To comply with the recommendation on submitted Acoustic Report.

Exiting the Premises

5. After midnight, patrons are to exit the premises via the Sports Bar.
Reason: To comply with the recommendation on submitted Acoustic Report.

Music

6. Amplified music levels are not to exceed the music noise levels given in Table 17 of the submitted Acoustic Report, dated 10 December 2024, prepared by ARUP Australia Pty Ltd, titled Ermington Hotel Renovation, reference AC01 v3.
Reason: To comply with the recommendation on submitted Acoustic Report.

Additional Noise Measures

7. The additional operation noise control measures as outlined in Scenario A and B in Table 27 and Table 28 of Acoustic Report, dated 10 December 2024, prepared by ARUP Australia Pty Ltd, titled Ermington Hotel Renovation, reference AC01 v3 must be adhered to. The noise management plan must indicate which scenario that the venue is operating under.
Reason: To comply with the recommendation on submitted Acoustic Report.

Sound Systems

8. All amplified sound shall be provided via an in-house sound system so that the sound levels can be controlled by a sound limiter. An RMS compressor/sound limiter shall be installed. Multi-band compression shall be installed for greater control over the critical frequency bands.
Reason: To comply with the recommendation on submitted Acoustic Report.

Temporary Sound Systems

9. Where temporary sound systems or instrument amplifiers are used for entertainment, a sound monitor, for example CESVA RS-60, Nti Audio XL2 is required.

Reason: To comply with the recommendation on submitted Acoustic Report.

Amplified Music

10. When amplified music is played in enclosed indoor areas, reed switches or similar must be included in the doors (linked to the sound limiter), such that when doors are open, sound system levels are limited to a lower noise level.

Reason: To comply with the recommendation on submitted Acoustic Report.

Entertainment Noise Levels

11. The LA10 noise level emitted from the premises shall not exceed the background noise level (LA90) in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) by more than 5dB between 07:00am and 12:00 midnight at the boundary of any affected residence.

The LA10 noise level emitted from the premises shall not exceed the background noise level (LA90) in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) between 12:00 midnight and 07:00am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am.

Reason: To comply with Liquor and Gaming NSW noise condition.

Delivery of NABERS ratings requirements

12. The development is to be carried out to operate at or above the following certified NABERS ratings:
- Minimum NABERS Energy rating 4.5 stars without accounting for any Green Power used in the building
 - Minimum NABERS Water rating of 4.5 stars.

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

Imported fill

13. All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses

of the material for the known past history of the site where the material is obtained; and/or

- (b) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

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

Require to notify about new contamination evidence

- 14. 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.

Contaminated waste to licensed EPA landfill

- 15. 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.

Requirement for Trade Waste Agreement

- 16. A trade waste agreement shall be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'. Separator systems are to be bunded and where systems are placed outside, they are to be roofed to ensure that no rainwater can enter the bund.

Reason: To ensure proper disposal of waste water.

Food Safety Supervisor

- 17. The food business must appoint at least one Food Safety Supervisor per premises (or per business for mobile caterers) within 30 days of commencement of operation. The food business must keep a copy of a current Food Safety Supervisor certificate on the premises and produce it for inspection on request by a Council authorised officer.

Reason: To comply with legislative requirements.

Electrical work

- 18. All electrical works must be carried out by a licensed electrician and in accordance with the relevant provisions of AS/NZS 3000:2018.

Reason: To ensure compliance of relevant standards.

Exhaust from ventilation systems

- 19. Exhaust gases shall be discharged via a ventilation system installed in accordance with AS/NZS 1668.2:2012 - The Use of Mechanical Ventilation and Air-conditioning in Buildings.

Reason: To ensure the correct installation and operation of equipment for the protection of the local environment.

Air handling system - cooling towers

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

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

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

Spill clean up equipment

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

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

Duty to Notify Pollution Incidents

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

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

Hazardous/intractable waste disposed - legislation

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

- (a) Work Health and Safety Act 2011.
- (b) NSW Protection of the Environment Operations Act 1997 (NSW), and
- (c) NSW Environment Protection Authority (EPA) Waste Classification Guidelines.

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

Stormwater Treatment – Car Parks

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

- (a) Environment Protection Authority's Environment Protection Manual for Authorised Officers: Technical Section (Stormwater First Flush Pollution);

- (b) Environment Protection Authority's Managing Urban; and
- (c) Environment Protection Authority's Managing Urban Stormwater: treatment techniques (1997).

The stormwater treatment device(s) are to be maintained on a regular basis to ensure their functionality. All solid and liquid wastes collected from the device are to be disposed of in accordance with Protection of the Environment Operations Act 1997.

Reason: To prevent pollution of waterways.

Stormwater Management - General

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

Reason: To ensure that stormwater drains are not polluted.

Signage for stormwater drains

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

Reason: To promote awareness for the protection of waterways.

Maintenance of stormwater treatment devices

27. All wastewater and stormwater treatment devices (including drainage systems, sumps and traps) shall be regularly maintained in order to remain effective. All solid and liquid wastes collected from the device must be disposed of in accordance with the Protection of the Environment Operations Act 1997.

Reason: To ensure effective operation of equipment.

General requirements for liquid and solid waste

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

Reason: To prevent pollution of the environment.

Soil and Water Management – Stockpiles

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

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

Nuisance Lighting

30. Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Interim Australian Standard DR AS/NZS 4282:2018 The Control of the Obtrusive Effects of Outdoor Lighting.

Reason: To protect the amenity of the surrounding neighbourhood from the emission of light.

Erosion and Sediment Control Measures

31. 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.

Erosion and Sediment Control - Run Off

32. 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.

Amenity of waste storage areas (general)

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

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

Garbage Chutes

34. Any garbage chutes must be designed in accordance with the requirements of the Building Code of Australia and the NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments* (2019). Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.

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

Provide waste storage room on premises

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

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

Reason: To ensure provision of adequate waste storage arrangements

Tree Retention

36. Trees to be retained are:

Tree No.	Name	Common Name	Location	Tree Protection Zone (m)
1	<i>Chamaecyparis sp.</i>	False cypress	Neighbouring tree. Western side garden – within Red Rooster site boundary	3m
3	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Neighbouring tree. Western side garden – within Red Rooster site boundary	3m

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

Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

No encroachment on Council and/or Adjoining proper

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

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

Demolition of Buildings

39. Approval is granted for the demolition of all buildings and outbuildings as proposed currently on the property, which does not include the retained gaming room, subject to compliance with the following: -

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

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

(b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if

- any). The demolition must not commence prior to the date stated in the notification.
- (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
 - (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly contain with asbestos approval to commence demolition will not be given until Council is satisfied that all asbestos removal measures and obligations are in place.
 - (e) On demolition sites where buildings to be demolished contain asbestos cement, signage is to be erected and maintained in accordance with Cl.469 of the Work Health and Safety Regulation 2017.
 - (f) Should the conditions of this development consent require tree protection measures then demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
 - (g) All previously connected services are to be appropriately disconnected as part of the demolition works with exception of the retained gaming room. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
 - (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
 - (i) Demolition works involving the removal and disposal of friable asbestos must be undertaken by a Class A friable licensed asbestos professional. Where there is in excess of 10sqm of non-friable (bonded) asbestos, the removal and disposal of the non-friable asbestos must be undertaken by either a Class A or Class B Asbestos Licence asbestos professional.
 - (j)
 - (k) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays.
 - (l) 1.8m high Protective fencing is to be installed to prevent public access to the site.
 - (m) A pedestrian and Traffic Management Plan must be submitted to the satisfaction of Principle Certifying Authority prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site.

- (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities for construction works are to be provided.
- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.
 - (iv) Prior to any earthworks or construction undertaken on site associated with the proposed development, ensure the above items are submitted and a post demolition clearance is provided from Council.

Reason: To protect the amenity of the area.

Parramatta Development Contributions Plan 2021–Outside CBD 2021

40. A monetary contribution comprising **\$195,468.08** is payable to City of Parramatta Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the *City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1*. Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058.

Payments comprise of the following:

Contribution Type	Amount
Open space and outdoor recreation	\$128,361.43
Traffic and transport	\$63,789.37
Plan administration	\$3,317.28
Total	\$195,468.08

Timing of payment

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

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

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

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

Housing & Productivity Contribution

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

Housing and productivity contribution	Amount
Total housing and productivity contribution	\$44,351.85

The HPC must be paid using the NSW planning portal.

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

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

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

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

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

Sydney Water Requirements

42. The development is to follow the relevant Sydney Water requirements as set out in their letter dated 23 June 2025 under CNR-78691 on the NSW Planning Portal as follows:

- Prior to the issue of an Occupation Certificate:
Section 73 Compliance Certificate

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

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

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

- Prior to the issue of a Construction Certificate:
Building Plan Approval (including Tree Planting Guidelines)
The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply.

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

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's Technical guidelines – Building over and adjacent to pipe assets.

- Trade Wastewater Requirements
If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can

commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au A

Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

- **Backflow Prevention Requirements**

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website: <https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflowprevention.html>

- **Water Efficiency Recommendations**

The following water efficiency measures are recommended to be implemented:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managingyour-water-use/water-efficiency-tips.html>

- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

- **Contingency Plan Recommendations**
It is recommended that a contingency plan be developed for the hotel operation should Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercialtrade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

Reason: To ensure the requirements of Sydney Water are met for the development.

Traffic for New South Wales Requirements

43. The following Traffic for New South Wales (TfNSW) requirements are to be met:
- The proposed signs' design and operation shall be in accordance with the Transport Corridor Outdoor Advertising and Signage Guidelines 2017 requirements.
 - A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TfNSW for review and endorsement prior to the issue of a construction certificate.
Please send to development.ctmp.cjp@transport.nsw.gov.au.
 - A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Silverwater Road or Victoria Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Reason: To ensure the requirements of TfNSW are met.

Endeavour Energy Requirements

44. The approved development is to comply with Endeavour's Energy documents titled '*Development Application and Planning Proposal Review NSW Planning Portal Concurrence and Referral*' CNR-78691 Authority Notification dated 11/06/2025 and '*Standard Conditions for Development Applications and Planning Proposals*' Version 10 – January 2025.

Reason: To ensure that the development complies with relevant Endeavour's Energy requirements.

Water NSW General Terms of Approval

45. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter IDAS1162360 dated 02 October 2025.

Reason: To ensure the requirements of Water NSW are met.

Security Bonds

46. In accordance with Section 4.17(6) 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. It is noted that this does not include the required works to the Council car park. 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/62/2025;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

Bonds shall be provided as follows:

Bond Type	Amount
Hoarding: \$3,494.95 (Class A) or \$6,987.85 (Class B) per street frontage in current financial year.	
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.	\$380,425.84
Street Trees: As valued by BURNLEY Tree Evaluation method per tree	\$

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

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

Reason: To 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.

Long Service Levy

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

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

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

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

Submit and Approve by Council Detailing Concept Development (Public Art)

48. Council requires further information be submitted and approved by Council detailing the concept development (public art) including concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork and an estimated budget prior to issue of the Construction Certificate.

Reason: To comply with Development control requirements.

Engineering Design

49. Detailed engineering design plans of the proposed reconfiguration of the Betty Cuthbert Avenue carpark is to be submitted to Council's Development and Traffic Services for review and approval prior to the issue of the relevant Construction Certificate. The details are to include:

- Alignment plans need to be submitted showing extents to work.
- Plans must be submitted showing all grades for the crossings, footpaths, pavement design and lighting design for the car park and adjacent roads, according to CoP standard drawings and Public Domain Guidelines.
- Vehicle scraping should be checked for all driveways; based on actual grades from the road centerline.
- The following is to be upgraded but not limited to:
 - a. Footpaths.
 - b. Kerb ramps.
 - c. Kerb and gutter.
 - d. Road and car park pavements.
 - e. Safety Barriers around the car park.
 - f. Stair's handrails.
 - g. Lighting.
- Condition assessment and capacity of the retaining structure at the corner of Victoria Road and Silverwater Road, to be provided.

Reason: To ensure sufficient parking is available for the proposed development.

Retaining walls

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

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

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

Reason: To minimise impact on adjoining properties.

Sydney Water Quick check

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

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

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

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

Dial Before you Dig Service

52. 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.

Basement carpark and subsurface drainage

53. 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 Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

On Site Detention

54. 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 Construction Certificate for any work on the site.

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Development Control Plan, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code:
 - I. Stormwater Plan Cover Sheet, Locality Plan and Drawing Index, Drawing No. CI-0000, Revision B, dated 19/12/2024, prepared by BG & E Pty Ltd.
 - II. Siteworks, Roadworks and Drainage Plan Basement, Drawing No. CI-0200, Revision C, dated 21/05/2025, prepared by BG & E Pty Ltd.
 - III. Siteworks, Roadworks and Drainage Plan Ground Floor, Drawing No. CI-0201, Revision C, dated 21/05/2025, prepared by BG & E Pty Ltd.
 - IV. Drainage Catchment Plan, Drawing No. CI-0300, Revision B, dated 19/12/2024, prepared by BG & E Pty Ltd.
 - V. Drainage Details Plan, Drawing No. CI-0340, Revision B, dated 19/12/2024, prepared by BG & E Pty Ltd.
 - VI. OSD and Pump-out Tank Plan, Drawing No. CI-0350, Revision C, dated 21/05/2025, prepared by BG & E Pty Ltd.
 - VII. OSD Sections and Details, Drawing No. CI-0355, Revision C, dated 21/05/2025, prepared by BG & E Pty Ltd.

- VIII. Erosion and Sediment Control Plan, Drawing No. CI-0700, Revision B, dated 19/12/2024, prepared by BG & E Pty Ltd.
- IX. Erosion and Sediment Control Details, Drawing No. CI-0710, Revision B, dated 19/12/2024, prepared by BG & E Pty Ltd
- X. 1, River Road, Ermington, Stormwater Report, prepared for Mostyn Copper, dated April 2025, Project No. S24137, Version B, prepared by BG & E Pty Ltd.
- (b) A Site Storage Requirement of 330 m³/ha and a Permissible Site Discharge of 130 L/s/ha (when using 3rd edition of UPRCT's handbook).
- (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank. Proposed solid / sealed access covers within the OSD storage / WSUD Filtration Chamber shall be replaced with open grates. Details shall be included in the final Construction drawings.
- (d) To provide adequate pit capacity to the proposed 600 x 600 Sealed Pit 1, near the second vehicular crossing in River Road, the pit chamber size shall be increased to 900 x 900. Details shall be included in the Construction drawings.
- (e) Certificate from registered structural engineer certifying the structural adequacy of the OSD / WSUD tank structures.

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

Shoring for adjoining Council property

55. Where shoring will be located on or will support Council property, engineering details of the shoring are to be prepared by an appropriately qualified and practising structural engineer. These details are to include the proposed shoring devices, the extent of encroachment and the method of removal and de-stressing of the shoring elements. These details shall accompany the application for a Construction Certificate. A copy of this documentation must be provided to Council for record purposes. All recommendations made by the qualified practising structural engineer must be complied with.

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

Construction of a heavy duty vehicular crossing

56. 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 a Construction Certificate to the satisfaction of the Certifying Authority.

A Vehicle Crossing application must be submitted to Council together with the appropriate fee as outlined in Council's adopted Fees and Charges prior to a construction certificate being issued.

Reason: To ensure appropriate vehicular access is provided.

Exhaust fumes

57. 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 a Construction Certificate.

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

Support for Council Roads, footpath drainage reserve

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

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

Reason: To protect Council's infrastructure.

Driveway Grades

59. 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 a Construction Certificate.

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

WSUD Related Condition.

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

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

Reason: To ensure water quality management.

Geotechnical Investigation Report Related

61. All recommendations and foundation requirements specified in the Geotechnical Investigation Report dated 29/11/2024, Document ID: 178480-PRJ1290715-GEO-REP-01 (0), prepared by Intrax Land Geotechnical Engineers shall be taken into consideration, during the final design, excavation and construction stages.

Reason: To ensure Geotechnical Investigation Report related recommendations and details are followed through.

Acoustic Assessment

62. A detailed acoustic assessment of building services equipment shall be undertaken by a suitably qualified and experienced acoustic consultant prior to the issue of the relevant Construction Certificate. The noise emission from building services plant & equipment must meet the project noise criteria given in the submitted Acoustic Report, dated 10 December 2024, prepared by ARUP Australia Pty Ltd, titled Ermington Hotel Renovation, reference AC01 v3. A copy of the report must be provided to the Principal Certifying Authority.

Reason: To comply with the recommendation on submitted Acoustic Report.

Acoustic Certification

63. Prior to the issue of the relevant Construction Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority, stating that appropriate design and construction materials are to be utilised within the development to ensure compliance with the project noise criteria as given in the submitted Acoustic Report, dated 10 December 2024, prepared by ARUP Australia Pty Ltd, titled Ermington Hotel Renovation, reference AC01 v3. The detail specifications must be incorporated in the Construction Certificate.

Reason: To comply with the recommendation on submitted Acoustic Report.

Design of fit-out to comply with food safety stand

64. Detailed plans of any food / beverage preparation facilities and waste storage areas shall be submitted to the principal certifying authority (PCA) prior to the issue of the relevant construction certificate.

The fit-out of the food premises shall comply with:

- (a) Australian Standard AS4674-2004 - Design, Construction and Fit-out of Food Premises.
- (b) Food Safety Standards
 - (i) Standard 3.2.2 Food Safety Practices and General Requirements
 - (ii) Standard 3.2.3 Food Premises and Equipment
- (c) The cool rooms shall be provided with safety devices to comply with G1.2 of the BCA.
- (d) No approval is granted for any remote storage area.
- (e) The business being registered with City of Parramatta (retail) or NSW Food Authority (wholesale/retail meat/manufacturer).
- (f) Comply with the requirements of Sydney Water – Trade Waste Section (grease trap).

If a Private Certifier is to be used, the final inspection shall be carried out by a suitably qualified person to ensure that food standards are met. Council's Environmental Health Officer may be engaged to carry out the required inspection for a prescribed fee.

Note: Copies of AS4764-2004 may be obtained from Standards Australia. Copies of the Food Standards Code may be obtained from Australia and New Zealand Food Authority. Alternatively, you may obtain a copy of the 'Food premises design, construction and fit-out guide' from Council. This guide is based on the above standards and sets out minimum requirements to achieve compliance.

Reason: To ensure design of the premises meets relevant public health standards.

Management of Construction and/or Demolition Waste

65. Waste materials must be appropriately stored and secured within a designated waste area onsite at all times, prior to reuse or being sent offsite. This includes waste materials such as paper and containers which must not litter the site or leave the site onto neighbouring public or private property. Receipts of all waste/recycling tipping must be retained and produced in a legible form to any authorised officer of the Council who asks to see them.

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

Planting on Structure Detail

66. 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) Any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect.
- (c) Soil volume, depth on structure must meet the following prescribed standards:
 - Typical shrub planting on structure detail to show minimum 500-600mm soil depth,
- (d) Sections through the planters supporting the shrubs on podium levels are required to show the above requirements.
- (e) A landscape maintenance schedule is required to ensure all landscape areas are well maintained for a sufficient period of time (minimum 1 year)
- (f) A soil specification ('Fit-for-purpose' performance description) for imported soil types to ensure sufficient nutrient and water availability is achieved.
- (g) An Irrigation plan and specification must be provided by a suitably qualified Hydraulic Engineer.

Reason: To ensure the creation of functional gardens.

Landscape Plan Amendments

67. The final Landscape Plan must be consistent with plans prepared by IE, project number 24-018, rev C dated 20/05/2025, together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

- (a) The location of all services to be shown and coordinated with all relevant plans.
- (b) A tree pit detail is required for the trees shown within the paved areas. To ensure the soil volume is achieved under the paving areas to support the mature growth of the trees a structural pavement system is required such as a suspended concrete slab or structural soil or modular cells below the paving to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. The base of the tree pits shall incorporate a drainage layer and pipe that connects to nearest stormwater pit.
- (c) Ensure all proposed trees are planted at a minimum setback of 2m to the outside façade or building edge of the proposed development and a minimum 2m distance from any proposed or existing drainage line. All proposed trees are to be adjusted or deleted accordingly.
- (d) The location of the trees within the landscaped areas are to be positioned with enough clearance from the adjacent infrastructure (wall, kerb or paving edge) to ensure the rootballs will not clash with the infrastructure. Council does not support root balls being 'cut to fit' a space.
- (e) Delete the proposed trees shown within the adjacent site 479 Victoria Road.
- (f) Update the proposed plant schedule indicating the above changes, planting locations, species type (including both botanic / common name) mature dimensions, plant numbers and the size of the containers at planting.
- (g) All planters must have a minimum 500mm soil depth to ensure the planting will thrive in this confined environment.

- (h) The rooftop level 2 green roof matrix soil depth is insufficient. The soil depth on the podium roof structure must show minimum 500-600mm soil depth to ensure the proposed shrubs and groundcovers thrive here.
- (i) Sections through the planters supporting the shrubs and groundcovers on the podium levels are required to show the above requirements.
- (j) Trees should be self-supporting from the nursery. Delete the tree stake from the typical tree detail unless trees are to be planted into a wind-prone area.

Reason: To ensure restoration of environmental amenity.

Access and Services for People with Disabilities

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

The development is to be in accordance with the submitted access report prepared by Credwell and the following requirements are to be met:

- Ensure the active leaf of doors including double doors provide a clear opening no less than 850mm.
- Low level thresholds are required at all doors accessing outdoor and differing areas.
- Equipment and furniture within the communal areas including but not limited to the lobbies, receptions, bars, café, function rooms, gaming, lounge, bistro and beer garden areas will require accessible and inclusive features suitable for a person with a mobility and other impairments. Note: AS1428.2 provides guidance on accessible furniture including, reach ranges and varying heights of tables and seats with back and arm rests.
- The Abutment of differing surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:
 - (a) 0 ±3 mm vertical.
 - (b) 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. AS1428.1.7.2.

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

Public Art

69. Council requires further information be submitted and approved by Council detailing concept development including concept drawings, scale and context, materials and finishes, timeline showing staging of the artwork and an estimated budget prior to issue of Construction Certificate.

Reason: To comply with Development control requirements.

Infrastructure & Restoration Adm. fee for all DAs

70. 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.

Carpark Elements

71. The PCA shall ascertain that any new element in the carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1, AS 2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the relevant construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

Bicycle Parking

72. A total of 25 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the relevant construction certificate.

Reason: To comply with Council's parking requirements.

Carparking

73. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS 2890.2 and AS 2890.6. A total of 64 parking spaces are to be provided and be made available for staff and visitors. Details are to be illustrated on plans submitted with the relevant construction certificate application.

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

Motorcycle parking

74. A total of two (2) motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details are to be illustrated on plans submitted with the relevant construction certificate.

Reason: To comply with Council's parking requirements.

Construction and Pedestrian Traffic Management Plan

75. Prior to the issue of any Construction Certificates, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The CPTMP must be approved by Council prior to any works commencing and must be complied with at all times including any additional conditions imposed by Council and/or TfNSW in the approval of the plan.

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

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
- b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
- c) The location of proposed Work Zones in the egress frontage roadways,
- d) Location of any proposed crane standing areas,
- e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- g) The provisions of an on-site parking area for employees, 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. The approved route must be adhered to at all times and trucks associated with the development must not use other local roads within the City of Parramatta LGA that have not been nominated, without prior approval from Council's Traffic and Transport Services.
- 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) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
- o) 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,
- p) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
- q) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

once a month and may include representatives of the local community and Council staff to discuss traffic control at the site.

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

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

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

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

Delivery of NABERS ratings requirements

76. Before the issue of the relevant Construction Certificate, the Certifying Authority is to be satisfied that:
- a. A NABERS Agreement to Rate will be executed with the NSW Department of Planning, Housing and Infrastructure for the development to achieve NABERS Energy and NABERS Water certification
 - b. The design and documentation must include all measures required to deliver the NABERS Energy 4.5 star rating.
 - c. The design and documentation must include all measures required to deliver the NABERS Water rating of 4.5 stars.

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

Sustainability

77. Prior to the issue of the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the Certifying Authority:
- 1) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to a recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-

over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:

- a) One reticulation system servicing drinking water uses, connected to the drinking supply, and
 - b) One reticulation system servicing all non-drinking water uses.
 - c) The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available.
- 2) Rainwater collection and reuse is to be installed with a capacity to serve all non-drinking water uses through the dual reticulation system.
 - 3) All new air-conditioning and heat pumps are to use refrigerants with a GWP of less than 10.
 - 4) Photovoltaic panels are to be installed covering an area of no less than 820m².
 - 5) Where surfaces on rooftops or podiums are not used for the purposes of private or public open space, or for solar panels or heat rejection plant, the development must demonstrate the following:
 - a) Materials used have a minimum solar reflectivity index (SRI) of 82 for a horizontal surface or a minimum SRI of 39 for sloped surface greater than 15 degrees; or
 - b) 75% of the total roof or podium surface should be covered by vegetation; or
 - c) A combination of (a) and (b) for the total roof surface.
 - 6) Where vegetation or trees are proposed on the roof or vertical surfaces the building, a Landscape Plan must be submitted which demonstrates:
 - a) Adequate irrigation and drainage is provided to ensure sustained plant growth and health and safe use of the space;
 - b) Appropriate plant selection to suit site conditions, including wind impacts and solar access; and
 - c) Adherence to the objectives, design guidelines and standards contained in the NSW Department of Planning and Environment's Apartment Design Guide for 'Planting on Structures'.
 - d) Green roofs or walls use rainwater, stormwater or recycled water for irrigation.

- e) Container gardens, where plants are maintained in pots, are of a significant scale to support high-quality vegetation growth for cooling and amenity.

Reason: To deliver the sustainability objectives of the DCP.

De-watering of Excavated Sites

78. 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 a Construction Certificate.

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

Food premises DA/CC plans to satisfy requirements

79. The design and construction of any food / beverage preparation facilities and waste storage areas associated with this activity shall satisfy the requirements of food safety standards prescribed under the Food Act 2003, as well as Australian Standard AS 4674 - 2004: 'Design, Construction and Fit-out of Food Premises'. Final design drawings for these areas are to be submitted to the principal certifying authority prior to the issue of the relevant construction certificate.

Reason: To ensure design of the premises meets relevant public health standards.

BEFORE BUILDING WORKS COMMENCES

Toilet facilities on site

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

Reason: To ensure adequate toilet facilities are provided.

Construction and Traffic Management Plan

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

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:
 - (i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - (iii) The locations of proposed Work Zones in the egress frontage roadways,
 - (iv) Location of any proposed crane standing areas,

- (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
 - (viii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
 - (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.

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

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

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as

being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

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

Road Opening Permits - DA's involving drainage work

82. 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.

Geotechnical report

83. 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.

Erosion and Sediment Control measures

84. Implementation of the site management plans

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

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

These measures are to be maintained throughout the entire works.

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

Site Maintenance

85. 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.

Special Permits

86. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development (with exception of the approved works to the Council Carpark) 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.

Driveway Crossing Application

87. 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.

Protective fencing

88. Prior to the commencement of any demolition, excavation or construction works, retained trees (neighbouring trees) must be fenced with a 1.8 metre high chainwire link or welded mesh fence to the edge of the existing garden bed. The fence is to be fully supported at grade, to minimise the disturbance of existing ground conditions within the canopy Tree Protection Zone or the setback nominated on the approved landscaping plan. The fencing is to be in place for the duration of the construction works. "Tree Protection Zone" signage must be attached to the protective fencing.

Reason: To protect the environmental amenity of the area.

Other Tree Protection Measures

89. If temporary access for machinery is required within the TPZ of retained trees adjacent to the site, ground protection measures must be installed prior to the commencement of any demolition or construction works to prevent compaction to the ground and root zone. Measures are to be in line with AS4970-2009 *Protection of trees on development sites* and may include a permeable membrane such as a geotextile fabric layer beneath a layer of mulch or crushed rocks, below strapped rumble boards.

Reason: To protect the environmental amenity of the area.

Pruning consent

90. 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.

Tree Protection During Construction

91. 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.

Pre-Construction Tree Protection Measures Cert.

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

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

Appointment of Principal Certifier

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

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

Reason: To comply with legislative requirements.

Enclosure of the site

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

Reason: To ensure public safety.

Site Sign

95. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 70 of the Environmental Planning and Assessment Regulations 2021 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifier;
- (d) The development consent approved construction hours;
- (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
- (f) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

Public liability insurance

96. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- (a) Above;
- (b) Below; or
- (c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

Footpath/Road Occupation

97. 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.

Oversized Vehicles

98. 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.

DURING BUILDING WORK

Building Work with Compliance BCA

99. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) and ABCB Housing Provisions Standard.

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

Erosion & sediment control measures

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

Reason: To ensure no adverse impacts on neighbouring properties.

Damage to public infrastructure

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

Reason: To protect public safety.

Vehicle egress signs

102. Appropriate signage must be erected at the vehicle egress points to compel all vehicles to stop before proceeding onto the public way.

Reason: To ensure pedestrian safety.

Importation of clean fill

103. Any fill material imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. Records of each individual certification are to be kept on site and produced for inspection when requested.

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

Asbestos records disposal& licensed waste facility

104. Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

Asbestos handled& disposed of by licensed facility

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

Reason: To ensure appropriate disposal of asbestos materials.

Waste data maintained

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.

Disposal of Material at Licensed Landfill

107. 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.

Dust Control

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

Reason: To protect the amenity of the area.

Hazardous/intractable waste

109. 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.

General requirements for liquid and solid waste

110. 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.

Contaminated waste to licensed EPA landfill

111. 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.

Material storage and trees

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

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

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

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

Excavation in the vicinity of trees

113. All works within 3 metres of Tree Nos. 1 and 3 as specified below are to be carried out carefully, using non-destructive construction method or hand-dig, for example, to ensure the neighbouring trees are satisfactorily retained and protected. No works (excavation, cultivation, compaction, planting) is to occur within the structural root zone of these trees.

:

Tree No.	Species	Common Name	Location
----------	---------	-------------	----------

1	<i>Chamaecyparis</i> <i>sp.</i>	False cypress	Western side garden – within Red Rooster site boundary
3	<i>Callistemon</i> <i>viminalis</i>	Weeping Bottlebrush	Western side garden – within Red Rooster site boundary

Reason: To ensure the protection of trees.

Tree Removal

114. Trees approved to be removed are:

Tree No.	Species	Common Name	Location
2	<i>Callistemon</i> <i>viminalis</i>	Weeping Bottlebrush	Western side garden
4	<i>Callistemon</i> <i>viminalis</i>	Weeping Bottlebrush	Western side garden

Reason: To facilitate development.

Trees with adequate root volume

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

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

Removal of trees by an arborist

116. 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.

Post Construction Arboricultural Certification

117. The Project Arborist (AQF Level 5) shall undertake a final tree inspection to certify that the completed works within the TPZ and tree protection measures have been carried out in accordance with the approved plans and specifications for tree protection for the site. Certification shall include a statement on the condition of the retained trees, details of any deviation from the tree protection plan and any impacts this may have upon the retained trees. Copies of the tree protection and monitoring documentation recorded throughout the entire development works, shall form part of the final tree protection report and certification. The report shall be submitted to the written satisfaction of the certifying authority.

Reason: To ensure trees/vegetation has been adequately protected.

Copy of development consent

118. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course

of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

Materials on footpath

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

Reason: To ensure pedestrian access.

Hours of work and noise

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

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

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

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

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

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

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

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

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

Reason: To protect the amenity of the surrounding area.

Complaints register

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

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

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

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

Construction Noise

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

OR

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

Reason: To protect the amenity of the neighbourhood.

Survey Report

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

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

BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Record of inspections carried out

124. In accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include the details required by Section 63 of the Regulations.

Reason: To comply with statutory requirements.

Work-as-Executed Plan

125. Work-As-Executed stormwater plans shall be prepared addressing the following:

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

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

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

OSD Positive Covenant/Restriction

126. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention system and the WSUD 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. An additional basement pump-out system related terms shall also be included, for the maintenance, as per the standards (examples) found in Council's website.

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

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

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

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

Reason: To ensure maintenance of on-site detention, WSUD System and the basement pump-out system facilities.

All works/methods/procedures/control measures

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

(a) Acoustic Report No. AC01, dated 10 December 2024, prepared by ARUP.

Reason: To demonstrate compliance with submitted reports.

Notification of food business – Council

128. Prior to an Occupation Certificate being issued, Council must be notified that the premises is to be used for the preparation of food for sale so that the premises can be registered on Council's food premises licensing database.

Reason: Compliance with the requirements of the Food Act.

Certify mechanical ventilation installation

129. Adequate ventilation to work areas and other occupied enclosures shall be provided in accordance with the requirements of the Building Code of Australia. Where any system of mechanical ventilation is installed, certification that the system functions in accordance with Australian Standard AS/NZS 1668.2.2012 is to be provided to the certifying authority prior to occupation of the premises.

Reason: To comply with the Building Code of Australia and the relevant Australian Standard.

Certify fitout complies with food safety standards

130. Certification to be provided to the principal certifying authority (PCA), prior to occupation, that the fit-out of the food premises has been completed in accordance with plans complying with food safety standards prescribed under the Food Act 2003, and the requirements of Australian Standard AS 4674 - 2004.

It is incumbent on the PCA to determine the competency of the person providing this certification, based on that person's qualifications, experience and currency of practice.

Reason: To ensure construction and fit-out of the premises meets relevant public health standards.

Mechanical ventilation installations – optional

131. Prior to the use commencing, a multi-stage air filtration unit be incorporated in the mechanical exhaust ventilation system due to topography of the land, the prevailing weather conditions and the proximity of the structure in relation to other buildings adjacent to the site.

- (a) The design, construction and installation of all duct work to be in accordance with the requirements of Clause 7.5 of Australian Standard AS 1668.2-2012 (Fire and Smoke Control - Kitchen Hood Exhaust Systems).
- (b) The design, manufacture and installation of exhaust hoods to be in accordance with the requirements of Appendix E of Australian Standard AS 1668.2- 2012 (Kitchen Exhaust Hoods).

The air filtration system is to retain a minimum of 90 per cent of total smoke and a minimum of 95 per cent of oil and fat discharged by the cooking process. In this regard, details of filtration data, including details of the efficiency of each stage of the filtration system and fan unit details are to be documented and kept on site.

The multi stage air filtration unit must be fitted with a self-actuating by-pass in the odour absorption filter stage and be provided with air filters, differential pressure gauges as well as electrical interlocks to prevent use of the system unless all filter stages are in place.

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

Sewer and plumbing work

132. All sewer and plumbing work shall conform to the requirements of AS 3500: National Plumbing Code as well as the NSW Code of Practice for the Plumbing and Drainage 3rd edition, 2006. In this regard, a licensed plumber is to submit a Certificate of Compliance to the principal certifying authority certifying that all plumbing and drainage works have been carried out in accordance with prescribed standards prior to the occupation certificate.

Reason: To ensure compliance of relevant standards.

Mechanical Ventilation Systems

133. The applicant shall submit certification to the Principal Certifying Authority from a practicing consulting engineer, that the mechanical ventilation system has been

tested and found to comply with the approved plans, specifications and Australian New Zealand Standard AS/NZS 1668.2:2012 The use of ventilation and air-conditioning in buildings, Mechanical ventilation in buildings.

Reason: To ensure the required standards are met.

Details of commercial contract for collection

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

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

Ventilation – waste storage rooms

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

Reason: To ensure compliance with BCA requirements.

Landscape Certification

136. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

Reason: To ensure restoration of environmental amenity.

Occupation Certificate

137. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 and/or 6.10 of the Environmental Planning and Assessment Act 1979.

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

Release of Securities/Bonds

138. When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with Council's policy.

Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Note: A written application to Council's Civil Assets Team is required for the release of a bond and must quote the following:

- (a) Council's Development Application number; and
- (b) Site address.

Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

Engineering Design

139. The approved detailed engineering design plans and the reconfiguration of the Betty Cuthbert Avenue carpark is to be carried out by the applicant at no cost to Council and is to be completed prior to issue of any Occupation Certificates.

Reason: To ensure sufficient parking is available for the proposed development.

Delivery of NABERS ratings requirements

140. The following information is to be provided to the consent authority using the NSW planning portal within 24 months from the issue of the occupation certificate:

- a. NABERS Water certificate and rating report for the office portion of the development
- b. NABERS Energy certificate and rating report for the office portion of the development

Reason: To comply with the legislative requirements of Clause 79A of the Environmental Planning & Assessment Regulation 2021

OCCUPATION AND ONGOING USE

Patron noise control

141. The proprietors of the venue shall be responsible at all times for the orderly dispersal of patrons from the venue.

Reason: To protect the amenity of the surrounding neighbourhood.

No 'offensive noise'

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

Reason: To reduce noise levels.

Noise from Customers

143. Security personnel licensed under the Security Industry Act 1997 shall be engaged by the licensee to patrol the area to ensure that patrons do not cause nuisance, or annoyance to the quiet and good order of the neighbourhood.

Reason: To protect the amenity of the area.

Neighbourhood Amenity near Licensed Premises

144. Signs must be placed in clearly visible positions within the hotel requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area.

The management/licensee must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management/licensee must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner to the

satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with.

Reason: To prevent loss of amenity to the area.

Noise from mechanical equipment

145. 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.

Post-Occupancy Noise Assessment

146. A post-occupancy noise assessment and testing must be conducted by a suitability qualified and experienced acoustic consultant within the first 3 months of operation of the proposed development. All noise mitigation measures must be adopted into the noise management plan and implemented.

Reason: To comply with the recommendation on submitted Acoustic Report.

Location of mechanical ventilation

147. During occupation and ongoing use of the building, the applicant must ensure all subsequently installed noise generating mechanical ventilation system(s) or other plant and equipment that generates noise are in an appropriate location on the site (including a soundproofed area where necessary) to ensure the noise generated does not exceed 5dBa at the boundary adjacent to any habitable room of an adjoining residential premises.

Reason: To protect the residential amenity of neighbouring properties.

Food premises

148. The operation of the premises is to comply with the relevant provisions of the Food Act 2003, Food Regulation 2015 and the Australia New Zealand Food Authority Food Standards Code.

Reason: To ensure operation of the premises complies with the relevant legislation and standards.

Remove putrescible waste at sufficient frequency

149. 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.

Use is not to cause air impurities

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

Reason: To prevent loss of amenity to the area.

Use is not to cause offensive noise or vibration

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

(a) Transmission of unacceptable vibration to any place of different occupancy,

- (b) A sound pressure level 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.

Noise from mechanical equipment

152. 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.

Use of Premises

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

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

Reason: To prevent loss of amenity to the area.

Holding facilities for oils and liquids

154. Adequate holding facilities shall be constructed for the storage of new and waste oils and other bulk liquids in accordance with AS 1940–2017 'The storage and handling of flammable and combustible liquids' before commencement of use.

Reason: To ensure that waste liquids are correctly contained.

Management of waste storage facilities

155. All waste storage areas are to be maintained in a clean and tidy condition at all times.

Reason: To ensure the ongoing management of waste storage areas.

Storage of hazardous or toxic materials

156. To ensure hazardous and toxic materials are not a threat to the environment, they must be stored in accordance with Safework Authority NSW requirements. All tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bonded area.

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

Dangerous goods storage

157. All Dangerous Goods shall be stored in accordance with:

- (a) AS 1940-2017 : The Storage and Handling of Flammable and Combustible Liquids;
- (b) Work Health and Safety Act 2011; and
- (c) Managing risks of hazardous chemicals in the workplace Code of Practice 2018.

Reason: To ensure that the dangerous goods are correctly contained.

Storage of hazardous material in bunded area

158. All aboveground storages of hazardous materials, oils and chemicals are to be bunded. The bund is to be made of any impervious material and should be roofed and large enough to hold the contents of the largest container plus 10%.

Reason: To ensure that hazardous materials are correctly contained.

Storage of bins between collection periods

159. 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.

Trade Waste

160. Trade waste water shall be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.

Reason: To ensure compliance with Sydney Water's requirements and protect the environment.

Ongoing Management of Wastes

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

Reason: To ensure that waste does not accumulate onsite.

Compliance with Servicing Requirements

162. All waste servicing instructions from Council must be complied with at all times. This includes any directives regarding the presentation of bins to a designated collection point and the maintenance of waste storage areas.

Reason: To ensure the safety and effectiveness of ongoing waste collection services.

External Plant/Air-conditioning noise levels

163. 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.

Goods not to be displayed outside premises

164. No goods are to be stored/displayed outside the walls of the building.

Reason: To ensure visual amenity.

Shopfront appearance

165. Roller shutters are not to be placed over any external door or window of the premises. Any security grille is to be located on the inside of the glass shop front and must be an open grille able to be seen through.

Reason: To provide an appropriate streetscape appearance.

Graffiti Management

166. 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.

Plan of Management

167. The licensed premises will be run in accordance with a Plan of Management. The Plan of Management must be completed (currently in draft format) and be approved by the Licensing Team of the local Police Area Command (currently Ryde Police Area Command) prior to the issue of the occupation certificate and the relevant Liquor Licence Application. Any modifications to the plan must be approved by the Licensing Section of the local Police Area Command.

Reason: To ensure compliance with Council's Crime Prevention requirements.

Criminal Organisations

168. No person wearing any form of clothing, jewellery or other accessory, displaying or indicating by form of wording, colours, logo, symbol or otherwise that they are members of or are in any way associated with; Bandidos, Black Uhlans, Coffin Cheaters, Comanchero, Finks, Fourth Reich, Gladiators, Gypsy Jokers, Highway 61, Life & Death, Lone Wolf, Mobshitters, Nomads, Odins Warriors, Outcasts, Outlaws, Pheonix, Rebels, Hells Angels, Scorpions, Notorious) or a declared organisation as defined in the Crimes (Criminal Organisations Control) Act 2012, be allowed entry into, or be permitted to remain on the licensed premises.

Reason: To ensure compliance with Council's Crime Prevention requirements.

CCTV Systems

169. A CCTC system is to be installed and is to be registered with the NSW Police CCTV Register. Images should be retained for a minimum of 30 days before deletion and available to NSW Police or City of Parramatta Council upon written request.

Reason: To ensure compliance with Council's Crime Prevention requirements.

Crime Prevention

170. In the event an incident occurs in which the NSW Police are likely to be required to investigate, the licensed premises will comply with the NSW Police guidelines for crime scene preservation.

Reason: To ensure compliance with Council's Crime Prevention requirements.

Liquor Accord

171. The licensee shall be an active member of the local Liquor Accord. Active membership is defined as being a financial member and attending at least 75% of accord meetings annually.

Reason: To ensure compliance with Council's Crime Prevention requirements.

Roller Shutters

172. If a roller shutter door is to be provided at the driveway entry and exit from River Road, it is to be opened at all times during the operating hours of the function centre and the food and drink premises.

Reason: To comply with Council requirements.

DRAFT