

**DRAFT DEFERRED COMMENCEMENT CONDITIONS**

**SCHEDULE 1**

**DEFERRED COMMENCEMENT**

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

The Applicant shall prepare and provide to Sydney Trains for approval/certification the following final version items in compliance with relevant ASA standards (<https://www.transport.nsw.gov.au/industry/standards-and-accreditation/standards>):

1. Geotechnical and Structural report/drawings that meet Sydney Trains requirements. The Geotechnical Report must be based on actual borehole testing conducted on the site closest to the rail corridor.
2. Construction methodology with construction details pertaining to structural support during excavation. The Applicant is to be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements.
3. Cross sectional drawings showing the rail corridor, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a Registered Surveyor.
4. Detailed Survey Plan showing the relationship of the proposed developed with respect to Sydney Trains easement and rail corridor land.
5. If required by Sydney Trains, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.

Any conditions issued as part of Sydney Trains approval/certification of the above documents will also form part of the consent conditions.

This consent is not to operate until the applicant/proponent satisfies to Council, within **12 months** of the date of this consent, that it has obtained approval/certification from Sydney Trains as to the above matters and the approval/certification has been forwarded to the Council.

Upon compliance with the above requirements, a full Consent will be issued subject to the following conditions:

## **SCHEDULE 2**

### **GENERAL MATTERS**

#### **PA0001      # 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:

<b>Drawing No.</b>	<b>Prepared By</b>	<b>Dated</b>
Site Location Plan, Project No. 16-021. Drawing No. PL-00-02. Revision A.	Sissons Architect	29 April 2020
Site Analysis – Existing Context, Project No. 16-021. Drawing No. PL-00-03. Revision A.	Sissons Architect	29 April 2020
Site Analysis – Future Context, Project No. 16-021. Drawing No. PL-00-04. Revision C.	Sissons Architect	29 April 2020
Overall Ground Floor Plan – Demolition, Project No. 16-021. Drawing No. PL-00-05. Revision A.	Sissons Architect	29 April 2020
Overall Ground Floor Plan – Proposed, Project No. 16-021. Drawing No. PL-00-06. Revision B.	Sissons Architect	28 August 2020
Survey Plan, Project No. 16-021. Drawing No. PL-00-07. Revision A.	Sissons Architect	29 April 2020
DCP Comparison – DCP, Project No. 16-021. Drawing No. PL-00-08. Revision A.	Sissons Architect	29 April 2020
DCP Comparison – Approved DA, Project No. 16-021. Drawing No. PL-00-09. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Below Ground Level, Project No. 16-021. Drawing No. PL-10-00. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level B4 (Basement Car Park), Project No. 16-021. Drawing No. PL-10-01. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level B3 (Basement Car Park), Project No. 16-021. Drawing No. PL-10-02. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level B2 (Basement Car Park), Project No. 16-021.	Sissons Architect	29 April 2020

Drawing No. PL-10-03. Revision A.		
Proposed Plan – Level B1 (Loading Dock), Project No. 16-021. Drawing No. PL-10-04. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Lower Ground Floor, Project No. 16-021. Drawing No. PL-11-01. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Upper Ground Floor (Podium), Project No. 16-021. Drawing No. PL-11-02. Revision B.	Sissons Architect	28 August 2020
Proposed Plan – Level 01 (Tavern F&B), Project No. 16-021. Drawing No. PL-12-01. Revision B.	Sissons Architect	28 August 2020
Proposed Plan – Level 02 (Medical Centre), Project No. 16-021. Drawing No. PL-12-02. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 03 (Commercial), Project No. 16-021. Drawing No. PL-12-03. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 04 (Commercial), Project No. 16-021. Drawing No. PL-12-04. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 05 (Commercial), Project No. 16-021. Drawing No. PL-12-05. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 06 (Hotel Sky Lobby), Project No. 16-021. Drawing No. PL-12-06. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 07 (Hotel), Project No. 16-021. Drawing No. PL-12-07. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 08 (Hotel), Project No. 16-021. Drawing No. PL-12-08. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 09 (Hotel), Project No. 16-021. Drawing No. PL-12-09. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 10 (Hotel), Project No. 16-021. Drawing No. PL-12-10. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Level 11 (Hotel), Project No. 16-021. Drawing No. PL-12-11. Revision A.	Sissons Architect	29 April 2020
Proposed Plan – Roof Plant, Project No. 16-021. Drawing No. PL-12-12. Revision A.	Sissons Architect	29 April 2020

Proposed Plan – Roof, Project No. 16-021. Drawing No. PL-12-13. Revision A.	Sissons Architect	29 April 2020
Proposed Elevation – South (Railway Parade), Project No. 16-021. Drawing No. PL-20-01. Revision B.	Sissons Architect	28 August 2020
Proposed Elevation – East (Ashley Lane), Project No. 16-021. Drawing No. PL-20-02. Revision B.	Sissons Architect	28 August 2020
Proposed Elevation – North, Project No. 16-021. Drawing No. PL-20-03. Revision B.	Sissons Architect	28 August 2020
Proposed Elevation – West, Project No. 16-021. Drawing No. PL-20-04. Revision B.	Sissons Architect	28 August 2020
Proposed Elevation – Arcade (West), Project No. 16-021. Drawing No. PL-20-05. Revision B.	Sissons Architect	28 August 2020
Proposed Elevation – Arcade (East), Project No. 16-021. Drawing No. PL-20-06. Revision B.	Sissons Architect	28 August 2020
Proposed Elevation – Arcade (South), Project No. 16-021. Drawing No. PL-20-07. Revision B.	Sissons Architect	28 August 2020
Proposed Elevation – Rebate, Project No. 16-021. Drawing No. PL-20-08. Revision A.	Sissons Architect	29 April 2020
Façade Types Elevation – South (Railway Parade), Project No. 16-021. Drawing No. PL-25-01. Revision B.	Sissons Architect	28 August 2020
Façade Types Elevation – East (Ashley Lane), Project No. 16-021. Drawing No. PL-25-02. Revision B.	Sissons Architect	28 August 2020
Façade Types Elevation – North, Project No. 16-021. Drawing No. PL-25-03. Revision B.	Sissons Architect	28 August 2020
Façade Type Elevation – West, Project No. 16-021. Drawing No. PL-25-04. Revision B.	Sissons Architect	28 August 2020
Façade Types Elevation – West (Arcade), Project No. 16-021. Drawing No. PL-25-05. Revision B.	Sissons Architect	28 August 2020
Façade Type Elevation – East (Arcade), Project No. 16-021. Drawing No. PL-25-06. Revision B.	Sissons Architect	28 August 2020

Façade Type Elevation – Arcade (South), Project No. 16-021. Drawing No. PL-25-07. Revision B.	Sissons Architect	28 August 2020
Façade Type Sections – Rebate, Project No. 16-021. Drawing No. PL-25-08. Revision A.	Sissons Architect	29 April 2020
Façade Type Sections – Conditions, Project No. 16-021. Drawing No. PL-25-09. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 01, Project No. 16-021. Drawing No. PL-25-10. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 02, Project No. 16-021. Drawing No. PL-25-11. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 03, Project No. 16-021. Drawing No. PL-25-12. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 04, Project No. 16-021. Drawing No. PL-25-13. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 05, Project No. 16-021. Drawing No. PL-25-14. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 06, Project No. 16-021. Drawing No. PL-25-15. Revision B.	Sissons Architect	28 August 2020
Façade Type Detail – 07, Project No. 16-021. Drawing No. PL-25-16. Revision B.	Sissons Architect	28 August 2020
Façade Type Detail – 08, Project No. 16-021. Drawing No. PL-25-17. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 09, Project No. 16-021. Drawing No. PL-25-18. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 10, Project No. 16-021. Drawing No. PL-25-19. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 11, Project No. 16-021. Drawing No. PL-25-20. Revision A.	Sissons Architect	29 April 2020
Façade Type Detail – 12, Project No. 16-021. Drawing No. PL-25-21. Revision A.	Sissons Architect	29 April 2020
Proposed Section – Cross Section A,	Sissons	29 April 2020

Project No. 16-021. Drawing No. PL-30-01. Revision A.	Architect	
Proposed Section – Longitudinal A, Project No. 16-021. Drawing No. PL-30-02. Revision A.	Sissons Architect	29 April 2020
Proposed Section – Cross Section B (Through Tavern), Project No. 16-021. Drawing No. PL-30-03. Revision A.	Sissons Architect	29 April 2020
Proposed Section – Cross Section C (Through Public Stair), Project No. 16-021. Drawing No. PL-30-04. Revision B.	Sissons Architect	28 August 2020
Material Board, Project No. 16-021. Drawing No. PL-40-01. Revision B.	Sissons Architect	28 August 2020
Area Plans – GFA, Project No. 16-021. Drawing No. PL-60-20. Revision B.	Sissons Architect	28 August 2020
Isometric Views, Project No. 16-021. Drawing No. PL-70-01. Revision A.	Sissons Architect	29 April 2020
Isometric Views, Project No. 16-021. Drawing No. PL-70-02. Revision A.	Sissons Architect	29 April 2020
Perspective Views, Project No. 16-021. Drawing No. PL-70-03. Revision A.	Sissons Architect	29 April 2020
Perspective Views, Project No. 16-021. Drawing No. PL-70-04. Revision B.	Sissons Architect	28 August 2020
Hotel Room Key Plan, Project No. 16-021. Drawing No. PL-80-01. Revision A.	Sissons Architect	29 April 2020
Vehicle Entry and Ramp Analysis, Project No. 16-021. Drawing No. PL-85-01. Revision A.	Sissons Architect	29 April 2020
Railway Parade & Ashley Lane Pedestrian Footpath – Overall Plan, Project No. 16-021. Drawing No. PL-85-02. Revision A.	Sissons Architect	28 August 2020
Railway Parade & Ashley Lane Pedestrian Footpath – Detail Plan, Project No. 16-021. Drawing No. PL-85-03. Revision A.	Sissons Architect	28 August 2020
Render – Railway Parade, Project No. 16-021. Drawing No. PL-90-01. Revision A.	Sissons Architect	29 April 2020
Render – Ashley Lane, Project No.	Sissons	29 April 2020

16-021. Drawing No. PL-90-02. Revision A.	Architect	
Notes and Legend, Project No. 18011084. Drawing No. C010. Revision C.	JN Engineering	11 November 2020
Typical Details – Sheet 1, Project No. 18011084. Drawing No. C050. Revision C.	JN Engineering	11 November 2020
Typical Details – Sheet 2, Project No. 18011084. Drawing No. C051. Revision D.	JN Engineering	11 November 2020
Typical Details – Sheet 3, Project No. 18011084. Drawing No. C052. Revision C.	JN Engineering	11 November 2020
Basement 4 Stormwater Plan, Project No. 18011084. Drawing No. C100. Revision C.	JN Engineering	11 November 2020
Basement 3 Stormwater Plan, Project No. 18011084. Drawing No. C110. Revision C.	JN Engineering	11 November 2020
Basement 2 Stormwater Plan, Project No. 18011084. Drawing No. C120. Revision C.	JN Engineering	11 November 2020
Basement 1 Stormwater Plan, Project No. 18011084. Drawing No. C130. Revision C.	JN Engineering	11 November 2020
Lower Ground Floor Stormwater Plan, Project No. 18011084. Drawing No. C200. Revision D.	JN Engineering	11 November 2020
Upper Ground Floor Stormwater Plan, Project No. 18011084. Drawing No. C205. Revision C.	JN Engineering	11 November 2020
Level 1 Stormwater Plan, Project No. 18011084. Drawing No. C210. Revision C.	JN Engineering	11 November 2020
Level 2 Stormwater Plan, Project No. 18011084. Drawing No. C220. Revision C.	JN Engineering	11 November 2020
Level 3 Stormwater Plan, Project No. 18011084. Drawing No. C230. Revision C.	JN Engineering	11 November 2020
Level 4 Stormwater Plan, Project No. 18011084. Drawing No. C240. Revision C.	JN Engineering	11 November 2020
Level 5 Stormwater Plan, Project No. 18011084. Drawing No. C250.	JN Engineering	11 November 2020

Revision C.		
Level 6 Stormwater Plan, Project No. 18011084. Drawing No. C260. Revision C.	JN Engineering	11 November 2020
Level 7, 8, 9, 10 & 11 Typical Stormwater Plan, Project No. 18011084. Drawing No. C270. Revision C.	JN Engineering	11 November 2020
Level 12 Plantroom Stormwater Plan, Project No. 18011084. Drawing No. C280. Revision C.	JN Engineering	11 November 2020
Roof Stormwater Plan, Project No. 18011084. Drawing No. C300. Revision C.	JN Engineering	11 November 2020
GL Landscape Layout Plan, Project No. ND1765. Drawing No. L101. Revision M.	URBIS	10 September 2020
GL Landscape Layout Plan, Project No. ND1765. Drawing No. L102. Revision M.	URBIS	11 September 2020
GL Landscape Layout Plan, Project No. ND1765. Drawing No. L103. Revision M.	URBIS	11 September 2020
Level 1 Landscape Layout Plan, Project No. ND1765. Drawing No. L104. Revision C.	URBIS	11 September 2020
Level 3 Landscape Layout Plan, Project No. ND1765. Drawing No. L105. Revision G.	URBIS	26 March 2020
Level 6 Landscape Layout Plan, Project No. ND1765. Drawing No. L106. Revision H.	URBIS	24 April 2020
Detail Plan, Project No. ND1765. Drawing No. L107. Revision E.	URBIS	26 March 2020
Revised Landscape VPA Plan, Project No. SA4589. Drawing No. L108. Revision K.	URBIS	11 September 2020

<b>Document(s)</b>	<b>Prepared By</b>	<b>Dated</b>
Landscape Plan Design Report, Issue M	URBIS	11 September 2020
Accessibility Report. Rev. 1	Newland Wood	8 April 2020
BCA Report. Rev. 2	Newland Wood	23 April 2020
Public Art Strategy	Hoyne	N/A
Contamination Addendum Letter/s	Presna	13 March 2020



Detailed Site Investigation	Presna	July 2018
Preliminary Plan of Management – Tavern	N/A	N/A
Traffic Impact Assessment	Traffix	April 2020
Concept Stormwater Management Report Rev B	JN	22 May 2020
Noise Impact Assessment	WSP	April 2020
Arborist Report	Earthscape	22 April 2020
Energy Report	S4B Studio	23 April 2020
Operational Waste Management Plan Rev C	Elephants Foot	27 April 2020
Geotechnical Opinion Letter	JK Geotechnics	5 March 2020
Geotechnical Report	JK Geotechnics	19 May 2017
Building Utilities Report	S4B Studio	23 April 2020
Wind Report	Windtech	April 2020
Reflectivity Report	Windtech	29 April 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.

#### **PA0002 Building work in compliance with BCA**

2. 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.

#### **PA0003 Construction Certificate**

3. 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.

#### **PA0004 No encroachment on Council and/or Adjoining proper**

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

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

**PA0011 #Demolition of Buildings**

5. Approval is granted for the demolition of all buildings and outbuildings currently on the property, subject to compliance with the following:-

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

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

- (a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.
- (b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (c) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001

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

**Reason:** To protect the amenity of the area.

**LA0003 #Replacement of street trees**

6. A minimum Australian Qualification Framework Level 3 arboriculture service provider is to safely remove the following street tree:

Tree No.	Name	Common Name	Name of Street Frontage
1 x	<i>Banksia serrata</i>	Old Man Banksia	Adjacent to railway

**Note:** All approved tree removal works must conform to the Safe Work Australia Guide to managing risks of tree trimming and removal work.

**Reason:** To ensure the safe removal of the street tree.

**DANSC Public Domain -External drainage works**

7. All outside the development site related external drainage works and footpath paving related works within the public domain shall be approved by Council's City Works Unit. Full details shall be submitted for approval, prior to commencement of any work within the public domain.

**Reason:** To ensure Public Domain related works have been approved by Council's City Works Unit.

**DANSC Water NSW**

8. Water NSW General Terms of Approval  
The development shall comply with the requirements of the General Terms of Approval issued by the Water NSW, Reference No: IDAS1129961 dated 30 November 2020 (**attached with the consent**).

**Reason:** To comply with Water NSW integrated requirements.

**DANSC Sydney Trains**

9. Sydney Trains Concurrence  
The development shall comply with the concurrence requirements issued by the Sydney Trains, dated 9 June 2020, (attached with the consent).

**Reason:** To comply with concurrence requirements of SEPP (Infrastructure) 2007 (Sydney Trains)

**DANSC Endeavour Energy**

10. Endeavor Energy  
The proposed buildings shall comply with the requirements of the Endeavor Energy as outlined the letter dated 19 May 2020. [**attached with the consent**].

**Reason:** To comply with Endeavour Energy requirements)

**DANSC Transport for NSW**

11. The proposed buildings shall comply with the requirements of the Transport for NSW as outlined in the letter, Reference No. SYD20/00537/3, dated 11 November 2020, [**attached with the consent**].

**Reason:** SEPP (Infrastructure) 2007 concurrence requirement of Transport for NSW.

**DANSC NSW Police, Parramatta Local Area Command**

12. The proposed development shall comply with the conditions/requirements of the NSW Police, Parramatta Local Area Command, as outlined in the letter, dated 18 June 2020 [attached with the consent].  
**Reason:** To comply with requirements of NSW Police, Parramatta Local Area Command

**ECA0002 Site Investigation & Site Audit Statement**

13. Following demolition activities, the soil must be tested by a person with suitable expertise, to ensure the soil contaminant levels are below acceptable health criteria for residential areas. The soil investigation shall be carried out in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites and the NSW Department of Environment and Conservation Guidelines for the Assessment and Management of Groundwater Contamination 2007.

A site audit statement shall be issued at the completion of the investigation by an approved NSW Environment Protection Authority Auditor in accordance with the NSW Environment Protection Authority's Guidelines for the NSW Site Auditor Scheme.

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

**ECA0001 Hazardous/intractable waste disposed legislation**

14. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of Safework NSW and the EPA, and with the provisions of:
- a) Work Health and Safety Act 2011;
  - b) NSW Protection Of the Environment Operations Act 1997 (NSW); and
  - c) NSW Environment Protection Authority (EPA) Waste Classification Guidelines.

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

**ECA0004 Imported fill**

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

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of

the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

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

#### **ECA0005 Signage – Contamination**

16. A sign displaying the contact details of the remediation shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works.

**Reason:** To provide contact details for council inspectors and for the public to report any incidents.

#### **ECA0006 Require to notify about new contamination evidence**

17. 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.

#### **ECA0007 Discharge of Contaminated Groundwater**

18. Groundwater shall 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 NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

Other options for the disposal of groundwater 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 ensure that contaminated groundwater does not impact upon waterways.

#### **ECA0009 Contaminated waste to licensed EPA landfill**

19. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

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

#### **EPA0062 Soil and Water Management – Stockpiles**

20. 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.

**EWA0002    Amenity of waste storage areas**

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

**Reason:** To maintain the amenity of the area.

**EWA0001    Waste facilities in Mixed Use Developments**

22. The waste storage facilities should be designed and located so that they cannot be accessed by the public, and are accessible by a private waste contractor for collection. A caretaker is to be appointed by the managing body to be responsible for the management of all waste facilities.

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

**EWA0005    Garbage Chutes**

23. Any garbage chutes must be designed in accordance with the requirements of the Building Code of Australia. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.

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

**DANSC    Civil Aviation Safety Authority**

24. CASA recommends that the building be obstacle lit by medium intensity steady red lighting during the hours of darkness. Obstacle lights are to be arranged to ensure the building can be observed in a 360 degree radius as per subsection 9.4.3 of the CASA Manual of Standards Part 139 - Aerodromes (MOS Part 139) <https://www.legislation.gov.au/Details/F2017C00087>. Characteristics for medium intensity lights are stated in subsection 9.4.7 of MOS Part 139.

**Reason:** To comply with the requirements of the Civil Aviation Safety Authority.

**DANSC    Social Outcomes recommendations  
Social Impact Assessment**

25. The development shall ensure that :-
- Public domain and various uses within the development shall be well lit and applies the CPTED design principles to the highest quality to ensure shift workers such as nurses and health personnel feel safe coming and going from the Station past the Tavern at night.

- The proponent keeps an ongoing daily incident and complaint register available at Council's request.
- The appropriate steps be taken to confirm that the proposal meets (at minimum) Australian standards for universal design specifically focusing on the retail/commercial facilities with regard to physical, visual and hearing accessibility and specific attention be given to the activation and accessibility of the site's street frontage and through-site pedestrian link.
- The proponent consider a fee schedule for the Hotel meeting rooms to support Not for Profit organisation and community groups.

**Reason:** To ensure social positive social outcomes

#### **ECANSC Detailed Site Investigation**

26. Following completion of all demolition activity on site a Detailed Site Investigation is to be undertaken as per the requirements of SEPP55 and the Contaminated Land Management Act 1997, a copy of which is to be provided to City of Parramatta for review. Any subsequent remediation that is required is to be completed in order to render the land suitable for the proposed use and the site is to be validated and Validation Report provided to City of Parramatta for review prior to any additional construction works commencing.

**Reason:** To ensure any contamination concerns are appropriately addressed

#### **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.)

#### **PB0002 Long Service Levy payment for Constr. over \$25,000**

27. 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.

#### **PB0020 #Parra Develop Contrib. Plan – Outside City Centre**

28. A monetary contribution comprising **\$574,969.56** is payable to City of Parramatta Council in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the *Parramatta Section 94A Development Contributions Plan (Amendment No. 5)*. Payment must be by EFTPOS, bank cheque or credit card only.



The contribution is to be paid to Council prior to the issue of a construction certificate.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.

*Parramatta Section 94A Development Contributions Plan (Amendment No. 5)* can be viewed on Council's website at: <https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

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

#### **PB0029      Environmental Enforcement Service Charge - All DAs**

29. 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.

#### **PB0030      Infrastructure & Restoration Adm. fee for all DAs**

30. 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.

#### **PB0038      #Security Bonds (For minor development)**

31. 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/269/2020;
- (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:

<b>Hoarding</b> (see Schedule of Fees and charges, \$5,463.10 per street frontage in current financial year)= \$5,463.10 x 2= <b>\$10,926.20</b>
<b>Development Site</b> (see Schedule of Fees and Charges, \$25,750.00 x 2 in current financial year). 25,750.00 x 2 = <b>\$51,500.</b>

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.

#### **PBNSC VPA works & PLR works**

32. Prior to the approval of a Construction certificate, the VPA scope of works, public domain and public domain alignment drawings are to be updated to take into account the PLR scope of work on the north side of Railway Parade including but not limited to:

- a. The following scope of works, be modified:
  - i. The widened footpath west of the pedestrian crossing as per PLR works, full extent of new paving to be agreed by Council, and
- b. The following scope of works, be unmodified:
  - i. The relocated pedestrian crossing to align with the through site link
  - ii. The set down area east of the pedestrian crossing
  - iii. The existing two street trees retained

- iv. The works on the south side of Railway Parade
- v. The works at Ashley Lane.

**Reason:** For PLR and VPA works alignment.

**PBNSC      Separate application for pedestrian crossing - LTC**

33. Prior to the issue of a construction certificate, the applicant is to submit a separate application for the proposed changes to the pedestrian crossing and the parking restriction along Railway Parade to Council's Traffic and Transport Services section for being considered by the Parramatta Traffic Committee for approval.

The raised pedestrian crossing is to be designed in accordance with Council's specifications. The construction of the approved pedestrian crossing and the changes to the parking restriction is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.

**Reason:** To comply with Roads Act 1993.

**PBNSC      Register VPA**

34. The developer must register the Voluntary Planning Agreement on the relevant folios Torrens Title Register held by the NSW Officer of Land and Property Information pertaining to the land and evidence shall be submitted to the satisfaction of Council, prior to the issue of the Construction Certificate.

**Reason:** To ensure the Voluntary Planning Agreement is appropriately registered before the issue of a construction certificate.

**PBNSC      Wind Mitigation Testing**

35. Prior to the issue of a construction certificate, the Mitigation Testing report should demonstrate the efficacy of the proposed mitigations in successfully achieving the adopted wind criteria. Further, and in line with another of the key review recommendations of SLR's review, the mitigation testing should assess additional locations surrounding the proposed development

In the original testing, the extent of this testing was not aligned with industry-standard or general Council expectations. Documentation demonstrating compliance with this condition shall be submitted to and approved by Council prior to the issue of the construction certificate.

**Reason:** To ensure wind mitigation efficacy.

**TB0001      #Car Parking Condition**

36. 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, AS

2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

**Reason:** To ensure appropriate vehicular manoeuvring is provided.

**TB0002      #Bicycle parking condition**

37. 32 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

**Reason:** To comply with Council's parking requirements.

**TB0003      #Parking Provision**

38. Parking spaces are to be provided in accordance with the approved plans and with AS 2890.1, AS 2890.2 and AS 2890.6. A total of 126 parking spaces is to be provided and be allocated as follows:

- a) 24 spaces for the hotel rooms including one (1) space as accessible parking;
- b) 67 parking for retail areas including two (2) spaces as accessible parking;
- c) 26 spaces for commercial areas including one (1) space as accessible parking;
- d) Five (5) spaces for medical centre including one (1) space as accessible parking;
- e) Four (4) spaces for Tavern including one (1) space as accessible parking.

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

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

**TB0004      Pedestrian Safety**

39. 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.

**TB0006      #Motorcycle Parking Condition**

40. Nine (9) motorcycle spaces are to be provided on-site and used accordingly. The dimensions of the motorcycle spaces are to comply with Clause 2.4.7 and Figure 2.7 of AS 2890.1-2004. Details are to be illustrated on plans submitted with the construction certificate.

**Reason:** To comply with Council's parking requirements.

**TB0012      #Convex Mirror**

41. Convex mirrors, as shown on the submitted plans, are to be installed within the basement levels with their height and location adjusted to allow drivers a full view of the driveway in order to see if another vehicle is coming through. Details are to be illustrated on plans submitted with the construction certificate.

**Reason:** To ensure safety of drivers.

**TB0014 #Traffic Management Measures for Approval**

42. The applicant is to submit a separate application for the proposed changes to the pedestrian crossing and the parking restriction along Railway Parade to Council's Traffic and Transport Services for consideration by the Parramatta Traffic Committee under Delegated Authority and Council's approval. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council. It is noted that the relocation and widening of the pedestrian crossing to the west towards the traffic signal at Hawkesbury Road is not supported at this stage, as this may compromise traffic efficiency at the intersection of Hawkesbury Road and Railway Parade.

**Reason:** To comply with Roads Act 1993.

**TB0016 #Loading Dock Management Plan**

43. Prior to the issue of the relevant construction certificate, the applicant shall submit a Loading Dock Management Plan, as nominated in the Traffic Impact Assessment report by TRAFFIX dated April 2020, to the satisfaction of Council's Traffic and Transport Manager. The Plan must address the following matters:

- Delivery requirements and service schedules;
- Operational aspects on how to use facilities; and
- Management duties and responsibilities.

**Reason:** To ensure compliance with the Parramatta DCP 2011 and reduce kerbside stopping reliance.

**TB0017 #Car Share Space**

44. Minimum one (1) car parking space is to be allocated for car share parking space. Car share parking space shall be publicly accessible at all times, adequately lit and sign posted. Written evidence shall be provided with the development application demonstrating that offers of a car space to car share providers have been made together with the outcome of the offers or a letter of commitment to the service. The PCA shall ascertain that agreement with a commercial operator is subscribed prior to issue of the construction certificate. Details are to be illustrated on plans submitted with the construction certificate.

**Reason:** To comply with Council's Development Control Plan.

**TBNSC Non-standard - Prior to the issue of a CC**

45. A paid parking arrangement with ticketless parking system and a variable message sign at the entrance of the access driveway on Ashley Lane showing the number of available parking spaces within the car park are to be provided. Details of the system are to be submitted with the construction certificate.

**Reason:** To avoid congestion within the carpark.

#### **DB0002 Retaining walls**

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

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

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

**Reason:** To minimise impact on adjoining properties.

#### **DB0003 Sydney Water Quick check**

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

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

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

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

#### **DB0004 Dial Before you Dig Service**

48. 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.

**DB0007 Basement carpark and subsurface drainage**

49. The basement stormwater pump-out system, must be designed and constructed to include the following:

- (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
- (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
  - (i) The permissible site discharge (PSD) rate; or
  - (ii) The rate of inflow for the one hour, 5 year ARI storm event.
- (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
- (d) A 100 mm freeboard to all parking spaces.
- (e) Submission of full hydraulic details and pump manufacturers specifications.
- (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

**Reason:** To ensure satisfactory storm water disposal.

**PB0008 No external service ducts**

50. 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.

**DB0012 On Site Detention**

51. 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 Drainage, General Notes and Legend, Drawing No. C010, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- II. ESM Plan, Drawing No. C001, Issue B, dated 22.05.20, prepared by JN Responsive Engineering.
- III. OSD Catchment Plan, Drawing No. C002, Issue B, dated 22.05.20, prepared by JN Responsive Engineering.
- IV. General Arrangement Plan, Drawing No. C005, Issue C, dated 21.07.20, prepared by JN Responsive Engineering.
- V. Typical Details – Sheet 1, Drawing No. C050, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- VI. Typical Details – Sheet 2, Drawing No. C051, Issue D, dated 11.11.20, prepared by JN Responsive Engineering.
- VII. Typical Details – Sheet 3, Drawing No. C052, Issue D, dated 13.11.20, prepared by JN Responsive Engineering.
- VIII. Basement 4 Stormwater Plan, Drawing No. C100, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- IX. Basement 3 Stormwater Plan, Drawing No. C110, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- X. Basement 2 Stormwater Plan, Drawing No. C120, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XI. Basement 1 Stormwater Plan, Drawing No. C130, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XII. Lower Ground Floor Stormwater Plan, Drawing No. C200, Issue D, dated 11.11.20, prepared by JN Responsive Engineering.
- XIII. Upper Ground Floor Stormwater Plan, Drawing No. C205, Issue D, dated 13.11.20, prepared by JN Responsive Engineering.
- XIV. Level 1 Stormwater Plan, Drawing No. C210, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XV. Level 2 Stormwater Plan, Drawing No. C220, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.



- XVI. Level 3 Stormwater Plan, Drawing No. C230, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XVII. Level 4 Stormwater Plan, Drawing No. C240, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XVIII. Level 5 Stormwater Plan, Drawing No. C250, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XIX. Level 6 Stormwater Plan, Drawing No. C260, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XX. Level 7, 8, 9, 10 & 11 Typical Stormwater Plan, Drawing No. C270, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XXI. Level 12 Plant room Stormwater Plan, Drawing No. C280, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XXII. Roof Stormwater Plan, Drawing No. C300, Issue C, dated 11.11.20, prepared by JN Responsive Engineering.
- XXIII. Concept Stormwater Management Plan (Report Document), Revision B, dated 22/05/2020, prepared by JN Responsive Engineering.

- (b) A Site Storage Requirement of 470 m<sup>3</sup>/ha and a Permissible Site Discharge of 80 L/s/ha (when using 3rd edition of UPRCT's handbook) OR

The Site Reference Discharge (Lower Storage), SRDL of 40 /s/ha, Site Storage Requirement (Lower Storage) SSRL of 300 l/ha, Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 455 m<sup>3</sup>/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).

- (c) Adequate grates to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank. All access covers to the tanks shall be fitted with non-corrosive, hinged childproof locking devices.
- (d) In the case of a system failure all emergency overflows shall escape to Railway Pde via surface flows as depicted on drawing C205D. There shall be a minimum 1% flow path with no opportunity for ponding and any emergency flows shall not impact on surrounding units.

- (e) Certificate from registered structural engineer certifying the design structural adequacy of the OSD WSUD/Basement Pump Holding tank structures.
- (f) All external drainage system proposed outside the development site, within the public area in Ashley Lane, including the Butterfly Grated (V-Grate Pit) drainage pit PIT 1 details shall be submitted for Council's City Works Unit approval, prior to commencement of any drainage works in Ashley Lane.

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

**DB0015 Shoring for adjoining Council property**

52. 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.

**DB0017A Construction of a heavy duty vehicular crossing**

53. 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.

**DB0018 Exhaust fumes**

54. 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.

**DB0021      Impact on Existing Utility Installations**

55. 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.

**DB0022      Support for Council Rds, footpath, drainage reserv.**

56. 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.

**DB0026      Driveway Grades**

57. 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.

**DBNSC      Sydney Water Sewer**

58. The existing Sydney Water Trunk Sewer System traversing along the Northern property boundary is significantly affected by the proposed basements. In order to ensure that the Sydney Water is aware of the disturbance to their Trunk Sewer System and the associated Easement, a written agreement letter shall be obtained from Sydney Water, confirming that they have no objections to the proposed modifications to the existing sewer system and the associated easement. This agreement letter from Sydney Water shall be obtained and submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

**Reason:** To ensure Sydney Water has agreed for the proposed modification to their trunk sewer system and the easement.

**DBNSC      Geotechnical Report**

59. All Comments and Recommendations specified in the Geotechnical Investigation Report, Reference: 30341 ZNrpt, dated 19 May 2017, prepared by JK Geotechnics, Geotechnical & Environmental Engineers, shall be taken into consideration at the final construction design, excavation and construction stages.

**Reason:** To ensure the recommendations and requirements made in the Geotechnical Investigation Reports are followed through for the development.

**DBNSC      WSUD Related Condition**

60. The stormwater management systems are designed in accordance with the water sensitive urban design principles and shall comply with the Parramatta City Council's Development Control Plan. The quality of the stormwater flow from the developed site shall be improved to achieve following pollutant retention target prior to discharge into the council's drainage/ creek system. The designer shall ensure and certify that the stormwater management system will achieve these following objectives.

**Gross Pollutants:** 90% reduction in the post development mean annual load of total gross pollutant load (greater than 5mm)

**Total Suspended Solids:** 85% reduction in the post development mean annual load of Total Suspended Solids (TSS)

**Total Phosphorus:** 60% reduction in the post development mean annual load of Total Phosphorus (TP)

**Total Nitrogen** 45% reduction in the post development mean annual load of Total Nitrogen (TN)

**Hydrocarbons, motor oils, oil and grease** No visible oils for flows up to 50% of the one-year ARI peak flow specific for service stations, depots, vehicle body repair workshops, vehicle repair stations, vehicle sales or hire premises, car parks associated with retail premises, places of public worship, tourist and visitor accommodation, registered clubs and pubs

A senior design personnel from the product provider shall approve the design of the WSUD chamber and its incorporation into the

OSD system. Upon completion of the works a satisfactory inspection shall be carried out and a compliance certificate provided and forwarded to the certifying authority prior to the issue of an Occupation Certificate.

**Reason:** To ensure that the water quality management.

#### **EWB0001 Appoint waste contractor**

61. Prior to the issue of a construction certificate, a further report including accompanying plans shall be submitted to the satisfaction of the Principal Certifying Authority that provides details of the private contractor that will be engaged to collect domestic waste from the site. If Council is not the principal certifying authority a copy of this report and accompanying plans is required to be provided to Council. This report shall identify the frequency of collection and provide details of how waste products including paper, aluminium cans, bottles etc, will be recycled. Waste collection from the site shall occur in accordance with the details contained within this report.

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

#### **EWB0002 Separate waste bins for general & recycling waste**

62. 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.

#### **PBNSC Public Domain Construction Drawings**

63. Public Domain Construction Drawings

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 should include all public domain works, including the works agreed upon in the VPA. The drawings shall address, but not be limited to, the following areas:

- All the frontages of the development site between the gutter and building line and laneways, including footpath, drainage, forecourt and all setbacks;
- Any publicly accessible areas;
- Any works in carriageway,
- Agreed VPA works, and
- Onsite landscape work.

Grading of the pedestrian footway:

- Detailed design spot levels and designed contour lines are required.

- Localised flattening of public footpath levels at building doorways is not permitted. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line.
- Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted.

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

- Parramatta Public Domain Guidelines (PDG) 2017 or latest version;
- Executed VPA dated 1st Feb 2016 ref- RZ/2/2012 ( and any amendments approved by Parramatta Council thereafter)
- Public Domain comments provided on the above drawings
- All the conditions listed in this consent.

The Public Domain Construction Drawings must be prepared to reflect the following changes:

- Updated public domain alignment drawings must be submitted prior to CC approval. Any changes must not deviate from the approved public domain plans and the agreed VPA scope of work without the approval of the Manager of Development and Traffic Service Unit.
- All vehicular crossings details to be appropriately shown as per DS 45
- All kerb ramps must be properly aligned to the direct path of travel and must align with ramps on the other side. If the kerb ramp needs to be updated on the other side to enable this as advised by the Supervisor Civil Assets, the ramp upgrade is to be included in these works. Kerb ramps to be as per DS45.
- Localised flattening of public footpath levels at building and pedestrian link entries 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. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line.
- The public domain stated conditions be applied to the DA scope of works as well as the VPA scope of works.

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

## **PBNSC      Public Domain- Footway Specifications**

### **64.    Footway Specifications**

Notwithstanding the approved Public Domain Drawings, the VPA drawings and Public Domain Alignment Drawings, the following requirements shall be included in the Public Domain Construction Drawings:

### Footpath

The standard granite flagstone paving to Railway Parade and in-situ concrete (full width) to Ashley Lane should be applied to the Public Domain areas as per the Parramatta Public Domain Guidelines 2017 (PDG). **‘Silver Black’ and Sesame Grey’ size 600x300x50 and 400x300x50mm with exfoliated or bush hammered finish** shall be applied to the entire public domain areas on railway parade (including the VPA areas), and **in-situ concrete, colour natural grey with a broom finish** in Ashley Lane, to the full length of the development site. This includes the public footway and any setback between the building/podium line and property boundary including the 24/7 publically accessible areas of the private property.

The Railway Parade footpath paving set out and details must comply with Council’s design standard, **DS45, sheet 1-7**, and the Ashley Lane drawings should follow DA 3A for the footpath and **DS9** for the heavy vehicle crossings. The details should be modified to reflect the site conditions and materials as required and approved by Manager Urban Design and or Supervisor Civil Assets.

A copy of the Design Standard (DS) Drawings referenced above can be obtained from Council’s Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm).

### Cross Walk & Blister

The new cross walk proposed as part of the VPA works needs to be constructed to RMS details to Council’s approval. The blister and associated details should be constructed to agreed timelines and to the approval of the approved by Manager Urban Design and or Supervisor Civil Assets. Coordinated interim plans where the public domain may be partially finished with the existing crossing retained in place, and associated construction details must be included in the Public Domain Construction Documentation to show the phased construction of the Public Domain. Works should be pedestrian safe at all times.

### Kerb Ramps

Kerb ramps must be designed and located in accordance with AS 1428.1 – 2009 (including the 2010 amendments) and Council’s design standards DS45 and the PDG, using the paving finish to match that stated above depending on the location of the ramp. The ramps must be aligned with the direct path of travel and with the ramp on the opposite side of the road.

### Vehicle Crossing

Provide Council’s standard vehicle crossing. Refer Council’s design standard DS45 for Railway Parade, and DS 9 for any crossings in Ashley Lane.

### 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.

#### Clear Path of Travel (Shore-Lining)

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 approval by Manager Urban Design and or Supervisor Civil Assets prior to issuing of CC approval.

#### Sealant

Sealant is to be applied to all paved surfaces in the public domain in accordance with Council requirements, subject to Supervisors Civil Assets advice.

#### Non-slip surface – for non-Council standard pavements

The applicant shall provide test results (after applying paving sealant) to prove all pavement material and finishes used in the public domain and any plaza areas are **non-slip surfaces** that comply with a V5 rating (according to AS4586:2013) in both wet and dry conditions, subject to Supervisors Civil Assets advice.

#### Street Furniture

Street furniture selection and detail shall be to Council's requirements where the furniture is located in publicly owned land. Street furniture in the public domain must comply with Council's Public Domain Guidelines.

#### Cycle racks

Public bike racks shall be supplied and equally distributed (clusters of max 4-off racks) to the furniture zone of Railway Parade as per the PDG. Locations outside of this zone to be as per approved public domain drawings and as agreed by Manager Urban Design and or Supervisor Civil Assets prior to issue of CC approval.

Cycle racks are to be located so that bicycles do not encroach onto the public footway.

#### Lighting

Pedestrian and street lighting shall be to Council's requirements 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.

#### Applied to Publically Accessible Private Space Steps

Steps in public open space must comply with the following requirements:



- Equal height risers of 150-165mm, and equal width treads of 275-300mm.
- Level landing areas at the top and base of steps.
- The first riser at least 900mm from the property boundary
- Opaque risers
- Compliant contrast nosings for full stair width
- Non-slip surfaces in wet and dry conditions

#### Handrails

Handrails must comply as follows:

- Handrails installed on each side of the stair (or centrally).
- Landing area designed to sufficiently accommodate the required TGSi and handrail projection, which must be outside pedestrian path of travel and circulation spaces.
- Design of handrail according to AS1428.1:2009.
- Clearance behind the handrail at least 50mm.

#### Ramps

Ramps must comply as follows:

- Level landings at top and base
- Non-slip surfaces in wet and dry conditions
- Compliant handrails (to AS1428.1:2009) on each side with at least 1000mm clear between handrails
- A lower rail with maximum clearance of 65mm below.

Preference is to achieve ramps which do not require handrails (ie flatter than 1:20 grade).

#### Multi-media conduit

A conduit for Council's multi-media facilities shall be installed to the full length of the street frontages (as per this DA and the VPA) on Railway Parade. The conduit must be positioned and installed in accordance with the Community Crime Prevention Officer's advice and design standard drawing and specifications.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Drawings** to be submitted to and approved by Council's Development and Traffic Services Unit Manager prior to the issue of the relevant Construction Certificate.

**Reason:** To comply with the Public Domain Guidelines.

#### **PBNSC      Public Trees- Street Trees Specifications**

65. Notwithstanding the approved stamped public domain drawings, required street tree species, quantities and supply stocks (minimum requirements) are as follows:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Railway Parade (East side of	<i>Lophostemon confertus</i>	Brush Box	200 L	8	As shown on the approved drawings

the street)					or as agreed by Council's Manager Urban Design or Supervisor Civil Assets.
Railway Parade (West side of the street)	<i>Lophostemon confertus</i>	Brush Box	200 L	11	
Ashley Lane	<i>Harpullia pendula</i>	Tulipwood	100L	5	

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

All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018.

Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standards and 'street tree planting details in paved footpath using Council's detail CoP Street tree planting in StrataVault with Grate (details are available on request) with adequate clearances to other street elements in accordance with the Public Domain Guidelines. Details should be adjusted to reflect the site conditions and surrounding materials, subject to Supervisor Civil Assets approval.

A structural pavement system is required around **all** proposed street trees *in paved areas* in the footway and publicly accessible pedestrian areas to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. Suitable systems include suspended concrete slabs or structural cells such as strata cells. Tree grates should be provided as part of the design to reflect PDG requirements. Adjust the detailed design of the selected pavement structure system to suit.

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.

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

**Reason:** To ensure high quality street trees are provided; To minimise plant failure rate and ensure quality of stock utilised.

**PBNSC      Non-standard - Prior to the issue of a CC**

66. Prior to the issue of any construction certificate, including works at ground level or above, the applicant will submit to and have approved by Council's Group Manager Development and Traffic Services the public art concept(s). The submission will include the following:
- a. Artist description – vision and intention of the work, its response to the site and surrounds, cultural reference points etc
  - a. Public art concepts – created by an artist (s), original, promotes dialogue, adds vitality, shows design collaboration, proposes materials, identifies scale, indicates preliminary engineering or fixing methodologies
  - b. Site integration - plans citing location, perspective rendering showing the streetscape view elevations
  - c. Notarised artist contract - inclusive of the amount payable to the artist as listed in the cost plan, and include evidence of intellectual property and moral rights agreements, defects liability and warranty, deaccessioning protocols
  - d. Preliminary cost plan – 0.5% of total construction costs (including GST), and identifying all eligible public art expenditure.
  - e. Preliminary program – includes review points as per the approved amended Public Art Strategy.

**Reason:** Compliance with the Public Art requirements under the Parramatta DCP 2011

**PBNSC      Civil Assets**

67. Services search should be carried out to establish that 375mm DIA RC pipe proposed in Ashley Lane is feasible for entire length. Multiple smaller pipes to clear otherwise conflicting services would not be acceptable.

**Reason:** Compliance with Civil Assets requirements.

**PBNSC      Compliance with Specialist Reports**

68. The recommendations in the specialist reports outlined in Condition No. 1 shall be incorporated into the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority. A list of all of the recommendations and how they have been actioned shall be provided to Council.

**Reason:** To ensure the development is implemented in accordance with the recommendations of the specialist reports.

### **PB0033      Energy Provider requirements for Substations**

69. 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 a building/s.

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

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

## **PRIOR TO WORK COMMENCING**

### **PC0001      #Appointment of PCA**

70. 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.

### **PC0002      Enclosure of the site**

71. 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.

### **PC0003      Site Sign**

72. 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.

#### **BC0001 Toilet facilities on site**

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

**Reason:** To ensure adequate toilet facilities are provided.

#### **PC0005 Public liability insurance**

74. 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.

#### **LC0002 #Tree protection as per arborist report**

75. The trees, including street 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 Earthscape Horticultural Services dated November 2017 and the conditions of consent.

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

#### **LC0006 Pruning/works on tree(s)**

76. Pruning is approved for Tree No 2 – *Lophostemon confertus* as described in the submitted Arboricultural Impact Assessment Report by Earthscape Horticultural Services dated November 2017 9Sections – 9 7

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

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

**LC0007 Tree Protection During Construction**

77. 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.

**TC0001 #Construction and Pedestrian Traffic Manage. Plan**

78. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
- b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
- c) The location of proposed Work Zones in the egress frontage roadways,
- d) Location of any proposed crane standing areas,
- e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- g) The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible,
- h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
- i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
- j) Proposed construction hours,
- k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
- l) Construction program that references peak construction activities and proposed construction 'Staging',
- m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,

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

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

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

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

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

**Reason:** To ensure the appropriate measures have been considered during all phases of the construction process in a manner that

maintains the environmental amenity and ensures the ongoing safety and protection of people.

**DC0001 Construction and Traffic Management Plan**

79. 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,
  - (i) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
  - (ii) The locations of proposed Work Zones in the egress frontage roadways,
  - (iii) Location of any proposed crane standing areas,
  - (iv) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
  - (v) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
  - (vi) The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
  - (vii) 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.
  - (viii) A detailed description of locations that will be used for layover for trucks waiting to access the construction site.
  
- (a) 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.



- (b) 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,
  - (i) Approval shall be obtained from City of Parramatta Council for any temporary road closures or crane use from public property.
- (c) 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,
  - (i) 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.
  - (ii) 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.

#### **DC0002 Road Opening Permits - DA's involving drainage wrk**

80. 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.

### **DC0003 Dilapidation survey & report for private properties**

81. 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.

### **DC0004 Geotechnical report**

82. 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.

#### **DC0005 Reinforced concrete pipe work**

83. Details of the proposed 375 mm diameter reinforced concrete pipe-work within Ashley Lane shall be submitted for Council's City Works Unit approval prior to commencement of any work.

**Reason:** To ensure adequate stormwater infrastructure is provided and the proposed new system complies with Council's standards.

#### **DC0006 Erosion and Sediment Control measures**

84. 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.

#### **DC0007 Site Maintenance**

85. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

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

**Reason:** To ensure public safety and maintenance of the amenity of the surrounding environment.

#### **DC0008 Shoring and adequacy of adjoining property**

86. 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.

#### **DC0009 Special Permits**

87. 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.

### **DC0010 Driveway Crossing Application**

88. 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.

### **ECC0003 Hazardous material survey**

89. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:

- (a) The location of hazardous materials throughout the site;
- (b) A description of the hazardous material;
- (c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- (d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- (e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- (f) Identification of the disposal sites to which the hazardous materials will be taken.

**Reason:** To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

#### **EWC0001    Asbestos – hazardous management strategy**

90. 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 WorkCover 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.

#### **EWC0002    Asbestos – signage**

91. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the Safework NSW hotline or their website [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au).

**Reason:** To comply with the requirements of Safework NSW.

#### **EWC0003    Waste management plan – demolition**

92. 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;
- (a) 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.

#### **PC0006    Noise Management Plan – Construction Sites**

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

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

- (a) Identify sensitive location near the site;

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

**Reason:** To maintain appropriate amenity to nearby occupants.

#### **PC0007 Footings and walls near boundaries**

94. 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.

#### **DCNSC Dilapidation report for Council Assets**

95. Prior to commencement of any works, including demolition and excavation, the applicant is to submit to the Council of documentary evidence including photographic evidence of any existing damage to Council's property. Council's property includes footpaths, kerbs, gutters, drainage pits, pipes etc. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of works. Failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs.

**Reason:** To ensure that the applicant bears the cost of all restoration works to Council's property damaged during the course of this development.

#### **DCNSC Roack Anchor Licence**

96. The consent holder is to enter in a Rock Anchor Licence with Council for any anchoring or shoring into Ashley Lane and/or Railway Parade as part of the basement carpark development prior to any excavation.



- Note:** A suitable arrangement is required with any adjoining owner where anchoring and shoring are required into those privately owner properties.
- Reason:** To allow for shoring and anchoring.

## **DURING WORK**

### **PD0001 Copy of development consent**

97. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to ensure compliance with the approval and the associated conditions of consent.

**Reason:** To ensure compliance with this consent.

### **PD0004 Materials on footpath**

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

**Reason:** To ensure pedestrian access.

### **PD0006 Hours of work and noise**

99. 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.

#### **PD0007 Complaints register**

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

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

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

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

#### **PD0008 Noise**

101. Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

Vibration levels resulting from demolition and excavation activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

**Reason:** To protect the amenity of the area and limit potential vibration impacts.

#### **PD0010 Survey Report**

102. A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the

floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

**Reason:** To ensure the development is being built as per the approved plans.

**TD0001 Road Occupancy Permit**

103. 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.

**TD0002 Oversize vehicles using local roads**

104. 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](http://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.

**LD0001 No removal of trees on public property**

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

**Reason:** Protection of existing environmental infrastructure and community assets.

**LD0003 Pruning of trees by an arborist**

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

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

**LD0009 Planting Requirements**

107. 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.

**LD0012 Trees with adequate root volume**

108. 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.

**LD0011 Tree Removal**

109. Trees to be removed are:

Tree No.	Species	Common Name	Location
1 x	<i>Banksia serrata</i>	Old Man Banksia	Adjacent to Railway (within footway)

**Reason:** To facilitate development.

**LD0013 Removal of trees by an arborist**

110. 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.

**DD0005 Erosion & sediment control measures**

111. 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.

**DD0006 Damage to public infrastructure**

112. 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.

**DD0007 Construction of a concrete footpath**

113. A footpath is to be constructed in accordance with Council Standard Drawing DS3 in front of the site within the road reserve. Details of the proposed footpath works shall be submitted to and approved by Council's Civil Asset Team prior to commencement of footpath works. All costs are to be borne by the applicant.

**Reason:** To provide pedestrian passage.

**DD0010 Vehicle egress signs**

114. 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.

**DD0011 Nomination of Engineering Works Supervisor**

115. 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.

**DD0005 Erosion & sediment control measures**

116. 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.

**ECD0001 Importation of clean fill**

117. 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.

**ECD0003 Asbestos handled& disposed of by licensed facility**

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

**Reason:** To ensure appropriate disposal of asbestos materials.

**ECD0004 Waste data maintained**

119. 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.

**ECD0005 Disposal of Material at Licensed Landfill**

120. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

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

**PD0003 Dust Control**

121. 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.

**EWD0001 Asbestos—records disposal& licensed waste facility**

122. 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.

**EWD0003 Waste data file maintained**

123. 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.

**EWD0004 Hazardous/intractable waste disposed of in accor.**

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

- (a) Work Health and Safety Act 2011;
- (a) NSW Protection of the Environment Operations Act 1997 (NSW); and
- (b) NSW Department of Environment and Climate Change Environmental Guidelines; NSW EPA Waste Classification Guidelines.

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

**EWD0005 General requirements for liquid and solid waste**

125. 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.

**EWD0008 Contaminated waste to licensed EPA landfill**

126. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

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

**EWD0013 Polluted water from excavation analysis**

127. 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.

#### **EWD0014 De-watering of Excavated Sites**

128. 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.

#### **PDNSC Public Domain- Inspections**

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

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact **Council's Inspection Officer** for each inspection listed below. At least **48 hour** notice must be given for all inspections.

The required inspections include the followings:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- 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;
- Installation of required underground conduits;
- 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;
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- 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;
- 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

- Completion of paving sealant application and tactile indicator installation as per Council's specification.
- 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.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation, permeable paving 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.

**As each basement level is constructed provide survey data demonstrating level change is not required at the building/public domain interface as per the approved updated Alignment Drawings.**

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

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

## **PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE CERTIFICATE**

### **PE0001 Occupation Certificate**

130. 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.

### **BE0001 Record of inspections carried out**

131. 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.



#### **PE0024      The Release of Bond(s)**

132. 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.

#### **LE0002      Cert.Auth.Arrange Qualified LandscapeArch.(multi)**

133. 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.

#### **TE0001      #Green Travel Plan**

134. 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 tenancies to encourage use of public transport. The Green Travel Plan shall be incorporated into or annexed to the strata management plan for the retail and commercial units in perpetuity.

**Reason:** To comply with Parramatta DCP 2011.

#### **DE0001      Construction of a concrete footpath**

135. Proof of completion of footpath construction work shall be submitted to the satisfaction of Council prior to release of the Occupation Certificate.

**Reason:** To provide pedestrian passage.

#### **DE0003      Work-as-Executed Plan**

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

- (a) A WAE survey shall be conducted and plans prepared showing the 'as built' of the complete on-site detention 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 WAE survey and plan shall also include the emergency overland flowpath, (refer to drawing C205D).  
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) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook), certifying that the OSD and the WSUD systems have been satisfactorily installed on site, as per the approved plans. The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return flap valve and relief drains within DCP sump etc.
- (g) Certificate of Structural compliance of the OSD/ WSUD / Basement Pump Holding tanks shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer.

The above documents shall 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.

**DE0005      OSD Positive Covenant/Restriction**

137. 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 the WSUD facilities on the lot.

An additional Terms shall be included in the Positive Covenant, for the basement pump system. 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.

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.

**DE0006      Section 73 Certificate**

138. 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](http://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.

**DE0014      Lot consolidation**

139. All individual parcels of land holding a separate title within the development site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information

Division of the Department of Lands, prior to an Occupation Certificate being issued.

**Reason:** To comply with the Conveyancing Act 1919.

**EWE0001 Clinical waste storage/disposal**

140. Clinical waste, waste containers and storage areas must be managed to comply with the NSW Health Policy Directive Clinical and Related Waste Management for Health Services 2017, Protection of the Environment Operations Act 1997 and Regulations.

**Reason:** To ensure clinical waste is managed in accordance with legislative requirements.

**EWE0002 Details of commercial contract for collection**

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

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

**EWE0003 Medical waste – disposal by authorised contractor**

142. Medical wastes shall be disposed of by an authorised waste disposal contractor. Contractor details are to be submitted to the Principal Certifying Authority before the issue of an occupation certificate.

**Reason:** To ensure proper disposal of medical wastes.

**EWE0005 Clinical waste storage/disposal**

143. 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.

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

145. Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), 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.

The applicant must also ensure that all associated public domain works and publically accessible areas in private property works, agreed as part of the VPA, must be completed at this stage, to the satisfaction of the Council and to the agreed staged timelines with the Council.

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.

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.

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). 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.

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.

#### **PE0027      Post Construction Private Property Dilapidation Re**

146. 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](mailto:council@cityofparramatta.nsw.gov.au).

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

#### **EAE0001      #All works/methods/procedures/control measures**

147. 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) Noise Impact Assessment, dated April 2020, prepared by WSP.

**Reason:** To demonstrate compliance with submitted reports.

#### **PENSC      Plan of Management for Hotel**

148. Prior to the issue of the Occupation Certificate, a Plan of Management for the hotel is to be prepared and is to include the following details (but not limited to):

- check in procedures
- numbers and operating hours of staff
- access control including restricting guests to specific room levels
- any regulations relating to on-site visitors and emergency management issues
- Clarification of whether apartment tenants or other external people can access the proposed breakfast bar should also be considered.

A copy of the Plan of management is to be submitted to Council.

**Reason:** Crime management and prevention.

#### **PENSC Compliance with the VPA**

149. Prior to the issue of any occupation certificate and/or subdivision certificate the Principal Certifying Authority must obtain written advice from Council that the deliverables required under the Voluntary Planning Agreement has been delivered to the satisfaction of Council's Group Manager Development and Traffic Services Unit.

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

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

150. Prior to the issue of any occupation certificate the an easement over the publicly accessible through-site link shall be registered as per the Voluntary Planning Agreement on the relevant folios Torrens Title Register held by the NSW Officer of Land and Property Information pertaining to the land and evidence shall be submitted to the satisfaction of Council. The terms of the easement shall be to Council's agreed wording.

**Reason:** Compliance with the VPA

#### **The Use of the Site**

##### **PF0017 Goods not to be displayed outside premises**

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

**Reason:** To ensure visual amenity.

##### **PF0049 Graffiti Management**

152. 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.

##### **PF0025 #Operating hours**

153. The hours of operation for the individual uses are as follows:

- Supermarket – 7 days, 7am to 10pm
- Food and Beverage - 7 days, 7am to 10pm
- Medical Centre – 7 days, 9am to 7pm

- Tavern – 10am to 3am (Monday – Saturday) and 10am to Midnight (Sunday);
- Hotel - 7days – 24 hours.
- All other uses not specified above; Monday to Friday – 9am to 5pm.

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

**PF0029 Shopfront appearance**

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

**Reason:** To provide an appropriate streetscape appearance.

**PF0004 External Plant/Air-conditioning noise levels**

155. 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.

**TF0002 #Roller shutter door intercom is installed**

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

**Reason:** To comply with Australian Standards.

**TF0008 Review report of Green Travel Plan**

157. 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.

**EWF0001 Hazardous/Clinical waste disposal**

158. Disposal of wastes from the premises shall comply with the waste management plan. Waste minimisation practices are to be demonstrated with the ongoing use, with records of disposal of hazardous wastes being kept. The storage and disposal of any hazardous waste (sharps and or clinical waste, items contaminated by blood) is to be in accordance with requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

**Note:** The disposal of hazardous wastes through a general waste collection service is not permitted.

**Reason:** To ensure provision is made for appropriate disposal of wastes.

**EWF0003 Remove putrescible waste at sufficient frequency**

159. 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.

**EWF0005 Management of waste storage facilities**

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

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

**EWF0006 Storage of bins between collection periods**

161. 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.

**EWF0007 Trade Waste (Previously PF03)**

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

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

**EAF0004 No 'offensive noise'**

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

**Reason:** To reduce noise levels.

**EAF0007 Noise from mechanical equipment**

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

**Reason:** To protect the amenity of the area.

**EAF0009 Use of Premises**

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

- (a) transmission of unacceptable vibration to any place of different occupancy;
- (b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under



consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.

**Reason:** To prevent loss of amenity to the area.

#### **EAFNSC Crime prevention measures**

166. The development must ensure that :-

- a) Implement a CCTV system to provide 24/7 surveillance of all building entry and exit points (including car park entry and exit), mail box area, and publicly accessible areas;
  - i. The CCTV system operated by the complex should comply with Australian Standard AS/NZS 62676:2020. Images should be retained for a minimum of 30 days before deletion. Guidelines for the system are detailed in Annexure A;
- a) Security system to be provided in the basement to distinguish between the public and private parking areas to prevent unauthorised access to private basement parking and storage areas;
- b) Any basement storage compartment provided to residents must be secure, with solid, opaque walls and door and fitted with an individualised non-master key lock.

**Reason:** To comply with crime prevention measures.

#### **EAFNSC Crime prevention measures**

167. Westmead Tavern shall ensure:-

- a. Plan of Management be prepared detailing the operating hours, security arrangements, noise control measures. The plan must be submitted and approved by Parramatta Police Area Command and Council. The plan of management is to be reviewed annually by the applicant. Any proposed modifications must be notified to and agreed to by the Community Crime Prevention Officer on behalf of City of Parramatta Council prior to any amendment to the plan being implemented.
- b. At least one security officer licensed under the Security Industry Act 1997 and holding the correct class of license for the activity for which they are employed, to be on duty from 8pm until 30 minutes after the close of trade or the last patron has left the premises, whichever is longer.
- c. The licensee shall be an active member of the Parramatta Liquor Accord. Active membership is defined as being a financial member and attending at least 75% of accord meetings annually.
- d. Installation of a CCTV system to monitor at a minimum the bar area and entrances and exits. The CCTV system operated by

the business should comply with Australian Standard AS/NZS 62676:2020. Guidelines for the system are detailed in Annexure A. Images should be retained for a minimum of 30 days before deletion and available to NSW Police or City of Parramatta Council upon written request.

- e. The Tavern CCTV system is to be registered with the NSW Police CCTV register  
[https://www.police.nsw.gov.au/online\\_services/register\\_my\\_business\\_cctv\\_details](https://www.police.nsw.gov.au/online_services/register_my_business_cctv_details)
- f. No person wearing any form of clothing, jewellery or other accessory, displaying or indicating by form of wording, colours, logo, symbol or otherwise that they are members of or are in any way associated with; Bandidos, Black Uhlans, Coffin Cheaters, Comanchero, Finks, Fourth Reich, Gladiators, Gypsy Jokers, Highway 61, Life & Death, Lone Wolf, Mobshitters, Nomads, Odins Warriors, Outcasts, Outlaws, Pheonix, Rebels, Hells Angels, Scorpions, Notorious) or a declared organisation as defined in the Crimes (Criminal Organisations Control) Act 2012, be allowed entry into, or be permitted to remain on the licensed premises.
- g. The Tavern will comply with the NSW Police guidelines for crime scene preservation.

**Reason:** Crime management and prevention.

**PFFNSC No live bands allowed**

168. The Licensee/Approved Manager or the supervisor on duty must ensure that no live entertainment, DJ entertainment, nightclub entertainment, live bands or vocalists entertainment is to occur at the premises. In this condition: Nightclub operation refers to times where the licensed premises, or any part of the licensed premises, is used to provide entertainment by way of live or recorded amplified music where there is a space offered to patrons for dancing. Typical features of a nightclub operation may include loud music played by a DJ, a dance floor area, low background lighting, and intermittent bright or coloured lighting effects.

**Reason:** As per requirements of NSW Police

**PFFNSC Close Circuit TV**

169. Closed-circuit television system:

- The licensee must maintain a closed-circuit television (CCTV) system on the premises in accordance with the following requirements:
  - The system must record continuously from opening time until one hour after the premises is required to close (or, in the case of premises that is not required to cease trading, continuously at all times),
  - Recordings must be in digital format and at a minimum of six (6) frames per second,
  - Any recorded image must specify the time and date of the recorded image,

- The system's cameras must cover the following areas:
  - (a) all entry and exit points on the premises,
  - (b) the footpath immediately adjacent to the premises, and
  - (c) all publicly accessible areas (other than toilets) on the premises.
- The licensee must also:
  - Keep all recordings made by the CCTV system for at least 30 days,
  - Ensure that the CCTV system is accessible at all times the system is required to
  - operate pursuant to clause (l)(a), by at least one person able to access and fully
  - operate the system, including downloading and producing recordings of CCTV footage, and
  - Provide any recordings made by the system to a police officer or Liquor & Gaming NSW inspector within 24 hours of any request by a police officer or Liquor & Gaming NSW inspector to provide such recordings.
- Immediately after the person in charge of the premises or a staff member becomes aware of any incident involving an act of violence causing an injury to a person on the premises, the person in charge of the licensed premises and/or staff member must:
  - Take all practical steps to preserve and keep intact the area where the act of violence occurred
  - Retain all material and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by the NSW Police, as published from time to time on the Liquor & Gaming NSW website,
  - Make direct and personal contact with the NSW Police Local Area Commander or his/her delegate, and advise the Commander or delegate of the incident, and
  - Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred. In this condition, "staff member" means any person employed by, or acting on behalf of, the licensee of the premises, and includes any person who is employed to carry on security activities (e.g. crowd controller or bouncer) on or about the premises.
- The premises is to be operated at all times in accordance with the Plan of Management. The Plan of Management may be varied from time to time after consultation with the Local Police Commander of NSW Police. A copy of the Plan of Management is to be kept on the premises, and made available for inspection on the request of a police officer, council officer, Liquor and Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.
- The licensee must join and be an active participant in the local liquor accord.

**Reason:** As per requirements of NSW Police

**PFFNSC Tavern use in accordance with the SIA**

170. The tavern used authorised must not operate with a greater overall level of social impact on the wellbeing of the local and broader community than what could be reasonably expected from the information contained in the Community Impact Statement, application and other information submitted in the process of obtaining DA approval.

**Reason:** As per requirements of NSW Police

**PFFNSC Security measures**

171. To provide adequate surveillance:

- Cameras should be installed both within and around the building to maximize surveillance opportunities.
- Cameras should monitor any cashier areas, entrances, lift areas, public or common areas and licensed premises.
- TV monitors should be able to be monitored by staff at all times.
- Camera recording equipment should be installed in a secure area to avoid tampering.
- Install security lighting in and around the building, particularly over entry/exit points to create an even distribution of light with no glare, e.g. sensor lighting, floodlighting.
- Bicycle storage areas, car parks and other high crime risk areas are well lit to assist in surveillance of these areas.

**Reason:** Crime Prevention.

**LF0001 Landscape maintenance**

172. 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.