

## LDA2023/0001 – 17-21 Lachlan Avenue & 163 Herring Road, Macquarie Park

### Final Conditions

#### GENERAL

- 1. Approved Plans/Documents.** Except as amended by any other condition of consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents (including recommendations contained within):

Plan No.	Dated	Prepared By
<b>Architectural Plans</b>		
DA1004 (Rev 6) – Proposed Site Plan	18/05/2023	AJC
DA2001 (Rev 10) – General Arrangement Plan (Level B1)	18/05/2023	AJC
DA2002 (Rev 10) – General Arrangement Plan (Level LG + B0)	18/05/2023	AJC
DA2003 (Rev 9) – General Arrangement Plan (Level 00)	18/05/2023	AJC
DA2004 (Rev 9) – General Arrangement Plan (Level 01)	18/05/2023	AJC
DA2005 (Rev 8) – General Arrangement Plan (Level 02)	18/05/2023	AJC
DA2006 (Rev 8) – General Arrangement Plan (Level 03)	18/05/2023	AJC
DA2007 (Rev 8) – General Arrangement Plan (Level 04)	18/05/2023	AJC
DA2008 (Rev 8) – General Arrangement Plan (Level 05)	18/05/2023	AJC
DA2009 (Rev 8) – General Arrangement Plan (Level 06)	18/05/2023	AJC
DA2010 (Rev 8) – General Arrangement Plan (Level 07)	18/05/2023	AJC
DA2011 (Rev 8) – General Arrangement Plan (Level 08)	18/05/2023	AJC
DA2012 (Rev 8) – General Arrangement Plan (Level 09)	18/05/2023	AJC
DA2013 (Rev 8) – General Arrangement Plan (Level 10)	18/05/2023	AJC
DA2014 (Rev 8) – General Arrangement Plan (Level 11)	18/05/2023	AJC
DA2015 (Rev 8) – General Arrangement Plan (Level 12)	18/05/2023	AJC
DA2016 (Rev 8) – General Arrangement Plan (Level 13)	18/05/2023	AJC
DA2017 (Rev 7) – General Arrangement Plan (Roof Plan)	18/05/2023	AJC
DA3101 (Rev 7) – South/East Elevation (Lachlan Avenue)	07/07/2023	AJC
DA3102 (Rev 7) – North/West Elevation (Herring Road)	07/07/2023	AJC

Plan No.	Dated	Prepared By
DA3103 (Rev 7) – North/East Elevation (Courtyard)	07/07/2023	AJC
DA3104 (Rev 7) – South/West Elevation (Courtyard)	07/07/2023	AJC
DA3105 (Rev 7) – Herring Road Elevation (Wing Internal)	07/07/2023	AJC
DA3106 (Rev 7) – Lachlan Avenue Elevation (Wing Internal)	07/07/2023	AJC
DA3201 (Rev 8) – Section 01	18/05/2023	AJC
DA3202 (Rev 7) – Section 02	18/05/2023	AJC
DA3203 (Rev 7) – Section 03	18/05/2023	AJC
DA3204 (Rev 7) – Section 04	18/05/2023	AJC
DA3205 (Rev 7) – Section 05	18/05/2023	AJC
DA3206 (Rev 7) – Section 06	18/05/2023	AJC
DA3207 (Rev 7) – Section 07	18/05/2023	AJC
DA3208 (Rev 7) – Section 08	18/05/2023	AJC
DA3209 (Rev 6) – Ramp Section Detail	18/05/2023	AJC
DA4201 (Rev 7) – Façade Types/Materials Type 1	07/07/2023	AJC
DA4202 (Rev 7) – Façade Types/Materials Type 2	07/07/2023	AJC
DA4203 (Rev 7) – Façade Types/Materials Type 3	07/07/2023	AJC
DA4204 (Rev 7) – Façade Types/Materials Type 4	07/07/2023	AJC
DA4205 (Rev 7) – Façade Types/Materials Type 5	07/07/2023	AJC
DA4206 (Rev 7) – Façade Types/Materials Type 6	07/07/2023	AJC
DA4207 (Rev 7) – Façade Types/Materials Type 7	07/07/2023	AJC
DA4208 (Rev 7) – Façade Types/Materials Type 8	07/07/2023	AJC
DA5101 (Rev 6) – Floor Plan (SOU Room Typologies)	18/05/2023	AJC
<b>Landscape Plans</b>		
LA-3 (Rev A) – Public Domain Improvement Concept Plan	17/05/2023	Paterson Design Studio
LA-4 (Rev A) – Landscape Masterplan	17/05/2023	Paterson Design Studio
LA-5 (Rev A) – Lachlan Avenue Landscape Plan	17/05/2023	Paterson Design Studio
LA-6 (Rev A) – Communal Courtyard Landscape Plan	17/05/2023	Paterson Design Studio
LA-7 (Rev A) – Herring Road Landscape Plan	17/05/2023	Paterson Design Studio
LA-8 (Rev A) – Level 2-8 Typical Landscape Plan	17/05/2023	Paterson Design Studio
LA-9 (Rev A) – Level 10 Landscape Plan	17/05/2023	Paterson Design Studio
LA-10 (Rev A) – Level 12 Landscape Plan	17/05/2023	Paterson Design Studio
LA-11 (Rev A) – Level 13 Landscape Plan	17/05/2023	Paterson Design Studio
LA-12 (Rev A) – Level 14 Landscape Plan	17/05/2023	Paterson Design Studio
LA-13 (Rev A) – Landscape Sections	17/05/2023	Paterson Design Studio
LA-14 (Rev A) – Landscape Sections	17/05/2023	Paterson Design Studio
LA-15 (Rev A) – Landscape Sections	17/05/2023	Paterson Design Studio
LA-16 (Rev A) – Lachlan Avenue Landscape Plan	17/05/2023	Paterson Design Studio
LA-17 (Rev A) – Communal Courtyard Landscape Plan	17/05/2023	Paterson Design Studio
LA-18 (Rev A) – Herring Road Landscape Plan	17/05/2023	Paterson Design Studio
LA-19 (Rev A) – Plant Schedule	17/05/2023	Paterson Design Studio
LA-20 (Rev A) – Landscape Details	17/05/2023	Paterson Design Studio

Plan No.	Dated	Prepared By
LA-21 (Rev A) – Landscape Details	17/05/2023	Paterson Design Studio
<b>Stormwater Management Plans</b>		
DAC01.01 (Rev 03) – Cover Sheet	18/05/2023	Northrop
DAC01.11 (Rev 02) – Specification Notes	18/05/2023	Northrop
DAC04.01 (Rev 07) – Siteworks and Stormwater Management Plan	18/05/2023	Northrop
DAC04.11 (Rev 01) – Stormwater Longitudinal Sections	18/05/2023	Northrop
DAC04.21 (Rev 03) – Stormwater Management Devices	18/05/2023	Northrop
DAC04.41 (Rev 03) – Stormwater Catchment Plan	18/05/2023	Northrop
DAC10.01 (Rev 01) – Details Sheet 01	18/05/2023	Northrop
DAC10.02 (Rev 01) – Details Sheet 02	18/05/2023	Northrop
DAC10.03 (Rev 01) – Details Sheet 03	18/05/2023	Northrop
DAC10.04 (Rev 01) – Details Sheet 04	18/05/2023	Northrop
DAC02.01 (Rev 02) – Concept Sediment and Soil Erosion Control Plan	22/11/2022	Northrop
DAC02.11 (Rev 02) – Sediment and Soil Erosion Control Details	22/11/2022	Northrop

Document(s)	Dated	Prepared By
Preliminary Operational Management Plan	17/05/2023	Lachlan Avenue Development Pty Ltd
Access Review (Final)	17/11/2022	Morris Goding Accessibility Consulting
Acoustic Assessment	17/11/2022	Pulse White Noise Acoustics
Consulting Arboricultural Assessment Report	23/11/2022	Elke Landscape Architect
Building Code of Australia Assessment Report	21/11/2022	Custom Development Certifications
Detailed Site Investigation (Contamination)	15/11/2022	Douglas Partners
DA – ESD Report	17/11/2022	Northrop
Geotechnical Investigation	18/11/2022	Douglas Partners
Operational Waste Management Plan	11/2022	Waste Audit
Pedestrian Wind Environment Statement	18/11/2022	Windtech
CPTED Assessment	17/11/2022	Urbis

Prior to the issue of a **Construction Certificate**, the following amendments shall be made:

- a) **Window Treatments.** Corridor-end windows at each level are to include screening (this may include fixed screens or obscure/translucent film) with a sill height of 1.5m above the finished floor level of each floor from 5 storeys and above at both southern-facing wings (facing 161 Herring Road and 15 Lachlan Avenue respectively) and at the northern-facing wings (facing 165 Herring Road and 23 Lachlan Avenue respectively).

Reason: To protect the visual privacy and development potential of neighbouring property.

- b) **Gym Terrace Access.** The side facing outdoor terrace (facing 165 Herring Road) is to be restricted to maintenance access only. A lockable gate is to be installed at the beginning of the side terrace pathway.

Reason: To protect the visual privacy and development potential of neighbouring property.

- c) **Services and Fire Hydrant Enclosure.** Prior to the issue of a Construction Certificate for works above ground slab level, the Certifying Authority is to be provided with plans demonstrating that all Services (Gas meter, water meter & fire hydrant and sprinkler booster valves and the like) are enclosed in a manner that compliments the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

Reason: To ensure essential services are appropriately screened.

- d) **Electric Vehicle Charging Points.** Prior to a Construction Certificate being issued, amended basement plans are to be submitted to the Principal Certifier demonstrating that the building is 100% capable of charging electric vehicles in all parking spaces. This is to include future cabling needs, control point installation, and adequate electricity capacity being provided.

The cabling infrastructure is to be located in such a way that the installation of a car charger will not impact upon parking space dimensions.

Certification is to be provided to the Certifier prior to the issue of the relevant Construction Certificate in relation to this requirement from a suitably qualified person.

Reason: To ensure that the development adequately caters for owners of electric vehicles.

- e) **CPTED Requirements.** The recommendations contained in the CPTED Assessment dated 17 November 2022 as prepared by Urbis are to be included on plans submitted with the Construction Certificate.

Reason: To ensure adequate safety and security for the development.

Amended plans demonstrating compliance with the above are to be submitted to the Certifying Authority prior to the issuing for the Construction Certificate.

Reason: To ensure the development is carried out in accordance with the determination.

**2. Use of Premises.** This consent approves the use of the premises for student accommodation and ancillary facilities to student residents only.

The use of the premises for any other purpose, or for the accommodation of persons other than registered students, is not permitted.

All rooms are to be assigned and used for single occupancy only.

Reason: To ensure the operation of the premises is in accordance with the consent.

3. **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Reason: To ensure that the development is in accordance with the determination.

4. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.

Reason: Statutory requirement.

5. **Communal Facilities.** Communal facilities within the development are not to be used for commercial purposes.

Reason: To ensure unrestricted access to occupants of the development.

6. **Site Maintenance.** For the period the site remains vacant of any development the subject of this consent, the site is to be regularly maintained in a tidy manner such that it does not become overgrown with weeds or become a repository for the leaving or dumping of waste.

Reason: To protect the amenity of the locality.

7. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

8. **Hoardings.**

- (a) A hoarding or fence must be erected between the work site and any adjoining public place.
- (b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

Reason: To ensure public safety.

9. **Illumination of public place.** Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Reason: To ensure public safety.

10. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.

Reason: To ensure that development occurs within the site boundaries.

11. **Public Space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

Reason: to ensure public safety.

- 12. Public Domain Design and Construction Staging.** The Applicant shall be responsible for the design and construction of all public domain improvement and infrastructure works for each stage. All engineering civil works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works, relevant Development Control Plans and in accordance with Council's specifications and to the satisfaction of Council. Council has full control to implement and impose any necessary condition to coordinate staging of the public domain work through the assessment phase of the development application. All design and construction of public domain and utilities services as a consequence of the development and associated construction works shall be at the full cost to the applicant.

Reason: Public amenity and safety.

- 13. Public Utilities and Service Alterations.** All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the Applicant's expense. The Applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g., Energy Australia, Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.

The applicant shall undertake and bear all costs associated with the liaison, approval and relocation of any utility services. All correspondence and approvals between the Applicant and utility authorities shall be provided to the Council in conjunction with engineering documentation for the stormwater drainage works prior to commencement of construction.

Reason: Protection of infrastructure and compliance with relevant Authorities requirements.

- 14. Traffic Management.** Traffic management procedures and systems must be in place and practised during the construction period to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 - 2019 and Part 8.1 of City of Ryde Development Control Plan 2014: Construction Activities.

Reason: To ensure that appropriate measures/controls are in place to assist with the safety of all affected road users within the public domain when construction works are being undertaken.

- 15. Removal of Redundant Driveways.** Existing driveways of the site on Lachlan Avenue is to be removed in accordance with the "General Arrangement Plan Level 00 Diagram" prepared by AJ+C (Drawing No. DA2003 Rev. 9 dated 18 May 2023).

Reason: To ensure that on-street parking provision is maximised.

- 16. Preservation of Parking Restrictions.** The development consent is approved on the premise that the parking and servicing demands of the development can be contained wholly in the confines of the site or occasionally in the available publicly available parking surrounding the development. Accordingly, any changes sought to the parking restrictions surrounding the property to accommodate the parking and servicing demands of the development will not be permitted.

Reason: To ensure appropriate parking management.

- 17. Design and Construction Standards.** All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's DCP Part 8.5 (Public Civil Works) and Part 8.2 (Stormwater and Floodplain Management), except otherwise as amended by conditions of this consent.

Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.

- 18. Public areas and restoration works.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council. Council's standards and specifications are available on the Council website.

Reason: to ensure the public areas are restored upon completion of construction works.

- 19. Road Activity Permits.** To carry out any work in, on or over a public road (including verge), consent from Council is required as per the Roads Act 1993. The applicant is required to review the "Road Activity Permits Checklist" (available from Council's website) and apply for the relevant permits for approval by Council.

Reason: To ensure the amenity and state of the public domain is maintained.

- 20. Parking Sensors (Lachlan Avenue).** All kerbside parking spaces on the site frontage of Lachlan Avenue have been installed with in-ground parking sensors, and Council will have to remove and re-install these parking sensors.

Council will provide an invoice for the works for works associated with any removal and re-installation of the in-ground sensors and supply and installation of the sensors to the new kerbside parking bays as part of Council's requirements and standards.

Council will invoice the developer/contractor should any damage be caused to in-ground sensors during construction.

Reason: To ensure maintenance on parking infrastructure.

- 21. Tree Retention.** The following trees, as referenced within the Arboricultural Assessment Report prepared by Elke Hagee Thorvaldsen dated 13 November 2022, must be retained and protected:

Trees 7, 8, 9, 10, 11, 21, 23, 24, 25, 26, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44.

Reason: To ensure all trees which are not significantly impacted by the proposed works are appropriately retained and protected.

- 22. Tree Removal.** The following trees, as referenced within the Arboricultural Assessment Report prepared by Elke Hagee Thorvaldsen dated 13 November 2022, are approved for removal:

Trees 1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 17, 18, 19, 22, 27, 28, 29, and 45.

All tree removal work is to be carried out in accordance Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal (2016) and undertaken by an Arborist with minimum AQF Level 3 qualifications.

Reason: To facilitate the proposed works.

- 23. Tree Protection Schedule (Hold Points).** The following Tree Protection Schedule provides a sequence of hold points for the various development stages including pre-construction, construction and post construction. It also provides a checklist of various hold points that are to be signed and dated by the Project Arborist.

This is to be completed progressively and included as part of the final certification. A copy of the final certification is to be made available to Ryde City Council on completion of the project.

Hold Point	Task	Responsibility	Certification	Timing of Inspection
1	Indicate clearly (with spray paint on trunks) trees approved for removal only.	Principal Contractor	Project Arborist	Prior to demolition and site establishment
2	Establishment of tree protection fencing.	Principal Contractor	Project Arborist	Prior to demolition and site establishment
3	Supervise all excavation works proposed within the TPZ.	Principal Contractor	Project Arborist	As required prior to the works proceeding adjacent to the tree
4	Inspection of trees by Project Arborist.	Principal Contractor	Project Arborist	Bi-monthly during construction period
5	Final inspection of trees by project Arborist.	Principal Contractor	Project Arborist	Prior to issue of Occupation Certificate

Reason: To ensure all trees which are not significantly impacted by the proposed works are appropriately retained and protected.

- 24. Transport for NSW Requirements.**

- 1) All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Herring Road boundary.
- 2) A Road Occupancy Licence (ROL) shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Herring Road during



construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

Reason: To ensure the development does not impact upon the roadway and traffic flow.

**25. Construction and fit-out of food handling areas.** All proposed food handling areas must be constructed and fitted-out in accordance with the requirements of:

- a) Food Safety Standard 3.2.3: Food Premises and Equipment; and
- b) Australian Standard AS 4674-2004: Design, construction and fit-out of food premises.

Reason: To ensure compliance with the requirements of Food Safety Standard 3.2.3 and Australian Standard AS 4674-2004.

**26. Street trees.** One (1) London Plane Tree (*Platanus acerifolius*) identified as Tree 25 in the Arboricultural Assessment Report prepared by Elke Hagee Thorvaldsen dated 13 November 2022, and located in the road reserve at the front of 163 Herring Road Macquarie Park is to be retained and protected in accordance with the following conditions:

- 1) Protection fencing, construction type 1.8m high chainwire fencing, in accordance with AS4970-2009 Protection of trees on Construction Sites, to be installed around the tree in the road reserve to be retained, prior to the issue of the construction certificate.
- 2) That all relevant legislation and WHS regulations be adhered to whilst undertaking these works
- 3) Fencing to have a minimum of two signs that include the words "Tree Protection Zone – Keep Out". Each sign shall be a minimum size of 600mm x 500mm and the name and contact details of the Project Arborist. Signs shall be attached facing outwards in prominent positions at 10 metre intervals or closer where the fence changes direction. The signs shall be visible within the site.

Where the Project Arborist determines that tree protection fencing cannot be installed, the tree protection fencing needs to be removed temporarily, access within or through the Tree Protection Zone is necessary or where work will be carried out within the Tree Protection Zone (as approved and supervised by the Project Arborist):

- 1) the stem and branches of trees to be retained shall be protected, as follows:
  - two layers of carpet underlay (or other padding approved by the Project Arborist) shall be installed around the stem and branches. Stem protection shall cover the stem from ground level; and
  - hardwood or treated pine timbers (100mm x 50mm) the same length as the stem or branch shall be positioned over the padding and next to each other around the stem or branch, secured together with galvanised wire or strapping. Boards shall not be nailed or screwed into the stem or branch. No part of the protection shall be secured to the tree.
- 2) The ground surface within the Tree Protection Zone shall be protected by placing geotextile fabric on the ground surface, covering this with a layer of mulch to a depth of 75mm and then placing boarding (scaffolding board, plywood sheeting or similar material) on top. The geotextile fabric and mulch shall be kept clear of tree stems by at least 50mm.
- 3) The following activities shall not be carried out within any Tree Protection Zone:

- a) disposal of chemicals and liquids (including concrete and mortar slurry, solvents, paint, fuel or oil);
- b) stockpiling, storage or mixing of materials;
- c) refuelling, parking, storing, washing and repairing tools, equipment, machinery and vehicles;
- d) disposal of building materials and waste;
- 4) The following activities shall not be carried out within any Tree Protection Zone unless under the supervision of the Project Arborist:
  - a) increasing or decreasing soil levels (including cut and fill);
  - b) soil cultivation, excavation or trenching;
  - c) placing offices or sheds;
  - d) erection of scaffolding or hoardings; and/or
  - e) any other act that may adversely affect the vitality or structural condition of the tree.
- 5) All work undertaken within or above a Tree Protection Zone shall be supervised by the Project Arborist.
- 6) Excavation within the Tree Protection Zone of any tree to be retained shall:
  - a) be undertaken using non-destructive methods (e.g., an Airspade or by hand) to ensure no roots greater than 40mm in diameter are damaged, pruned or removed. All care shall be taken to preserve and avoid damaging roots;
  - b) not occur within the Structural Root Zone.
- 7) The City of Ryde shall only give approval for minor pruning works. All pruning works shall be specified by the Project Arborist. All pruning shall be carried out in accordance with section 5 and by an arborist qualified in accordance with section 4.
- 8) Written approval from the City of Ryde shall be obtained prior to removing or pruning any street tree. All street trees not approved for removal shall be protected in accordance with the tree protection measures set out above.
- 9) That a bond be placed upon the trees to be retained and replanted to the value of \$3,000 each.
- 10) That the bond be paid to Council prior to the issue of the construction certificate.
- 11) That Councils Tree Management Officer inspects the tree prior to the bond being released
- 12) That the tree shall be in good health and vigour upon inspection
- 13) That if the tree is found to be in poor condition or vigour the bond shall not be released.
- 14) That the bond be released no sooner than 12 months after issuing of the final Occupation Certificate.

Reason: To ensure protection of Council street trees.

- 27. Demolition and Construction Noise Control.** A comprehensive demolition and construction noise and vibration management plan to protect the amenity of the adjacent properties must be prepared by a suitable qualified acoustic consultant and submitted to the Principal Certifying Authority before demolition commences.

The plan must be prepared in accordance with the relevant requirements of Interim Construction Noise Guideline (DECC, 2009) and AS2436-2010 "Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites" and include:

- a. Identification of nearby affected residences or other sensitive receivers.
- b. An assessment of the expected noise impacts.
- c. Details of the work practices required to minimise noise impacts.
- d. Noise monitoring procedures.
- e. Procedures for notifying nearby affected residents or businesses.
- f. Complaints management procedures.

**Note:** Appropriate background noise levels relevant to the most sensitive receivers will be required to support the plan.

All relevant requirements of the plan must be implemented throughout the period of demolition and construction.

Reason: To protect the amenity of neighbouring property.

- 28. Cadastral Survey.** If any design work relies on critical setbacks from land boundaries or subdivision of the land is proposed, it is a requirement that a land boundary / cadastral survey be undertaken to define the land.

The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.

Reason: To ensure no encroachment of private works on public land.

## DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

A Construction Certificate is not required for Demolition.

- 29. Provision of contact details/neighbour notification.** At least 7 days before any demolition work commences:

Council must be notified of the following particulars:

- (i) The name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
- (ii) The date the work is due to commence and the expected completion date.

A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.

Reason: To inform the commencement of work.

- 30. Compliance with Australian Standards.** All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).

Reason: Statutory requirement.

- 31. Dust Control.** A Dust Control Plan must be prepared in accordance with relevant legislation and guidelines and submitted to the Principal Certifying Authority before demolition commences to prevent the escape of dust from the site during demolition and construction and include:

- a. Physical barriers being placed around the site and other dust sources to prevent wind or work activities from generating dust.
- b. Watering areas of exposed soil during dry windy weather.

- c. Covering or watering stockpiles during dry windy weather.
- d. Watering the work area during excavation work.
- e. Stopping excavation work during periods of high winds if dust emissions cannot be prevented.
- f. Watering haul roads during dry weather.
- g. Ensuring that all excavated materials transported from the site are covered.
- h. Re-stabilisation of disturbed areas as soon practicable after work is completed.

All relevant requirements of the plan must be implemented throughout the period of demolition and construction.

Reason: To ensure dust generated will not impact upon neighbouring public and private land.

- 32. Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by Safework NSW and in accordance with the Detailed Site Investigation report dated 24 November 2023 as prepared by Foundation Earth Sciences.

Reason: Statutory requirement and safety.

- 33. Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.

Reason: Statutory requirement.

- 34. Waste Management Plan.** Demolition material must be managed in accordance with the approved Waste Management Plan.

Reason: To ensure the compliant and orderly disposal of waste.

- 35. Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any demolition or site clearing works on site. Trees marked for removal are to be carried out in accordance NSW Workcover Code of Practice (2007) and undertaken by an Arborist with minimum AQF Level 3 qualifications.

No trees are to be removed from adjoining properties.

Reason: Tree protection.

- 36. Tree Protection Fencing.** All protective fencing and signage around Tree Protection Zones (TPZs) must be located in accordance with AS4970: Protection of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings. All tree protection works including installation of any fencing is to be undertaken prior to any demolition or site clearing works on site.

Reason: Tree protection.

- 37. Tip Dockets.** Tip Dockets identifying the type and quantity of waste disposed/recycled during demolition are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

Reason: Statutory requirement.

- 38. Identification and removal of hazardous materials.** Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.

Reason: Statutory requirement.

- 39. Storage and removal of wastes.** All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at frequent intervals to prevent any nuisance or danger to health, safety or the environment.

Reason: To ensure waste materials are disposed of safely.

- 40. Contaminated soil.** All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines* (DECCW, 2009) before being transported from the site.

Reason: Statutory requirement.

- 41. Discovery of Additional Information.** Council and the Principal Certifying Authority (if Council is not the PCA) must be notified as soon as practicable if any information is discovered during demolition or construction work that has the potential to alter previous conclusions about site contamination.

Reason: Statutory requirement.

- 42. Transportation of wastes.** All wastes must be transported in an environmentally safe manner to a facility or place that can lawfully be used as a waste facility for those wastes. Copies of the disposal dockets must be kept by the applicant for at least 3 years and be submitted to Council on request.

Reason: To ensure waste materials are disposed of safely.

- 43. Demolition Pedestrian and Traffic Management Plan.** A Demolition Pedestrian and Traffic Management Plan (DPTMP) shall be prepared by a suitably qualified traffic engineering consultant and submitted to and approved by Council's Traffic Services section prior to demolition works commencing.

Due to heavy traffic congestion throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic Services section prior to submission of the DPTMP.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's Schedule of Fees and Charges with payment to be made prior to receipt of approval from Council's Traffic Services section for the DPTMP.

The DPTMP must include but not limited to the following:

- i. Make provision for all demolition and construction materials to be stored on site, at all times.

- ii. The DPTMP is to be adhered to at all times during the project.
- iii. Specify that all demolition vehicles are to enter & exit the site and/or work zone in a forward direction.
- iv. Specify construction truck routes and truck rates. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.
- v. Specify the number of truck movements to and from the site associated with the construction works. Temporary truck standing/ queuing in a public roadway/ domain in the vicinity of the site are not permitted unless approved by City Works Directorate.
- vi. Include Traffic Control Plan(s)/Traffic Guidance Scheme(s) prepared by a SafeWork NSW accredited designer for any activities involving the management of vehicle and pedestrian traffic and results in alterations to the existing traffic conditions in the vicinity of the site.
- vii. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
- viii. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
- ix. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.
- x. Take into consideration the combined construction activities of other development(s) and/or roadworks in the surrounding area. To this end, the consultant preparing the DPTMP must engage and consult with relevant stakeholders undertaking such works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- xi. Specify spoil management process and facilities to be used on site.
- xii. Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- xiii. Comply with relevant sections of the following documents:
  - The Australian Standard Manual of Uniform Traffic Control Devices (AS1742.3-2019),
  - TfNSW' Traffic Control at Work Sites technical manual; and
  - Part 8.1 of City of Ryde Development Control Plan 2014: Construction Activities.

Reason: To ensure that a plan is prepared to address traffic impacts during demolition works to minimise any inconvenience and safety risks to the general public.

- 44. Implementation of Demolition Pedestrian and Traffic Management Plan.** All works and demolition activities are to be undertaken in accordance with the approved Demolition Pedestrian and Traffic Management Plan (DPTMP). All controls in the DPTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the DPTMP be impacted by surrounding major development not encompassed in the approved DPTMP, the DPTMP measures and controls are to be revised accordingly and submitted to Council's Traffic Services Department for approval. A copy of the approved DPTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

Reason: To ensure that the measures/protocols stated in the approved DPTMP are carried out by the builder when demolition works are being undertaken.

## PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

- 45. Section 7.11.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council as follows:

A Contribution Type	B Contribution Amount
Community Facilities	\$2,154,100.68
Open Space & Recreation	\$4,152,993.72
Transport & Traffic Facilities	\$294,374.16
Plan Preparation & Administration	\$99,023.28
<b>Total Contribution</b>	<b>\$6,700,491.84</b>

These are contributions under the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979 as specified in City of Ryde Section 7.11 Development Contributions Plan 2020, effective from 1 July 2020.

The above amounts are current at the date of this consent and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

The contribution must be paid **prior to the issue of any Construction Certificate**. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the **City of Ryde**. Personal or company cheques will not be accepted.

A copy of the Section 7.11 Development Contributions Plan may be inspected at the Ryde Customer Service Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

Reason: Statutory requirement.

- 46. Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance

with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Statutory requirement.

- 47. Remediation of Land.** As required by the Detailed Site Investigation report, the land must be remediated to the extent necessary for the proposed use and a copy of the Site Validation Report must be submitted to Council for consideration within 30 days of remediation work being completed.

The Site Validation Report must comply with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 2020) and demonstrate that the site is suitable for the proposed use.

No Construction Certificate is to be issued for any building work on the land until Council has confirmed in writing that it is satisfied that the land is suitable for the proposed use, without the need for further remediation.

Reason: To comply with the statutory requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021*.

- 48. Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the Construction Certificate.

Reason: Statutory requirement.

- 49. Security deposit.** The Council must be provided with security for the purposes of section 4.17 (6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan prior to the release of the Construction Certificate. (Category: Other buildings with delivery of bricks or concrete or machine excavation).

Reason: Statutory requirement.

- 50. Infrastructure Restoration and Administration Fee** must be paid to Council in accordance with Council's Management Plan prior to the release of the Construction Certificate.

Reason: Statutory requirement.

- 51. Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be submitted to the Certifying Authority prior to the issuing of the Construction Certificate.

Reason: Statutory requirement.

- 52. Management of sediment and polluted water.** Temporary measures shall be provided and regularly maintained during demolition, excavation and construction to prevent sediment and polluted waters discharging from site. Plans showing such measures in accordance with the NSW Department of Housing, Managing Urban Stormwater, Soils and Construction Manual shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.



Reason: Protection of the environment.

- 53. Public Arts Plan.** A Public Arts Plan is to be provided as part of the proposed development in accordance with Part 4.5 of the Ryde Development Control Plan 2014. A Public Arts Plan is to be submitted for approval by Council prior to the issue of Construction Certificate (for above ground works).

The public art shall be equal to approximately 0.1% of the estimated total construction cost and is to be prepared by an arts and cultural planner and will be required to address the following:

- Identify opportunities for the integration of public art in the proposed development.
- Identify themes for public art consistent with Part 4.2 of DCP 2014 & options considered.
- Submission of the detailed proposal demonstrating that the scale of the public art is appropriate and proportionate to the development and thoughtfully sited & integrated with the building to create a point of interest and define the location of area.
- The proposal should provide a program for installation and integration with the construction program for the development. Construction must be completed prior to the issue of Occupation Certificate.
- The proposal should provide engineer's drawings and demonstrate:
  - Australian building standards requirements and codes for the structural design.
  - Sound practices for fabrication and construction, and materials appropriate for application.
  - Materials and all components have appropriate durability, and a functional life in excess of the designated life span of the work.

Reason: To ensure compliance with the DCP and the delivery of public art.

- 54. Compliance with Acoustic Report.** The development is to comply with the recommendations contained in the Acoustic Assessment (Issue 2) prepared by Pulse White Noise Acoustics dated 17 November 2022 and all other relevant BCA acoustic requirements. Details demonstrating compliance are to be submitted on the Construction Certificate plans.

Reason: To protect the amenity of neighbouring land.

- 55. Compliance with Access Report.** The development is to comply with the requirements contained in the Access Review (Final Version) report prepared by Morris Goding Access Consulting dated 17 November 2022. The development is to comply with the Access to Premises Standard 2010, BCA 2016 and Australian Standard AS 1428.1 – 2009 Design for Access and Mobility – General Requirements for Access - New Building Work. Australian Standard AS 4299 – 1995 Adaptable Housing. Details demonstrating compliance are to be submitted on the Construction Certificate plans.

Reason: To ensure equitable access is provided.

- 56. Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to [www.sydneywater.com.au/tapin](http://www.sydneywater.com.au/tapin) to apply.

Reason: Statutory requirement.

- 57. Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To ensure the use of appropriate material to minimise reflectivity.

- 58. Design Verification.** Prior to a Construction Certificate being issued with respect to this development, the Principle Certifying Authority is to be provided with a written Design Verification from a registered architect that has overseen the design.

This statement must include verification from the registered architect that the plans and specification achieve or improve the design quality of the development to which this consent relates.

Reason: To maintain consistent architectural oversight.

- 59. Dilapidation Survey.** A dilapidation survey is to be undertaken that addresses all properties that may be affected by the construction work, namely the following neighbouring residential properties immediately adjacent to the site:

- 161 Herring Road, Macquarie Park.
- 165 Herring Road, Macquarie Park.
- 13-15 Lachlan Avenue, Macquarie Park.
- 23 Lachlan Avenue, Macquarie Park.

A copy of the dilapidation survey is to be submitted to the Accredited Certifier and Council prior to the release of the Construction Certificate.

Reason: Protection of neighbouring property.

- 60. Lighting of Common Areas.** A detailed lighting scheme is to be prepared by a suitably qualified lighting consultant which considers lighting for:

- internal driveways,
- visitor parking areas,
- around the building entrances and communal areas,
- all open space areas within the site.

The details are to include certification from an appropriately qualified person that there will be no offensive glare onto adjoining residents. All lighting is to comply with the following requirements:

- Lighting is to be designed and installed in accordance with the relevant Australian and New Zealand Lighting Standards.
- A Lighting Maintenance Policy is required to outline the maintenance, monitoring and operation of lighting.
- Lighting is to be provided to all common areas including all car parking levels, stairs and access corridors and communal gardens.
- Sensor lighting should be installed into areas that may be areas of concealment.
- Lighting is to be automatically controlled by time clocks and where appropriate, sensors for energy efficiency and a controlled environment for residents.

Details of compliance are to be submitted with the plans for Construction Certificate.

Reason: To ensure that lighting is provided and managed to avoid adverse impact on neighbouring private and public land.

- 61. Ventilation of Car Park.** The basement car park must be provided with an adequate system of natural or mechanical ventilation complying with Building Code of Australia.

Any ventilation screens are to be integrated into the façade and landscape design. Details to be submitted to the PCA prior to the issue of the Construction Certificate.

Reason: Health and to ensure architectural consistency.

- 62. Mechanical ventilation.** Where internal noise levels exceed the internal noise criteria by more than 10 dB(A) with windows/doors open to meet the minimum requirements of the Building Code of Australia for a naturally ventilated space, an approved system of mechanical ventilation complying with the AS1668.2 must be provided.

Reason: Protection of acoustic amenity.

- 63. Stormwater - Council Drainage - Reflux Valve.** A design certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, shall be provided to the Principal Certifying Authority, prior to the issue of the Construction Certificate, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).

Reason: To ensure no water from Council's Stormwater Drainage Network enters the site.

- 64. Stormwater - Council Drainage – Pit Connection Details.** The proposed site drainage connection to the existing Council kerb inlet pit shall be made via a uPVC pipe. The site drainage connection pipe shall be cut flush with the internal wall of the pit and should enter the pit perpendicular to the pit wall.

Amended stormwater plans complying with this condition shall be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate. The plans shall be prepared by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng).

Reason: To ensure the design of the stormwater is prepared by a professional.

- 65. Stormwater - Drainage Design Submission - Assessment Fee.** The applicant is to pay to Council fees for assessment of all relevant drainage design engineering plans, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council prior to the issue of the Construction Certificate.

Note: An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the Council drainage works and any additional reviews required.

Reason: To ensure relevant Council assessment fees are paid.

- 66. Stormwater - Drainage Design Submission.** Engineering drawings prepared by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng) are to be submitted to, and approved by Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual, prior to the issue of the Construction Certificate.

The design submission shall address the following:

- a) A drainage system layout plan and structural details shall be drawn at a scale of 1:100, 1:200 or 1:250 and shall show the location of drainage pits and pipe and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- b) A drainage system longitudinal section shall be drawn at a scale of 1:100 or 1:200 horizontally and 1:10 or 1:20 vertically and shall show the underground channel and pipe size, class and type, pipe support type in accordance with AS 3725 or AS 2032 as appropriate, pipeline chainages, pipeline grade, hydraulic grade line and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- c) The location and as-built information (including dimensions and invert levels) of the existing Council kerb inlet pit as shown on {Civil Plans prepared by Northrop P/L Drawing No. DAC04.01, DAC04.11 (Project No. 221505, Revision 7, 18 May 2023)} is to be confirmed by a suitably qualified surveyor. This shall be incorporated into the drainage engineering drawings.
- d) Special details including non-standard pits, pit benching and transitions shall be provided on the drawings at scales appropriate to the type and complexity of the detail being shown.
- e) Any stormwater pit with a depth greater than 1.8 metres shall be designed and certified by a suitably qualified Structural Engineer and the certification shall be submitted with the drainage design drawings.
- f) The drainage system layout plan shall be documented on a detailed features survey plan that describes all existing structures, utility services, vegetation and other relevant features.

Reason: to ensure the Stormwater Civil Design complies with Council's and Australian Standards and has sufficient details to obtain construction certificate.

- 67. Stormwater - Council Drainage Works – Bond.** To ensure satisfactory performance of the excavation, laying of pipes, back filling, disposal of excess soil and restoration including new kerb and gutter works, a maintenance period of twelve (12) months shall apply to the trunk drainage works following completion of the development.

The maintenance period shall commence from the date of issue by Council, of the Compliance Certificate for the Council Drainage Works. The applicant shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council's standard specification, during the twelve (12) months' maintenance period. Any defects identified during the maintenance period shall be rectified at their cost within a period of thirty (30) days after notification from Council. The details of the defects and repairs shall be documented and certified by a suitably qualified Civil Engineer (registered on the NER of Engineers Australia), or equivalent.

A bond in the form of a cash deposit or Bank Guarantee of \$50,000 shall be lodged with the City of Ryde prior to the issue of a Construction Certificate to guarantee this requirement will be met.

Council engineers from the City Works Directorate shall be notified in writing three (3) months prior to the expiry of the maintenance period for the inspection of the trunk drainage works and restored areas. Details and certifications of the defects and repairs shall be provided to Council's City Works Directorate at this notification. The inspection shall be jointly conducted between Council engineers and the applicant's site engineers. Notifications and inspections may be arranged by telephoning Council's Customer Service Section on 9952 8222 during office hours. A minimum of five (5) working days' notice shall be given to Council to inspect the works.

The bond will only be refunded when the works are determined to be satisfactory to Council, in writing, after the expiry of the twelve (12) months maintenance period.

Reason: To ensure satisfactory performance of drainage works during 12 months after the Compliance Certificate for the Council Drainage Works was issued.

- 68. Construction Pedestrian and Traffic Management Plan.** A Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared by a suitably qualified traffic engineer and submitted to and approved by Council's Traffic Services Department prior to issue of any Construction Certificate.

Due to heavy traffic congestion throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic Services Department prior to submission of the CPTMP.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's Schedule of Fees and Charges with payment to be made prior to receipt of approval from Council's Traffic Services Department for the CPTMP.

The CPTMP must include but not limited to the following:

- i. Make provision for all construction materials to be stored on site, at all times.
- ii. Specify construction truck routes and truck rates. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.
- iii. Make provision for parking onsite once the basement level parking is constructed. All Staff and Contractors are to use the basement parking once available.
- iv. Specify the number of truck movements to and from the site associated with the construction works. Temporary truck standing/ queuing in a public roadway/ domain in the vicinity of the site are not permitted unless approved by City Works Directorate.
- v. Include Traffic Control Plan(s)/Traffic Guidance Scheme(s) prepared by a SafeWork NSW accredited designer for any activities involving the management of vehicle and pedestrian traffic and results in alterations to the existing traffic conditions in the vicinity of the site.
- vi. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
- vii. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.

- viii. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.
- ix. Take into consideration the combined construction activities of other development(s) and/or roadworks in the surrounding area. To this end, the consultant preparing the CPTMP must engage and consult with relevant stakeholders undertaking such works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- x. Specify spoil management process and facilities to be used on site.
- xi. Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- xii. Comply with relevant sections of the following documents:
  - The Australian Standard Manual of Uniform Traffic Control Devices (AS1742.3-2019),
  - TfNSW' Traffic Control at Work Sites technical manual; and
  - Part 8.1 of City of Ryde Development Control Plan 2014: Construction Activities.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

- 69. Waste and Service Vehicle Access.** Access to the on-site loading bay area including ramp grades, transitions and height clearance shall be designed for safe forward in and forward out access of 7.86m long waste vehicle, as a minimum requirement. The minimum height clearance required is 4.0m, measured from the floor level to the lowest point of any overhead structures/service provisions such as pipes.

Plans showing the ramp grades, transitions and height clearance and swept path diagrams of a 7.86m long garbage truck shall be reviewed and approved by a chartered civil engineer (with evidence of this certification submitted to Council) prior to the issue of the Construction Certificate. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.

Reason: To assist with the safety and efficiency of heavy vehicles entering and exiting the site.

- 70. Ground Anchors.** The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the Roads Act, 1993 prior to the issue of the relevant Construction Certificate.

The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to:

- a) Advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met.
- b) the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval, and
- c) the provision of a copy of the Public Liability insurance cover of not less than \$20 million with Council's interest noted on the policy. The policy shall remain valid until the de-commissioning of the ground anchors.

Reason: To minimise the imposition of temporary soil / rock anchors on the public domain.

- 71. Public Domain Improvements – Design for Construction Certificate.** The public domain is to be upgraded in both Herring Road and Lachlan Avenue frontages of the development site in accordance with the City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park. The works shall include paving, multifunction light poles, street furniture and plantings, and must be completed to Council's satisfaction at no cost to Council.

A public domain plan for the following works shall be submitted to, and approved by Council's City Works Directorate, prior to the issue of the relevant Construction Certificate.

- a) Footpath paving as specified in the condition of consent for public infrastructure works.
- b) Street trees to be provided in accordance with the Macquarie Park Public Domain Technical Manual. Street trees in tree pits and ground cover planting are to be provided along the Lachlan Avenue frontage of the site.

**Note:** In designing the street tree layout, the consultant shall check and ensure that all new street trees are positioned such that there are no conflicts with the proposed streetlights, utilities and driveway accesses. The proposed streetlights will have priority over the street trees. All costs associated with the removal of existing street trees, where required, will be borne by the Developer.

- c) All telecommunication and utility services must be placed underground along the Herring Road and Lachlan Avenue frontages. The extent of works required to achieve this outcome may involve works beyond the frontage of the development site. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant for decommissioning the existing network and constructing the new network; and are to be submitted to, and approved by Council and relevant utility authorities, prior to commencement of work. The public utility cover requirements shall be based on the approved Finished Surface Levels for the footpath, driveways and kerb ramps.

For the undergrounding of existing overhead electricity network, the requirements specified in the Ausgrid Network Standards NS130 and NS156 are to be met.

- d) New street lighting serviced by metered underground power and on multifunction poles (MFPs) shall be designed and installed to Australian Standard AS1158 Lighting for Roads and Public Spaces, with a minimum vehicular luminance category V3 and pedestrian luminance category PR2 along the Herring Road frontage and a minimum vehicular luminance category V5 and pedestrian luminance category PR2 along the Lachlan Avenue frontage.

Subject to design, it is expected that three new streetlights on multi-function poles (MFP) will be required along the Lachlan Avenue frontage and two new street lights on MFPs will be required along the Herring Road frontage of the site. Lighting upgrade shall be in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park. The consultant shall liaise with Council's City Works Directorate in obtaining Council's requirements and specifications for the MFP and components, including the appropriate LED luminaire and location of the meter boxes.

Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to and approved by Council's City Works Directorate prior to lodgement of the scheme with Ausgrid for their approval.

**Note:** Council has prepared a design guide and schema for the provision of the street lighting on MFPs. A copy of the design guide including the design template and checklist, and the street lighting schema can be made available to the Electrical Design Consultant upon request to Council's City Works Directorate.

Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments.

- 72. Public Infrastructure Works - Design for Construction Certificate.** Public infrastructure works shall be designed and constructed as outlined in this condition of consent. The approved works must be completed to Council's satisfaction at no cost to Council.

Engineering drawings prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to and approved by Council's City Works Directorate prior to the issue of the Construction Certificate. The works shall be in accordance with City of Ryde DCP 2014 Part 8.5 - Public Civil Works, and DCP 2014 Part 8.2 - Stormwater Management, where applicable.

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, kerb returns, existing and proposed signage and line marking, and other relevant details for the new works. The drawings shall also demonstrate the smooth connection of the proposed upgrade works into the existing adjoining street scape.

The Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications for the following infrastructure works:

- a) The full reconstruction of half road width for the Lachlan Avenue frontage of the development site, in accordance with the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road.
- b) The removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction.
- c) The construction of new kerb and gutter along the Herring Road and Lachlan Avenue frontages of the development site.
- d) Construction of full width granite footway along the Herring Road frontage of the site and 2.4m width granite footway along the Lachlan Avenue frontage of the site, in accordance with the City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park.
- e) Turfing and landscaping works required to accommodate new footway levels along the Lachlan Avenue frontage.



- f) Any required street furniture, such as bollards, bicycle racks, garbage bins, required along the frontage.
- g) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
- h) Signage and line marking details.
- i) Staging of the public civil works, if any, and transitions between the stages.
- j) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.

**Notes:**

1. The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths, prior to setting the floor levels for the proposed building.
2. Depending on the complexity of the proposed public domain works, the Council's review of each submission of the plans may take a minimum of six (6) weeks.
3. Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Section 5 "Standards Enforcement". A checklist has also been prepared to provide guidance and is available upon request to Council's City Works Directorate.
4. City of Ryde standard drawings for public domain infrastructure assets are available on the Council website. Details that are relevant may be replicated in the public domain design submissions; however, Council's title block shall not be replicated.

Reason: Provision and upgrade of public assets and to ensure compliance with Council requirements.

- 73. Vehicle Footpath Crossing and Gutter Crossover.** A new vehicle footpath crossing and associated gutter crossover shall be constructed at the approved vehicular access location. The location, design and construction shall be in accordance with City of Ryde Development Control Plan 2014 Part 8.3 Driveways and Part 8.5 - Public Civil Works and Australian Standard AS2890.1 – 2004 Off-street Parking.

Prior to the issue of the Construction Certificate, an application shall be made to Council for approval under Section 138 of the Roads Act, 1993, for the construction of the vehicle footpath crossing and gutter crossover. The application shall include engineering design drawings of the proposed vehicle footpath crossing and gutter crossover.

The drawings shall be prepared by a suitably qualified Civil Engineer using the standard B85 vehicle profile. The drawings shall show the proposed vehicle footpath crossing width, alignment, and any elements impacting design such as service pits, underground utilities, power poles, signage and/or trees. In addition, a benchmark (to Australian Height Datum) that will not be impacted by the development works shall be included.

All grades and transitions shall comply with Australian Standard AS 2890.1-2004 Off-street Parking and Council's specifications. The new crossing shall be 6.5m wide, without the splay, and shall be constructed at right angle to the alignment of the kerb and gutter and located no closer than 1m from any power pole and 3m from any street tree unless otherwise approved by Council.

Fees are payable at the time of the application, in accordance with Council's Schedule of Fees and Charges.

The Council approved design details shall be incorporated into the plans submitted to the Principal Certifier, for the application of the Construction Certificate.

Reason: Improved access and public amenity.

- 74. Public Domain Works – Defects Security Bond.** To ensure satisfactory performance of the public domain works, a defects liability period of twelve (12) months shall apply to the works in the road reserve following completion of the development. The defects liability period shall commence from the date of issue by Council, of the Compliance Certificate for the External Works. The applicant shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council's standard specification, during the twelve (12) months' defects liability period. A bond in the form of a cash deposit or Bank Guarantee of \$300,000 shall be lodged with the City of Ryde prior to the issue of a Construction Certificate to guarantee this requirement will be met. The bond will only be refunded when the works are determined to be satisfactory to Council after the expiry of the twelve (12) months defects liability period.

Reason: Ensure compliance with specifications.

- 75. Engineering plans assessment and works inspection fees.** The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council.

**Note:** An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.

Reason: Ensure compliance with Council's requirements.

- 76. Anticipated Assets Register - Changes to Council Assets.** In the case that public infrastructure improvements are required, the developer is to submit a listing of anticipated infrastructure assets to be constructed on Council land as part of the development works. The new elements may include but are not limited to new road pavements, new Multi-Function Poles (MFPs), new concrete or granite footways, new street trees and tree pits, street furniture, bus shelters, kerb and gutter and driveways. This information should be presented via the Anticipated Asset Register file available from Council's Assets and Infrastructure Department. The listings should also include any assets removed as part of the works.

The Anticipated Asset Register is to assist with council's future resourcing to maintain new assets. There is potential for the as-built assets to deviate from the anticipated asset listing, as issues are resolved throughout the public domain assessment and Roads Act Approval process. Following completion of the public infrastructure works associated with the development, a Final Asset Register is to be submitted to Council, based upon the Public Domain Works-As-Executed plans.

Reason: Record of civil works.

- 77. Tree Protection Plan and Specification.** A dedicated and detailed Tree Protection Plan & Specification is to be prepared by an AQF Level 5 Arborist who is registered with either Arboriculture Australia or the Institute of Australian Consulting Arboriculturists.

This document is to provide details and guidance as to how existing trees to be retained are to be protected during the demolition, excavation and construction works. This document is to take into consideration all trees on site, on neighbouring property allotments and within the public domain which may be affected by the proposal. The Tree Protection Plan & Specification is to be submitted to Council for review and approval prior to the issue of the Construction Certificate.

Reason: To provide a suitable framework and guidance for tree protection prepared by a qualified professional.

**78. Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).

With respect to this, the following revision(s) / documentation must be provided with the plans submitted with the application for a Construction Certificate;

- a) The columns located at the far north-western end of the parking row on Levels B1b and B0b are to be relocated such to comply with the afore-mentioned standard.
- b) To ensure that service vehicles have sufficient headroom clearance when accessing loading bay areas, an accessway / ramp profile must be produced along the vehicle path of travel for all service vehicles. The plan must detail all levels and overhead clearances (allowing for services) along the vehicle path of travel from the vehicle entry at the boundary to the loading bay area and must demonstrate that the required overhead clearance (SRV – 3.5m / MRV & HRV – 4.0m) is achieved along this path. NOTE: the pinch point of the main entry will need to have the underside of the courtyard splayed and possibly the courtyard garden bed above raised such to provide a 4.0m clearance.
- c) To allow for adequate sight distance from a vehicle exiting the property to pedestrians in the footpath area, the sides of the driveway entry at the property boundary must have clear sight through a splayed region defined by Figure 3.3 of AS 2890.1 (2004) and Council's DCP. Ideally the region is to be free of all obstructions, otherwise any solid obstructions are to be no greater than 900mm above finished surfaces and horizontal fencing/ slats are to permit more than 50% visual permeability.

These amendment(s) must be clearly marked on the plans submitted to the Accredited Certifier prior to the issue of a Construction Certificate.

Reason: To ensure the vehicle access and parking area is in accordance with the require standards and safe for all users.

**79. Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the inground drainage service in Lachlan Avenue, generally in accordance with the plans by Northrop Consulting Engineers (Refer to Job No. 221505 Dwg DAC01.01 Rev 3, Dwg DAC01.11 Rev 2, Dwg DAC04.01 Rev 7, Dwg DAC04.11 Rev 1, Dwg DAC04.21 Rev 3, Dwg DAC04.41 Rev 3, Dwg DAC10.01 Rev 1, Dwg DAC10.02 Rev 1 Issued 18 May 2023) subject to any variations marked in red on the approved plans or noted following;

- a) All works in the Public Domain are subject to approval by Council's City Works section. Note that the extent of work in the public domain may need to be varied due to potential development of neighbouring lot(s). A direction connection to the public inground drainage infrastructure is required.
- b) Connection to the public drainage infrastructure will require the approval of Council's City Works (Drainage) Department. Any conditions associated with this approval must be noted on the plans.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for a Construction Certificate and prepared by a suitably qualified Civil Engineer and comply with the following;

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (Stormwater drainage) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.
- The subsurface drainage system must be designed to preserve the pre-developed groundwater table so as to prevent constant, ongoing discharge of groundwater to the public drainage network, as well as avoid long term impacts related to the support of structures on neighbouring properties.

Reason: To ensure that the developments stormwater management system is aligned with the controls and objectives of the City of Ryde DCP 2014 Part 8.2.

**80. Stormwater Management - Onsite Stormwater Detention.** In accordance with Council's community stormwater management policy, an onsite stormwater detention (OSD) system must be implemented in the stormwater management system of the development.

As a minimum, the OSD system must;

- a) provide site storage requirement (SSR) and permissible site discharge (PSD) design parameters complying with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management).
- b) incorporate a sump and filter grate (trash rack) at the point of discharge from the OSD system to prevent gross pollutants blocking the system or entering the public drainage service,
- c) ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and
- d) ensure the drainage system discharging to the OSD system is of sufficient capacity to accommodate the 100 year ARI 5 minute storm event.

Detailed engineering plans and certification demonstrating compliance with this condition & Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) are to be submitted with the application for a Construction Certificate.

Reason: To ensure that the design of the OSD is compliant with the requirements of the City of Ryde DCP 2014 Part 8.2.

- 81. Stormwater Management - Pump System.** The basement pump system must be dual submersible and shall be sized and constructed in accordance with Section 9.3 of AS 3500.3 (Stormwater drainage).

The wet well must be designed and constructed in accordance with section 9.3 of AS 3500.3 (Stormwater drainage), except that the sump volume is to be designed to accommodate storage of runoff accumulating from the 100yr ARI 3 hour storm event, in the event of pump failure as per the requirements of Council's DCP Part 8.2 (Stormwater and Floodplain Management).

Direct connection of the pumps rising main to the kerb will not be permitted. The rising main must discharge to the sites drainage system, upstream of the onsite detention system (if one is provided) or any rainwater tank which is utilised for irrigation only.

Pump details and documentation demonstrating compliance with this condition are to be submitted in conjunction with the Stormwater Management Plan for the approval of the Certifying Authority, prior to the release of any Construction Certificate for construction of the basement level.

Reason: To ensure that the design of the pump system is compliant with the requirements of the City of Ryde DCP 2014 Part 8.2 and relevant Australian Standards.

- 82. Geotechnical Design, Certification and Monitoring Program.** The applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.

This engineer is to prepare the following documentation;

- a) Certification that the civil and structural details of all subsurface structures are designed to;
  - provide appropriate support and retention to neighbouring properties;
  - ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure;
  - ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.
- b) A Geotechnical Monitoring Program (GMP) to be implemented during construction that;
  - is based on a geotechnical investigation of the site and subsurface conditions, including groundwater;
  - details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;
  - details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer;

- details action plan and contingency for the principal building contractor in the event these trigger levels are exceeded;
- is in accordance with the recommendations of any approved Geotechnical Report.

The certification and the GMP is to be submitted for the approval of the Accredited Certifier prior to the issue of the Construction Certificate.

Reason: To ensure there are no adverse impacts arising from excavation works.

**83. Site Dewatering Plan.** A Site Dewatering Plan (SDP) must be prepared and submitted with the application for a Construction Certificate.

The SDP is to comprise of detailed plans, documentation and certification of the system, must be prepared by a chartered civil engineer and must, as a minimum, comply with the following;

- All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation.
- Pumps used for dewatering operations are not to be fuel based so as to minimise noise disturbance and are to be electrically operated.
- Discharge lines are to be recessed across footways so as to not present as a trip hazard and are to directly connect to the public inground drainage infrastructure wherever possible.
- The maximum rate of discharge is to be limited to the sites determined PSD rate or 30L/s if discharging to the kerb.
- Certification must state that the submitted design is in accordance with the requirements of this condition and any relevant sections of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
- Incorporate water treatment measures to prevent the discharge of sediment laden water to the public drainage system. These must be in accordance with the recommendations of approved documents which concern the treatment and monitoring of groundwater.
- Any details, approval or conditions concerning dewatering (e.g., Dewatering License) as required by the Water Act 1912 and any other relevant NSW legislation.
- Approval and conditions as required for connection of the dewatering system to the public drainage infrastructure as per Section 138 of the Roads Act.

Reason: To ensure that stormwater runoff and the disposal of groundwater from the excavation is drained in an appropriate manner and without detrimental impacts to neighbouring properties and downstream water systems.

**84. Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP is to be submitted with the application for a Construction Certificate. The ESCP must be in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by NSW Department – Office of Environment and Heritage and must contain the following information;

- Existing and final contours
- The location of all earthworks, including roads, areas of cut and fill
- Location of all impervious areas

- d) Location and design criteria of erosion and sediment control structures,
- e) Location and description of existing vegetation
- f) Site access point/s and means of limiting material leaving the site
- g) Location of proposed vegetated buffer strips
- h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- i) Location of stockpiles
- j) Means of diversion of uncontaminated upper catchment around disturbed areas
- k) Procedures for maintenance of erosion and sediment controls
- l) Details for any staging of works
- m) Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate.

Reason: To protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.

## **PRIOR TO COMMENCEMENT OF CONSTRUCTION**

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

### **85. Site Sign**

- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
  - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
  - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
  - (iii) stating that unauthorised entry to the work site is prohibited.
- (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Reason: Statutory requirement.

### **86. Excavation adjacent to adjoining land**

- (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
- (b) The applicant must give at least seven (7) days' notice to the adjoining owner(s) prior to excavating.
- (c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: Statutory requirement.

- 87. Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

Reason: Statutory requirement.

- 88. Proposed Property Addressing.** Proposed addressing for the new development must be lodged with Council's Spatial Data Services section prior to the commencement of construction.

Reason: To ensure the address of the development meets Council's requirements.

- 89. Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any the commencement of any works on site.

Reason: To ensure suitable tree protection is in place prior to the commencement of any works.

- 90. Tree Protection Fencing.** The Tree Protection Zones of all retained trees must be protected by way of fencing and signage designed and located in accordance with AS4970: Protection of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings.

Reason: To provide suitable protection fencing for trees nominated for retention.

- 91. Work Zones and Permits.** Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. Separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane.

Reason: Specific activities on public roads where Council is the consent authority require Council approval prior to such activities being undertaken.

- 92. Stormwater - Council Drainage - Structural Adequacy.** Council stormwater pits which are being connected into shall be surveyed and confirmed to be capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits shall be cast in-situ and conforming to Council's standard drainage pit details.

A certificate from a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority, prior to the commencement of any works, certifying compliance with this condition.

Reason: to verify the structural integrity of the pit.

- 93. Notice of Intention to Commence Council Drainage Works.** Prior to commencement of the Council drainage works, Council's City Works Directorate shall be notified for written acceptance.

This Notice shall include the name of the Contractor who will be responsible for the construction works, and the name of the Supervising Engineer who will be responsible



for providing the certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works.

Reason: To ensure Council's City Works Directorate is notified about the intention of commencing drainage works.

- 94. Notification to adjacent properties – Council Drainage Works.** The Applicant shall provide the adjoining owners and occupiers written notice of the proposed {Council drainage works} a minimum two weeks prior to commencement of construction. The notice is to include a contact person name and number should adjoining owners and occupiers have any enquiries in relation to the construction works.

All structures and surface areas affected by the drainage connection works must be reinstated at the completion of this activity, at no cost to the affected property owner.

Reason: To ensure adjacent properties are notified about the intention of commencing drainage works.

- 95. Notice of Intention to Commence Public Domain Works.** Prior to commencement of the public domain works, a Notice of Intention to Commence Public Domain Works shall be submitted to Council's City Works Directorate. This Notice shall include the name of the Contractor who will be responsible for the construction works, and the name of the Supervising Engineer who will be responsible for providing the certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works.

Note: Copies of several documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

Reason: Ensure compliance and record of works.

- 96. Notification of adjoining owners & occupiers – public domain works.** The Applicant shall provide the adjoining owners and occupiers written notice of the proposed public domain works a minimum two weeks prior to commencement of construction. The notice is to include a contact name and number should they have any enquiries in relation to the construction works. The duration of any interference to neighbouring driveways shall be minimised; and driveways shall be returned to the operational condition as they were prior to the commencement of works, at no cost to the owners.

Reason: Ensure compliance and record of works.

- 97. Pre-construction inspection.** A joint inspection shall be undertaken with Council's Engineer from City Works Directorate prior to commencement of any public domain works. A minimum 48 hours' notice will be required when booking for the joint inspection.

Reason: Ensure compliance and communicate Council's requirements.

- 98. Pre-Construction Dilapidation Report - Public Domain.** To ensure Council's infrastructures are adequately protected a pre-construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description, and photographic record (in colour) of any observable defects to the following infrastructure where applicable.

- a) Road pavement,
- b) Kerb and gutter,
- c) Footpath,
- d) Drainage pits,
- e) Traffic signs, and
- f) Any other relevant infrastructure.

The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to any work commencing.

All fees and charges associated with the review of this report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

Reason: Protection of Council's infrastructure.

- 99. Temporary Footpath Crossing.** A temporary footpath crossing, if required, must be provided at the vehicular access points. It is to be 4 metres wide, made from sections of hardwood with chamfered ends and strapped with hoop iron, and a temporary gutter crossing must be provided.

Reason: Ensure public amenity and safety.

- 100. Ryde Traffic Committee Approval.** A plan showing details of the proposed signage and line marking, and/or traffic devices including pedestrian refuge, pedestrian crossing or local area traffic management (LATM) measures, shall be submitted to the Council and approved by the Ryde Traffic Committee prior to the installation of any traffic devices, signage, and line marking.

Reason: Ensure compliance.

- 101. Project Arborist.** A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on the subject site and neighbouring allotments in accordance with AS4970-2009 Protection of trees on development sites and the Arboricultural Assessment Report prepared by Elke Hagee Thorvaldsen dated 13.11.2022. All trees are to be monitored to ensure adequate health throughout the works period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist. Details of the Project Arborist are to be submitted to Council prior to the commencement of the proposed works.

Reason: To ensure a suitably qualified Arborist is appointed and made responsible for the protection of trees.

- 102. Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any the commencement of any works on site.

Reason: To ensure suitable tree protection is in place prior to the commencement of any works.

- 103. Tree Protection Fencing.** The Tree Protection Zones of all retained trees must be protected by way of fencing and signage designed and located in accordance with AS4970: Protection of trees on development sites. In this regard, any fencing required

to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings.

Reason: To provide suitable protection fencing for trees nominated for retention.

- 104. Canopy Tying.** Where possible, tree branches overhanging works zones are to be tied back to the main trunk rather than pruned.

Reason: To minimise the extent of canopy pruning necessary to facilitate construction and mitigate impacts to existing trees nominated for retention.

- 105. Road Occupancy Licence.** Prior to commencement of any construction works, the applicant shall obtain a Road Occupancy Licence (ROL) from NSW Transport Management Centre for any works that may impact on traffic flows on a State Road (e.g. lane closures, etc.) and/or within 100m of a signalised intersection. A copy of the approved ROL(s) is to be provided to Council as evidence of compliance.

Reason: Transport for NSW requirement.

## DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

- 106. Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 61 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Reason: Statutory requirement.

- 107. Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.

Reason: To protect the amenity of the neighbourhood.

- 108. Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.

Reason: To protect the amenity of the area.

- 109. Construction materials.** All materials associated with construction must be retained within the site.

Reason: To ensure the public domain is not affected during construction.

**110. Site Facilities**

The following facilities must be provided on the site:

- (a) toilet facilities in accordance with Safework NSW requirements, at a ratio of one toilet per every 20 employees, and
- (b) a garbage receptacle for food scraps and papers, with a tight-fitting lid.

Reason: Statutory requirement.

- 111. Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 "Traffic Control Devices for Work on Roads".

Reason: To ensure works do not disrupt pedestrians and vehicular traffic.

- 112. Consent documents available on site.** At all times during the construction, a copy of the development consent and the approved stamped plans is to be kept on site. These documents are to be made available to any Council Officer as requested.

Reason: To ensure Council Officers can access the consent during any site inspection.

- 113. Traffic Management.** Traffic management procedures and systems must be implemented during the construction period to ensure a safe environment and minimise impacts to pedestrian and other vehicle traffic. Any traffic management procedures and systems must be in accordance with AS 1742.3 2019 and the DCP 2014 Part 8.1 (Construction Activities).

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

- 114. Truck Shaker.** A truck shaker grid with a minimum length of 6 metres must be provided at the construction exit point(s). Fences are to be erected to ensure vehicles cannot bypass them. Sediment tracked onto the public roadway by vehicles leaving the subject site is to be swept up immediately.

Reason: To prevent soil and sediment spill in the public domain.

- 115. Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the Construction Certificate version of the Stormwater Management Plan by Northrop Consulting Engineers (Refer to Job No. 221505 Dwg DAC01.01 Rev 3, Dwg DAC01.11 Rev 2, Dwg DAC04.01 Rev 7, Dwg DAC04.11 Rev 1, Dwg DAC04.21 Rev 3, Dwg DAC04.41 Rev 3, Dwg DAC10.01 Rev 1, Dwg DAC10.02 Rev 1 issued 18 May 2023) submitted in compliance to the condition labelled "Stormwater Management" and the requirements of Council in relation to the connection to the public drainage system.

Reason: To ensure the stormwater system is constructed as approved.

- 116. Erosion and Sediment Control Plan - Implementation.** The applicant shall install erosion and sediment control measures in accordance with the Construction Certificate approved Soil Erosion and Sediment Control (ESCP) plan at the commencement of works on the site. Erosion control management procedures in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction.

Reason: To prevent soil erosion and the discharge of sediment over the land.

- 117. Geotechnical Monitoring Program - Implementation.** The construction and excavation works are to be undertaken in accordance with the Geotechnical Report and Monitoring Program (GMP) submitted with the Construction Certificate. All recommendations of the Geotechnical Engineer and GMP are to be carried out during the course of the excavation. The applicant must give at least seven (7) days notice to the owner and occupiers of the adjoining allotments before excavation works commence.

Reason: To ensure that the excavation works are undertaken appropriately throughout the period of construction.

- 118. Site Dewatering Plan – Implementation.** The Site Dewatering Plan (SDP) on the site must be constructed in accordance with the Construction Certificate version of the SDP submitted in compliance to the condition labelled “Site Dewatering Plan.”, the requirements of Council in regard to disposal of water to the public drainage infrastructure and the requirements of any Dewatering License issued under NSW Water Act 1912 in association with the works. A copy of the SDP is to be kept on site at all times whilst dewatering operations are carried out.

Reason: To ensure that site dewatering is undertaken appropriately throughout the period of construction.

- 119. Root Pruning.** Where root pruning is required, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using hessian material or mulch where practical. Severed roots shall be treated with a suitable root growth hormone.

Reason: To reduce the stress and negative impacts caused by any root pruning required for construction.

- 120. Availability of Tip Dockets.** Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

Reason: Record keeping and compliance with the Site Waste Minimisation & Management Plan.

- 121. Transportation of wastes.** All wastes must be transported in an environmentally safe manner to a facility or place that can lawfully be used as a waste facility for those wastes. Copies of the disposal dockets must be kept by the applicant for at least 3 years and be submitted to Council on request.

Reason: Statutory requirement.

- 122. Imported fill.** All imported fill must be validated in accordance with the Contaminated Sites Sampling Design Guidelines (EPA, 1995) by an experienced environmental consultant, and a copy of the validation report must be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA) before the fill is used.

Reason: Statutory requirement.

- 123. Noise control measures.** All noise and vibration control measures nominated in the acoustical consultant's report and any related project documentation must be implemented.

Reason: Protection of the environment.

**124. Site Maintenance.** The applicant must ensure that:

- a) approved sediment and erosion control measures are installed and maintained during the construction period.
- b) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held.
- c) the site is clear of waste and debris at the completion of the works.
- d) the area surrounding the construction site must be maintained to reduce the incidence of illegal dumping and management of litter from the site and workers associated with the site must be undertaken.

Reason: To ensure that the site is not subject to littering and illegal dumping.

**125. Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.

Reason: To ensure building layout is per approved plans.

**126. Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:

- Fill is allowed under this consent.
- The material constitutes Virgin Excavated Natural Material as defined in the Protection of the Environment Operations Act 1997.
- the material is reused only to the extent that fill is allowed by the consent.

Reason: Statutory requirement.

**127. Stormwater - Hold Points during construction – Council Drainage Works.** Council requires inspections to be undertaken by a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, for all Council stormwater drainage works.

The Applicant shall submit to the Principal Certifying Authority, certification from the Engineer, at each stage of the inspection listed below, stating all civil and structural construction works have been executed as detailed in the stamped approved plans, and in accordance with the relevant Australian Standards, City of Ryde standards and specifications within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

- a) Upon installation of pipes and other drainage structures prior to backfilling.
- b) Upon backfilling of excavated areas and prior to the construction of the final pavement surface.
- c) Upon connection to Council's existing kerb inlet pit.
- d) Final inspection - upon the practical completion of all drainage and associated works (including road pavements, kerb & gutters, footpaths, and driveways) with all disturbed areas satisfactorily restored.

Any stormwater pit with a depth greater than 1.8 metres shall be certified by a suitably qualified Structural Engineer.

Reason: to ensure construction works satisfy Council's DCP and Australian Standards requirements.

- 128. Implementation of the Construction Pedestrian and Traffic Management Plan.** All construction works are to be undertaken in accordance with the approved Construction Traffic and Pedestrian Management Plan (CPTMP). All controls in the CPTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the CPTMP be impacted by surrounding major development not encompassed in the approved CPTMP, the CPTMP measures and controls are to be revised accordingly and submitted to Council's Traffic Services Department for approval. A copy of the approved CPTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

Reason: To ensure that the measures/protocols stated in the approved CPTMP are carried out by the builder during construction.

- 129. Hold Points during construction - Public Domain.** Council requires inspections to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for the public domain, at the hold points shown below.

The Applicant shall submit to Council's City Works Directorate, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

- a) Prior to the commencement of construction and following the set-out on site of the position of the civil works to the levels shown on the approved civil drawings.
- b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths, and depths, shown on the approved civil engineering drawings.
- c) Upon compaction of the applicable sub-base course.
- d) Upon compaction or construction of any base layers of pavement, prior to the construction of the final pavement surface (e.g., prior to laying any pavers or asphalt wearing course).
- e) Upon installation of any formwork and reinforcement for footpath concrete works.
- f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

Reason: Ensure compliance with relevant standards.

- 130. Stormwater Trench/Pit Locations - General.** The alignment of stormwater infrastructure is to be located as far away from existing trees to be retained as practical. Should the excavation for the stormwater pits and trenches conflict with any major structural roots (greater than >25 mm diameter) of existing trees, their location and alignment is to be modified in consultation with the Project Arborist to avoid impact. Under no circumstances should roots be severed or cut without prior approval from the Project Arborist.

Reason: To ensure excavation works associated with stormwater infrastructure do not result in damage to existing tree roots.

- 131. Excavation within TPZ – General.** Any excavation or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual, non-motorised hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist.

Reason: To ensure all excavation works do not result in damage to existing tree roots.

## **PRIOR TO OCCUPATION CERTIFICATE**

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

- 132. Landscaping.** All landscaping works approved by Condition 1 are to be completed prior to the issue of any Occupation Certificate.

Reason: To ensure the development is in accordance with the development consent.

- 133. Design Verification.** Prior to an Occupation Certificate being issued to authorise a person to commence occupation or use of a building, the Principal Certifying Authority (PCA) is to be provided with a Design Verification from a qualified designer. The statement must include verification from a qualified designer that the development achieves the design quality of the development shown on plans and specifications in respect to any Construction Certificate issued.

Reason: To ensure design consistency.

- 134. Operational Plan of Management (Update).** The Preliminary Operational Management prepared by Lachlan Avenue Development Pty Ltd and dated 17 May 2023 (Revision 6.1) is to be amended to include the following:

### On-Site Management and Management Support

- Detail on the number/ratio of students to staff that will be employed and active on the premise at any given time, along with training programs for Residential Customer Advisors (RCAs) scheduled on after-hours assistance.
- Detail regarding training provided to all staff and RCAs about cultural and diversity practices, prevention of physical and sexual violence, response to mental health issues and prevention of suicide.
- Detail of how mental wellbeing support for RCAs is to be made available in response to issues they may have to address during a shift.
- Provision of a frequently updated database system to keep a record of all training activities and certifications for on-site staff members (including RCAs) be made available to residents.



#### Code of conduct

- Detailed Code of Conduct Management procedures relating to sexual harassment, bullying, smoking and consumption of alcohol within the building.
- Detail on the management of the pool area.
- Detail on the use of the Prayer Room (for example: bookings, multi-faith support).

#### Pastoral Care/Wellbeing

- Inclusion of an Action Plan to outline how the aims detailed in Section 8.1 of the Operational Management Plan will be delivered.

#### Shared EV Vehicles (e-Bikes)

- Detail the procedure of managing the shared e-bike vehicle fleet (for example: booking, parking, charging facilities, and maintenance).

The changes must be updated in the Operational Plan of Management and submitted to Council's Manager Development Assessment for approval prior to the release of any Occupation Certificate.

Reason: To ensure the facility includes a comprehensive management system.

- 135. Wind Impact.** A report from a qualified wind consultant demonstrating compliance with the Acceptable Criteria for Environmental Wind Conditions including compliance with the recommendations contained in the Pedestrian Wind Environment Statement prepared by Windtech dated 18 November 2022, must be submitted to the Principal Certifying Authority before the issue of any Occupation Certificate.

Reason: To ensure compliance with recommendations.

- 136. Car Share Provider.** The submission of documentary evidence to Council that an agreement with a car-share provider has been entered into for the approved car share spaces on site, prior to the issue of any Occupation Certificate.

Reason: To ensure the car share arrangement is operated by a dedicated provider.

- 137. Public Art Plan.** Prior to the issue of the final Occupation Certificate, the approved works contained in the Public Art Plan approved by this consent shall be implemented.

Reason: To ensure the delivery of public art.

- 138. Acoustics.** A report from a qualified acoustical consultant demonstrating compliance with the relevant noise criteria including compliance with the recommendations contained in the Acoustic Assessment (Issue 2) prepared by Pulse White Noise Acoustics dated 17 November 2022 must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.

Reason: To ensure compliance with recommendations.

- 139. Fire safety matters.** At the completion of all works, a Fire Safety Certificate must be prepared, which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Each year the Owners must send to the Council and the Fire and Rescue NSW an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement.

**140. Certification of fit-out work (Food Handling Areas).** Where Council is not the Principal Certifying Authority, the PCA must inspect the completed fit-out and issue a compliance certificate certifying that the fit-out of all food handling areas complies with Food Safety Standard 3.2.3: Food Premises and Equipment and Australian Standard AS 4674-2004: Design, construction and fit-out of food premises, and a copy of the compliance certificate must be submitted to Council, before the issue of an Occupation Certificate.

Reason: To ensure certification of fit-out work.

**141. CCTV Cameras.** CCTV cameras will be required to be installed in the following locations:

- The carpark (including entry and exit points).
- The lobbies and lifts;
- The outdoor Communal Area; and
- The Roof Top Outdoor Communal Area.

The cameras should include the foyer areas to the buildings including the area around the mailboxes. The cameras should also monitor the 50-metre vicinity outside the building including, but not limited to, the footpath area in front of the premises. CCTV cameras should also cover any communal areas, lifts, public spaces, and the basement car parks. Recordings should be made twenty-four (24) hours a day seven (7) days a week.

As a minimum, CCTV cameras at entry and exit points to the premises **MUST** record footage of a nature and quality in which it can be used to identify a person recorded by the camera. All other cameras **MUST** record footage of a nature and quality in which it can be used to recognise a person recorded by the camera. The time and date must automatically be visible on all recordings. All recordings are to be kept for a minimum period of thirty (30) days before they can be reused or destroyed.

If requested by police, the applicant is to archive any recording until such time as they are no longer required. Recordings are to be made in a common media format such as Windows Media Player or similar or should be accompanied by applicable viewing software to enable viewing on any windows computer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Reason: Safety and security.

**142. Car park security.** Vehicular entry to residential parking and visitor's parking areas is to be through a secured roller shutter with an intercom system for visitor's access. The doors are to be controlled by locksets such as remote or card operating electronic lock

sets. The phasing of the roller door needs to minimise the opportunity for unauthorised pedestrian access after a vehicle enters/exits the car park. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Reason: Safety and security.

- 143. Graffiti.** All surfaces on the street level that are not glass should use graffiti resistant paints and/or other surfaces that discourage graffiti. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Reason: To ensure graffiti can be satisfactorily removed.

- 144. Security (Doors).** To enhance the physical security of doors, all glass doors are to be laminated and the main entry/exit doors on the ground floor, and fire exit doors are to be fitted with a single cylinder lockset (Australian and New Zealand Standard - Lock Sets), which comply with the Building Code of Australia. Windows to individual rooms on the ground floor should also be fitted with key operated locksets (Australia and New Zealand Standard - Lock Sets) to restrict unauthorized access.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Reason: Safety and security.

- 145. Sydney Water – Section 73 Compliance Certificate.** A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Sydney Water will determine the availability of water and sewer services, which may require extension, adjustment, or connection to Sydney Water mains. A Section 73 Compliance Certificate must be completed before the issue of any Occupation Certificate. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Reason: Statutory requirement.

- 146. Stormwater – Council Drainage Works - Works-as-Executed Plans.** To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, and that the assets to be handed over to Council are accounted for inclusion in Council's Assets Register, Works-as-Executed Plans (in both hard and soft copies - AutoCAD, CivilCAD, Civil 3D, 12D or any other commercially used program), certified by a Registered Surveyor shall be submitted to, and accepted by Council in writing, with any rectifications required by Council to be completed by the person acting on this consent prior to the issue of any Occupation Certificate.

The Works-as-Executed Plans are to note all departures clearly in red, on a copy of the approved Construction Certificate drawings, and certification from a suitably qualified Civil Engineer shall be submitted to support all variations from the approved plans.

Reason: To ensure the public infrastructure works are completed in accordance with the approved plans and specifications.

- 147. Stormwater - Post-Construction CCTV Report.** To ensure Council's stormwater infrastructures are adequately protected, there are no damages and no protruding pipe inside Council's pipeline due to proposed construction activities and property drainage connection, a post-construction CCTV report on the Council's stormwater pipeline through the proposed development site and the existing kerb inlet pit in front of the property is to be submitted to Council.

An electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation) that assesses the condition of the existing drainage line adjacent to the site is required. The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to issue of the Occupation Certificate.

The report shall be used by Council to compare with the pre-construction CCTV footage report, and to assess whether any rectification works will be required to Council's satisfaction at no cost to Council. The applicant shall obtain written approval from a Council Engineer prior to the issue of the Occupation Certificate.

**Note:** The applicant shall contact Council's Assets and Integration Section to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the report is submitted.

Reason: to verify the post-construction condition of Council's drainage assets.

- 148. Final Inspection – Council Drainage Assets Handover.** For the purpose of the handover of the drainage assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Works Directorate following the completion of the Council Drainage Works. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the trunk drainage Works.

Note: An inspection fee is applicable for each visit, and at least 48 hours' notice will be required for the inspections. Please contact Council's Customer Service Section on 9952 8222 to book an inspection subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

Reason: To verify the new drainage asset/s have been built as per Council's standards.

- 149. Compliance Certificate – Council Drainage Works.** Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all Council drainage and associated restoration works have been completed to Council's satisfaction and in accordance with the Council approved drawings.

Note: The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.

Reason: To ensure drainage and its consequent restoration works have been conducted as per Australian and Council's standards.

- 150. Restoration – Supervising Engineer's Certificate.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council's standards and specifications, and DCP (2014) Part 8.5 Public Civil Works, or the Transport for NSW standards and specifications, where applicable.

Reason: To ensure road and footpath restoration works have been completed as per Australian and Council's standards.

- 151. Signage and Line-marking – External.** Any alterations to the public domain that results in a change to the parking and traffic conditions requires a signage and line-marking plan prepared by a suitably qualified traffic engineering consultant to be submitted to Council for approval, prior to the issue of any Occupation Certificate, which includes:

- i. The kerbside parking line-marking on the site frontage of Lachlan Avenue are required to be adjusted due to the removal of driveways leading to three existing residential buildings within the site and the construction of a new driveway off Lachlan Avenue for the proposed development. All the new line-marking design plan and installation for kerbside parking bays are required at no cost to Council.

**Note:** The applicant is advised that traffic and parking changes may need to be referred to the Ryde Traffic Committee, which generally meets once a month. As such, adequate time should be allowed for the review and approval process.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's latest Schedule of Fees and Charges.

Reason: To ensure that changes to the traffic and parking conditions within the surrounding public road network as a consequence of the development is appropriately managed to minimise the impact to public safety and amenity.

- 152. Signage and Line marking (External) – Implementation.** The applicant is to install all signage and line marking, as per the plan approved by Council. These works are to be undertaken by the applicant (at no cost to Council), prior to the issue of any Occupation Certificate.

The construction of the approved signage and line marking is to be carried out by the applicant and all costs associated with the supply and construction of the appropriate signage and line marking are to be paid for by the applicant at no cost to Council.

Reason: To ensure that the works outlined in the approved signage and line marking plan are installed, prior to the development being occupied.

**153. Loading Dock Management Plan.** A Loading Dock Management Plan shall be prepared by the applicant and submitted to and approved by Council's Traffic Services Department prior to the issue of any Occupation Certificate. The plan must specify that the vehicles permitted to access the loading dock shall be no longer than 7.86m long garbage truck.

The Plan will need to demonstrate how the internal loading dock will be managed to ensure servicing arrangements including waste collection will be wholly accommodated within the site without interfering with the safety of all road users and the efficiency of traffic movements on the public road (including verge). Vehicle queuing on any public road is not permitted. In this regard the Plan must provide details of the following:

- (i) Delivery requirements and service schedules;
- (ii) Operational aspects on how to use facilities; and
- (iii) Management duties and responsibilities.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's latest Schedule of Fees and Charges.

Reason: To assist with minimising the impact of site servicing activities primarily associated with deliveries and refuse collection on the surrounding public roads.

**154. Framework Travel Plan.** A finalised Framework Travel Plan (FTP) is to be submitted to Council's Traffic Services section for review and approval prior to the issue of any Occupation Certificate. The FTP must:

- i. Adopt 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.
- ii. Develop measures to achieve the targets including a list of specific tools or actions.
- iii. Develop 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.
- iv. Adopt strategies and procedures to meet mode share target in Macquarie Park as stated in Ryde Integrated Transport Strategy for journey-to-work trips, to minimise drive-alone vehicle trips and to encourage transport choice to and within the Macquarie Park Corridor.
- v. Demonstrate how on-site parking provision and built form design will contribute to the FTP and assist in meeting the mode share target for the development for the journey-to-work.
- vi. Demonstrate infrastructure connections to the nearby footpath, bicycle and public transport networks including through-sitelinks where required.
- vii. Provide, to Council satisfaction, supportive infrastructure for:
  - Public transport passengers (bus shelters and passenger waiting areas) to be provided where a new public bus stop or service is required to service the additional demand from the development or meet relevant mode share targets for the development.
  - Taxi drop-off areas and car share dedicated parking within the development site. The number of dedicated parking spaces provided must support relevant mode share targets for the development.
  - Walking and cycling.

The FTP shall be incorporated into or annexed to the operational management plan for the student accommodation in perpetuity.

Reason: To assist in reducing future traffic congestion and promote alternative transport options.

- 155. Vehicle Footpath Crossing and Gutter Crossover – Construction.** The proposed vehicle footpath crossing, and gutter crossover shall be constructed prior to the issue of any Occupation Certificate at no cost to Council. Works may include the removal of any redundant vehicle footpath crossing and gutter crossover and reinstatement of kerb and gutter and restoration of road pavement.

Any adjustment or relocation of underground utilities as a result of the driveway construction must be carried out in accordance with the requirements of the utility authority. Minimum cover requirements of utility authorities must be maintained.

Reason: Improved access and public amenity.

- 156. Restoration – Supervising Engineer's Certificate.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, or the Roads and Maritime Services' standards and specifications, where applicable.

Reason: Ensure public safety and protection of infrastructure.

- 157. Electricity accounts for new street lighting.** Prior to the issue of any Occupation Certificate, the Applicant shall liaise with Council's Public Domain Development Section regarding the setting up of the electricity account/s in order to energise the newly installed street lighting.

Reason: Public amenity and safety.

- 158. Compliance Certificates – Street Lighting.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a Certificate of Compliance - Electrical Work (CCEW) from the Electrical Contractor, and certification from a qualified Electrical Engineering consultant confirming that the street lighting in the public domain has been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.

Reason: Ensure Compliance.

- 159. Compliance Certificate – External Landscaping Works.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.

Reason: Ensure Compliance.

- 160. Public Domain Works-as-Executed Plans.** To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, Works-as-Executed (WAE) Plans shall be submitted to Council for review and approval. The WAE Plans shall be prepared on a copy of the approved plans and shall be certified by a Registered Surveyor. All departures from the Council approved details shall be marked in red with proper notations. Any rectifications required by Council shall be completed by the Developer prior to the issue of any Occupation Certificate.

In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council shall be submitted in a form advised by Council. The list shall include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.

Reason: Record of Completed Works.

- 161. Registered Surveyor Final Certificate.** Upon completion of all construction works, and before the issue of any Occupation Certificate, a Certification from a Registered Surveyor must be submitted to Council, stating that all works (above and below ground) are contained within the site's land boundary.

Reason: Ensure Compliance and no encroachments.

- 162. Supervising Engineer Final Certificate.** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. The certificate shall include commentary to support any variations from the approved drawings.

Reason: Ensure Compliance.

- 163. Post-Construction Dilapidation Report - Public Domain.** To ensure Council's infrastructures are adequately protected a post-construction dilapidation report on the existing public infrastructure in the vicinity of the completed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description, and photographic record of any observable defects to the following infrastructure where applicable.

- a) Road pavement,
- b) Kerb and gutter,
- c) Footpath,
- d) Drainage pits,
- e) Traffic signs, and
- f) Any other relevant infrastructure.

The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure. The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to issue of the Occupation Certificate. The report shall be used by Council to compare with the pre-construction dilapidation report, and to assess whether restoration works will be required prior to the issue of the Compliance Certificate for External Works and Public Infrastructure Restoration.



All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

Reason: Protection of public assets.

- 164. Decommissioning of Ground Anchors.** Prior to the issue of any Occupation Certificate, the Applicant shall provide Council a certificate from a suitably qualified Structural or Geotechnical Engineer confirming that all temporary soil/ground anchors installed into the public road reserve, have been decommissioned and are not transferring any structural loads into the road reserve stratum.

Reason: Ensure compliance for protection of public assets.

- 165. Final Inspection – Assets Handover.** For the purpose of the handover of the public infrastructure assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Works Directorate following the completion of the external works. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the External Works. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

A minimum 48 hours' notice will be required when booking for the final inspection.

Reason: Ensure Compliance.

- 166. Compliance Certificate – External Works and Public Infrastructure Restoration.** Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.

Reason: Ensure Compliance.

- 167. Engineering Condition – Public Domain Works.** All outstanding civil works associated with the public domain works for this development site shall be completed in accordance with Council's specifications and to the satisfaction of Council prior to the issue of the Occupation Certificate.

Reason: Ensure compliance.

- 168. Security (Mail Room, Storage Areas and Bike Storage).** The mail room must be lockable and capable of being accessed by student swipe cards. CCTV cameras inside this area must be operational to mitigate the risk of parcel theft. An Australia Post Locker must be provided for deliveries.

Storage areas are to be concealed so that public cannot see private belongings in storage.

Bike storage areas are to be installed with internal and external CCTV cameras to prevent bicycle theft. Swipe card access to these areas is to be provided via an alarmed door.

Reason: Security.

- 169. Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the application for an Occupation Certificate. The WAE must be prepared and certified (signed and dated) by a Registered Surveyor and is to clearly show the constructed stormwater drainage system (including any onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption system) and finished surface levels which convey stormwater runoff.

Reason: To clarify the configuration of the completed stormwater management system.

- 170. Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act 1919, providing for the ongoing maintenance of the onsite detention, pump/ sump and WSUD components incorporated in the approved Stormwater Management system. The terms of the instrument are to be in accordance with the Council's standard for the relevant systems and are to be to the satisfaction of Council. To assure Council the construction of the stormwater management system has been completed, certification of the system is to be submitted to Council with a completed "Application Form for Endorsement of Title Encumbrances" (available from Council's website). The positive covenant must be registered on the title(s) prior to the release of any Occupation Certificate for development works for which the system(s) serve.

Reason: To ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner(s) of the site(s).

- 171. Drainage System Maintenance Plan.** A drainage system maintenance plan (DSMP) must be prepared for implementation for the ongoing life of the development. The DSMP must contain the following;

- a) All matters listed in Section 1.4.9 of the DCP Part 8.2 (Stormwater and Floodplain Management – Technical Manual).
- b) The DSMP is to incorporate a master schedule and plan identifying the location of all stormwater components crucial to the efficient operation of the trunk drainage system on the development lot. This is to include (but not be limited to) pump/sump systems, WSUD components and all onsite detention systems. The master plan is also to contain the maintenance schedule for each component.
- c) The DSMP is also to include safe work method statements relating to access and maintenance of each component in the maintenance schedule.
- d) Signage is to be placed in vicinity of each component, identifying the component to as it is referred in the DSMP (e.g., OSD – 1), the reference to the maintenance work method statement and maintenance routine schedule.
- e) Designate areas inside the property in which the maintenance operation is to be undertaken for each component. Maintenance from the road reserve or public domain is not accepted. Areas are to be demarcated if required.
- f) Locate a storage area for maintenance components / tools to be stored on site. The location is to be recorded in the DSMP.

The DSMP is to be prepared by a suitably qualified and practising drainage engineer in co-operation with a workplace safety officer (or similar qualified person) and all signage / line-markings are to be implemented prior to the issue of any Occupation Certificate.

Reason: To ensure the approved stormwater components such as onsite detention system, pumps and WSUD measures, function as designed for the ongoing life of the development.

**172. Engineering Compliance Certificates.** To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, Compliance Certificates must be obtained for the following items and are to be submitted to the Accredited Certifier prior to the release of any Occupation Certificate. All certification must be issued by a qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.

- a) Confirming that all components of the parking areas contained inside the site comply with the relevant components of AS 2890 and Council's DCP 2014 Part 9.3 (Parking Controls).
- b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
- c) Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including any on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
- d) Confirming that the connection of the site drainage system to the trunk drainage system complies with Section 4.7 of AS 3500.3 (Stormwater drainage), the relevant sections of the Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures and any requirements of Council pending on site conditions.
- e) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by the NSW Department – Office of Environment and Heritage and Council's DCP 2014 Part 8.1 (Construction Activities).
- f) Certification from a suitably qualified geotechnical engineer confirming that the Geotechnical Monitoring Program (GMP) was implemented throughout the course of construction and that all structures supporting neighbouring property have been designed and constructed to provide appropriate support of the neighbouring property and with consideration to any temporary loading conditions that may occur on that site, in accordance with the relevant Australian Standard and building codes.
- g) Compliance certificate from Council confirming that all external works in the public road reserve have been completed to Council's satisfaction.

Reason: To ensure that all engineering components are completed to the satisfaction of an appropriately qualified person, prior to occupation or use of the development.

**173. On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain

Management) and associated annexures. The plate may be purchased from Council's Customer Service Centre at 1 Pope Street – Ryde (Top Ryde City Shopping Centre).

Reason: To ensure that owners of the site are aware of the location of the onsite detention system and the need to maintain the system over the life of the development.

- 174. Parking Area Line-marking and Signage.** Traffic measures such as directional signage, traffic control line-marking and signs must be installed in the developments parking area. The location and specifications of these measures must be in accordance with AS 2890.1, must be based on Traffic Engineering principals and must be located under the guidance of a suitably qualified Traffic Engineer experienced in traffic safety. Certification that these measures have been implemented must be provided to the Accredited Certifier prior to the issue of an Occupation Certificate for any part of the development requiring use of the parking area.

Reason: To ensure the safe and efficient circulation of traffic and access to parking areas from the public road.

- 175. Lot consolidation.** Lots SP6781, SP6947, SP7041, and SP11078 are to be consolidated into one lot and evidence of the registration of the appropriate survey plan by Council's Spatial Data Services section is to be submitted to the Principal Certifying Authority prior to the issue of final Occupation Certificate.

Reason: To ensure the orderly development of land.

## OPERATIONAL CONDITIONS

The conditions in this Part of the consent relate to the on-going operation of the development and shall be complied with at all times.

- 176. Parking Allocation.** On-site parking is to be allocated within the approved basement areas and maintained as follows:

User	Number
Car Share (Resident Use Only)	19
Staff	2
Visitors	18
Disabled	5
Shuttle Service	1
<b>Total On-Site Parking</b>	<b>45</b>
Bicycle Spaces	146
E-Bike Spaces	19
Motorbike Spaces	3

The allocated spaces are to be clearly indicated per designated use and line marked.

Reason: To ensure the provision and allocation of parking is maintained as approved.

- 177. Car Share Parking.** To maintain, facilitate and encourage the use of the car share scheme implemented in the development, the following requirements are to be maintained for the ongoing serviceable life of the development:

- All car share vehicles must be accessible 7 days of the week, 24 hours of the day.
- The car share vehicles are to be managed by the Accommodation manager.

- Car share vehicles are only to be made available to residents of the building.
- Car share parking spaces must be clearly designated and line-marked in the development to prevent inadvertent use of the space by other drivers when the car share vehicle is in use.
- The development must install signage to direct and guide car share users to the car share vehicle location. Where access to the location is restricted, details of the access procedure must be available to members of the car share scheme.
- Car share vehicles must be parked on site when not in use.

Reason: To ensure the implementation of car share vehicles is maintained as approved and these are retained for the serviceable life of the development.

- 178. Stormwater Management – Implementation of maintenance program.** The stormwater management system components are to be maintained for the ongoing life of the development by the owners of the site, as per the details in the approved drainage system maintenance plan (DSMP).

Reason: To ensure the stormwater management system is appropriately maintained for the life of the development.

- 179. Permit parking Scheme.** Staff and occupants of the development are prohibited to participate, utilise, or benefit from any future parking scheme in the area (whether it warrants the display of a permit or otherwise), in which the parking permit scheme exempts or relaxes parking restrictions for residents in the surrounding community.

Reason: To regulate on-street parking.

- 180. Residential Amenity - Noise Limits.** Noise from any communal area/facility shall not be audible in any private room between the hours of 10pm and 7.00am. Any amplified music used within a communal room (including the gymnasium) shall be limited in volume so as not to cause a disturbance to the amenity of the nearby rooms. Noise insulating materials or construction (such as acoustic rubber matting or panelling) should be installed wherever it is anticipated that activities or the use of the area may generate a noise disturbance to surrounding premises.

Within the communal open space area, the playing of amplified music or messages, any spruiking and the likes are not to disturb the amenity of other private places.

Reason: To protect residential amenity.

- 181. Packaged food.** The cafe is restricted to selling packaged food only. No approval is granted for the sale of prepared food.

Reason: To ensure only packaged food is sold.

- 182. Wayfinding Signs.** Good way finding signage are to be provided as follows:

- Signs should be clear, legible and useful.
- Signage is to be provided at entry/exit points and throughout the development to assist users.
- The front of the building should have clear signage in regard to street numbers so that emergency services are able to clearly read the numbers. To assist with way finding for emergency services, numbering of street numbers, levels of the building and unit numbers should be clearly displayed.

- Signage is to be provided on any fire exit doors warning users that the doors are to be used for emergency purposes only.
- Signs should be erected in the car park areas and near entry and exit points which details security measures and reminds people to lock their vehicles and remove valuables from their vehicles.

Reason: To assist in way finding.

- 183. Offensive noise.** The use of the premises must not cause the emission of 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

Reason: Protection of the environment and amenity.

- 184. Noise and vibration from plant or equipment.** Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:

- a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the New South Wales Industrial Noise Policy (EPA, 2000).
- b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.
- c) The transmission of vibration to any place of different occupancy.

Reason: Protection of the environment and amenity.

- 185. Access for maintenance purposes.** Safe easy access must be provided for the inspection and maintenance of all plant, equipment and components covered by Australian/New Zealand Standard AS/NZS 3666.2: 2011 Air-handling and water systems of buildings - Microbial control - Operation and maintenance.

Reason: Statutory requirement.

- 186. Registration of water-cooling systems.** Any water-cooling regulated under the *Public Health Act 2010* must be registered with Council's Environmental Health Unit within one (1) month of installation.

Registration forms may be obtained from Council's Customer Service Centre on Tel. 9952 8222.

Reason: Statutory requirement.

- 187. Plumbing and drainage work.** All plumbing and drainage work must be carried out in accordance with the requirements of Sydney Water Corporation and the NSW Department of Fair Trading.

Reason: Statutory requirement.

- 188. Recycling Signage.** Signs must be placed within the bin areas to encourage correct recycling and reduce contamination.

Reason: To clearly mark the appropriate bins for recycling.

- 189. Transfer of Bins.** Staff or contractors must be employed to take the waste, recycling and food organics bins from each of the garbage and recycling chute rooms to the bin collection room for servicing and to return the containers to the garbage room after servicing.

Reason: To ensure that the bins are transferred.

- 190. Implementation of Loading Dock Management Plan.** All vehicle ingress and/or egress activities are to be undertaken in accordance with the approved Loading Dock Management Plan. Vehicle queuing on public road(s) or outside of the loading dock is not permitted.

Reason: To ensure that the measures outlined in the approved loading dock management plan is implemented.

- 191. Review Report of Framework Travel Plan.** One year from the issue of the Occupation Certificate, and every year for 10 years thereafter, the applicant shall submit to the satisfaction of Council's Traffic Services Department a review report on the effectiveness of the Framework 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 Framework Travel Plan.

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

- 192. Storage and Disposal of Waste.** All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner. Building managers are to ensure that no hazardous material is in the bins and contamination is managed.

Reason: To ensure that waste is disposed of appropriately and safely.

## **End of Conditions**