

DRAFT CONDITIONS OF CONSENT – 1C FLEET STREET, NORTH PARRAMATTA

General

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 expressively require otherwise:

Architectural Drawings

Drawing/Plan No.	Issue	Plan Title	Dated
DA000	E	Cover Sheet	16 June 2025
DA010	F	Site Analysis Plan	16 June 2025
DA011	G	Site Demolition Plan	8 September 2025
DA012	G	Building Demolition Plan	16 June 2025
DA013	K	Site and Landscape Plan	1 September 2025
DA014	G	Building Floor Plan	16 June 2025
DA015	F	Building Elevations	16 June 2025
DA016	E	Building Sections	16 June 2025

Civil Drawings/Stormwater: Job No. 250133

Drawing/Plan No.	Issue	Plan Title	Dated
C-DA000	P1	Cover Sheet	16 April 2025
C-DA050	P2	Erosion and Sediment Control Plan	16 July 2025
C-DA051	P3	Erosion and Sediment Details	16 July 2025
C-DA100	P5	Site Plan	16 April 2025
C-DA101	P5	Part Site Drainage Plan	17 June 2025
C-DA102	P4	External Works Plan	17 June 2025
C-DA200	P4	Catchment Analysis Plan	17 June 2025
C-DA300	P2	Details Sheet 1 of 3	10 June 2025
C-DA301	P1	Details Sheet 2 of 3	10 June 2025

Landscape Drawings

Drawing/Plan No.	Issue	Plan Title	Dated
L01	H	Title Sheet	September 2025
L02	H	Landscape Masterplan	September 2025
L03	D	Concept Design Sketch	August 2025
L04	D	Landscape Section A	August 2025

L05	B	Indicative Materials and Precedents	August 2025
L06	C	Indicative Furniture Palette and Precedents	August 2025
L07	D	Indicative Plant Schedule 01	April 2025
L08	D	Indicative Plant Schedule 02	April 2025

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects				
Waste Management Plan	N/A	N/A	N/A	Undated
Heritage Self Assessment	P0055768	2	Urbis	1 July 2025
Operational Management Plan	N/A	N/A	Stolen Generations Council	2025
BCA Capability Statement	25000258	Rev 3	MBC Group	20 June 2025
Transport Assessment	N/A	N/A	JMT Consulting	19 May 2025
Accessibility Report	25000250	Rev 5	MBC Group	1 July 2025
Arboricultural Impact Assessment	N/A	Rev A	Tree IQ	19 May 2025
Noise Impact Assessment	250340	R1	PWNA	24 June 2025
Heritage Impact Statement	P0055768	2	Urbis	1 July 2025
Amended Historical Archaeological Assessment	CI427	Rev 4	Comber Consultants	4 September 2025
Aboriginal Assessment Report	CI427	Rev 3	Comber Consultants	2 July 2025
Flora and Fauna Report	AE25 2752 PEAR Keller House ISS-2	Issue 2	Abel Ecology	26 June 2025
Flood Assessment	250133	Rev B	JHA	6 May 2025
Ecological Planting list	N/A	N/A	N/A	N/A
Hazardous Building Materials Survey	62977/150,353	Rev 0	JBS&G	30 March 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

2. Approval is granted for the demolition per the approved plans (Condition 1), subject to compliance with the following: -
 - (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.
Note: Developers are reminded that Safe Work NSW requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.
 - (b) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
 - (c) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
 - (d) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly contain with asbestos approval to commence demolition will not be given until Council is satisfied that all asbestos removal measures and obligations are in place.
 - (e) On demolition sites where buildings to be demolished contain asbestos cement, signage is to be erected and maintained in accordance with Cl.469 of the Work Health and Safety Regulation 2017.
 - (f) Should the conditions of this development consent require tree protection measures then demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
 - (g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

- (h) Prior to the commencement of any demolition works, and where the site ceases to be occupied during works, the property owner must notify Council to discontinue the domestic waste service and to collect any garbage and recycling bins from any dwelling/ building that is to be demolished. Waste service charges will continue to be charged where this is not done. Construction and/ or demolition workers are not permitted to use Council's domestic waste service for the disposal of any waste.
- (i) Demolition works involving the removal and disposal of friable asbestos must be undertaken by a Class A friable licensed asbestos professional. Where there is in excess of 10sqm of non-friable (bonded) asbestos, the removal and disposal of the non-friable asbestos must be undertaken by either a Class A or Class B Asbestos Licence asbestos professional.
- (j) Demolition is to be completed within 5 days of commencement. Unless agreed in writing by the City of Parramatta Council for larger sites.
- (k) Demolition works are restricted to Monday to Saturday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Sundays or Public Holidays.
- (l) Temporary 1.8m high Protective fencing is to be installed to prevent public access to the site during the construction period.
- (m) A pedestrian and Traffic Management Plan must be prepared prior to commencement of demolition and/or excavation. It must include details of the:
 - (i) Proposed ingress and egress of vehicles to and from the construction site;
 - (ii) Proposed protection of pedestrians adjacent to the site;
 - (iii) Proposed pedestrian management whilst vehicles are entering and leaving the site.
- (n) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the NSW Environment Protection Authority (EPA).
- (o) Before demolition works begin, adequate toilet facilities are to be provided.
- (p) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (q) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (iii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.
 - (iv) Prior to any earthworks or construction undertaken on site associated with the proposed development, ensure the above items are submitted and a post demolition clearance is provided from Council.

Reason: To protect the amenity of the area.

3. 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.

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

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

5. The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter **IDAS-2025-10438** dated **5 September 2025**.

Reason: To ensure the terms of the Planning Agreement are met.

6. The development shall comply with the requirements of the General Terms of Approval in the Heritage Council of NSW letter **HMS ID: 11193** uploaded on the NSW Planning Portal on **29 September 2025**.

Reason: To ensure the terms of the Planning Agreement are met.

7. Trees to be retained are numbered: T1451, T1453, T1454, T1455, T1456, T1461, T1462, T1463, T1464, T1465, T1467, and A - Musa – Heritage significance

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

8. The final Landscape Plan must be consistent with plans prepared by JMD Design rev H dated 02.09.2025, together with any additional criteria required by the Development Consent addressing the following requirements:

- (a) Existing trees shall be numbered as per the Arboricultural Impact Assessment Report by Tree iQ rev A dated 19.05.2025 and are to include the TPZ and SRZ radiiuses for coordination.
- (b) Delete all the proposed planting within the Structural Root Zone (SRZ) of the trees to be retained to avoid severing the roots.
- (c) Delete the proposed edging within the Structural Root Zone (SRZ) of the trees to be retained to avoid severing the roots.
- (d) The location of all proposed and existing underground services to be shown as per the survey plan and to be coordinated with all relevant plans.
- (e) A Planting Plan is required for all landscaped areas.
- (f) The planting plan must be coordinated with a 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) Replacement trees are to be provided in a minimum 100 litre container, must be able to reach a minimum mature height of nine (9) metres, and planted with a minimum setback of 3m to the outside wall or edge of a

legally constructed building or the proposed development and a minimum 2m distance from any proposed or existing drainage line.

- (h) All proposed softscape details to be provided.
- (i) Details for all proposed hardscape structures to be provided.
- (j) All non-destructive construction details within the TPZ of the trees to be retained and protected are to be prepared in conjunction with the Project arborist to ensure the trees will be adequately protected during the works.

Reason: To ensure restoration of environmental amenity.

9. Any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council immediately.

Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

10. With regards to Aboriginal Heritage Management, compliance with the following is required:

- **Aboriginal Consultation**

Aboriginal consultation must be undertaken in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

- **Application for AHIP**

Following consultation, an application for an *Aboriginal Heritage Impact Permit (AHIP)* under Part 6 of the *National Parks and Wildlife Act 1974* must be submitted and approved prior to any salvage excavation works.

- **Salvage Excavation**

Archaeological salvage excavations must be carried out in accordance with the approved methodology and only after the AHIP has been granted. These works must be completed prior to the commencement of redevelopment activities.

- **Aboriginal Heritage Induction**

All employees, contractors, and sub-contractors engaged in the project must receive an Aboriginal heritage induction. This induction must cover:

- The cultural significance of Aboriginal heritage on the site;
- The legal obligations under relevant legislation; and
- The offence provisions relating to harm of Aboriginal objects.

- **Unexpected Finds and Human Remains Procedure**

An *Unexpected Finds and Human Remains Procedure* must be implemented and adhered to throughout the duration of the project

Reason: Heritage protection.

11. With regards to Heritage and Archaeology Management, compliance with the following is required:

- **Induction Requirement**

Prior to commencement of any works, all personnel involved in the project must attend a Heritage and Archaeology induction. This induction must outline the significance of the site, the potential for uncovering relics, and the legal responsibilities of workers under the *NSW Heritage Act 1977*.

- Archaeological Testing and Monitoring
A program of historical archaeological testing and monitoring must be undertaken by a suitably qualified archaeologist in accordance with best practice guidelines and any relevant approvals or permits.
- Unexpected Finds Protocol
An Unexpected Finds Protocol must be prepared and implemented prior to the commencement of works. The protocol must detail procedures for managing any relics or heritage items that are unexpectedly uncovered during the course of the works, including notification requirements under the *NSW Heritage Act 1977*.

Reason: Heritage protection.

Prior to Works

12. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by Safework NSW. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.
Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.
13. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the Safework NSW hotline or their website www.safework.nsw.gov.au.
Reason: To comply with the requirements of Safework NSW.
14. Where demolition of asbestos containing materials is undertaken, the contractor must obtain 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.
15. Prior to the commencement of construction work, amended plans are to be prepared that illustrate the following:
 - a.) Directional Signage will be required directing persons with mobility impairment to the accessible paths of travel.
 - b.) Ensure the active leaf of doors provide a minimum 850mm clearance.
 - c.) Ensure low level thresholds are provided at the doors providing access all areas.
 - d.) The abutments of varying surfaces are to provide level transitions.

Reason: To ensure equal access for persons with mobility issues.

16. Prior to commencement of works, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate that all reasonable steps were taken to obtain access to the adjoining properties.

Reason: To establish and document the structural condition of adjoining properties and public land for comparison as building work progresses and is completed.

17. Any new element in the at-grade carpark not illustrated on the approved plans such as columns, roller shutter doors, fire safety measures and the like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1 and AS 2890.6. Details are to be illustrated on plans and is to be prepared prior to construction works.

Reason: To ensure appropriate vehicular manoeuvring is provided.

18. 8 bicycle spaces are to be provided on-site and used accordingly. The bicycle racks are to comply with AS2890.3-2015. Details, including aisle width and a suitable path of travel, are to be illustrated on plans and prepared prior to construction works.

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

19. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1 and AS 2890.6. A total of three (3) parking spaces, including two (2) accessible spaces are to be provided and allocated to staff only. The accessible spaces, including the central shared area, are to be positioned at the westernmost end to improve manoeuvrability.

Details are to be illustrated on plans and prepared prior to construction works.

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

20. Prior to commencement of construction works, **Photographic Archival Recording** should be undertaken of the place and must be prepared in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.

Reason: Heritage conservation.

21. An Infrastructure and Restoration Administration Fee must be paid to Council prior to commencement of works.

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

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

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

22. Before the commencement of any works on the site, the applicant must make all of the following payments to Council and provide written evidence of these payments:

Bond Type	Amount
Development Sites Bonds:	\$741,000.00

The payments will be used for the cost of:

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

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

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

Should a bank guarantee be lodged it must:

- Have no expiry date;
- Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA **357/2025**;
- Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

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

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

Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

23. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations.

Reason: To ensure the quality built form of the development.

24. Before the commencement of any site or building work, the erosion and sediment controls in the erosion and sediment control plan, are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways

25. A noise management plan must be prepared in accordance with the NSW Department of Environment, Climate Change and Water 'Interim Noise Construction Guidelines 2009' prior to commencement of works. The Plan must detail how it will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

26. Documentary evidence confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development must be obtained.

If a substation is required of the energy provider, it must be located internally within a building/s.

Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped Development Application plans. Substations are not permitted within Council's road reserve.

Reason: To ensure adequate electricity supply to the development and to ensure appropriate streetscape amenity.

27. Prior to commencement of work, the person having the benefit of the Development Consent must:

- (a) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

Reason: To comply with legislative requirements.

28. The site must be enclosed by a temporary 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access during the

construction period. The fence must be installed prior to the commencement of any work on site.

Reason: To ensure public safety.

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

Reason: To ensure adequate toilet facilities are provided.

30. 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.

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

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

32. All roof water and surface water is to be connected to an operable drainage system.

Reason: To ensure satisfactory stormwater disposal.

33. 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 prior commencement of the works.

Structural details, certified by a practicing structural engineer, shall be prepared.
Reason: To minimise impact on adjoining properties.

34. 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 obtained 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.

35. 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.

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

36. Where work is likely to disturb or impact upon utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must be obtained.

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

37. 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. 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.

38. 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.

39. 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 refuge 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.

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

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs..

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

Reason: Proper management of public land.

41. Stormwater from all new impervious areas, and subsoil drainage systems, must be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in Accordance with

AS3500.3 (2003) - Stormwater Drainage and the Building Code of Australia (National Construction Code).

Reason: To ensure satisfactory stormwater disposal.

42. A Tree Protection Plan (TPP) is to be prepared by a suitably qualified Consulting Arborist (Australian Qualification Framework Level 5) prior to works. This TPP is to identify the specific tree protection measures to be implemented for the trees located within the site and adjacent to the site during demolition and construction and the expected future health of the trees. It will cover all stages of the works and any works to be supervised by the Project Arborist including:
 - (a) A Tree Protection Plan must follow the tree numbers already identified in the existing Arboricultural Impact Assessment.
 - (b) Provide details of any encroachment into the root system and/or canopy on the plan;
 - (c) The TPP must identify the location and the specific tree protection type required for each tree inclusive of canopy, trunk and tree root protection in accordance with AS 4970-2025 - Protection of trees on development sites.
 - (d) The TPP must discuss the specific non-destructive construction method of approved works within the TPZ(S) of trees to minimise the impact and encroachment and discuss the specific protection measures required throughout the demolition and construction works.
 - (e) Discuss supervision of any approved excavation and/or works to be undertaken within the calculated Tree Protection Zones of the trees to be retained and protected.
 - (f) Provide guidance on the approved services to be installed within the TPZ of trees, to ensure non-destructive construction techniques are used to minimise the construction impact (i.e. bridging of roots);
 - (g) Provide guidance on the approved landscaping (i.e. minimise cultivation, excavation planting techniques within the TPZ. No planting or structures to occur within the SRZ);
 - (h) Construction of any structure which requires a modified footing or that is to be built above grade;
 - (i) Where works are to impact the tree canopies, a tree pruning diagram will be required to ensure the level of encroachment into the canopies will be minimised.
 - (j) Where retained trees have a development setback and tree protection zone established, a recommended Tree Protection Specification and diagram should be provided in accordance with AS 4970-2025 Protection of trees on development sites.
 - (k) Identify hold points at key stages in the construction works;
 - (l) Regular Periodic Tree Inspections are required to be carried out by the Project Arborist supervising the works. Photographic evidence and statement demonstrating the works have been undertaken in compliance with the above requirements, AS4970:2025 and the Conditions of Consent.
 - (m) Any other stages that the Project Arborist deems necessary.

Reason: To ensure adequate protection of existing trees.

43. 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.

44. A Tree Protection Plan is required as per the Conditions of Consent. Specific tree protection measures are to be identified on the plan and installed prior to works commencing on site and are to be maintained 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. Trees are to be numbered as per the Arboricultural Impact Assessment: by Tree iQ rev A dated 19.05.2025. The tree protection measures are to be certified by the Project Arborist before any work commences on site and periodically checked and certified by the Project Arborist throughout the construction phase to ensure they are maintained in place.

Reason: To ensure trees are adequately protected throughout the construction phase.

45. Prior to the commencement of any demolition, excavation or construction works, retained trees or treed areas must be fenced with a temporary 1.8 metre high chainwire link or welded mesh fence during the construction period. 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.

46. All trees planted as required by the approved landscape plan are to be a minimum 100 litre container size. All shrubs planted as part of the approved landscape plan are to have a minimum 200mm container size.

Reason: To ensure appropriate landscaping.

47. Prior to works, the applicant must submit to Council for approval an updated Stormwater Management Plan that addresses the following requirements:

- i. All sheets of the Stormwater Management Plan must be overlaid on the approved survey plan to ensure spatial accuracy.
- ii. The plan must clearly show the Reduced Levels (RLs) and Invert Levels (ILs) of all proposed stormwater pits and pipes, along with the horizontal layout of the stormwater network.
- iii. The invert levels of existing stormwater infrastructure at the proposed connection point must be provided to demonstrate compatibility and functionality.
- iv. The Stormwater Management Plan must be prepared in accordance with Australian Standard AS 3500, Council's Development Control Plan 2023, and the Development Engineering Design Guidelines.

Reason: To ensure the proposed stormwater drainage system is designed and constructed to operate efficiently and in accordance with relevant standards and Council requirements.

48. Access and services for people with disabilities shall be provided in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code 2013.

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.

49. Before works, the applicant must ensure a construction site management plan is prepared. The plan must include the following matters:

- location and materials for protective fencing and hoardings to the perimeter on the site
- provisions for public safety
- pedestrian and vehicular site access points and construction activity zones
- details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site
- protective measures for on-site tree preservation (including in accordance with AS 4970-2009 Protection of trees on development sites and Council's DCP, if applicable) and trees in adjoining public domain (if applicable)
- details of any bulk earthworks to be carried out
- location of site storage areas and sheds
- equipment used to carry out all works
- a garbage container with a tight-fitting lid
- dust, noise and vibration control measures
- location of temporary toilets.

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction

50. Any new external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC) and must demonstrate the following:

- (a) That the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
- (b) Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

Reason: To ensure building materials are sufficiently non-combustible.

During Works

51. 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.

52. No vehicle access is permitted from the premises into the adjoining bushland reserve/park/public land.

Reason: To ensure protection of the bushland reserve and manage the impacts of the development.

53. Building work, demolition or vegetation removal is to be only carried out between:

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

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.

54. 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.

55. 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.

56. 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 development consent approved construction hours;
 - (d) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (e) This condition does not apply where works are being carried out inside an existing building.

Reason: Statutory requirement.

57. The same inspections required under Part 8 of the EP&A are to be carried out by a certifier in accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a record of each critical stage inspection must be recorded 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.

58. 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.

59. 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.

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

Reason: Protection of existing environmental infrastructure and community assets.

61. All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and confirm to the provisions of AS4373-2007 "Pruning Amenity Trees" and the Code of Practice for Amenity Tree Industry 1998.

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

62. 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.

63. Trees to be removed are:

Tree No.	Species	Common Name	Location
1450	<i>Grevillea robusta</i>	Silky Oak	Grounds
1459	<i>Melaleuca quinquenervia</i>	(Broadleaf Paperbark)	Grounds
1466	<i>Eucalyptus camaldulensis</i>	River Red Gum)	Grounds
506	<i>Cinnamomum camphora</i>	Camphor Laurel	Grounds
507	<i>Pistacia chinensis</i>	Chinese Pistachio	Grounds
510	<i>Tristaniopsis laurina</i>	Watergum	Grounds
B	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Grounds
C	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Grounds

Reason: To facilitate development.

64. 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.

65. 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.

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

Reason: To protect the amenity of the area.

67. The applicant must not enter or undertake any work within any adjoining public parks or reserves without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

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

The complaints register must be made available to Council upon request.

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

69. While building work is being carried out, and where a noise 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.

Reason: To protect the amenity of the neighbourhood.

70. While building work is being carried out, all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is

disposed of at an approved waste management facility and the classification, and the volume of material removed must be documented.

(b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

71. In the event that material is identified at the subject site as contaminated as defined in the Managing Land Contamination Planning Guidelines dated 1998 and prepared by the Department of Urban Affairs and Planning, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. Any soil investigation must be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites, the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007, and the provisions of the Contaminated Land Management Act 1997 and Regulation 2013.

Reason: To ensure that the provisions set out in Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 have been met and the use of the land poses no risk to the environment and human health.

72. Whilst site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:

- The work in the area of the discovery must cease immediately.
- The following must be notified.
 - For a relic – the Heritage Council; or
 - For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and the Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

Site work may recommence at a time confirmed in writing by:

- For a relic – the Heritage Council; or
- For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and the Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

Reason: To ensure the protection of objects of potential significance during works.

73. While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason: To ensure payment of approved changes to public infrastructure.

74. While building work, demolition or vegetation removal is being carried out, all waste management must be undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the applicant is to compile and provide records, detailing the following:

- The contact details of the person(s) who removed the waste
- The waste carrier vehicle registration
- The date and time of waste collection
- A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
- The address of the disposal location(s) where the waste was taken
- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled

75. 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.

76. 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 2023 are met.

77. 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.

78. Protection measures to mitigate the impact of the development on soil salinity are to be employed in accordance with Map of Salinity Potential in Western Sydney, (former) Department of Infrastructure, Planning and Natural Resources, 2003 and The Guidelines to Accompany Map of Salinity Potential in Western Sydney 2002.

Reason: To mitigate impacts of the development on soil salinity.

Prior to Occupation

79. Prior to occupation, a Green Travel Plan is to be prepared. The plan is to include:

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

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

Reason: To ensure sustainable mode share targets can be achieved.

80. Prior to occupation, a detailed Flood Emergency Response Plan (FERP) must be prepared for the development. The FERP must include:

- Flood event triggers and warning times
- Evacuation routes and procedures
- Measures to ensure the safety of occupants during a flood event

The FERP must be prepared in accordance with Council's Development Control Plan and the NSW Flood Risk Management Manual.

Reason: To ensure flood risks are appropriately managed and safe evacuation procedures are in place during a flood event.

81. Prior to occupation, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development, have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation

82. Prior to occupation a suitably qualified engineer must prepare a post-construction dilapidation report, detailing whether:

- (a) after comparing the pre-construction dilapidation report to the postconstruction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings or public land; and
- (b) where there has been structural damage to any adjoining buildings or public land, that it is a result of the building work approved under this development consent.

Prior to occupation, a copy of the post-construction dilapidation report to Council and to the relevant adjoining property owner(s).

Reason: To identify damage to adjoining properties or public land resulting from building work on the development site

83. When Council is notified of the occupation of the premises, the applicant may lodge an application to release the securities held in accordance with the relevant 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.

84. 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.

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

85. The landscaping must be completed in accordance with the consent and approved plans, prior to occupation/use of the premises.

Reason: To ensure landscaping is completed in accordance with the approved plans and maintained.

86. All landscape works shall be maintained and watered for a minimum period of one (1) year following the occupation of the premises, in accordance with the approved landscape plan and conditions

Reason: To ensure restoration of environmental amenity.

87. Documentation is to be obtained confirming satisfactory arrangements have been made for the provision of electricity services from an approved electrical energy provider.

Reason: To ensure appropriate electricity services are provided.

88. Before occupation, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified

89. Prior to occupation, a registered surveyor must prepare documentation that demonstrates that:
 - (a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or
 - (b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

Reason: To protect the State's survey infrastructure

90. Prior to occupation, all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan.

Prior to occupation, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored

91. Prior to occupation written certification from a suitably qualified person(s) shall be submitted to the City of Parramatta, stating that all works/methods/procedures/control measures/recommendations approved by Council in the specialist reports listed in Condition 1 have been implemented.

Reason: To demonstrate compliance with submitted reports.

Use of Site

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

Operational Use	Hours of Operation
Offices, meeting rooms and support spaces	8:00am to 6:00pm – Monday to Sunday
Exhibitions, education and public programs (Cultural Programs)	8:00am to 6:00pm – Monday to Sunday
Functions, events and venue hire (Weekday)	8:00am to 6:00pm – Monday to Sunday
Functions, events and venue hire (Weekend)	8:00am to 10:00pm – Thursday to Saturday
Deliveries and Loading access	7:00am to 7:00pm – Monday to Sunday

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

93. 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.

94. 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.

95. No A-frame signs or sandwich boards are permitted.

Reason: To protect the amenity of the area.

Advisory Note

- The applicant is advised that **part of the (property / adjoining public reserve)** is identified on the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) 'Biodiversity Values Map' (<https://www.lmbc.nsw.gov.au/BVMap>) under the *Biodiversity Conservation Act 2016*. This Act prohibits the clearing of native vegetation or undertake prescribed impacts on 'Biodiversity Values Map' land without approval. Actions such as removal of NSW native vegetation is deemed illegal clearing and could result in any person who carried out such an action as liable for prosecution.

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