



APPENDIX 3 – CONDITIONS OF CONSENT

SCCPP Reference	PPSSCC-93
Development Consent No.:	DA/242/2020
Property Address:	Lot 1 DP 26212, Lot 1 DP 1033201 & Lot 2 DP 364225
	264-268 Pennant Hills Road, CARLINGFORD NSW 2118

Schedule 1:

Deferred Commencement

Non-standard - Deferred Commencement

Pursuant to the provisions of Section 4.16(3) of the Environmental Planning and Assessment Act, 1979, the development application be granted a Deferred Commencement Consent subject to the completion of the following:

1. Revised Stormwater Plans

Prior to the issue of an operational consent, Civil Work Plans must be revised and submitted to Council's Catchment Management Unit for approval. The Civil Work Plans for Site A prepared by SCP, project number 160060, drawings 030 issue 4 dated 13/11/2020 and drawings 031, 040, 050, 001, 002, 003 issue 5 dated 13/11/2020 shall be revised to address the following issues:

- a) SSRL of 262 m³/ha, SSRT of 415 m³/ha, SRDL of 40 L/s/ha and SRDU of 150 L/s/ha to be used (when using 4th edition of UPRCT's handbook) for OSD calculations.
- b) Adequate grate(s) to be provided in accordance with the Upper Parramatta River Catchment Trust On-Site Detention Handbook (Ed 4) so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank. All access covers within the basement carpark to be designed in a way that any overflow from the OSD tank, Storm filter chamber and rainwater tank will not cause basement inundation. The covers to be solid and watertight. Relevant notes to be included in the plans.
- c) The internal configuration of the OSD tank must be revised in a way that the 1.5 year top water level in the OSD tank will be as high as the secondary outlet chamber weir. In the OSD calculations, the Top Water Level for primary orifice must be set in accordance with the extended

detention depth (the height of the secondary outlet chamber weir). The OSD calculations and orifice sizes to be adjusted.

- d) The size of the proposed filtration chamber (SF chamber) must be minimised.
- e) Tank openings to be minimum 900mm x 900 mm.
- f) To provide cross-ventilation, ventilation stack shall be provided to the rear corners of OSD tank where grated cover is not provided. The stack shall be a min 100mm dia and shall draw and discharge external to the building.
- g) A 225mm emergency overflow pipe must be provided within the OSD tank and the invert level of the pipe to be at the design top water level within the tank.
- h) An emergency overflow path between the buildings shall be provided as shown in the approved plans. Grated cover shall be used for emergency overflow. No furniture, structure or closed fence to be placed within the proposed emergency overflow path. The path is to be unobstructed. Relevant notes to be included in the plans.
- i) The proposed OSD tanks shall be separated from the dwelling walls and basement walls. The building walls shall not be incorporated as part of the OSD tank walls. The dwelling wall and the OSD tank wall shall be separated with a cavity in between, to be independent walls. The walls adjacent to the units to be completely waterproof. Relevant notes to be included in the plans.
- j) Inlet pipes that are connected to the storm filter chamber must be installed in accordance with the manufacturer requirements so the high flow will not damage the filters. An energy dissipater may be required.
- k) Maximum depth of water in the proposed raingarden must be 300mm.
- l) The piped drainage system, including roof gutters and downpipes to be designed with capacity for all storms up to and including the 1% AEP storm event.
- m) All surface collecting pits and grated drains shall be designed to ensure any surcharge from the OSD system will overflow to the street and will not surcharge back to the pits.
- n) A plan shall be provided to show proposed basement subsoil and stormwater drainage system. The subsoil drainage lines to be connected to a pit within the basement and eventually to be connected to the site stormwater management system.

2. Revised Public Domain Civil Works

Prior to the issue of an operational consent, detailed design of the proposed public domain civil works must be submitted to Council's Catchment Management unit for approval. The following is to be provided:

- a) Detailed design report to be provided including all model files and plans and sections of proposed drainage works including the location of all existing services to scale to confirm there is no conflict.
- b) All stormwater drainage is to be entirely within the area to be dedicated to public and must not encroach on private property.
- c) No work is to commence on the construction of public domain stormwater drainage until detailed construction drawings are submitted to and approved by Catchment Management Section.
- d) The DRAINS model and concept/detailed design of public domain drainage system must include the full length of the existing pit and pipe system downstream of the subject site.
- e) The proposed drainage system must be sized to accommodate 5% AEP storm event and overland flow path to accommodate 1% AEP storm for the total catchment area including private and public domain areas. It should be noted that no benefit from the proposed OSD system is to be considered in the modelling.
- f) If the modelling shows that the proposed catchment diversion will cause any capacity issue within the existing drainage system downstream of the site, alternative design/measures must be provided.
- g) Modelling details and revised plans are to be submitted to Council
- h) The plans shall include a longitudinal section, HGL line, underground utilities with proper pipe sizes and pits details and to demonstrate that the proposed system has no adverse impact on the existing local drainage condition.

Advisory Note: Reviewing drainage plans by Council's Catchment Management unit can take a few weeks which will depend on the required modifications. It is recommended to submit the detailed design as soon as practical to avoid any delay in the process of application.

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

Schedule 2:

General Matters

Approved plans and supporting documentation

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Architectural Drawings (Project No. 12319 2020 09 17)

Drawing/Plan No.	Issue	Plan Title	Dated
254590-2-AD-000-03	06	Site Plan	7/10/2020
254590-2-AD-200-00	08	Ground Level	3/11/2020
254590-2-AD-301-00	07	Level 1	10/9/2020
254590-2-AD-302-00	07	Level 2	10/9/2020
254590-2-AD-303-00	07	Level 3	10/9/2020
254590-2-AD-304-00	06	Level 4	7/10/2020
254590-2-AD-305-00	07	Roof Level	9/10/2020
254590-2-AD-400-00	07	Building A Elevations	9/10/2020
254590-2-AD-400-02	07	Building A Elevations	9/10/2020
254590-2-AD-400-03	07	Building B Elevations	9/10/2020
254590-2-AD-400-05	07	Building B Elevations	9/10/2020
254590-2-AD-400-06	07	Building C Elevations	9/10/2020
254590-2-AD-400-07	07	Perspectives	9/10/2020
254590-2-AD-400-08	07	Perspectives	9/10/2020
254590-2-AD-500-00	07	Sections	9/10/2020
254590-2-AD-500-01	08	Sections	3/11/2020
254590-2-AD-900-00	07	Development Summary	9/10/2020
254590-2-AD-900-01	07	GFA Calculation	9/10/2020
254590-2-AD-900-11	07	Adaptable Unit Allocation Plans	9/10/2020
254590-2-AD-900-12	07	Adaptable Unit Layout Plans	9/10/2020
254590-2-AD-900-13	07	Storage Plans	9/10/2020

Drawing/Plan No.	Issue	Plan Title	Dated
161105 DSUB 51	3	Draft Plan of Proposed Subdivision of Lot 1 in DP 1033201 and Lot 2 in DP 384225	11 March 2020

Civil Drawings/Stormwater (Project No. 160060)

Drawing/Plan No.	Issue	Plan Title	Dated
<i>Subject to deferred commencement conditions</i>			

Landscape Drawings (Project No. 254590)

Drawing/Plan No.	Issue	Plan Title	Dated
LSK-000-03	C	Planting Schedule (On Lot)	8/10/20
LSK-000-04	D	Planting Schedule (Public Domain)	8/10/20
LSK-200-00	J	Landscape Master Plan	8/10/20
LSK-200-01	B	Landscape Planting Plan (On Lot)	8/10/20
LSK-200-02	B	Landscape Planting Plan (Public Domain)	8/10/20
LSK-200-03	A	Landscape & Planting Plan Level 4	8/10/20
LSK-500-01	C	Landscape Sections (On Lot)	8/10/20
LSK-500-02	B	Landscape Sections (Public Domain)	8/10/20

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Statement of Environmental Effects		Final	Think Planners	9/10/2020
Waste Management Plan	-	-	Waste Audit and Consultancy Services	February 2020
BASIX Certificate No. 1021272M_04	1021272M_04		Efficient Living	8/10/2020
Civil DA Design Report	160060		SCP	8/10/2020
Response letter from SCP – Additional Information	-		SCP	8/10/2020
Geotechnical Report	85665.05		Douglas Partners	February 2020

Initial Catchment Analysis			SCP	16/11/2020
Preliminary Fire Safety Review	SY190101	-	Warrington Fire	8/10/2020
Noise Impact Assessment	20161396.11/0810A/R0/KB	0	Acoustic Logic	8/10/2020
Traffic Impact Assessment	P0733	-	SECA Solution	8/10/2020
Regulatory Compliance Report	-	5	Mackenzie Group	8/10/2020
Ecological Assessment	-	-	Cumberland Ecology	5 March 2020
Access Review	-	3	Morris Goding Access Consulting	9/10/2020

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

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

Design Amendments – Rooftop Communal Open Space

2. Prior to the issue of the first Construction Certificate, amended plans for the rooftop communal open space on Building B are to be submitted for approval by the Development and Traffic Services Unit. The amended plans are to include the following items:
 - a. Planting on the proposed pergola, or alternative design solution to provide a shaded area.
 - b. Fixed furniture for seating.
 - c. A combination of surface materials (including synthetic turf, paving or other suitable hardstand materials).

Reason: To protect residential amenity.

Design Amendments –Synthetic Turf

3. Synthetic turf is permitted to be used only in the children's playground area and rooftop communal open space. Prior to the issue of the first Construction Certificate, amended plans are to be submitted for approval by the Development and Traffic Services Unit that clearly identify areas where synthetic turf and natural turf are proposed.

Reason: To improve environmental outcomes.

Design Amendments – Basement Vehicle Entry

4. Prior to the issue of the first Construction Certificate, the following details are to be shown on the plans and provided to the PCA:
 - a) All units that adjoin the basement access ramp on the North South Road or East West Road are to be provided with adjustable block-out blinds on any glazing that adjoins the vehicle access ramp.
 - b) Both basement access ramps are to be screened with 1.6 metre high screen fence of sufficient opacity to minimise noise and light from vehicles.
 - c) Awnings are to be fitted above both basement entry ramps. The awning material should be of sufficient opacity to minimise noise and light from vehicles.

Reason: To protect residential amenity.

Demolition & tree removal (Delete N/A Councils)

5. **Parramatta** - Trees equal to or greater than five (5) metres in height, which are protected under City of Parramatta Council Development Control Plan 2011 (Part 5.4 Preservation of Trees or Vegetation), must not be removed or damaged without Council consent.
Reason: To preserve existing landscape features.

Building work in compliance with BCA

6. 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 & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

Construction Certificate

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

No encroachment on Council and/or Adjoining proper

8. 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 may 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.

Soil and Water Management – Stockpiles

9. 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.

Require to notify about new contamination evidence

10. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

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

Voluntary Planning Agreement

11. The terms of the Voluntary Planning Agreement (Ref No. RZ/2/2015, Dealing AP564640 and inclusive of subsequent amendments approved by Council) shall be met at each applicable stage of the development. A copy of the VPA must be provided to the PCA prior to the issue of the first Construction Certificate. The following works are required to be completed:

- Public domain improvement works along the western side of Martins Lane.
- Martins Lane upgrade (southern section)
- Signalisation of the intersection of Pennant Hills Road and Baker Street.
- Left turn lane.
- Provision of a new north-south road to link with the new east-west road.
- Provision of a new east-west road to link with the new north-south road.
- Public access and maintenance of the high ecological constraint area and associated Blue Gum High Forest vegetation at the southern portion of the site.
- Affordable housing.

Reason: To ensure the terms of the VPA are met.

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.)

Storage to be shown on plans

12. Prior to the issue of a construction certificate, plans must be provided to the PCA that show that a minimum of 1,166m³ of storage is to be provided and is allocated as follows:
- 6m³ per 1 bedroom apartment.
 - 8m³ per 2 bedroom apartment.
 - 10m³ per 3 bedroom apartment.

A maximum of 583m³ may be provided in the basement.

Reason: To ensure compliance with SEPP 65 and the ADG.

Liveable Housing

13. Prior to the issue of a construction certificate, plans must be provided to the PCA that show that all units are designed to meet the Liveable Housing Guidelines Silver Level design features. The plans are to be accompanied by certification from a suitably qualified access consultant.

Reason: To ensure compliance with SEPP 65 and the ADG.

Accessibility

14. Prior to the issue of a relevant CC, a suitably qualified access consultant shall review the plans and confirm no conflicts with the Disability (Access to Premises – Buildings) Standards 2010 and the Building Code of Australia Parts D3, F2.4 and E3.6.

Reason: To ensure compliance with the DDA.

Planter Box Details

15. Prior to the issue of the relevant Construction Certificate, the landscape documentation is required to be updated to include construction details showing substrate depth, drainage, waterproofing for ground floor and roof top planter boxes and is to form part of the application for a Construction Certificate.

Reason: To ensure the creation of functional gardens.

Planting upon Structures

16. Plans and documents submitted must include the following with an application for a Construction Certificate:
- (a) Construction details are to be provided by a suitably qualified structural engineer showing substrate depth, drainage, waterproofing for all planting on structures, including planting over on-site detention tanks, raised planters and rooftop gardens. All raised planting boxes/beds containing trees must be retained to a minimum height of 800mm.

- (b) Soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015). Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and any soil mounding must not exceed a maximum 1:8 grade which must be demonstrated on amended plans and certified by a suitably qualified Landscape Architect/Designer.
- (c) A specification ('Fit-for-purpose' performance description) for soil type and a maintenance schedule specified by a suitably qualified Landscape Architect or Soil Scientist, to ensure sufficient nutrient and water availability is achieved.

Reason: To ensure the creation of functional gardens.

Long Service Levy payment for Constr. over \$25,000

- 17. The Construction Certificate is not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

Reason: To ensure that the levy is paid.

Environmental Enforcement Service Charge - All DAs

- 18. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of a Construction Certificate. The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

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

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

Infrastructure & Restoration Adm. fee for all DAs

- 19. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of a Construction Certificate. The fee will be in accordance with 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.

Security Bonds (For minor development)

- 20. In accordance with Section 80A(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/242/2020;
- (c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

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

Bonds shall be provided as follows:

Bond Type	Amount
Hoarding: \$2,731-\$10,927 per street frontage in current financial year.	\$5,463.10
Nature Strip and Roadway: Applies to all developments with a cost greater than \$25K and swimming pools regardless of cost (fee is per street frontage). See current Schedule of Fees and Charges.	\$25,750.00
Street Trees: \$2,121.80 per street tree in current financial year.	\$4,243.60

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

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

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

No external service ducts for multi-unit develop

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

plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

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

Single master TV antenna

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

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

Reason: To protect the visual amenity of the area.

SEPP 65 verification

23. Design Verification issued by a registered architect is to be provided with the application for a Construction Certificate detailing the construction drawings and specifications are consistent with the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.

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

Reason: To comply with the requirements of SEPP 65.

Constr. Noise Managt. Plan for townhouses & above

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

The Construction Noise Management Plan must include:

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

Reason: To prevent loss of amenity to the area.

Energy Provider requirements for Substations

25. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for a Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.

If a substation is required of the energy provider, it must be located internally within the site boundary.

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.

Adaptable Dwellings for Multi-unit and RFB's

26. The development must incorporate 17 adaptable dwellings. Plans submitted with the relevant Construction Certificate must illustrate that the required adaptable dwellings have been designed in accordance with the requirements of AS 4299-1995 for a class C Adaptable House.

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

Car Parking Condition

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

Reason: To ensure appropriate vehicular manoeuvring is provided.

Bicycle parking condition

28. 40 bicycle spaces/racks are to be provided on-site within the basement and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

Noise impact on residential building

29. Prior to the issue of a Construction Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that appropriate design and construction materials are to be utilised within the development to ensure compliance with the following noise criteria specified for managing the noise impact on **residential buildings** from rail corridors and/or busy roads:

- (a) In any bedroom in the building: 35dB(A) between 10pm – 7am;
- (b) Anywhere else in the building (other than a garage, hallway, kitchen or bathroom) 40dB(A) at any time.

Reason: Compliance with relevant noise amenity criteria in Infrastructure SEPP.

Parking Provision

30. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1 and AS 2890.2. A total of 82 parking spaces is to be provided and be allocated as follows:

a) 82 spaces for the residential units including 17 spaces as adaptable parking.

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

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

Pedestrian Safety

31. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

Reason: To comply with Australian Standards and ensure pedestrian safety.

On-street Parking

32. On-street parking spaces are to be provided in accordance with the approved plans and AS 2890.5-2020. Adequate safety buffer between the parking bay and the nearest moving traffic lane is to be provided for parallel parking in accordance with Table 3.1 of AS 2890.5-2020. Details are to be illustrated on plans submitted with the construction certificate.

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

Detailed Engineering Design Plans

33. Prior to the issue of any Construction Certificate for roadworks, detailed engineering design plans for both Martins Lane, North South Road and East West Road and the plans for the 'No Stopping' parking restriction along the North South Road are to be submitted to Council's Traffic and Transport Manager for consideration by the Parramatta Traffic Committee and approval by Council. Details of all proposed and existing signage and line marking are to be clearly shown on the plans including all dimensions. Swept Path diagrams are to be provided for a 12.5m Heavy Rigid Vehicle for all turning movements at the following locations:

- Left only movement from Martins Lane into Pennant Hills Road;
- Intersection between East West Road and Martins Lane;
- Access from East West Road to the Loading Bay proposed along the west side of the building.

No traffic facility such as pedestrian crossings are to be installed without approval of the Parramatta Traffic Committee and Council. All costs associated with the construction of the new roads including appropriate signage and line marking are to be paid for by the applicant at no cost to Council.

Reason: To ensure all internal roads comply with current standards and technical directions.

Stormwater Disposal

34. All roof water and surface water is to be connected to an operable drainage system. The construction certificate application shall include a final detailed stormwater drainage plan and specifications suitable for construction, prepared by a qualified and experienced stormwater drainage consultant. The final stormwater plan shall be generally in accordance with the abovementioned approved plans and shall comply with:

- *City of Parramatta Stormwater Disposal Policy,*
- *City of Parramatta Engineering Design Guidelines;*
- *Basix requirements;*
- *Australian Standards AS 3500; and*
- *National Construction Codes.*

Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.

Reason: To ensure satisfactory stormwater disposal

Retaining walls

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

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

The retaining walls must be designed to ensure that natural flows from adjoining properties are not impeded or diverted.

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

Reason: To minimise impact on adjoining properties.

Sydney Water Quick check

36. 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 (PCA) upon request prior to works commencing.

Please refer to the website at:

<https://www.sydneywater.com.au/sw/plumbing-building-developing/building/building-plan-approvals/index.htm>.

If you have a question about:

- Sydney Water Tap in™, please call 1 300 0TAPIN (082746)
- Building plan approval process, contact a Water Servicing Coordinator or call 13 20 92 weekdays from 8.30 am to 5.30 pm.

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

Dial Before you Dig Service

37. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from NDBYD to their Principal Certifying Authority (PCA) prior to any excavation occurring.

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

On Site Detention

38. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.

- a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.

- i. "Stormwater Management Plan" approved as part of the deferred commencement condition

- b) The Site Reference Discharge (Lower Storage), SRDL of 40 L/s/ha, Site Storage Requirement (Lower Storage) SSRL 265 m3/ha, Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 415 m3/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).

- c) Adequate grate(s) to be provided in accordance with the Upper Parramatta River Catchment Trust On-Site Detention Handbook (Ed 4) so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank. All access covers within the basement carpark to be designed in a way that any overflow from the OSD tank, Storm filter chamber and rainwater tank will not cause basement inundation. The covers to be solid and watertight. Relevant notes to be included in the plans.
- d) Tank openings to be minimum 900mm x 900 mm.
- e) To provide cross-ventilation, ventilation stack shall be provided to the rear corners of OSD tank where grated cover is not provided. The stack shall be a min 100mm dia and shall draw and discharge external to the building.
- f) A 225mm emergency overflow pipe must be provided within the OSD tank and the invert level of the pipe to be at the design top water level within the tank.
- g) An emergency overflow path between the buildings shall be provided as shown in the approved plans. Grated cover shall be used for emergency overflow. No furniture, structure or closed fence to be placed within the proposed emergency overflow path. The path to be unobstructed. Relevant notes to be included in the plans.
- h) The proposed OSD tanks shall be separated from the dwelling walls and basement walls. The building walls shall not be incorporated as part of the OSD tank walls. The dwelling wall and the OSD tank wall shall be separated with a cavity in between, to be independent walls. The walls adjacent to the units to be completely waterproof. Relevant notes to be included in the plans.
- i) The piped drainage system, including roof gutters and downpipes to be designed with capacity for all storms up to and including the 1% AEP storm event.
- j) All surface collecting pits and grated drains shall be designed to ensure any surcharge from the OSD system will overflow to the street and will not surcharge back to the pits.
- k) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

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

Water treatment for stormwater

39. Stormfilter cartridges, Ocean guard basket, Rainwater tank and raingarden must be installed as per the DA approved stormwater drainage plan and the manufacturer's specifications and instructions to manage the quality of stormwater discharged from the site. Details of the proposed devices, their location and manufacturer's certification must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority. In this regard:
- a) Seven Oceanprotect guard basket (200 micron) and eight 690PSorb Oceanprotect Stormwater filter must be installed to manage surface runoff water quality.
 - b) A 10KL rainwater tank to be installed and used for the nominated used as per approved plans.
 - c) A raingarden to be installed within the site as per approved plans.
 - d) The number, type and size of proposed water quality devices and Stormfilter cartridges are not to be reduced, nor replaced with an alternate manufacturer's product without the written approval from Council.
 - e) Stormwater Treatment Measures for the proposed development shall be designed in accordance with the requirements of the devices manufacturer design guidelines. Details are to be included with the plans and specifications accompanying any Construction Certificate.
 - f) A Maintenance Schedule must be provided for the stormwater treatment measures, including the rainwater tank, in accordance with the requirements of the manufacturer. The designer of the stormwater treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.
 - g) Details of the proposed devices and Maintenance Schedule must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

The proposed raingarden must be designed, implemented and constructed by a qualified stormwater engineer.

- h) Detailed design of the proposed raingarden including a cross-section, filter media details and plant types to be included in the final stormwater plans submitted to the PCA prior to the issue of a Construction Certificate.
- i) Raingarden landscape details are required that include appropriate locally indigenous species for the raingarden based on applicable WSUD guidelines. Planting within the filter area should incorporate several growth forms, including shrubs and tufted plants and be densely planted (tufted plants at a minimum of 8 plants per square metre) to ensure plant roots occupy all parts of the media. Groundcover species should not be used. To ensure diversity and disease resistance a minimum of 3 different species is required. All plants within the

filter area are to be planted from tubestock and not pots. Suitable plants that meet the above specifications must be detailed by a qualified landscape architect or landscape designer.

- j) The designer of the stormwater treatment measures must prepare a Maintenance Schedule and this schedule must show the designer's name, signature and date on it and to be submitted to the PCA.
- k) Details of a permanent signage minimum A2 size to be provided in the revised stormwater plans to include details of raingardens. The signs to be supported by a steel post or on a wall and is to be located adjacent to the raingardens.
- l) Prior to planting, the top 100 mm of the raingarden filter medium is to be ameliorated with appropriate organic matter, fertiliser and trace elements to aid plant establishment.
- m) Details of the proposed devices and Maintenance Schedule must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Underground electricity supply for townhouses&above

- 40. Electricity provision within the site is to be designed so that in the future the electrical connection from this site can be made to an underground connection within the street. Certification from an energy provider addressing their requirements for this provision is to be forwarded to the Certifying Authority with the application for a Construction Certificate.

Reason: To enable future upgrading of electricity services.

Separate waste bins for general & recycling waste

- 41. 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.

Shoring for adjoining Council property

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

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

Construction of a heavy duty vehicular crossing

- 43. A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing numbers DS9 and DS10. Details must

accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

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

Reason: To ensure appropriate vehicular access is provided.

Exhaust fumes

44. All mechanical exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1 - 2015 – 'The use of ventilation and air conditioning in buildings' – 'Fire and smoke control in multi-compartmented buildings'. Details showing compliance are to accompany an application for a Construction Certificate.

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

Impact on Existing Utility Installations

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

Support for Council Rds, footpath, drainage reserv.

46. 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.

Proposed inlet pit

47. The proposed kerb inlet pit must be constructed in accordance with Council Standard Plan No. DS21. Details are to form part of the Construction Certificate documentation.

Reason: To ensure appropriate drainage.

Driveway Grades

48. The grades of the driveway, including transitions, must comply with Australian Standard 2890.1 to prevent the underside of the vehicles scraping. Where the geometric change in grade exceeds 18%, the gradients of the driveway and ramps shall be checked using the method at Appendix C in AS2890.1:2004 and adjustments will be made to accommodate suitable transition lengths. Details are to be provided with the application for a Construction Certificate.

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

Non-standard - Prior to the issue of a CC

49. Prevention of surface water entry and minimum Floor Level

Council generally requires a minimum 100mm freeboard for non-habitable floors and 200mm freeboard for habitable floors from finished ground level adjacent to buildings. The finished ground level adjacent to buildings shall have a minimum 1% grade to divert surface runoff away from the buildings.

If the required freeboard cannot be achieved, the minimum finish floor level of habitable and non-habitable floors is to be set in accordance with the *National Construction Code Series (NCC, 2019)*. In this regard, surface runoff must be diverted away from buildings as detailed in the NCC (2019).

Reason: To prevention of surface water entry into the building

Non-standard - Prior to the issue of a CC

50. Prior to the issue of the Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not limited to, the following areas:

- All the frontages of the development site between the road gutter and building line, including footway (footpath and verge), drainage, forecourt, and front setback;
- Any publicly accessible areas;
- Any works in carriageway, and
- Onsite landscape work.

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

- The latest City of Parramatta Public Domain Guidelines (PDG);
- The approved public domain plans drawings, and
- The approved civil drawings, and
- All the conditions listed in this consent.

With specific reference to the following:

- (a) Detailed design spot levels and designed contour lines for all footpaths.

Note: Localised flattening of public footpath levels at building doorways is not permitted. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line.

Note: Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted.

- (b) The vehicle turning head at the top end of the new north-south road shall to be designed using council's standard vehicle crossing detail (DS9), not use kerb and gutter and road surface which interrupts the path of travel. The permeable pavement should use stone setts as per the PDG, or similar approved by Urban Design, and not to appear as private space or parking space.
- (c) North-South Road Footway
The 2.5m footpath should be located against the site future boundary. The verge width should change accordingly. A low wall, min 500mm – max 900mm high or max height where a safety fence is not required. The wall should form a hard edged to the footpath at the boundary. Screen planting behind the wall should be min 1m width to assist in providing privacy at the ground floor units. A secondary wall within the site may be required to achieve desired levels behind.
- (d) East-West Road Footway
The 2.5m footpath should be located against the site boundary. The verge width should change accordingly. A low wall, min 500mm – max 900mm high or max height where a safety fence is not required. The wall should form a hard edged to the footpath at the boundary. Screen planting behind the wall should be min 1m width to assist in providing privacy at the ground floor units. A secondary wall within the site may be required to achieve desired levels behind.
- (e) Martins Lane Footway (north)
The footpath should be min 2m wide and located against the site boundary. The verge should change in width accordingly. A low wall, min 500mm – max 900mm high or max height where a safety fence is not required. The wall should form a hard edged to the footpath at the boundary. Screen planting behind the wall should be min 1m width to assist in providing privacy at the ground floor units. A secondary wall within the site may be required to achieve desired levels behind.
- (f) Kerb Ramps
Kerb ramps must be designed and located in accordance with Council's design standard DS4.

Ramps are to be aimed to the ramp on the opposite side of the road, existing and planned.
- (g) Street Trees
The number of street trees shall be increased and their spacing be decreased so that, at maturity, the tree canopy crowns are touching. Spacing should be 8-10 metres. Street tree species must be confirmed with Council's Landscape Management Officer.

Note: Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible.

- i. All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.
 - ii. The requirements for height, calliper and branch clearance for street trees must be in accordance with AS2303:2018.
 - iii. Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard CoP Street tree planting in StrataVault with Grate, or CoP Street tree planting in StrataVault with Mass Planting, with adequate clearances to other street elements in accordance with the Public Domain Guidelines. The above mentioned details should be modified to suite proposed use ie in parking space/road and or to pavement type, subject to Urban Design advice.
 - iv. The base of all tree pits shall incorporate a drainage layer and pipe that connects to nearest stormwater pit and must be shown on the Public Domain Construction Drawings. The invert level of the storm water pit receiving the drainage water from the tree pits is also to be shown on the Public Domain Construction Drawings.
- (h) Soil Profile Strategy
A site wide Soil Profile Strategy is to be prepared identifying appropriately constructed soil profile(s), soil horizons, to sustain the proposed plant species.
- (i) All street light poles should be located at the back of kerb as per the PDG.
- (j) The above-mentioned Public Domain Construction Drawings shall be supported by an Arborists Report prepared by an AQF Level 5 Arborist which confirms the long-term health and survivability of the Endangered Ecological Community on Martins Lane.
- (k) Vehicle Crossing
Council's standard vehicle crossing is to be provided. Refer Council's design standard (DS9 and DS10 as advised by Supervisor Civil Assets)
- (l) Pit Lids
All Pit lids in paved areas of the public domain should be level with the paving around and aligned with the paving pattern. Joints should be coordinated where possible. Where allowed by the service providers, the pit lids should be infilled with the surrounding paving material.
- (m) Tactile Indicators (TGSIs)
TGSIs must be used on the public footpath and comply with the requirements in the Public Domain Guidelines. The TGSIs must be

installed in the locations as shown on the approved Public Domain Construction Drawings.

TGSI's must comply as follows.

- TGSI's are required at the top and base of each flight/ramp, to comply with AS1428.4.1 (2009) including its amendment in 2010.
- TGSI's are not required on a landing where handrails continue through the landing.

Note: Council continues to develop uniform design approach(s) to delineating a clear path of travel past complex built forms at the footway level. Options could include, but not be limited to, change in pavement colour, textures and or other visual aids etc. that meet DDA requirements. Final design solutions to suit the project are to be proposed by the applicant for consideration and inclusion in the Public Domain Construction Drawings prior to issuing of CC approval.

(n) Slip Resistance, for Council standard pavements

All pavement including stone and concrete pavers if any shall have **non-slip surfaces** that comply with a P5 rating as per AS4586:2013.

Independent slip resistance test results to P5 Classification (Wet Pendulum Test) of completed works should be submitted.

(o) Lighting

Pedestrian and street lighting shall be to Council's requirements in the *Parramatta Public Domain Guidelines* and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Certification Drawings** to be submitted to and approved by Council's DTSU Manager prior to the issue Construction Certificate approval.

Reason: To ensure the public domain is constructed in accordance with the PDG and Council standards.

Non-standard - Prior to the issue of a CC

51. WSUD Measures

All communal open space areas must include the following:

- (a) sub-surface drip irrigation systems controlled by timers using soil moisture or rainfall sensors;
- (b) drought tolerant plants and grasses;
- (c) water retaining media mixed into soil; and
- (d) tree planting and landscaping using elements such as indigenous plant species, interesting sculptural elements and pavement design.

Details of these elements are to be shown on landscape plans submitted with the relevant construction certificate.

Reason: To provide WSUD measures in accordance with the site-specific requirements of PDCP.

Arts Plan is to be completed in full & approved

52. The Arts Plan is to be completed in full (as outlined in the Art in the Public Domain Guidelines) and approved by Council prior to the issue of the first Construction Certificate for works above ground.

Reason: To comply with Development Control Plan requirements.

Prior to Work Commencing

Tree protection as per arborist report

53. The trees identified for protection within the consent shall be protected prior to and during the demolition/construction process in accordance with the Arboricultural Impact Assessment and Tree Protection Plan prepared by Creative Planning Solutions and dated 29 July 2020. This refers specifically to Section 7.0 and Appendix 2 of this report and the relevant conditions of this consent.

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

Tree Protection During Construction

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

Reason: To ensure trees are protected during construction.

Appointment of PCA

55. 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

56. 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

57. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:
- (a) Unauthorised entry of the work site is prohibited;
 - (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
 - (c) The name, address and telephone number of the Principal Certifying Authority;
 - (d) The development consent approved construction hours;
 - (e) The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.
 - (f) This condition does not apply where works are being carried out inside an existing building.
- Reason:** Statutory requirement.

Toilet facilities on site

58. 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

59. 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.

Footings and walls near boundaries

60. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and

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

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

Erosion and Sediment Control measures

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

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

Asbestos Hazard Management Strategy

62. 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 strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. 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.

Asbestos - signage

63. On demolition sites where buildings or structures 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.

Construction and Traffic Management Plan

64. Prior to the commencement of any works on site, the applicant must submit a Construction and Traffic Management Plan to the satisfaction of

the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:

- (a) Construction Management Plan for the Site. A plan view of the entire site and frontage roadways indicating:
 - (i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
 - (ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - (iii) The locations of proposed Work Zones in the egress frontage roadways,
 - (iv) Location of any proposed crane standing areas,
 - (v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - (vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - (vii) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
 - (viii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors.
 - (ix) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
- (b) Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Works Zone' restriction in the egress frontage roadways of the development site.

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

- (c) Traffic Control Plan(s) for the site:
 - (i) All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red

card' qualification) The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,

- (ii) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (d) Where applicable, the plan must address the following:
 - (i) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - (ii) A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - (iii) Minimising construction related traffic movements during school peak periods.

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

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

Waste management plan – demolition

65. An updated Waste Management Plan is to be submitted immediately after the letting of all contracts detailing the:
- (a) expected volumes and types of waste to be generated during the demolition and construction stages of the development;
 - (b) destination of each type of waste, including the name, address and contact number for each receiving facility.

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

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

Road Opening Permits - DA's involving drainage wrk

66. 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.

Dilapidation survey & report for private properties

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

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

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

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

Reason: Management of records.

Geotechnical report

68. Prior to the commencement of any excavation works on site the applicant must submit, for approval by the Principal Certifying Authority (PCA), a geotechnical/civil engineering report which addresses (but is not limited to) the following:
- (a) The type and extent of substrata formations. A minimum of 4 representative bore hole logs which are to provide a full description of all material from the ground surface to a minimum of 1.0m below the finished basement floor level. The report is to include the location and description of any anomalies encountered in the profile, and the surface and depth of the bore hole logs shall be to Australian Height Datum.
 - (b) Having regard to the findings of the bore hole testing, details of the appropriate method of excavation/shoring together with the

proximity to adjacent property and structures can be ascertained. As a result potential vibration caused by the method of excavation and how it will impact on nearby footings/foundations must be established together with methods to ameliorate any impact.

- (c) The proposed methods for temporary and permanent support required by the extent of excavation can be established.
- (d) The impact on groundwater levels in relation to the basement structure.
- (e) The drawdown effects if any on adjacent properties (including the road reserve), resulting from the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater.

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

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

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

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

- (i) No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.

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

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

Reinforced concrete pipe work

69. Details of the proposed reinforced concrete pipe-work within the existing and proposed streets shall be submitted for Council's City Works Unit approval prior to commencement of any work.

Reason: To ensure adequate stormwater infrastructure is provided.

Erosion and Sediment Control measures

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

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

Site Maintenance

71. 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 site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (b) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (c) the site is to be maintained clear of weeds; and
- (d) 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.

Shoring and adequacy of adjoining property

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

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

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

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

Special Permits

73. 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.

Driveway Crossing Application

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

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

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

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

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

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

Non-standard - Prior to Work Commencing

75. Prior to works commencing, a Pavement Design report must be submitted to Council's Service Manager Civil Infrastructure for approval. The Pavement Design report must include details of the road network that will be dedicated to Council upon completion. .

The report must include the proposed pavement structure, discussion of each element of the pavement design system shown in Figure 2.1 of Austroads' Pavement Design Guide (project reliability, construction and maintenance considerations, environment, subgrade evaluation, pavement materials and design traffic), all background data (e.g. traffic surveys and studies, geotechnical investigation, field and laboratory testing etc.), assumptions and calculations in the design process and nominated construction specifications.

For road pavements the design standards are:

- Specification 0042 (published by NATSPEC); and
- Austroads' Guide to Pavement Technology Part 2: Pavement Structural Design

For road pavements the construction standards are:

- If design traffic is less than 10⁵ ESA – AUS SPEC specifications (published by NATSPEC)
 - 1141 – Flexible Pavements
 - 1143 – Sprayed bituminous surfacing
 - 1144 – Asphaltic concrete (Roadways)
 - Other AUS SPEC specifications for the work not covered by above specifications
- If design traffic is equal or higher than 10⁵ ESA – RMS Specifications
 - 3051 – Granular Base And Subbase Materials For Surfaced Road Pavements
 - R71 – Unbound and modified pavement course
 - R73 – Construction of plant mixed heavily bound pavement course
 - R83 – Concrete pavement base
 - R106 – Sprayed bituminous surfacing (with cutback bitumen)
 - R107 – Sprayed bituminous surfacing (with polymer modified bitumen)
 - R111 – Sprayed bituminous surfacing (with bitumen emulsion)
 - R116 – Heavy duty dense graded asphalt
 - Other relevant RMS specifications for material and roadworks not covered by above specifications

Reason: To ensure road pavements meet design standards.

During Work

Planting Requirements

76. All trees planted as required by the approved landscape plan are to be a minimum 45 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.

Tree Removal

77. Trees to be removed are:

Tree No.	Name	Common Name	Location

26	<i>Melaleuca quinquenervia</i>	Broad leaf Paperbark	Council verge in Martins Lane
27	<i>Melaleuca quinquenervia</i>	Broad leaf Paperbark	Council verge in Martins Lane
32	<i>Cedrus deodara</i>	Himalayan Cedar	Council verge in Martins Lane

Reason: To facilitate development.

Trees with adequate root volume

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

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

Removal of trees by an arborist

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

Reason: To ensure tree works are carried out safely.

No attachments to trees

80. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

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

Hours of work and noise

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

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

Demolition works are restricted to:

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

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

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

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

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

Reason: To protect the amenity of the area.

Road Occupancy Permit

82. 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 using local roads

83. 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.

Importation of clean fill

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

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

Erosion & sediment control measures

85. 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.

Dust Control

86. 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.

Asbestos—records disposal& licensed waste facility

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

Reason: To ensure appropriate disposal of asbestos materials.

Asbestos handled& disposed of by licensed facility

88. 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 Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

Waste data file maintained

89. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.

General requirements for liquid and solid waste

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

Reason: To prevent pollution of the environment.

Grated drain at garage

91. A 200mm wide grated drain, incorporating a heavy duty removable galvanised grate is to be located within the driveway, immediately before the garage door, to collect all surface water flowing down the driveway. An opportunity must be provided to allow emergency overflows to be diverted away from the garage. The drainage line from the grated drain shall be connected to the stormwater drainage system.

Reason: Stormwater control.

Damage to public infrastructure

92. 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.

Car parking & driveways

93. Car parking area and internal accessways must be constructed, marked and signposted in accordance with AS2890.1 –2004 'Off Street Car Parking Facilities' prior to an Occupation Certificate being issued.

Reason: To ensure appropriate car parking.

Vehicle egress signs

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

Reason: To ensure pedestrian safety.

Nomination of Engineering Works Supervisor

95. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's "Guidelines for Public Domain Works". Certification is required to be provided with the Occupation Certificate.

Reason: To ensure Council's assets are appropriately constructed.

Polluted water from excavation analysis

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

Reason: To prevent pollution of waterways.

De-watering of Excavated Sites

97. Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is

required to be included and submitted to Council for review prior to issue of a Construction Certificate.

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

Non-standard - During Work

98. All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.

The required inspections include the followings:

Note: The applicant must contact **Council's Inspection Officer** for each inspection listed below. At least **48 hour** notice must be given for all inspections.

- (a) Commencement of public domain works including tree protection measures installed and set out of tree pits;
- (b) Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- (c) Installation of required underground conduits;
- (d) Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
- (e) Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- (f) Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- (g) Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- (h) Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- (i) Completion of paving sealant application and tactile indicator installation as per Council's specification.
- (j) Installation of street trees including required sub-drainage layer installed as specified.
- (k) Delivery of street trees to site. Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- (l) Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

Note: Additional daily inspections by Council Officers may occur to view progressive paving set out and construction depending on the project size and type.

During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's Public Domain Guidelines. Certification is required to be provided with the Occupation Certificate.

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

99. At the completion of excavation for the basement, survey data shall be submitted to Council which demonstrates whether the approved public domain levels must be modified.

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

Prior to the issue of an Occupation Certificate/Subdivision Certificate

Cert.Auth.Arrange Qualified LandscapeArch.(multi)

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

Reason: To ensure restoration of environmental amenity.

Occupation Certificate

101. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 109H of the Environmental Planning and Assessment Act 1979.

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

Record of inspections carried out

102. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;

- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with statutory requirements.

Street Number when site readily visible location

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

Reason: To ensure a visible house number is provided.

BASIX Compliance

104. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificate No. 1021272M_04, will be complied with prior to occupation

Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

PE0009 Provision of Endeavour Energy services

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

Reason: To ensure appropriate electricity services are provided.

The Release of Bond(s)

106. 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.

An Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released.

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

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

SEPP 65 verification statement OC stage

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

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

Reason: To comply with the requirements of SEPP 65.

Adaptable dwellings Multi-unit and RFB's modi

108. Certification must be provided prior to the issue of an occupation certificate that the required adaptable dwelling(s) 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.

Accessibility

109. Prior to the issue of an Occupation Certificate, a suitably qualified access consultant shall review the constructed works and confirm no conflicts with the Disability (Access to Premises – Buildings) Standards 2010 and the Building Code of Australia Parts D3, F2.4 and E3.6.

Reason: To ensure compliance with the DDA.

Post Construction Private Property Dilapidation

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

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

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

All works/methods/procedures/control measures

111. 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. 20161398.11, dated 8/10/2020, prepared by Acoustic Logic.

Reason: To demonstrate compliance with submitted reports.

House sewer and plumbing work

112. All house sewer and plumbing work shall conform to the requirements of AS 3500: National Plumbing Code as well as the NSW Code of Practice for the Plumbing and Drainage 3rd edition, 2006. In this regard, a licensed plumber is to submit a Certificate of Compliance to the principal certifying

authority certifying that all plumbing and drainage works have been carried out in accordance with prescribed standards prior to the occupation certificate.

Reason: To ensure compliance of relevant standards.

Green Travel Plan

113. Prior to the issue of the relevant Occupation Certificate(s), a Green Travel Plan is to be submitted to Council, supported by details of how that Plan will be implemented. The plan is to include:

- a) Targets to reduce single occupant car trips to the site for the journey to work and business travel 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 the new residents to encourage use of public transport. The Green Travel Plan shall be incorporated into or annexed to the strata management plan for the residential units in perpetuity.

Reason: To comply with Parramatta DCP 2011.

Non-standard - Prior to issue of Occ/Sub Cert.

114. Prior to the issue of any Occupation Certificate for any building on the subject site for the purpose of residential accommodation, works for the proposed signals are to be completed and the signals operational

Reason: To comply with Roads Act 1993.

Clinical waste storage/disposal

115. Prior to the issue of any occupation certificate, evidence that a waste collection service contractor has been engaged to service the site shall be submitted to the satisfaction of the PCA.

Reason: To ensure a waste collection service is commenced at the time of occupation of the development.

Work-as-Executed Plan

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

- (a) A WAE survey shall be conducted and plans prepared showing the 'as built' of the complete on-site detention system including (but not limited to) discharge point into Council system, storage tank (including all critical elements), all pipes and pits connected to the OSD system, overland flow swale and surface levels that control surface flows to the OSD system and by design bypassing the OSD system.

The survey shall confirm a) that all retaining walls including foundations are wholly within the site boundary, b) that the swales have been constructed as per the approved plans, c) that the

relevant boundary fences have been raised to allow overland flow to drain unobstructed though to the swale.

- (b) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- (c) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (d) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table
- (e) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (f) The Work-As-Executed plans shall include:
 - i. RLs for all surface collecting pits,
 - ii. Number of installed Ocean guard baskets,
 - iii. Raingarden details and levels including the installed signs,
 - iv. Number of installed storm filters,
 - v. Details of storm filter chamber,
 - vi. Details of basement subsoil drainage and stormwater management system,
 - vii. As-built Finish Floor Level for all habitable and non-habitable floors.
- (g) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.
- (h) Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer

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

Reason: To ensure works comply with approved plans and conditions of consent.

OSD Positive Covenant/Restriction

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

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

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

Restrictions and positive covenants must be registered with LPI over the Stormwater Quality Control devices including the Raingarden, Storm filters and Ocean guard baskets. A Copy of raingarden Maintenance Schedule of the raingardens to accompany the 88E application submitted to Council.

A certificate from the water quality devices manufacturer must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively.

Written evidence is to be provided that the owner/developer has entered into and prepaid a minimum three (3) year maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the Oceanguard pits and Stormfilters.

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

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

Section 73 Certificate

118. 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.

Street Numbering

119. An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate or Subdivision Certificate whichever occurs first.

Note: Notification of all relevant authorities of the approved street numbers must be carried out by Council.

Reason: To ensure all properties have clearly identified street numbering, particularly for safety and emergency situations.

Request for a Subdivision Certificate

120. A separate application must be made for a subdivision certificate. The application is to be accompanied by a final Occupation Certificate.

121. Prior to the issue of the Subdivision Certificate, a Restriction on the Use of Land must be created under Section 88B of the Conveyancing ACT 1919, burdening the created Lot 2 (southern lot) with the following requirements:

- a) To install on-site stormwater detention facilities on the lot. No building can be erected on the lots burdened, unless concurrently with an On-site Detention System designed and constructed on each lot burdened, in accordance with the Upper Parramatta River Catchment trust's Handbook UPRCT's handbook.
- b) The subject lot is potentially flood affected by overland flooding. Any future development on the subject lot will be required to obtain the latest flood information from Council or in the absence of such information, a full flood impact assessment must be undertaken by the owner of the subject Lot.

The application is to be accompanied by a final Occupation Certificate and the following documents:

- Evidence that all relevant conditions of this development consent have been satisfied
- Linen Plans, 88B instrument and Deposited Plan Administration Sheets, all generally in accordance with the final draft plans and documents.
- All required service easements and relevant access right of Ways etc. shall be prepared accordingly to be incorporated into the 88B Instrument accompanying the Subdivision Certificate application.
- Written evidence from Council Catchment Management Team with regards to the satisfactory completion of the public domain work.

Creation of the above Restriction can be incorporated as an 88B Instrument, with the Subdivision Linen Plan and Administration sheets related documents, together with the relevant drainage easement and Right of ways etc.

Reason: To comply with the requirements of the Environmental Planning and Assessment Act 1979 (as amended) and ensure an appropriate flood mitigation measures are in place.

Driveway Crossover

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

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

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

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

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

Reason: Pedestrian and Vehicle safety.

Reinstatement of laybacks etc

123. All redundant lay-backs and vehicular crossings must be reinstated to conventional kerb and gutter, foot-paving or grassed verge in accordance with Council's Standard Plan No. DS1. The reinstatement must be completed prior to the issue of an Occupation Certificate. All costs must be borne by the applicant.

Reason: To provide satisfactory drainage.

**Non-standard - Prior to issue of Occ/Sub Cert.
Certificate of compliance for public domain work**

124. After completion of the public domain works and prior to the issue of an occupation certificate, the followings documents shall be submitted to Council Catchment Management Team for approval:

- A Work-As-Executed Plan prepared by a registered surveyor showing all civil works within the public domain including pit and pipes, reinforced concrete pipe-work, Kerb and Gutter, Kerb Inlet Pit etc. The WAE plan to be prepared over the approved plans.
- Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer stating that the system is fully functional. The certificate must only be provided after conducting a satisfactory final inspection.

Reason: To protect Council Assets

Non-standard - Prior to issue of Occ/Sub Cert/Use

125. Prior to any issue of an Occupation Certificate the works outlined in the approved Public Domain Construction Drawings must be completed to Council's satisfaction with a final approval obtained from Council's Assets & Environment Manager:

- (a) The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the OC.
- (b) Council will issue the **final approval** for public domain works in accordance with the approved public domain documentation and to Council's satisfaction. A **final inspection** will be conducted by Council staff after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approved is obtained.
- (c) A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 52 weeks' plant establishment to be provided by the applicant following handover of paving and furniture assets to Council. Council maintenance of plant material to commence following the above plant establishment period.
- (d) A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain (including dedicated reserve/park).
- (e) A two year (104 week) maintenance and defects period is required for any public domain works that include WSUD devices, including bio-retention tree pit, rain garden, swale etc., to be carried out by the developer following final OC approval of the public domain works by Council Officers.

Reason: To ensure the quality of public domain works is completed to Council's satisfaction.

The Use of the Site

The Use of the Site

126. All new streets and adjoining pedestrian access ways will be publicly accessible 24 hours a day, 7 days a week.

Reason: To ensure public access on land to be dedicated to Council.

Landscape maintenance

127. All landscape works shall be maintained for a minimum period of one (1) year following the issue of a Final Occupation Certificate, in accordance with the approved landscape plan and conditions.

Reason: To ensure restoration of environmental amenity.

External Plant/Air-conditioning noise levels

128. 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.

Graffiti Management

129. 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.

Air Conditioners in Residential Buildings

130. 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.

Roller shutter door intercom is installed

131. If a roller shutter door is to be provided at the entry and exit driveway, it is to be operated via remote control. If an intercom or a security access card reader is installed, it is to be provided at the centre of the driveway (not attached on the wall) to the carpark in accordance with Clause 3.3 (b) of AS 2890.1 - 2004.

Reason: To comply with Australian Standards.

Review report of Green Travel Plan

132. One year from the issue of the Occupation Certificate, and every year for 2 years thereafter, the applicant shall submit to the satisfaction of Council's Manager Development & Traffic Services a review report on the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include any recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan.

Reason: To ensure the effective management of the Green Travel Plan.

Remove putrescible waste at sufficient frequency

133. 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.

Storage of bins between collection periods

134. 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.

Non-standard - The Use of the Site

135. The operation of the loading dock is restricted to between 7am and 6pm, 7 days a week. Vehicles are prohibited from entering or exiting the loading dock outside of these hours.

Reason: To comply with the recommendations of the Acoustic Report and protect residential amenity.

General Terms of Approval – TfNSW

1. TfNSW has recently acquired a strip of land for road along the Pennant Hills Road frontage of the subject property. The subject property is affected by a road proposal.

As such, any new buildings or structures, together with any improvements integral to the future use of the site are erected clear of the land required for road (unlimited in height or depth) and Pennant Hills Road.

2. Prior to the issue of any Occupation Certificate for any building on the subject site for the purpose of residential accommodation, the Developer's design of the signalisation works is to be completed to the satisfaction of TfNSW, and the Works Authorisation Deed executed.

3. Prior to the issue of any Occupation Certificate for any building on the subject site for the purpose of residential accommodation, works for the proposed signals are to be completed and the signals operational.

4. The intersection of Martin Lane and Pennant Hills Road is to remain left out only (from Martin Lane to Pennant Hills Road), the left turn movement is to be physically restricted by angling of the junction and signposting.

5. The redundant driveway on the Pennant Hills Road shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Pennant Hills Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.

6. Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

7. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Pennant Hills Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

8. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2012/001. The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@rms.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

9. The proposed development, noting its use, should be designed, as per the requirements of Clause 101 (2)(c) of *State Environmental Planning Policy (Infrastructure) 2007* such that it includes measures to ameliorate potential traffic noise or vehicle emissions noise within the site of the development arising from Pennant Hills Road. These measures shall be certified by an appropriately qualified noise and air quality expert and noted on the plans prior to issue of a Construction Certificate.

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

11. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

12. All demolition and construction vehicles are to access the site via Martins Lane. A construction zone will not be permitted on Pennant Hills Road.

13. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pennant Hills Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

14. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

Date: 4 December 2020
Responsible Officer: Frances Mehrtens