

ATTACHMENT B

Recommended Conditions of Consent

Development Application	DA/428/2025
Property Address	83 Church Street – Parramatta Lot 100 in DP 1249271
Development Proposal	Construction of an additional 10 storeys (60 apartments) on Building E approved under DA/738/2016 as amended, and reconfiguration of the basement parking on Site 1.

PART A – GENERAL MATTERS

Approved Plans and Supporting Documentation

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 Plans prepared by AJC (Project No. 23039)

Drawing No.	Revision	Plan Title	Date
DAA2001B	G	Basement 1	18.12.2025
DAA2002B	G	Basement 2	18.12.2025
DAA2003B	G	Basement 3	18.12.2025
DAA2004B	G	Basement 4	18.12.2025
DAA2005B	G	Basement 5	18.12.2025
DAA2132	K	Level 23-32 Floor Plan	18.12.2025
DAA2150	M	Level 33-42 Floor Plan	18.12.2025
DAA2151	M	Roof Plan	18.12.2025
DAA3112	K	Elevation North & South	18.12.2025
DAA3113	N	Elevation West	18.12.2025
DAA3117	K	Internal Plaza East Elevation	18.12.2025
DAA3118	K	Building E 10 Storeys Elevations	18.12.2025
DAA3205	M	Cross Section 2	18.12.2025
DAA3111	K	Elevation East	18.12.2025
DAA0005	M	View from Northeast	18.12.2025
DAA0006	M	View from Southeast	18.12.2025

Specialist Reports

Reference No.	Issue	Title	Prepared By	Date
E241189 RP2 v1	-	DA Acoustic Addendum	EMM	06.05.2025
-	-	Electrical Statement (EV Charging)	Joeliane Electrical Engineer Consultants	15.10.2025
610.031292.L03-v1.0 20250514	-	Reflectivity and Glare Assessment Treatments	SLR	23.05.2025
726435M_31	31	BASIX Certificate	Jensen Hughes Pty Ltd	12.12.2025

117914-BSXRpt-v31	31	BASIX and Thermal Assessment Report	Jensen Hughes Pty Ltd	12.12.2025
HR-OOF2ZQ-01	-	NatHERS Certificate	Cadence Efficiency	12.12.2025
Report No. SO273	G	Operational Waste Management Plan	Elephants Foot	11.09.2025
-	-	Construction Waste Management Plan	Purple Cow Industries Pty Ltd	29.09.2025
23030r03A-250606	-	Traffic and Parking Assessment	MLA Transport Planning	06.06.2025
-	7	Design Report	AJC	06.06.2025

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

Note: 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.

Relationship with Base DA

2. This consent is to be read in conjunction with all conditions imposed under DA/738/2016 (as amended).

The relevant conditions of DA/738/2016 (as amended) must be addressed in any Construction Certificate, including but not limited to:

- The payment of any fees or contributions,
- Any requirements for earthworks/acid sulphate soils,
- Any requirements for contamination/remediation,
- Any requirements for waste management,
- The provision of public art,
- Design excellence requirements.

In addition, prior to the issue of any Construction Certificate in accordance with this consent, a notice of modification to development consent DA/738/2016 as amended, pursuant the requirements of Clause 67 of the Environmental Planning and Assessment Regulation 2021, must be lodged with Council which amends the conditions and/or plans of DA/738/2016 (as amended) such that there is no inconsistency with the development hereby approved.

Notwithstanding any other modifications to be made as required above, the modification must include the following highlighted on the plans:

- (a) 756 car parking spaces within the basement/s allocated as follows:
 - (i) Residential = 527 spaces (including the 48 spaces required by this consent)
 - (ii) Residential Visitor = 31 spaces (including 3 x wash bays)
 - (iii) Retail/Commercial = 80 spaces
 - (iv) Hotel = 118 spaces

- (b) 328 bicycle spaces within the basement/s allocated as follows:
 - (i) Residential = 300 spaces (including the 66 spaces required by this consent)
 - (ii) Residential Visitor = 6 spaces
 - (iii) Retail/Commercial = 22 spaces
- (c) 24 motorcycle spaces within the basement/s.

A Construction Certificate for the proposed works can be issued once the consent authority has accepted the modification.

Reason: To ensure consistency between development consents.

Planning Agreement

- 3. The land is subject to a Planning Agreement entered into under Section 7.4 of the Environmental Planning and Assessment Act 1979 (VPA/21/2024 – Dealing No. AV661334). The timing and provisions of all deliverables under these Planning Agreements must be met in accordance with the requirements of that Planning Agreement. The Principal Certifier must ensure that the requirements of the Planning Agreement have been satisfied in accordance with that agreement before issuing any Occupation Certificate for the development.

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

Construction Certificate

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

Reason: To ensure compliance with legislative requirements.

No Encroachment on Council and/or Adjoining Property

- 5. 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.

Design Architect

- 6. To ensure the design excellence quality of the development is retained:
 - a. The architectural design team of AJC Architects is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including review and endorsement of architectural drawings prior to submission for construction certificate applications or future s4.55 modification applications).
 - b. The design architect's team is to have full access to the site and is to be authorised by the applicant to respond directly to Council officers where information or clarification is required in the resolution of any design issues throughout the life of the project.
 - c. Evidence of the design architect's team commission for the above is to be provided to the Council prior to release of the Construction Certificate for building works.
 - d. The design architect's team of the project is not to be changed without the approval of the Council's Group Manager Development and Traffic Services (DTSU). Council's DTSU Manager will consider the advice of the Design Excellence Jury and/or Council's Design Excellence Team as part of their assessment.

- e. The Principal Certifying Authority must be satisfied that the above requirements have been implemented.

Reason: To ensure the design quality excellence of the development is retained.

Endeavour Energy

7. The development is to comply with the requirements of Endeavour Energy issued to DA/738/2016 (as amended). The applicant is responsible for ensuring that the approved electricity infrastructure on site can cater for the additional 60 apartments approved under this consent.

Note: Endeavour Energy contact details are provided within the *Advisory Notes* section of this consent notice.

Reason: To ensure compliance with the requirements of Endeavour Energy are met.

Sydney Water

8. The development is to comply with the requirements of Sydney Water issued to DA/738/2016 (as amended).

Reason: To ensure compliance with the requirements of Sydney Water.

Stormwater Connection

9. All drainage is to be connected to the existing drainage system approved under DA/738/2016 (as amended).

Reason: To ensure that the drainage is adequately connected to an approved system.

Implementation of BASIX Commitments

10. The development is to be carried out strictly in accordance with the commitments listed in the BASIX certificate No 726435M_31 dated 12 December 2025, for the development to which the consent applies.

Reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 76 EP&A Regulation 2021)

Provide Waste Storage Room on Premises

11. 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.

Amenity of Waste Storage Areas

12. 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.

Separate Waste Storage and Handling

13. The waste handling, storage and collection systems for residential and commercial wastes are to be completely separate and self-contained, and designed in accordance with the City of Parramatta Waste Management Guidelines for New Developments. A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities.

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

Garbage Chutes

14. 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.

Amenity of Areas Surrounding Waste Storage Areas

15. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.

Reason: To maintain the amenity of the area.

Soil and Water Management – Stockpiles

16. 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

17. 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.

PART B – PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

Building Work in Compliance with BCA

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

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

Home Warranty Insurance

19. Residential building work, within the meaning of the Home Building Act 1989, must not be carried out unless the Certifying Authority for the development to which the work relates fulfils the following:

(a) In the case of work to be done by a licensee under the Home Building Act 1989;

has been informed in writing of the licensee's name and contractor licence number; and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989, or

- (b) In the case of work to be done by any other person; has been informed in writing of the person's name and owner-builder permit number; or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purpose of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

Reason: To comply with the Home Building Act 1989.

Revised Wind Impact Assessment

20. A revised wind impact assessment report is to be prepared by a suitably qualified wind consultant and submitted and approved by Council's Group Manager Development & Traffic Services Unit before the issue of a Construction Certificate. The wind impact assessment is to be:

- (a) Based upon a wind tunnel study that models the wind impacts of the approved development and includes the following:
- (i) Proximity model to include all current and under-construction developments without existing/proposed landscaping/trees
 - (ii) Existing (i.e. building on site prior to demolition) wind conditions
 - (iii) Proposed (i.e. proposed development) wind conditions
 - (iv) If necessary, develop and quantify the effectiveness of wind mitigation treatments for locations that do not comply with safety criteria of Section 9.8.9 of Parramatta DCP 2023.
- (b) The modelling may also test with the proposed trees, except trees located outside the development's site boundaries, to demonstrate the effectiveness of the trees for wind comfort.

Any proposed wind mitigation treatments are to be highlighted and shall be approved by the Group Manager DTSU before the issue of a Construction Certificate.

Reason: To ensure the proposed development complies with the wind mitigation controls of Parramatta DCP 2023.

Construction Drawing Review

21. Prior to the issue of each relevant Construction Certificate the applicant shall submit for approval by Council's Group Manager Development and Traffic Services (DTSU) the following:

- Construction architectural drawings including
 - key elevations,
 - partial plans and
 - partial sections (at 1:20 or 1:50) through external walls, balconies, pergolas, and other key external details
- Samples of all external materials, in particular the external glazing, façade detailing, and colour palette; and
- Revised 3D photomontages.

Council's DTSU Manager will consider the advice of the Council's Design Excellence Team as part of their assessment.

Where matters are identified which are not satisfactory, resolution shall be required prior to approval.

The development shall be completed in accordance with the stamped drawings approved to satisfy this condition.

Reason: To ensure the design quality excellence of the development is retained.

Acoustic Report

22. The recommendations outlined in the Acoustic Report No. 201607027.1/2306A/R0/MF dated 23/06/2016 prepared by Acoustic Logic Pty Ltd shall be incorporated within the new residential apartments in accordance with the DA Acoustic Addendum Reference: E241189 | RP2 | v1 dated 06.05.2025 prepared by EMM. These recommendations shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure a suitable level of residential amenity.

Adaptable Dwellings

23. A minimum of 9 adaptable residential units and 9 associated car parking spaces (parking for people with disabilities) shall be provided. Plans submitted with the relevant Construction Certificate(s) must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

Liveable Housing

24. At least 12 of the residential units shall be designed and fit-out to achieve the 'silver level' requirements as set out in the Liveable Housing Design Guidelines Details published by Liveable Housing Australia. Details shall be submitted to the satisfaction of the certifying authority prior to the issue of the relevant Construction Certificate(s).

Reason: To ensure study rooms are not converted to use as bedrooms.

External Walls and Cladding Flammability

25. The external walls of the buildings including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of the relevant Construction Certificate(s) and Occupation Certificates the Certifying Authority and Principal Certifying Authority must:

- (a) Be satisfied that suitable evidence is provided to demonstrate 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 appropriate building materials are utilised.

Location Of Plant

26. Prior to the issue of any Construction Certificate, the Certifying Authority must be satisfied that all plant and equipment (not shown on the drawings) is located within enclosed roof areas or plant rooms included on levels.

Note: Architectural plans identifying the location of all plant and equipment must be provided to the Certifying Authority.

Reason: To minimise impact on surrounding properties, improved visual appearance

and amenity for locality.

Single Master TV Antenna

27. A single master TV antenna not exceeding a height of 3.0m above the finished roof level must be installed to service each block in the development. A connection is to be provided internally to each dwelling/unit within the development.

Details of these connections are to be annotated on the plans and documentation accompanying the relevant Construction Certificate(s) to the satisfaction of the Certifying Authority.

Reason: To protect the visual amenity of the area.

Impact On Existing Utility Installations

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

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

Infrastructure & Restoration Administration Fee

29. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of any 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.

Long Service Levy Payment

30. No Construction Certificate is to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

Reason: To ensure that the levy is paid.

Housing & Productivity Contribution

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

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$600,000
Total housing and productivity contribution	\$600,000

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.

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

Security Bonds

32. In accordance with Section 4.17(6)(a) 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. 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/428/2025;
- (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	Bond Amount
Development Sites Bonds and Bank Guarantee	\$318,408.08 (in 2025/2026 financial year)

A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta Council 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.

SEPP (Housing) Verification

33. Design Verification issued by a registered architect is to be provided with the relevant application(s) for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy (Housing) 2021.

Note: Qualified designer in this condition is as per the definition in SEPP (Housing) 2021.

Reason: To comply with the requirements of SEPP (Housing) 2021.

Broadband Access

34. Prior to the issue of the relevant Occupation Certificate, the developer is to provide evidence that satisfactory arrangements have been made with the National Broadband NBN Co have been made where relevant and implemented at no cost to Council for the provision of broadband access to the development.

Note: For more information contact NBN Co.;
Development Liaison Team:
Call 1800 881 816;
Email: newdevelopments@nbnco.com.au;
Web: www.nbnco.com.au/NewDevelopments.

Reason: To ensure that appropriate provision has been made to accommodate broadband access to the development.

Storage Provision

35. Prior to the issue of the relevant Construction Certificate(s), the storage areas will be allocated to the applicable units to the satisfaction of the Principal Certifying Authority. The allocation will be such that each unit has a minimum total secure storage volume (including the storage space within each unit) as follows:

- (a) 2 bedroom units – 8m³
- (b) 3 bedroom units – 10m³

Reason: To ensure each unit has sufficient on-site storage capacity.

Access And Services for People with Disabilities

36. 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 2022 (Amendment 2). Detailed plans, documentation and specification must accompany the relevant Construction Certification to the satisfaction of the Certifying Authority.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards.

Specialist Reports

37. The works/methods/procedures/control-measures/recommendations in the specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority. A list of all of the recommendations and how they have been actioned shall be provided to Council.

Reason: To ensure a suitable level of residential and public amenity.

Implementation of BASIX Commitments

38. Before the issue of a Construction Certificate, the Certifying Authority is to be satisfied that the drawings and specification contain all necessary details to deliver the commitments listed in BASIX certificate No 726435M_31 dated 12 December 2025 and BASIX stamped plan set approved by this consent reference 117914-DAA Stamped Drawings-v31 (r2).pdf.

Reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 76 EP&A Regulation 2021 and meet the requirements of LEP2023).

Sustainability Requirements

39. Prior to the issue of the relevant Construction Certificate, the following must be demonstrated, to the satisfaction of the Certifying Authority:

- (a) All new air-conditioning and refrigeration equipment are to use refrigerants R32, or with a GWP of less than 700 and PFAS free.
- (b) All residential car parking must provide an EV Ready Connection to each and every space allocated to residents
 - (i) Provide EV Distribution Board(s) of sufficient size to allow connection of all EV Ready Connections.
 - (ii) Locate EV Distribution board(s) so that no future EV Ready Connection will require a cable of more than 50m from the parking bay to connect.
 - (iii) Each EV Ready Connection is served from a dedicated spare 32A circuit provided in an EV Distribution Board to enable easy future installation of cabling from an EV charger to the EV Distribution Board and a circuit breaker to feed the circuit.
 - (iv) EV Distribution Boards are to be dedicated to EV charging that is capable of supplying not less than 50% of EV connections at full power at any one time during off-peak periods, to ensure impacts of maximum demand are minimised. To deliver this, the distribution board will be complete with an EV Load Management System and an active suitably sized connection to the main switchboard. The distribution board must provide adequate space for the future installation (post construction) of compact meters in or adjacent to the distribution board, to enable the body corporate to measure individual EV usage in the future.
 - (v) EV Load Management System is to be capable of:
 - reading real-time current and energy from the electric vehicle chargers under management
 - determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharged
 - scale to include additional chargers as they are added to the site over time.
- (c) Where surfaces on roof tops 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:
 - (i) 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
 - (ii) 75% of the total roof or podium surface should be covered by vegetation; or
 - (iii) A combination of (a) and (b) for the total roof surface.

Reason: To deliver the sustainability objectives of Parramatta DCP2023.

Solar Reflectivity

40. Prior to the issue of the Construction Certificate, the following must be demonstrated to the satisfaction of the Principal Certifying Authority:
- a) All opaque materials used on the facade must have a specular solar light reflectivity of no greater than 20%.
 - b) All balcony glazing must have a visible light reflectivity value not greater than 8% (measured at the normal angle).
 - c) All other glazing must have a visible light reflectivity not greater than 20% (measured at the normal angle).

Reason: To deliver the solar reflectivity (glare) objectives of the DCP.

Natural Ventilation

41. Prior to the issue of the Construction Certificate, the following must be demonstrated:

- a) A minimum Effective Openable Area of 5% of floor area serviced is to be provided in each habitable room to provide natural ventilation. *Effective Openable Area* has the same meaning as given within the glossary of the ADG and is to include the adequate allowance for fly screens.

Details confirming adequacy are to be included in a windows schedule accompanying the Construction Certificate to the satisfaction of the Principal Certifying Authority.

Reason: To support the objectives for natural ventilation of the ADG.

Basement Parking Design

- 42. The PCA shall ascertain that any new element in the basement carpark and loading dock 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, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

Bicycle Parking

- 43. Bicycle parking spaces are to be provided in accordance with the approved plans. A total of 66 bicycle parking spaces are to be provided for the approved development in accordance with AS 2890.3 and be allocated as follows:

- (a) 60 bicycle spaces for the residential units
- (b) 6 bicycle spaces for residential visitors.

Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

Car Parking Spaces

- 44. Car parking spaces are to be provided in accordance with the approved plans. A total of 48 parking spaces are to be provided for the approved development in accordance with AS 2890.1 and AS 2890.6 and be allocated as follows:

- (a) 48 spaces for the residential units.

Details are to be illustrated on plans submitted with the construction certificate.

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

Noise Management Plan – Construction Sites

- 45. A noise management plan must be submitted to Council for approval prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person who possesses qualifications to render them eligible for membership with the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

The plan must include, but not be limited to, the following:

- a) Identify sensitive locations near the site;
- b) Identify potential impacts (i.e. exceedance of the goals at the identified locations);
- c) Mitigation measures to control noise from the site, the noise reduction likely and the feasibility and reasonableness of these measures;
- d) Selection criteria for plant and equipment;
- e) Community consultation;
- f) Details of work schedules for all construction phases;
- g) Selection of traffic routes to minimise residential noise intrusion;
- h) Schedule of plant and equipment use and maintenance programs;
- i) Noise monitoring techniques and method of reporting results;
- j) The methodology to be employed for handling and investigating any complaints should they arise;
- k) Site induction details for employees and contractors; and
- l) A declaration of available technologies and the reason for the selection of the

preferred technology from a noise generating perspective should be included.
Reason: To maintain appropriate amenity to nearby occupants.

Separate Recycling

46. Separate waste bins are to be provided on site for recyclable waste.
Reason: To provide for the appropriate collection/recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.

Sydney Water Tap In

47. 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.

Support Council Property

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

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

Reason: To protect Council's infrastructure.

Construction and Pedestrian Traffic Management Plan

49. 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, tradeperson 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) Cumulative construction impacts of projects in the Granville in the vicinity of the site. Should any impacts be identified, the duration of the impacts and any measures to be taken to mitigate against such impacts to preserve traffic flow and amenity,
- o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
- p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
- q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
- r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

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

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

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

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

Appointment Of PCA

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

- a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
- b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

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

Reason: To comply with legislative requirements.

Enclosure of the Site

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

Reason: To ensure public safety.

Site Sign

52. 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(2) of the Environmental Planning and Assessment Regulation 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 Certifying Authority;
- (d) The development consent approved construction hours;

The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

This condition does not apply where works are being carried.

Reason: Statutory requirement.

Toilet Facilities on Site

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

Reason: To ensure adequate toilet facilities are provided.

Public Liability Insurance

54. 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.

Dilapidation Survey & Report For Private Properties

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

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

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

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

Reason: Management of records.

Road Occupancy Permit

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

Reason: To ensure proper management of Council assets.

Oversize Vehicles

57. 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.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

Copy Of Development Consent

58. 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.

Hours Of Work And Noise

59. All work including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Reason: To protect the amenity of the area.

Complaints Register

60. 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 certifying authority upon request.

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

Site Maintenance

61. 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.

Record of Inspections Carried Out

62. The Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:
- (a) The development application and Construction Certificate number as registered;
 - (b) The address of the property at which the inspection was carried out;
 - (c) The type of inspection;
 - (d) The date on which it was carried out;
 - (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
 - (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with stator requirements.

Damage to Public Infrastructure

63. 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.

BASIX Compliance

64. The development is to be carried out strictly in accordance with the commitments listed in the BASIX certificate BASIX certificate No 726435M_31 dated 12 December 2025 and BASIX stamped plan set approved by this consent reference 117914-DAA Stamped Drawings-v31 (r2).pdf.

Reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 76 EP&A Regulation 2021).

Waste Data File

65. 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 DCP 2023 are met.

Dust Control Measures

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 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.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Occupation Certificate

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

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

Satisfaction of DA/738/2016 (As Amended)

68. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to ensure all conditions relevant to Site 1, Building E, D & C (Podium) of DA/738/2016 (as amended) have been satisfied.

Reason: To ensure the base building has been developed in accordance with the approved plans.

Section 73 Certificate

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

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

Verification Statement Occupation Certificate Stage

70. Design Verification issued by a registered architect is to be provided with each application for an Occupation Certificate verifying that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the Construction Certificate was issued, having regard to the design quality principles set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021 – Chapter 4 Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP(Housing) 2021.

Reason: To comply with the requirements of SEPP (Housing) 2021.

Telecommunications Services

71. The developer must submit to the Principal Certifying Authority a letter from the telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and cable television services, prior to the release of or issuing of each Occupation Certificate.

Reason: To ensure provision of appropriately located telecommunication facilities.

Provision Of Endeavour Energy Services

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

Reason: To ensure appropriate electricity services are provided.

The Release Of Bond(S)

73. A written application to Council’s Civil Assets Team for the release of a bond must quote the following:

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

The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.

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

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner.

Adaptable Dwellings

74. Certification must be provided prior to the issue of each Occupation Certificate that the required adaptable dwellings have achieved a class C design in accordance with the requirements of AS 4299 -1995.

Reason: To ensure the requirements of DCP 2011 have been met.

Liveable Housing

75. Confirmation that 20% of the units comply with the Liveable Housing Guidelines Silver Level design feature is to be prepared by a suitably qualified consultant and submitted to the Certifying Authority prior to the issue of each Occupation Certificate.
Reason: To ensure that the development provides accessible dwelling options for future occupants.

Certification – Fire Safety

76. Prior to the issue of each Occupation Certificate, a final fire safety certificate must be issued as required by Clause 62 of the Environmental Planning and Assessment Regulation 2021.
Reason: Protection of life and to comply with legislative requirements.

Post-Construction Dilapidation Report

77. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Stage 3 Occupation Certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:
- (a) compare the post-construction dilapidation report with the pre-construction dilapidation report, and
 - (b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
 - (c) carry out site inspection to verify the report and ensure that any damage to the public infrastructure as a result of the construction work have been rectified immediately by the developer at his/her cost.
 - (d) Forward a copy of the dilapidation report with the PCA's comparison and assessment review report to Council.
- Reason:** To establish the condition of adjoining properties prior building work and ensure any damage as a result of the construction works have been rectified.

Specialist Reports

78. Prior to the issue of each Occupation Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta Council, stating that all relevant works/methods/procedures/control measures/recommendations approved by Council in the specialist reports listed in Condition 1 have been implemented in the development.
Reason: To demonstrate compliance with submitted reports.

Design Excellence Integrity Report

79. Prior to issue of any Occupation Certificate, the applicant is to submit for approval by Council's Group Manager Development and Traffic Services (DTSU), a Design Excellence Integrity Report, with photos of the building and relevant certification that the building has been built in accordance with the requirements of the design competition winning scheme, specifically addressing any key elements required by the Jury.

Council's DTSU Manager will consider the advice of the Design Excellence Jury and/or Council's Design Excellence Team, and Council's ESD consultant, as part of their assessment.

If considered necessary, access must be provided to the building(s).

Where matters are identified which are not satisfactory, resolution shall be required prior to the issue of the Occupation Certificate.

Reason: To ensure the proposal achieves design excellence.

Acoustic Certification

80. 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. 201607027.1/2306A/R0/MF dated 23/06/2016 prepared by Acoustic Logic Pty Ltd.

Reason: To demonstrate compliance with submitted reports.

Implementation of BASIX Commitments

81. Under Clause 75 of the Environmental Planning & Assessment Regulation 2021, it is a condition of this development consent that each commitment listed in the BASIX certificate No 726435M_31 dated 12 December 2025 and BASIX stamped plan set approved by this consent reference 117914-DAA Stamped Drawings-v31 (r2).pdf will be fulfilled prior to occupation.

Reason: To comply with legislative requirements of Clause 76 of the Environmental Planning & Assessment Regulation 2021.

Appliance Ratings

82. Prior to the issue of any Occupation Certificate for self-contained dwellings the Principal Certifying Authority is to ensure that all Fridges, Clothes Washers, Clothes Driers, Dishwashers and Air Conditioners have at least the Energy Star Ratings and WELS water ratings as required by the BASIX certificate No 726435M_31 dated 12 December 2025.

Reason: To ensure the BASIX Commitments are met.

PART F – OCCUPATION AND ONGOING USE

Acoustic Amenity

83. 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.

No Offensive Noise

84. 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.

Air Emissions

85. The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health. Gaseous emissions from the development must comply with the requirements of the Protection of the Environment Operations Act, 1997 and Regulations. Uses that produce airborne particulate matter must incorporate a dust collection system.

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

Air Conditioning Amenity

86. The air conditioner/s must not:
- a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
 - i. before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
 - ii. before 7.00am and after 10.00pm on any other day.
 - b) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those as specified in (1), which exceeds the background (LA90, 15 minute) by more than 5dB(A).

The source noise level must be measured as a LAeq 15 minute.

Reason: To prevent loss of amenity to the area.

Waste Collection

87. Waste collection shall be undertaken in accordance with the approved waste collection arrangements for Site 1 under DA/738/2016 (as amended).

Reason: To ensure the ongoing management of waste collection for the site.

Waste Storage Amenity

88. 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.

Bin Amenity

89. 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.

Regular Waste Removal

90. 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.

Graffiti Removal

91. 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.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

(A) Voluntary Planning Agreement

The development is subject to a voluntary planning agreement (VPA) entered into under section 93F of the Environmental Planning and Assessment Act, 1979. The timing and

provision of all deliverables under this VPA must be met in accordance with the requirements of that VPA. The Principal Certifying Authority shall be made aware of the requirements within the planning agreement before issuing any construction or occupation certificates for the stages of development.

(B) Endeavour Energy Requirements

The applicant is advised of the following Endeavour Energy advisory notes and contact details for the provision of electrical services as part of this application:

The Site Plan from Endeavour Energy's HxGN NetWorks Core NetViewer Master Facility Model shows:

- Padmount substation no. 7817 has been removed but the associated easement remains 'active'. No easement is considered to be redundant or obsolete until it is released. Even if there is no 'Inservice' electricity distribution infrastructure, Endeavour Energy may continue to manage the easement as if network assets are in place.
- Two streetlight columns and associated low voltage underground cables to the Early Street road frontage are shown as 'Proposed removed'.

For further advice the applicant can call Endeavour Energy via General Enquiries on business days from 9am - 4:30pm on telephone: 133 718 and the following contacts:

- Customer Network Solutions Branch for matters related to the electricity supply or asset removal / relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP). Alternatively contact can be made by the Connect Online page on Endeavour Energy's website. The applicant will need to contact Endeavour Energy's Customer Network Solutions Branch if this Development Application:
 - Includes any contestable works projects that are outside of any existing approved / certified works.
 - Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration.
- Easements Officers for matters related to easement management, protected works or other forms of property tenure / interests. Alternatively contact can be made by email Easements@endeavourenergy.com.au

All encroachments, activities and / or works (including subdivision and even if not part of the Development Application) whether temporary or permanent within or affecting an easement, restriction, right of access or protected works (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project) need to be referred to Endeavour Energy's Easements Officers for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities.

For further information please refer to Endeavour Energy's:

- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.
 - Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.
- Property Branch for matters related to property tenure. Alternatively contact can be made by email network_property@endeavourenergy.com.au (underscore between 'network' and 'property').
- Construction Works Team for safety advice for building or working near electrical assets or street infrastructure in public areas. Alternatively contact can be made by the Connect Online page on Endeavour Energy's website.