

GENERAL CONDITIONS

| | Condition | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------|--|------------------------------------|----------|--------------|--|----------------|--|--|--|--|---------------------|--|--|--|--|-------------|----------|------------|----------|--------------|--------|---|--------------------|-----|------------|--------|---|------------|-----|------------|--------|---|------------|-----|------------|--------|---|------------|-----|------------|--------|---|--------------|-----|------------|--------|---|--------------|-----|------------|--------|---|---------|-----|------------|--------|---|---------|-----|------------|--------|---|---------|-----|------------|--------|---|--------------|-----|------------|--------|---|---------------|-----|------------|--------|---|----------------|-----|------------|--------|---|----------|-----|------------|--------|---|----------|-----|------------|--------|---|----------|-----|------------|--------|---|-----------|-----|------------|--------|---|--------------|-----|------------|--------|---|--------------|-----|------------|--------|---|--------------|-----|------------|--------|---|--------------|-----|------------|--------|---|----------------------------------|-----|------------|--------|---|------------------------------------|-----|------------|--------|---|------------|-----|------------|--------|---|------------|-----|------------|--------|---|------------|-----|------------|--------|---|------------|-----|------------|--------|---|------------|-----|------------|--------|---|------------|-----|------------|--------|---|----------------|-----|------------|--------|---|----------------|-----|------------|--------|---|----------------------------------|-----|
| 1. | Approved plans and supporting documentation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table><tr><th colspan="5">Approved Plans</th></tr><tr><th colspan="5">Architectural Plans</th></tr><tr><th>Plan Number</th><th>Revision</th><th>Plan Title</th><th>Drawn by</th><th>Date of Plan</th></tr><tr><td>DA1001</td><td>6</td><td>Proposed Site Plan</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2001</td><td>7</td><td>Basement 1</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2002</td><td>7</td><td>Basement 2</td><td>AJC</td><td>17/02/2025</td></tr><tr><td>DA2003</td><td>6</td><td>Basement 3</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2011</td><td>9</td><td>Lower Ground</td><td>AJC</td><td>12/03/2025</td></tr><tr><td>DA2012</td><td>7</td><td>Upper Ground</td><td>AJC</td><td>12/03/2025</td></tr><tr><td>DA2013</td><td>7</td><td>Level 1</td><td>AJC</td><td>12/03/2025</td></tr><tr><td>DA2014</td><td>6</td><td>Level 2</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2015</td><td>6</td><td>Level 3</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2016</td><td>6</td><td>Level 4 to 8</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2017</td><td>6</td><td>Level 9 to 13</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2018</td><td>6</td><td>Level 14 to 17</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2019</td><td>6</td><td>Level 18</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2020</td><td>6</td><td>Level 19</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2021</td><td>6</td><td>Level 20</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA2023</td><td>6</td><td>Roof Plan</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3101</td><td>6</td><td>Elevations 1</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3102</td><td>6</td><td>Elevations 2</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3103</td><td>6</td><td>Elevations 3</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3104</td><td>6</td><td>Elevations 4</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3105</td><td>3</td><td>Materials & Finishes - Elevation</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3106</td><td>6</td><td>Materials & Finishes - Axonometric</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3201</td><td>7</td><td>Sections 1</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3202</td><td>7</td><td>Sections 2</td><td>AJC</td><td>17/02/2025</td></tr><tr><td>DA3203</td><td>6</td><td>Sections 3</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3204</td><td>6</td><td>Sections 4</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3205</td><td>6</td><td>Sections 5</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA3206</td><td>6</td><td>Sections 6</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA4601</td><td>6</td><td>Carpark Ramp 1</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA4602</td><td>6</td><td>Carpark Ramp 2</td><td>AJC</td><td>16/12/2024</td></tr><tr><td>DA5110</td><td>6</td><td>Unit Type 3 Bed Type E Adaptable</td><td>AJC</td><td>16/12/2024</td></tr></table> | | | | | Approved Plans | | | | | Architectural Plans | | | | | Plan Number | Revision | Plan Title | Drawn by | Date of Plan | DA1001 | 6 | Proposed Site Plan | AJC | 16/12/2024 | DA2001 | 7 | Basement 1 | AJC | 16/12/2024 | DA2002 | 7 | Basement 2 | AJC | 17/02/2025 | DA2003 | 6 | Basement 3 | AJC | 16/12/2024 | DA2011 | 9 | Lower Ground | AJC | 12/03/2025 | DA2012 | 7 | Upper Ground | AJC | 12/03/2025 | DA2013 | 7 | Level 1 | AJC | 12/03/2025 | DA2014 | 6 | Level 2 | AJC | 16/12/2024 | DA2015 | 6 | Level 3 | AJC | 16/12/2024 | DA2016 | 6 | Level 4 to 8 | AJC | 16/12/2024 | DA2017 | 6 | Level 9 to 13 | AJC | 16/12/2024 | DA2018 | 6 | Level 14 to 17 | AJC | 16/12/2024 | DA2019 | 6 | Level 18 | AJC | 16/12/2024 | DA2020 | 6 | Level 19 | AJC | 16/12/2024 | DA2021 | 6 | Level 20 | AJC | 16/12/2024 | DA2023 | 6 | Roof Plan | AJC | 16/12/2024 | DA3101 | 6 | Elevations 1 | AJC | 16/12/2024 | DA3102 | 6 | Elevations 2 | AJC | 16/12/2024 | DA3103 | 6 | Elevations 3 | AJC | 16/12/2024 | DA3104 | 6 | Elevations 4 | AJC | 16/12/2024 | DA3105 | 3 | Materials & Finishes - Elevation | AJC | 16/12/2024 | DA3106 | 6 | Materials & Finishes - Axonometric | AJC | 16/12/2024 | DA3201 | 7 | Sections 1 | AJC | 16/12/2024 | DA3202 | 7 | Sections 2 | AJC | 17/02/2025 | DA3203 | 6 | Sections 3 | AJC | 16/12/2024 | DA3204 | 6 | Sections 4 | AJC | 16/12/2024 | DA3205 | 6 | Sections 5 | AJC | 16/12/2024 | DA3206 | 6 | Sections 6 | AJC | 16/12/2024 | DA4601 | 6 | Carpark Ramp 1 | AJC | 16/12/2024 | DA4602 | 6 | Carpark Ramp 2 | AJC | 16/12/2024 | DA5110 | 6 | Unit Type 3 Bed Type E Adaptable | AJC |
| Approved Plans | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Architectural Plans | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plan Number | Revision | Plan Title | Drawn by | Date of Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA1001 | 6 | Proposed Site Plan | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2001 | 7 | Basement 1 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2002 | 7 | Basement 2 | AJC | 17/02/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2003 | 6 | Basement 3 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2011 | 9 | Lower Ground | AJC | 12/03/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2012 | 7 | Upper Ground | AJC | 12/03/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2013 | 7 | Level 1 | AJC | 12/03/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2014 | 6 | Level 2 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2015 | 6 | Level 3 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2016 | 6 | Level 4 to 8 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2017 | 6 | Level 9 to 13 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2018 | 6 | Level 14 to 17 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2019 | 6 | Level 18 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2020 | 6 | Level 19 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2021 | 6 | Level 20 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA2023 | 6 | Roof Plan | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3101 | 6 | Elevations 1 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3102 | 6 | Elevations 2 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3103 | 6 | Elevations 3 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3104 | 6 | Elevations 4 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3105 | 3 | Materials & Finishes - Elevation | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3106 | 6 | Materials & Finishes - Axonometric | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3201 | 7 | Sections 1 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3202 | 7 | Sections 2 | AJC | 17/02/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3203 | 6 | Sections 3 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3204 | 6 | Sections 4 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3205 | 6 | Sections 5 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA3206 | 6 | Sections 6 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA4601 | 6 | Carpark Ramp 1 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA4602 | 6 | Carpark Ramp 2 | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DA5110 | 6 | Unit Type 3 Bed Type E Adaptable | AJC | 16/12/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | DA5111 | 6 | Unit Type 3 Bed Type R Adaptable | AJC | 16/12/2024 |
| | Stormwater Plans | | | | |
| | C-01 | A | Site Location Plan | Enscape Studio | 05/07/2024 |
| | C-07 | A | Bulk Earthworks Plan | Enscape Studio | 09/07/2024 |
| | C-10 | A | Stormwater Management Plan Ground Floor | Enscape Studio | 05/07/2024 |
| | C-11 | A | Stormwater Management Plan Basement 3 | Enscape Studio | 05/07/2024 |
| | C-15 | A | Stormwater Drainage Details | Enscape Studio | 05/07/2024 |
| | Landscape Plans | | | | |
| | 2523043-101 | H | Landscape Masterplan | Place Design Group | 11/03/2025 |
| | 2523043-102 | G | Tree Strategy Plan | Place Design Group | 19/12/2024 |
| | 2523043-103 | G | Planting Strategy Plan | Place Design Group | 19/12/2024 |
| | 2523043-104 | G | Hardscape Strategy Plan | Place Design Group | 19/12/2024 |
| | 2523043-600 | B | Planting Schedule | Place Design Group | 19/12/2024 |
| | 2523043-601 | B | Planting Plan | Place Design Group | 19/12/2024 |
| | 2523043-602 | B | Planting Plan | Place Design Group | 19/12/2024 |
| | | | | | |
| | Document Title | | Prepared by | | Date |
| | BASIX Certificate 1754518M-03 | | JHA Consulting Engineers (NSW) Pty Ltd | | 18/12/2024 |
| | Pedestrian Wind Study | | RWDI Australia Pty Ltd | | 17/12/2024 |
| | Arboricultural Impact Assessment Report | | Martin Peacock Tree Care | | 17/10/2024 |
| | Operational Waste Management Plan | | EF Consulting | | 29/10/2024 |
| | Access Report | | Purple Apple Access | | 08/07/2024 |
| | Infrastructure Requirements and Utilities | | Neuron | | 05/07/2024 |
| | Preliminary and Detailed Site Investigation | | JBS&G Australia Pty Ltd | | 16/07/2024 |
| | DA Acoustic Assessment | | Acoustic Logic Pty Ltd | | 12/09/2024 |
| | Report on Geotechnical Investigation | | Douglas Partners Pty Ltd | | 08/07/2024 |
| | Flora and Fauna Assessment | | RPS AAP Consulting Pty Ltd | | 05/07/2024 |

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| | Flood Assessment Report | Northrop | 17/10/2024 |
| | <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: To be read in conjunction with Condition 'Design Amendments.'</p> <p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p> | | |
| 2. | <p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p> <p>A) It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.</p> <p>B) It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.</p> <p>C) It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia.</p> <p>D) In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.</p> <p>E) In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.</p> <p>F) This section does not apply:</p> <p>(I) to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or</p> <p>(II) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</p> <p>Condition Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p> | | |
| 3. | <p>Erection of signs</p> <p>A) This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>B) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out:</p> <p>(I) showing the name, address and telephone number of the principal certifier for the work, and</p> <p>(II) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</p> <p>(III) stating that unauthorised entry to the work site is prohibited.</p> <p>C) The sign must be:</p> | | |

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| | <p>(I) maintained while the building work, subdivision work or demolition work is being carried out, and</p> <p>(II) removed when the work has been completed.</p> <p>D) This section does not apply in relation to:</p> <p>(I) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</p> <p>(II) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p> <p>Condition Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p> |
| 4. | <p>Notification of Home Building Act 1989 requirements</p> <p>A) This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</p> <p>B) It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following:</p> <p>(I) for work that requires a principal contractor to be appointed:</p> <p>(1) the name and licence number of the principal contractor, and</p> <p>(2) the name of the insurer of the work under the Home Building Act 1989, Part 6,</p> <p>(II) for work to be carried out by an owner-builder:</p> <p>(1) the name of the owner-builder, and</p> <p>(2) if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.</p> <p>C) If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p> <p>D) This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p> <p>Condition Reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p> |
| 5. | <p>Shoring and adequacy of adjoining property</p> <p>A) This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.</p> <p>B) It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense:</p> <p>i. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and</p> <p>ii. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.</p> <p>C) This section does not apply if:</p> <p>i. the person having the benefit of the development consent owns the adjoining land, or</p> <p>ii. the owner of the adjoining land gives written consent to the condition not applying</p> |

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| | Condition Reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021. |
| 6. | Fulfilment of BASIX commitments It is a condition of a development consent for the following that each commitment listed in BASIX Certificate 1754518M-03 dated 18/12/2024 (and any subsequent BASIX certificates) is fulfilled: A) BASIX development, B) BASIX optional development, if the development application was accompanied by a BASIX certificate. Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021. |
| 7. | Site Maintenance The site is to be regularly maintained in a tidy manner such that it does not become overgrown with weeds or subject to the leaving or dumping of waste. Condition reason: To protect the amenity of the locality. |
| 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 to this consent is to be removed when the work has been completed. Condition reason: To ensure public safety. |
| 9. | Illumination of Public Places 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 Condition reason: To ensure public safety. |
| 10. | CPTED Conditions Compliance with the following requirements of CPTED: a) <u>Surveillance</u> <ol style="list-style-type: none"> i. The applicant must install and maintain CCTV to monitor and record all entrance and exit points to the buildings within the development. CCTV should include the foyer area to the buildings. The cameras should also monitor the 50-meter vicinity outside the buildings, including but not limited to, the footpath area in-front of the premises and any access points to the reserve. CCTV should also cover any communal areas and public spaces, car parks and the loading bay. Recordings should be made twenty-four (24) hours a day, seven (7) days a week. ii. As a minimum, CCTV at entry and exit points MUST record footage of a nature and quality in which it can be used to identify a person recorded by the camera. It is strongly recommended that CCTV be a minimum of 30 frames per second. 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. iii. The time and date must automatically be accurately recorded on all recordings made whilst it is recording. All recordings are to be kept for a minimum period of thirty (30) days before it can be reused and destroyed. iv. If requested by NSW Police, the applicant or body corporate is to archive any recording until such time it is no longer required. |

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| | <ul style="list-style-type: none"> v. Recordings made are to be in 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. vi. The CCTV control system should be located within a secure area of the premise and only accessible by authorised personnel. vii. If the CCTV system is not operational, immediate steps are to be taken by the applicant to ensure that it is returned to a fully operational condition as soon as possible. viii. CCTV should be installed throughout the carpark area and loading dock, and should include the entry and exit points to the carpark and loading dock. <p>b) <u>Lighting</u></p> <ul style="list-style-type: none"> i. A lighting maintenance policy be established for the development. ii. The areas around entrances and communal areas should be well lit and that all lighting should be designed to Australian and New Zealand lighting standards. iii. Australian and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime and fear when selecting lamps and lighting levels. iv. Sensor lighting should be installed into areas of concealment. v. Attention should be paid to the lighting in communal open spaces, the carpark and service bay. The walls and ceilings of the carpark area and loading dock should be painted a light colour. While this can assist in reducing power consumption in order to comply with the Australian and New Zealand lighting standards, it also ensures that the lighting within the carpark and loading dock is consistent, without creating dark areas which can often be a target for criminal activity. <p>c) <u>Access Control</u></p> <ul style="list-style-type: none"> i. All areas should be fitted with doors that comply with Australian and New Zealand Standards. ii. All locks fitted to the doors should be of a high quality to meet Australian and New Zealand Standards. iii. Any glass within these doors should be laminated to enhance the physical security of the doors. iv. Fire doors to the development should meet Australian and New Zealand Standard, to restrict unauthorised access throughout the development. v. Access controls should be set in place to exclude unauthorised access to the buildings, as well as restricted areas. <p>d) <u>Territorial Re-enforcement</u></p> <ul style="list-style-type: none"> i. Signage is to be provided at entry/exit points and throughout the development to assist users. Signs should be clear, legible, and useful. Good signage with clear instructions in relation to wayfinding should be erected at the main entrance and in carpark areas. ii. To assist with wayfinding for emergency services, building/street numbers etc should be clearly displayed. |

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| | <ul style="list-style-type: none"> iii. Signage should be erected in carparks and near entry and exit points, which detail security measures and remind people to lock their vehicles and remove valuables. iv. Clear signage should be used to indicate 'Restricted Areas'. v. Clear signage indicating the use of CCTV recording and monitoring throughout the development. <p>e) <u>Environmental Maintenance</u></p> <ul style="list-style-type: none"> i. With the proposed higher volume of both vehicular and pedestrian traffic, it is recommended that consideration be given to any future planning that safeguards are implemented where necessary as the exposure/mix of pedestrian, cycling and vehicular traffic is likely to increase. This includes any footpaths with driveways crossing the footpath leading into the location. ii. As the proposal includes retail and 225 residential apartments, attention is raised regarding the issue of potential parcel/mail theft. This can be mitigated by ensuring designated mail areas are only accessed by pin code or swipe cards. CCTV cameras inside this area will further mitigate the risk of parcel theft. An alternative is to recommend the use of Australia Post Lockers for parcel deliveries. iii. Storage areas to be concealed so that the public cannot see private belongings in storage from driveways or doorways. iv. Designated storage area for resident's bicycles, requiring swipe card, or pin code, access through an alarmed door. v. The inclusion of sufficient and highlighted 'Emergency Vehicle' parking aligned to the buildings. Building Manager contact details be provided to police, to ensure a point of contact should issues arise which require an emergency services response. <p>Condition reason: To satisfy crime prevention through environmental design.</p> |
| Development Engineer Conditions | |
| 11. | <p>Design and Construction Standards</p> <p>All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard.</p> <p>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.</p> <p>Condition Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.</p> |
| 12. | <p>Public Utilities and Service Alterations</p> <p>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. AusGrid, Sydney Water, Telstra, TfNSW, Council, etc.) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.</p> <p>Condition Reason: Protection of infrastructure and compliance with relevant Authorities requirements.</p> |

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| 13. | Restoration 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 Part 8.5 (Public Civil Works), to the satisfaction of Council. Condition Reason: To ensure the amenity and state of the public domain is maintained. |
| 14. | Protection of Public Domain The public domain must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council. Condition Reason: To ensure public safety. |
| CI Traffic Conditions | |
| 15. | Traffic Management Traffic management procedures and systems must be in place and practised during the works period to ensure safety and minimise the impact on adjoining pedestrian and vehicular traffic systems in accordance with AS 1742.3 - 2019 and Council's DCP Part 8.1 (Construction Activities). Condition reason: To ensure that appropriate procedures are in place to assist with the safety of all affected road users within the public domain when works are being undertaken. |
| 16. | Road Activity Permits Prior to carrying out any work in, on or over a road reserve, consent from Council is required as per the Roads Act 1993. The person acting on the consent is required to review the "Road Activity Permits Checklist" (available from Council's website: https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2023-07-road-activity-permits-checklist.pdf) and apply for the relevant permits for approval by Council. Types of road activity permits potentially required including Road Use Permit, Work Zone Permit, Road / Footpath / Driveway / Nature Strip / Kerb and Gutter Opening Permit, Temporary Placement of Elevated Tower, Crane or Concrete Pump, Operation of a Crane Over Air Space Permit, Construction Hoarding Permit and Skip Bin on Nature Strip Permit. Penalties apply for failure to comply. Condition reason: To ensure the amenity and state of the public domain is maintained. |
| 17. | Road and Active Transport Upgrades The following traffic mitigation works are required to be delivered by the person acting on this consent at no cost to Council: 1. Pedestrian refuge on Cottonwood Crescent, at the intersection of Waterloo Road, Macquarie Park in accordance with the approved concept plan by Ryde Traffic Committee. Condition reason: To ensure appropriate traffic management works are completed. |
| 18. | Oversize Overmass Vehicles Permit An Oversize Overmass approval from the National Heavy Vehicle Regulator (NHVR) must be submitted to the principal certifier. The person acting on this consent must submit an application for an Oversize Overmass Permit through NHVR's |

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| | portal (www.nhvr.gov.au/about-us/nhvr-portal) prior to driving through local roads within the City of Ryde LGA. |
| | Condition reason: To ensure maintenance of Council's assets. |
| CI Public Domain Conditions | |
| 19. | Land Boundary / Cadastral Survey <p>Where 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.</p> <p>The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.</p> <p>Condition reason: To ensure that the approved development is built in accordance with the stamped approved plans.</p> |
| CI Waste Conditions | |
| 20. | Onsite Litter Management <p>All bins onsite must remain covered when not in use to reduce the potential for litter to escape.</p> <p>Condition reason: To ensure responsible management of litter onsite.</p> |
| Environmental Health Conditions | |
| 21. | General Site Requirements during Demolition and Construction <p>All of the following are to be satisfied/complied with during demolition, construction and any other site works:</p> <ul style="list-style-type: none"> a) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001. b) Demolition must be carried out by a registered demolition contractor. c) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence. d) No blasting is to be carried out at any time during construction of the building. e) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings. f) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works. g) Any demolition and excess construction materials are to be recycled wherever practicable. h) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997. i) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area. j) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All |

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| | <p>non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.</p> <p>k) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.</p> <p>l) Details as to the method and location of disposal of demolition materials (weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.</p> <p>m) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.</p> <p>n) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.</p> <p>o) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.</p> <p>p) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.</p> <p>Condition reason: To ensure minimal disruption to the local area and to ensure demolition, building and any other site works are undertaken in accordance with relevant legislation and policy.</p> |
| 22. | <p>Compliance with the Acoustic Report</p> <p>All demolition, excavation and construction work carried out on the premises which form part of this consent must be carried out in accordance with the Acoustic Report submitted to and approved by Council as part of this consent.</p> <p>Condition reason: To protect residential amenity.</p> |
| 23. | <p>Storage and Removal of Waste</p> <p>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.</p> <p>Condition reason: To ensure compliance with relevant requirements and protect the environment.</p> |
| 24. | <p>Contaminated Soils</p> <p>Any 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.</p> <p>Condition reason: Ensure compliance with relevant requirements.</p> |
| 25. | <p>Dust Control</p> <p>All practical measures must be taken to prevent air pollution, including but not limited to the following:</p> <p>a) Erection and regular maintenance of dust screens around the perimeter of the site for the duration of the work.</p> |

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| | <p>b) Dust must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system.</p> <p>c) Soil and material stockpiles are to be kept damp or covered.</p> <p>d) Stockpiles of soil or other materials are to be placed away from drainage lines, gutters or stormwater pits or inlets.</p> <p>e) Stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining on site for more than 24 hours.</p> <p>Condition reason: To prevent the movement of dust outside the boundaries of the site.</p> |
| 26. | <p>Pollution from Activities On-Site</p> <p>Any activity carried out in accordance with this approval is to be stored, handled and disposed of in such a manner to not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.</p> <p>Condition reason: To protect the environment and ensure compliance with Protection of the Environment Operations Act 1997.</p> |
| 27. | <p>Duty to Notify Pollution Incidents</p> <p>The appropriate regulatory authority must be notified immediately of any pollution incident where material harm to the environment is caused or threatened. This duty extends to persons carrying on an activity, employers and employees, contractors and the occupier of the premises where the incident occurs.</p> <p>Condition reason: To comply with the requirements of the Protection of the Environment Operations Act 1997).</p> |
| Tree Management Officer Conditions | |
| 28. | <p>Street Tree Protection (Prior to Works)</p> <p>The following trees are to be retained and protected in accordance with the following conditions:</p> <ul style="list-style-type: none"> Trees: T31; T32; T33; T34; T35; T36; T37; T38; T39; T40; T41; T42; and T43. <ol style="list-style-type: none"> To limit the potential for damage to any street tree(s) to be retained, tree protection measures must be implemented in accordance with Australian Standard AS 4970 Protection of Trees on Development Sites prior to the commencement of any site works. Details demonstrating compliance with the standard prepared and certified by an Australian Qualification Framework level 5 or higher qualified arborist shall be submitted with the Construction Certificate application. 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, stem, branch and ground protection measures as per standard AS 4970-2009 Protection of Trees on Development Sites are to be implemented. To encourage works to be undertaken in a manner that ensures that public trees are preserved/replaced as necessary, a cash security deposit or bank guarantee for shall be lodged with Council. The amount will be specified by Council's Tree Management Officer. <p>Condition reason: To ensure the appropriate management of street trees.</p> |
| 29. | Street Tree Protection (During Works) |

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| | <p>The following trees are to be retained and protected in accordance with the following conditions:</p> <ul style="list-style-type: none"> Trees: T31; T32; T33; T34; T35; T36; T37; T38; T39; T40; T41; T42; and T43. <ol style="list-style-type: none"> No construction or excavation (including trenching for drainage or other services) shall occur within the Structural Root Zone (SRZ) of any retained and protected tree. Protective fencing at a minimum 1.8 metres in height along the perimeter of the Tree Protection Zone (TPZ) (outside of approved works) is to be installed. The TPZ is to be identified by signage placed around the edge of the TPZ which are visible from within the development site. The lettering on the sign is to comply with Australian Standard 1319 Safety Signs for the Occupational Environment and include the following wording 'Tree Protection Zone – Access Prohibited' and is to have the name and contact details of the appointed site Arborist. Where protective fencing is deemed not practicable by an Australian Qualification Framework (AQF) level 5 arborist, tree trunk and branch protection is to be installed. The building contractor shall ensure that at all times during site works no activities including (but not limited to) machine excavation (including trenching), excavation for silt fencing, storage, preparation of chemicals (including preparation of cement products), parking of vehicles and plant, refuelling, dumping of waste, wash down and cleaning of equipment, placement of fill, soil level changes, temporary or permanent installation of utilities and signs, or physical damage to the tree occur within the Tree Protection Zone (TPZ) of any tree to be retained. Landscape works in the vicinity of the tree/s must be sympathetic to tree retention and existing ground levels within the TPZ must remain unchanged. Where tree roots are uncovered that are above 30mm diameter they shall remain in place and undamaged until a Council Arborist can inspect and determine if they can be severed or removed. If major structural or feeder roots (>30mm diameter) are encountered within the tree protection zone, Council's Arborist are to be contacted to recommend appropriate measures to ensure the retention of the tree/s. If these measures involve structural alterations to the building or work, such measures must be certified by a practicing Structural Engineer that the modified plans/details comply with the relevant Building Code of Australia and/or Australian Standards. <p>Condition reason: To ensure the appropriate management of street trees.</p> |
| 30. | <p>Street Tree Protection (On Completion of Works)</p> <ol style="list-style-type: none"> The security deposit will not be released until Council has inspected the tree upon request (and no earlier than 12 months after the release of the Occupation Certificate) and is satisfied that the tree is in a sound and healthy condition. If upon inspection the tree is found to be unviable for retention the bond will not be refunded. <p>Condition reason: To ensure the appropriate management of street trees.</p> |
| WaterNSW General Terms of Approval (Ref: IDAS1157080) | |
| 31. | <p>WaterNSW General Terms of Approval (GTA)</p> <p>The GTA issued by WaterNSW do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to</p> |

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| | <p>WaterNSW for the relevant approval after development consent has been issued and before the commencement of any work or activity.</p> <p>Dewatering</p> <p><u>GT0116-00001</u></p> <p>Before any construction certificate is issued for any excavation under the development consent, the applicant must:</p> <ol style="list-style-type: none"> 1. apply to WaterNSW for, and obtain, an approval under the Water Management Act 2000 or Water Act 1912, for any water supply works required by the development; and 2. notify WaterNSW of the programme for the dewatering activity to include the commencement and proposed completion date of the dewatering activity. <p>Advisory Note:</p> <ol style="list-style-type: none"> 3. An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant, any required Water Access Licence (WAL). A WAL is required to lawfully take more than 3ML of water per water year as part of the dewatering activity. 4. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force. <p><u>GT0117-00001</u></p> <p>A water access licence, for the relevant water source, must be obtained prior to extracting more than 3ML per water year of water as part of the construction dewatering activity.</p> <p>Advisory Notes:</p> <ol style="list-style-type: none"> 1. This approval is not a water access licence. 2. A water year commences on 1 July each year. 3. This approval may contain an extraction limit which may also restrict the ability to take more than 3ML per water year without further information being provided to WaterNSW. 4. Note that certain water sources may be exempted from this requirement – see paragraph 17A, Schedule 4 of the Water Management (General) Regulation 2018. <p><u>GT0118-00001</u></p> <p>If no water access licence is obtained for the first 3ML / year (or less) of water extracted, then, in accordance with clause 21(6), Water Management (General) Regulation 2018, the applicant must:</p> <ol style="list-style-type: none"> a) record water taken for which the exemption is claimed, and b) record the take of water not later than 24 hours after water is taken, and c) make the record on WAL exemption form located on WaterNSW website "Record of groundwater take under exemption", and |

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| | <p>d) keep the record for a period of 5 years, and (e) give the record to WaterNSW either via email to Customer.Helpdesk@waterNSW.com.au or post completed forms to PO Box 398 Parramatta NSW 2124:</p> <ol style="list-style-type: none"> not later than 28 days after the end of the water year (being 30 June) in which the water was taken, or if WaterNSW directs the person in writing to give the record to WaterNSW on an earlier date, by that date. <p><u>GT0119-00001</u> All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.</p> <p><u>GT0121-00001</u> Construction phase monitoring bore requirements GTA:</p> <ol style="list-style-type: none"> A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW with the water supply work application. The monitoring bores must be installed and maintained as required by the water supply work approval. The monitoring bores must be protected from construction damage. <p><u>GT0122-00001</u> Construction Phase Monitoring programme and content:</p> <ol style="list-style-type: none"> A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW): <ol style="list-style-type: none"> Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW; QA: Include details of quality assurance and control. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories. The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme). |

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| | <p><u>GT0123-00001</u></p> <p>a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW.</p> <p>b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW):</p> <ol style="list-style-type: none"> 1. All results from the Approved Monitoring Programme; and 2. Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website. <p>c) The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website www.waternsw.com.au/customer-service/waterlicensing/dewatering</p> <p><u>GT0150-00001</u></p> <p>The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition.</p> <p>Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment.</p> <p>Advisory note: Any application to increase the extraction limit should include the following:</p> <ul style="list-style-type: none"> • Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation. • Survey plan showing ground surface elevation across the site. • Architectural drawings showing basement dimensions - Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)). • Laboratory test results for soil sampling testing for ASS. • If ASS, details of proposed management and treatment of soil and groundwater. • Testing and management should align with the NSW Acid Sulphate Soil Manual <p><u>GT0151-00001</u></p> <p>Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval).</p> <p>Advisory note: An extension of this approval may be applied for within 6 months of the expiry of Term.</p> <p><u>GT0152-00001</u></p> |

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| | <p>This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001.</p> <p>Advisory note: An extension of this approval may be applied for within 6 months of the expiry of Term.</p> <p><u>GT0155-00001</u></p> <p>The following construction phase monitoring requirements apply (Works Approval):</p> <ol style="list-style-type: none"> The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW. The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme). The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report. <p>SCHEDULE 1</p> <p>The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with Ida2024/0158 as provided by Council:</p> <ul style="list-style-type: none"> Preliminary and Detailed Site Investigation, prepared by JBS&G Australia Pty Ltd, dated 16 July 2024. Statement of Environmental Effects, prepared by URBIS, dated 15 July 2024. Report on Geotechnical Investigation, prepared by Douglas Partners, dated 8 July 2024. Report on Preliminary Dewatering Management Plan, prepared by Douglas Partners, dated 8 November 2024. <p>Condition reason: Statutory requirement.</p> |
| Sydney Water Conditions | |
| 32. | <p>Sydney Water Conditions</p> <p>a) Prior to the issue of a Construction Certificate</p> <p>Building Plan Approval (including Tree Planting Guidelines)</p> <p>The plans must be approved by Sydney Water prior to demolition, 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. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in to apply.</p> <p>Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.</p> <p>Tree Planting</p> <p>Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil</p> |

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| | <p>destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.</p> <p>For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal. For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages.</p> <p>For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water’s Technical guidelines – Building over and adjacent to pipe assets.</p> <p>b) Prior to the issue of an Occupation Certificate</p> <p>Section 73 Compliance Certificate A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.</p> <p>Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.</p> <p>Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.</p> <p>c) Sydney Water Requirements for Commercial and Industrial Developments (for proponent’s information)</p> <p>Trade Wastewater Requirements If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water’s sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.</p> <p>The permit application should be emailed to Sydney Water’s Business Customer Services at businesscustomers@sydneywater.com.au</p> <p>A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.</p> |

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| | <p>If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.</p> <p>Backflow Prevention Requirements Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.</p> <p>All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.</p> <p>Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.</p> <p>Before you install a backflow prevention device:</p> <ol style="list-style-type: none"> 1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements. 2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099. <p>For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website: https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflowprevention.html</p> <p>Condition reason: Statutory requirement.</p> |
| Ausgrid Conditions | |
| 33. | <p>Ausgrid Conditions</p> <p>a) Ausgrid Underground Cables are in the vicinity of the development Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways.</p> <p>It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Before You Dig Australia (BYDA)</p> <p>In addition to BYDA the proponent should refer to the following documents to support safety in design and construction:</p> <ul style="list-style-type: none"> • SafeWork Australia – Excavation Code of Practice • Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables. <p>The following points should also be taken into consideration:</p> |

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| | <ul style="list-style-type: none"> • Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. • Should ground levels change above Ausgrid's underground cables in areas such as footpaths and driveways, Ausgrid must be notified, and written approval provided prior to the works commencing. • Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable. <p>b) Ausgrid Overhead Powerlines are in the vicinity of the development The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.</p> <p>Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.</p> <p>The “as constructed” minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website at www.ausgrid.com.au.</p> <p>It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer's cost.</p> <p>New Driveways - Proximity to Existing Poles Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.</p> <p>New or modified connection To apply to connect or modify a connection for a residential or commercial premises.</p> <p>Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; https://www.ausgrid.com.au/Connections/Get-connected</p> <p>Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances “Working Near Ausgrid Assets - Clearances”. This document can be found by visiting the following Ausgrid website:</p> |

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| | www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries |
| | Condition reason: Statutory requirement. |
| Sydney Metro Conditions | |
| 34. | <p>Sydney Metro Conditions</p> <p>1. Prior to issue of a Construction Certificate</p> <p><u>Engineering</u></p> <p>1.1 All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings, measures and recommendations detailed in the following documents:</p> <ul style="list-style-type: none"> a) Sydney Metro Impact Assessment – Supplementary Structural Memorandum, report reference 231396, Revision 0, dated 28 March 2025. b) Sydney Metro Impact Assessment Report, report ref. 231428, revision 3, dated 23 January 2025, including but not limited to Appendix D – TTW Structural Concept, prepared by TTW, dated 23 January 2025. c) Structural Risks and Solutions Register, ref. 231396 SAAA, prepared by TTW, dated 23 January 2025. d) Bulk Earthworks Plan, ref. C-07, revision A, prepared by Enscape Studio, dated 09 July 2024. e) Report on Geotechnical Investigation, ref. 222462, revision 1, prepared by Douglas Partners, dated 8 July 2024. f) Report on Numerical Analysis for Sydney Metro Impact Assessment, ref. 222462, revision 1, prepared by Douglas Partners, dated 1 November 2024. g) Electrolysis Risk Report, ref. W24435/NSW-P100280, revision 0, prepared by Corrosion Control Engineering, dated 27 March 2024. h) Survey Plans, ref. 22451detail, revision 2, sheets 1-11 of 11, prepared by CMS Surveyors, dated 12 February 2025. i) Architectural drawings, including but not limited to: <ul style="list-style-type: none"> i. Basement 1, ref. DA2001, revision 7, prepared by AJC Architects, dated 16 December 2024. ii. Basement 2, ref. DA2002, revision 7, prepared by AJC Architects, dated 17 February 2025. iii. Basement 3, ref. DA2003, revision 6, prepared by AJC Architects, dated 16 December 2024. iv. Lower Ground, ref. DA2011, revision 7, prepared by AJC Architects, dated 16 December 2024. v. Upper Ground, ref. DA2012, revision 6, prepared by AJC Architects, dated 16 December 2024. vi. Section 1, ref. DA3201, revision 7, prepared by AJC Architects, dated 16 December 2024. vii. Section 2, ref. DA3202, revision 7, prepared by AJC Architects, dated 17 February 2025. viii. Section 3, ref. DA3203, revision 7, prepared by AJC Architects, dated 16 December 2024. ix. Section 4, ref. DA3204, revision 6, prepared by AJC Architects, dated 16 December 2024. x. Section 5, ref. DA3205, revision 6, prepared by AJC Architects, dated 16 December 2024. xi. Section 6, ref. DA3206, revision 6, prepared by AJC Architects, dated 16 December 2024. |

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| | <p>subject to any amendments to those documents required by Sydney Metro in accordance with this consent.</p> <p>The Certifier must not issue a Construction Certificate for the development until the Certifier has confirmed which documents (including the versions of those documents) apply to the development and the Certifier has confirmed in writing to Sydney Metro that the construction drawings and specifications comply with those documents. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.</p> <p>Prior to the commencement of works, the Certifier must provide written verification to Sydney Metro that this condition has been complied with.</p> <p>1.2 The Certifier must not issue a Construction Certificate for the development unless the Applicant has submitted to Sydney Metro and Sydney Metro has provided written approval of the following items:</p> <ul style="list-style-type: none"> a) Final construction drawings for the Construction Certificate; b) Final structural design drawings for the Construction Certificate. c) Construction Noise and Vibration Management Plan <p>Prior to the commencement of works, the Certifier must provide written verification to Sydney Metro that this condition has been complied with.</p> <p><u>Rail Corridor</u></p> <p>1.3 All structures must be designed, constructed and maintained so as to allow for the future operation and demolition of any part of the development without damaging or otherwise interfering with the Metro North West rail corridor or rail operations. Where any part of the development is to be retained because its demolition would damage or otherwise interfere with the Metro North West rail corridor or rail operations, that part of the development must have a minimum design life of 100 years.</p> <p><u>Survey and Services</u></p> <p>1.4 Prior to the issue of a Construction Certificate:</p> <ul style="list-style-type: none"> a) the Applicant must provide Sydney Metro with an accurate survey of the development and its location relative to the rail corridor boundary and any rail infrastructure. The survey is to be undertaken by a registered surveyor, to the satisfaction of Sydney Metro; and b) a registered surveyor shall peg-out the common property boundary between the development site and the rail corridor and any Sydney Metro easements to ensure that there is no encroachment by the development. A copy of the survey report indicating the location of pegs must be provided to Sydney Metro prior to the commencement of works. <p>1.5 Prior to the issue of a Construction Certificate, the Applicant must undertake a services search to establish the existence and location of any rail services and provide the results of the search to Sydney Metro. A services search</p> |

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| | <p>must be based on current and not expired information and include information obtained through the Dial Before You Dig service. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the development site, the Applicant must discuss with Sydney Metro whether the services are to be relocated or incorporated within the development site.</p> <p><u>Noise and Vibration</u></p> <p>1.6 The development must:</p> <ul style="list-style-type: none"> a) comply with State Environmental Planning Policy (Transport and Infrastructure) 2021 and the NSW Department of Planning & Environment's document titled "Development Near Rail Corridors and Busy Roads - Interim Guideline" (2008) and the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info); b) be designed, constructed and maintained so as to avoid damage or other interference which may occur as a result of air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations; and c) not have any noise or vibration impacts on the rail corridor or rail infrastructure. <p>1.7 The Applicant must incorporate as part of the development all the measures recommended in the acoustic assessment report DA Acoustic Assessment, ref. 20230891.2/1209A/R0/RF, revision 0, prepared by Acoustic Logic, dated 12 September 2023. A copy of the acoustic assessment report is to be provided to the Certifier and Council prior to a Construction Certificate being issued by the Certifier. The Certifier must ensure that the recommendations of the acoustic assessment report are incorporated in the construction drawings and documentation prior to issuing a Construction Certificate for the development.</p> <p><u>Electrolysis</u></p> <p>1.8 Prior to the issue of a Construction Certificate, the Applicant is to engage an electrolysis expert to prepare a report on the electrolysis risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the electrolysis report to control that risk. A copy of the electrolysis report is to be provided to the Certifier with the application for a Construction Certificate.</p> <p>Prior to issuing a Construction Certificate for the development, the Certifier must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation.</p> <p><u>Construction</u></p> <p>1.9 No work is permitted within the rail corridor, or any easements which benefit Sydney Metro, at any time, unless the prior approval of, or an Agreement with, Sydney Metro has been obtained by the Applicant. The Certifier must</p> |

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| | <p>not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.</p> <p>1.10 No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the rail corridor, Sydney Metro property or easements. The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.</p> <p>1.11 Prior to the issuing of a Construction Certificate, the following information must be submitted to Sydney Metro for review and endorsement:</p> <ul style="list-style-type: none"> a) Machinery to be used during excavation/construction; b) Demolition, excavation and construction methodology and staging; <p>The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.</p> <p>1.12 If required by Sydney Metro, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works are to be submitted to Sydney Metro for review and endorsement regarding impacts on the rail corridor. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.</p> <p>1.13 If required by Sydney Metro, a tunnel monitoring plan (including instrumentation and the monitoring regime during excavation and construction phases) is to be submitted to Sydney Metro for review and endorsement prior to the issuing of a Construction Certificate. The Certifier must not issue a Construction Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.</p> <p>1.14 If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required. If insurance cover is deemed necessary, the Applicant must obtain insurance for the sum determined by Sydney Metro and such insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro. Prior to issuing a Construction Certificate for the development, the Certifier must witness written proof of any insurance required by Sydney Metro in accordance with this condition, including the written advice of Sydney Metro to the Applicant regarding the level of insurance required.</p> |

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| | <p><u>Reason:</u> construction of the proposed development presents a risk of potential damage to the Sydney Metro - Metro North West Line rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated.</p> <p>1.15 If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor Protection Team to determine the need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee. Prior to issuing a Construction Certificate for the development, the Certifier must witness written confirmation from Sydney Metro that the Applicant has lodged any bond or bank guarantee required by this condition.</p> <p><u>Reason:</u> construction of the proposed development presents a risk of potential damage to the Sydney Metro - Metro North West Line rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated.</p> <p>1.16 Prior to the issue of a Construction Certificate, any proposed alterations to Sydney Metro assets must be approved by Sydney Metro and any proposed changes may be subject to operator requirements. The Certifier must not issue a Construction Certificate until Sydney Metro approval has been provided in writing.</p> <p><u>Drainage</u></p> <p>1.17 The Applicant must ensure that all drainage from the development is adequately disposed of and managed and must ensure that no drainage is discharged into the railway corridor unless prior written approval has been obtained from Sydney Metro. The Certifier must not to issue a Construction Certificate or Occupation Certificate for the development unless this condition has been satisfied.</p> <p><u>Documentation</u></p> <p>1.18 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.</p> <p>2. During Construction</p> <p><u>Supervision</u></p> <p>2.1 Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.</p> <p><u>Consultation</u></p> <p>2.2 The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who:</p> |

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| | <p>a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro;</p> <p>b) acts as the authorised representative of the Applicant; and</p> <p>c) is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.</p> <p>2.3 Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.</p> <p>2.4 Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the relevant Sydney Metro interface team.</p> <p><u>Drainage</u></p> <p>2.5 The Applicant must ensure that all existing and future drainage works on the development site will be directed into the appropriate local council or approved drainage system.</p> <p>2.6 The Applicant must ensure that during works no water collects on or near the railway corridor. Should water be allowed to pond adjacent to rail infrastructure facilities and service is interrupted, the Applicant shall be liable for any Sydney Metro expenditure involved with restoring or maintaining alternative services.</p> <p><u>Inspections</u></p> <p>2.7 If required by Sydney Metro, the Applicant must give Sydney Metro written notice at least 5 business days before any of the following events occur within 25 metres of the rail corridor:</p> <p>a) site investigations;</p> <p>b) foundation, pile and anchor set out;</p> <p>c) set out of any other structures below ground surface level or structures which will transfer any load or bearing;</p> <p>d) foundation, pile and anchor excavation;</p> <p>e) other excavation;</p> <p>f) surveying of foundation, pile and anchor excavation and surveying of as-built excavations;</p> <p>g) other concreting; or</p> <p>h) any other event that Sydney Metro has notified to the Applicant in writing so that Sydney Metro may inspect the carrying out or completion of those works on the development site.</p> <p>2.8 If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the</p> |

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| | <p>vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.</p> <p>3. Prior to the Issue of an Occupation Certificate</p> <p><u>Noise and Vibration</u></p> <p>4.1 Prior to the issue of an Occupation Certificate, an acoustic assessment report must be prepared and submitted to the Certifying Authority, Council and Sydney Metro certifying that the completed development meets the requirements of:</p> <ul style="list-style-type: none"> a) State Environmental Planning Policy (Transport and Infrastructure) 2021; b) the Department of Planning, Infrastructure and Environment's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines"; and c) any other noise and vibration requirements imposed by this consent. <p>The acoustic report must demonstrate testing of external and internal noise levels for the completed development and ensure that external noise levels are representative of the typical maximum levels that may occur at the development and internal noise levels meet the required dB(A) levels. Where it is found that internal noise levels are greater than the required dB(A) level, necessary corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent.</p> <p><u>Documentation</u></p> <p>3.2 Prior to the issue of an Occupation Certificate, the Applicant is to submit as-built drawings to Sydney Metro and Council. The as-built drawings are to be endorsed by a registered surveyor confirming that there has been no encroachment into the rail corridor or Sydney Metro easements, unless agreed to by Sydney Metro in writing. The Certifier must not issue an Occupation Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.</p> <p>3.3 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Occupation Certificate.</p> <p><u>Inspections</u></p> <p>3.4 If required by Sydney Metro, prior to the issue of an Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey will establish the extent of any existing damage and enable any deterioration</p> |

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| | <p>during operation of the development to be observed. The Certifier is not to issue an Occupation Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.</p> <p>5. General</p> <p><u>Inspections</u></p> <p>5.1 At any time during the construction of the development, Sydney Metro and persons authorised by those entities may give reasonable notice to the Applicant or the Applicant's principal contractor that Sydney Metro or persons authorised by that entity seek to:</p> <ul style="list-style-type: none"> a) inspect the development site and all works and structures that may impact on the rail corridor, including at specified "hold points" in the construction of the development; and b) attend on-site meetings with the Applicant and its contractors, <p>to enable Sydney Metro to determine whether the development has been or is being constructed and maintained in accordance with all approved plans and this development consent.</p> <p><u>Other</u></p> <p>4.2 Any conditions or other requirements imposed by Sydney Metro part of its approval/endorsement of any documents provided by the Applicant to Sydney Metro in accordance with these conditions of consent must also be complied with by the Applicant when implementing any approved/endorsed documents, plans, reports during the construction and operation of the development (as applicable).</p> <p>4.3 Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not to issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates by the Certifier dealing with specific works and compliance conditions can only occur subject to written confirmation from Sydney Metro.</p> <p>4.4 All reasonable Sydney Metro costs associated with review of plans, designs and legal must be borne by the applicant.</p> <p>Condition Reason: Statutory requirement.</p> |

DEMOLITION WORK

BEFORE DEMOLITION WORK COMMENCES

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| 35. | <p>Demolition deposit</p> <p>Before demolition work commences, Council must be provided with a security deposit as determined by Council's Schedule of Fees and Charges current at the</p> |

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| | time of payment. Written evidence of the payment is to be provided to the principal certifier. |
| | Condition reason: Statutory requirement. |
| 36. | <p>Asbestos removal signage</p> <p>Before demolition work commences involving the removal of asbestos, a standard commercially manufactured sign containing the words 'DANGER: Asbestos removal in progress' (measuring not less than 400mm x 300mm) must be erected in a prominent position at the entry point/s of the site and maintained for the entire duration of the removal of the asbestos.</p> <p>Condition Reason: To alert the public to any danger arising from the removal of asbestos.</p> |
| 37. | <p>Demolition management plan</p> <p>Before demolition work commences, a demolition management plan must be prepared by a suitably qualified person.</p> <p>The demolition management plan must be prepared in accordance with Australian Standard 2601 – The Demolition of Structures, the Code of Practice – Demolition Work, and must include the following matters:</p> <ul style="list-style-type: none"> A) The proposed demolition methods B) The materials for and location of protective fencing and any hoardings to the perimeter of the site C) Details on the provision of safe access to and from the site during demolition work, including pedestrian and vehicular site access points and construction activity zones D) Details of demolition traffic management, including proposed truck movements to and from the site, estimated frequency of those movements, and compliance with AS 1742.3 Traffic Control for Works on Roads and parking for vehicles E) Protective measures for on-site tree preservation and trees in adjoining public domain (if applicable) (including in accordance with AS 4970-2009 Protection of trees on development sites F) Erosion and sediment control measures which are to be implemented during demolition and methods to prevent material being tracked off the site onto surrounding roadways G) Noise and vibration control measures, in accordance with any Noise and Vibration Control Plan approved under this consent H) Details of the equipment that is to be used to carry out demolition work and the method of loading and unloading excavation and other machines I) Details of any bulk earthworks to be carried out J) Location of any reusable demolition waste materials to be stored on-site (pending future use) K) Location and type of temporary toilets onsite L) A garbage container with a tight-fitting lid <p>Condition Reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.</p> |
| 38. | Discontinue waste bins onsite |

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| | <p>Prior to demolition works the property owner must complete a discontinue waste services form and submit it to Council so bins can be removed from site. Forms are available on the Council website.</p> <p>Condition reason: To ensure bins are removed from site to reduce potential misuse, contamination, and damage.</p> |
| 39. | <p>Disconnection of services before demolition work</p> <p>Before demolition work commences, all services, such as water, telecommunications, gas, electricity and sewerage, must be disconnected in accordance with the relevant authority's requirements.</p> <p>Condition Reason: To protect life, infrastructure and services.</p> |
| 40. | <p>Hazardous material survey before demolition</p> <p>Before demolition work commences, a hazardous materials survey of the site must be prepared by a suitably qualified person and a report of the survey results must be provided to council at least one week before demolition commences.</p> <p>Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint.</p> <p>The report must include at least the following information:</p> <ul style="list-style-type: none"> A) the location of all hazardous material throughout the site B) a description of the hazardous material C) the form in which the hazardous material is found, e.g. AC sheeting, transformers, contaminated soil, roof dust D) an estimation of the quantity of each hazardous material by volume, number, surface area or weight E) a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials F) identification of the disposal sites to which the hazardous materials will be taken <p>Condition Reason: To require a plan for safely managing hazardous materials</p> |
| 41. | <p>Notice of commencement for demolition</p> <p>At least one week before demolition work commences, written notice must be provided to council and the occupiers of neighbouring premises of the work commencing. The notice must include:</p> <ul style="list-style-type: none"> A) Name. B) Address. C) contact telephone number. D) licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, and E) the contact telephone number of council and F) the contact telephone number of SafeWork NSW (4921 2900). <p>Condition Reason: To advise neighbours about the commencement of demolition work and provide contact details for enquiries</p> |
| 42. | <p>Site preparation</p> <p>Before demolition work commences the following requirements, as specified in the approved demolition management plan, must be in place until the demolition work and demolition waste removal are complete:</p> |

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| | A) Protective fencing and any hoardings to the perimeter on the site B) Access to and from the site C) Construction traffic management measures D) Protective measures for on-site tree preservation and trees in adjoining public domain E) Onsite temporary toilets F) A garbage container with a tight-fitting lid Condition Reason: To protect workers, the public and the environment. |
| 43. | Parking Sensors (Cottonwood Crescent) All kerbside parking spaces on the site frontage of Cottonwood Crescent 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 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. |
| 44. | Demolition work method statement Before site demolition works commence, a Demolition Work Method Statement prepared by a licensed demolisher who is registered with SafeWork NSW in accordance with AS 2601-2001: The Demolition of Structures, or its latest version must be provided to principal certifier. Condition reason: To ensure work is carried out in an appropriate manner. |

DURING DEMOLITION WORK

| | Condition |
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| 45. | Handling of asbestos during demolition While demolition work is being carried out, any work involving the removal of asbestos must comply with the following requirements: A) Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling and disposal of any asbestos material; B) Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and C) Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m ² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. Condition Reason: To ensure that the removal of asbestos is undertaken safely and professionally. |
| 46. | Site maintenance While demolition work is being carried out, the following requirements, as specified in the approved demolition management plan, must be maintained until the demolition work and demolition waste removal are complete: A) Protective fencing and any hoardings to the perimeter on the site |

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| | <p>B) Access to and from the site</p> <p>C) Construction traffic management measures</p> <p>D) Protective measures for on-site tree preservation and trees in adjoining public domain</p> <p>E) Onsite temporary toilets</p> <p>F) A garbage container with a tight-fitting lid</p> <p>Condition Reason: To protect workers, the public and the environment</p> |
| 47. | <p>Classification of Waste</p> <p>Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW EPA's Waste Classification Guidelines, Part1: Classifying Waste (2014). The materials must also be transported and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the requirements of their relevant classification.</p> <p>Condition reason: To ensure compliance with relevant requirements and protect the environment.</p> |
| 48. | <p>Disposal of site materials</p> <p>Any materials requiring off-site disposal must be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines.</p> <p>Condition reason: To protect the environment.</p> |
| 49. | <p>Noise control for work sites</p> <p>Any noise generated during demolition must not exceed the limits specified in the Protection of the Environment Operations Act 1997 and in accordance with the NSW EPA Draft Construction Noise Guidelines. Works are to follow the below hours:</p> <p>A) 7 am to 6 pm, Monday to Friday.</p> <p>B) 8 am to 1 pm, Saturday.</p> <p>C) No works are to be undertaken on Sundays or Public Holidays.</p> <p>Condition reason: To protect the amenity of surrounding properties and the general public.</p> |
| 50. | <p>Asbestos (Handled & Disposed of by Licensed Facility)</p> <p>All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.</p> <p>Condition reason: To ensure appropriate disposal of asbestos materials.</p> |
| 51. | <p>Asbestos (Records of Disposal & Licensed Waste Facility)</p> <p>Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.</p> <p>Condition reason: To ensure appropriate disposal of asbestos materials.</p> |
| 52. | <p>Demolition - Asbestos</p> <p><u>Asbestos to be Removed by a Licensed Asbestos Removalist</u></p> <p>All demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover NSW Friable Class A</p> |

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| | <p>Asbestos Removal Licence or where applicable a Non-friable Class B (bonded) Asbestos Removal Licence. Removal must be carried out in accordance with the "Code of Practice on how to safely remove asbestos" published by WorkCover NSW (Catalogue No. WC03561).</p> <p>No asbestos products are to be re-used on site.</p> <p>No asbestos laden skips or bins are to be left in any public place without the approval of Council.</p> <p>Notes:</p> <p>a) Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal licence is permitted if the asbestos being removed is 10 m² or less of non-friable asbestos (approximately the size of a small bathroom).</p> <p>b) Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.</p> <p>c) To find a licensed asbestos removalist please see www.workcover.nsw.gov.au</p> <p><u>Compliance with Applicable Legislation, Policies and Codes of Practice</u></p> <p>Asbestos removal works are to be undertaken in accordance with the following:</p> <ul style="list-style-type: none"> • NSW Work Health and Safety Act and Regulation 2011; • Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC:2018(2005)] • NSW Government WorkCover Code of Practice - How to Safely Remove Asbestos; • NSW Government WorkCover Code of Practice - How to Manage and Control Asbestos in the Workplace. <p>Condition reason: To ensure compliance with the relevant legislation and to ensure public and work safety.</p> |
| 53. | <p>Site Management</p> <p>All possible and practical steps shall be taken to prevent nuisance to the occupants of the surrounding neighbourhood from windblown dust, debris, noise and the like during the demolition, excavation and building works.</p> <p>Condition reason: To protect the local amenity.</p> |
| 54. | <p>Importation of Fill</p> <p>All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.</p> <p>Validation shall take place by one or both of the following methods:</p> <ul style="list-style-type: none"> • Provision of documentation from the supplier certifying that the material is not contaminated based upon analyses of the material for the known past history of the site from where the material was sourced; and/or • Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines. <p>Condition reason: To ensure controls are in place for contamination management.</p> |
| 55. | Unexpected Finds Protocol |

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| | <p>A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.</p> <p>Condition reason: To ensure waste materials are disposed of safely.</p> |
| 56. | <p>Notification of New Contamination Evidence</p> <p>Any new information which comes to light during site preparation, remediation, demolition or construction works which has the potential to alter previous conclusions about site suitability and contamination must be notified to the Principal Certifier and Council.</p> <p>Council may require an NSW accredited site auditor to be engaged to review the contamination assessment and remediation/validation process (where applicable). If appropriate, Council may also require a new Remedial Action Plan (RAP) to be prepared and implemented to ensure the site can be made suitable for the approved use considering the new information.</p> <p>Where an NSW accredited Site Auditor is engaged in compliance with part (b) above, an occupation certificate must not be issued until a Section A Site Audit Statement has been submitted to Council by the Auditor confirming the site is now suitable for the proposed use.</p> <p>Condition reason: To ensure controls are in place for contamination management.</p> |
| CI Waste Conditions | |
| 57. | <p>Waste resource management</p> <p>While demolition work is being carried out, the waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Development Control Plan for Waste Minimisation and Management must be implemented.</p> <p>Condition reason: To ensure responsible and sustainable disposal and/or recovery of materials generated during works.</p> |

ON COMPLETION OF DEMOLITION WORK

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| 58. | <p>Waste disposal verification statement</p> <p>On completion of demolition work:</p> <p>A) a signed statement must be submitted to the principal certifier verifying that demolition work, and any recycling of materials, was undertaken in accordance with the waste management plan approved under this consent, and</p> <p>B) if the demolition work involved the removal of asbestos, an asbestos clearance certificate issued by a suitably qualified person, must be submitted to the principal certifier within 14 days of completion of the demolition work.</p> <p>Condition Reason: To provide for the submission of a statement verifying that demolition waste management and recycling has been undertaken in accordance with the approved waste management plan.</p> |
| 59. | Tipping Dockets (Demolition) |

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| | Tip Dockets identifying the type and quantity of waste disposed/recycled during are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections. |
| | Condition reason: To ensure responsible and sustainable disposal of materials generated during demolition works. |

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

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| 60. | <p>Design amendments</p> <p>Before the issue of the relevant construction certificate, the principal certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:</p> <p>Landscape <u>Amended Landscape Plan</u> The following details must be shown on an amended Landscape Plan:</p> <p>a) The following plant substitutions are to be made:</p> <ol style="list-style-type: none"> delete Pennisetum 'nafray' (Foxtail grass) and Pteridium esculentum. Substitute it with Themeda triandra. delete Lomatia silaifolia and Persoonia levis. Substitute with Breynia oblongifolia and Ozothamnus diosmifolius <p>b) There are 37 trees to be removed on site plus 2 Street Trees making a total of 39 trees to be removed. The applicant states that 53 compensatory trees are proposed. However, only 26 of these trees are in Deep Soil Areas (DSA). Therefore 11 additional trees are required to be planted in Deep Soil Areas.</p> <p><u>Relocation of Stormwater Pipe in Waterloo Road Setback</u> To minimise the impact of the stormwater pipe on trees within the Waterloo Road setback, the stormwater pipe is to be relocated south to as close to the building as possible. In addition, hand or air spade excavation of the stormwater pipes is required in the Tree Protection Zone (TPZ) of the existing trees to be retained along Waterloo Road.</p> <p>These works are to be supervised by the Project Arborist.</p> <p>Engineering <u>Amendment to Parking Allocation</u> The parking allocation is to be amended and shown of the plans as follows:</p> <ul style="list-style-type: none"> <u>Residential</u>: Maximum 246 spaces (includes a minimum of one accessible space per adaptable unit). <u>Visitors</u>: 26 spaces (one space is to be configured as a disabled parking space). <u>Car Share</u>: 6 spaces. <u>Retail</u>: 7 spaces (one space is to be configured as a disabled parking space). <p>Condition Reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.</p> |

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| 61. | <p>Housing and productivity contribution</p> <p>Before the issue of any construction certificate, the housing and productivity contribution (HPC) set out in the table below is required to be made:</p> <table border="1"> <tr> <th>Housing and productivity contribution</th><th>Amount</th></tr> <tr> <td>Housing and productivity contribution (base component)</td><td>\$2,715,130.03</td></tr> <tr> <td>Total housing and productivity contribution</td><td>\$2,715,130.03</td></tr> </table> <p>The HPC must be paid using the NSW planning portal.</p> <p>At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).</p> <p>The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.</p> <p>The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.</p> <p>The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.</p> <p>Condition Reason: To require contributions towards the provision of regional infrastructure.</p> | Housing and productivity contribution | Amount | Housing and productivity contribution (base component) | \$2,715,130.03 | Total housing and productivity contribution | \$2,715,130.03 |
| Housing and productivity contribution | Amount | | | | | | |
| Housing and productivity contribution (base component) | \$2,715,130.03 | | | | | | |
| Total housing and productivity contribution | \$2,715,130.03 | | | | | | |
| 62. | <p>Construction Site Management Plan</p> <p>Before the issue of a construction certificate, a construction site management plan must be prepared, and provided to principal certifier. The plan must include the following matters:</p> <ul style="list-style-type: none"> A) The location and materials for protective fencing and hoardings on the perimeter of the site; B) Provisions for public safety; C) Pedestrian and vehicular site access points and construction activity zones; D) Details of construction traffic management including: <ul style="list-style-type: none"> i. Proposed truck movements to and from the site; ii. Estimated frequency of truck movements; and iii. Measures to ensure pedestrian safety near the site; E) Details of bulk earthworks to be carried out; F) The location of site storage areas and sheds; G) The equipment used to carry out works; H) The location of a garbage container with a tight-fitting lid; I) Dust, noise and vibration control measures; J) The location of temporary toilets; K) The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: <ul style="list-style-type: none"> i. AS 4970 – Protection of trees on development sites; ii. An applicable Development Control Plan; | | | | | | |

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| | <p>iii. An arborist's report approved as part of this consent</p> <p>Details are to be submitted to the satisfaction of the principal certifier.</p> <p>A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p> <p>Condition Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p> |
| 63. | <p>Long Service Levy</p> <p>Before the issue of any construction certificate, the long service levy of 0.25% of the cost of works must be paid to the Long Service Corporation of Council under the <i>Building and Construction industry Long Service Payments Act 1986</i>, section 34, and evidence of the payment is to be provided to principal certifier.</p> <p>Condition Reason: To ensure the long service levy is paid.</p> |
| 64. | <p>Payment of security deposits</p> <p>Before the issue of any construction certificate, the applicant must:</p> <p>A) make payment for a security deposit to the consent authority under the category of: <i>other buildings with delivery of bricks or concrete or machine excavation</i>, and</p> <p>B) if a principal certifier is required to be appointed for the development – provide the principal certifier with written evidence of the payment and the amount paid.</p> <p>Condition Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.</p> |
| 65. | <p>Waste Management Plan – an approved document of this consent</p> <p>Before the issue of a construction certificate, a waste management plan for the development must be provided to principal certifier.</p> <p>Details are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition Reason: To ensure resource recovery is promoted and local amenity protected during construction.</p> |
| 66. | <p>Utilities and services</p> <p>Before the issue of a construction certificate, written evidence of the following service provider requirements must be provided to the principal certifier:</p> <p>A) a letter from Ausgrid demonstrating that satisfactory arrangements can be made for the installation and supply of electricity</p> <p>B) a response from Sydney Water as to whether the plans accompanying the application for a construction certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met</p> <p>C) other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, the changes that are required to make the development satisfactory to them.</p> <p>Condition Reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</p> |
| 67. | <p>Clear public access ways</p> <p>Before issue of the relevant construction certificate, construction plans must demonstrate that access doors to enclosures for building services and facilities,</p> |

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| | such as hydrant and sprinkler booster assemblies or the like, except fire stair doors, will not open over the footway or roadway. Condition Reason: To ensure doors used to house building services and facilities do not obstruct pedestrians and vehicles. |
| 68. | Equal access to the premises Before the issue of the relevant construction certificate, plans which demonstrate that adequate access to the premises will be provided for persons with disabilities in accordance with the Building Code of Australia. Details are to be submitted to the satisfaction of the principal certifier. Condition Reason: To ensure safe and easy access to the premises for people with a disability. |
| 69. | External lighting Before the issue of any construction certificate, plans detailing external lighting must be prepared by a suitably qualified person. The lighting plan must be consistent with the approved plans and documents, and the following requirements: A) comply with AS 1158: Lighting for Roads and Public Spaces; B) comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting C) lighting must be placed at all entrances to, and exits from the premises D) lighting must provide coverage of the premises and surrounding areas for visibility and to reduce hidden areas; E) lighting must not interfere with traffic safety; F) lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and G) external lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance. H) Relevant council development control plan Details are to be submitted to the satisfaction of the principal certifier. Note: All above documents refer to the version in effect at the time the consent is granted. Condition Reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area. |
| 70. | Electrical vehicle charging Before the issue of any construction certificate, car parking detailed plans are required to be prepared, and provided to the satisfaction of the principal certifier. The plan must include the following matters: A) Compliance with Section J9D4 of the NCC 2022 B) Electric Vehicle Charging points to a minimum rate of 10% (rounded up) to each parking category (residential, visitor and commercial/retail). Condition reason: To ensure compliance with the NCC and that the development adequately caters for owners of electric vehicles. |
| 71. | Fire hydrant enclosure |

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| | <p>Before the issue of the relevant construction certificate for works above ground/podium slab level, the principal certifier must be provided with plans for approval indicating that all 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.</p> <p>Details are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition reason: To ensure essential services are appropriately screened.</p> | | | | | | | | | | | | |
| 72. | <p>Energy efficiency</p> <p>Before the issue of the relevant construction certificate, plans must ensure that all fittings, fixtures and materials installed in association with the development (including but not limited to hot water systems, ceiling/roof insulation, shower heads, toilet cisterns and the like) comply with the requirements of Council's DCP Part 7.1 (Energy Smart, Water Wise), to the satisfaction of the principal certifier.</p> <p>Condition reason: To encourage energy efficient buildings.</p> | | | | | | | | | | | | |
| 73. | <p>Section 7.11</p> <p>Before the issue of a construction certificate that authorises any works for the ground floor level or above, a monetary contribution for the services as detailed in the table below must be paid to Council in Column A and for the amount in Column B must be made to Council as follows:</p> <table border="1"> <thead> <tr> <th>Column A – Contribution Type</th><th>Column B – Contribution Amount</th></tr> </thead> <tbody> <tr> <td>Community & Cultural Facilities</td><td>\$1,185,523.74</td></tr> <tr> <td>Open Space & Recreation Facilities</td><td>\$2,286,153.46</td></tr> <tr> <td>Roads & Traffic Management Facilities</td><td>\$163,648.91</td></tr> <tr> <td>Plan Administration</td><td>\$54,529.17</td></tr> <tr> <td>The total contribution is</td><td>\$3,689,855.28</td></tr> </tbody> </table> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Details are to be provided to the principal certifier.</p> <p>Condition reason: Statutory requirement.</p> | Column A – Contribution Type | Column B – Contribution Amount | Community & Cultural Facilities | \$1,185,523.74 | Open Space & Recreation Facilities | \$2,286,153.46 | Roads & Traffic Management Facilities | \$163,648.91 | Plan Administration | \$54,529.17 | The total contribution is | \$3,689,855.28 |
| Column A – Contribution Type | Column B – Contribution Amount | | | | | | | | | | | | |
| Community & Cultural Facilities | \$1,185,523.74 | | | | | | | | | | | | |
| Open Space & Recreation Facilities | \$2,286,153.46 | | | | | | | | | | | | |
| Roads & Traffic Management Facilities | \$163,648.91 | | | | | | | | | | | | |
| Plan Administration | \$54,529.17 | | | | | | | | | | | | |
| The total contribution is | \$3,689,855.28 | | | | | | | | | | | | |
| 74. | Reflectivity of materials | | | | | | | | | | | | |

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| | <p>Before the issue of the relevant construction certificate, the principal certifier must ensure that the construction certificate plans demonstrate the roofing and other external materials and finishes are of low glare and reflectivity.</p> <p>Condition reason: To ensure the use of appropriate material.</p> |
| 75. | <p>Excavation adjacent to adjoining land</p> <p>Before the issue of any construction certificate, if the development involves excavation that is lower than the base of the footings of a building on adjoining land, the following is required:</p> <ul style="list-style-type: none"> • 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. • The person acting on the consent must give notice of at least 7 days to the adjoining owner(s) prior to excavating. • An owner of the adjoining 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 land being excavated or on the adjoining land. <p>Details are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition reason: To protect adjoining land.</p> |
| 76. | <p>Soil depth over structures</p> <p>Before the issue of the relevant construction certificate, where planting is proposed over a structure, the development is to achieve the minimum standards for soil provision suitable to the proposed planting, as contained within the Apartment Design Guide. Information verifying that the development complies with these requirements are required to be submitted and approved by the principal certifier.</p> <p>Condition reason: To ensure the sufficient soil depth for plants on structures.</p> |
| 77. | <p>Irrigation</p> <p>Before the issue of the relevant construction certificate, an automatic irrigation system must be notated on the landscape plan. The automatic irrigation system is to be supplied to all landscape areas to ensure adequate water is available to lawns and vegetation. The systems must be fully automated and capable of seasonal adjustments. Details are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition reason: To provide sufficient water for approved lawns and vegetation.</p> |
| Development Engineer Conditions | |
| 78. | <p>Vehicle Access & Parking</p> <p>All internal driveways, vehicle access ramp, 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) for all types of vehicles accessing the parking area.</p> <p>With respect to this, the following revision(s) / documentation must be provided with the plans submitted with the application for the relevant Construction Certificate:</p> <p>a) All internal driveways and vehicle access ramps must have ramp grades, transitions and height clearances complying with AS 2890 for all types of</p> |

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| | <p>vehicles accessing the parking area. To demonstrate compliance with this Australian Standard, the plans to be prepared for the Construction Certificate must include a driveway profile, showing ramp lengths, grades, surface RL's and overhead clearances taken along the vehicle path of travel from the crest of the ramp to the basement. The driveway profile must be taken along the steepest grade of travel or sections having significant changes in grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the respective type of vehicle.</p> <p>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 – 4.5m) is achieved along this path.</p> <p>c) To allow for adequate sight distance from a vehicle exiting the property to pedestrians in the footpath area, the northern side 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.</p> <p>These amendment(s) must be clearly marked on the plans submitted to the principal certifier prior to the issue of the relevant Construction Certificate.</p> <p>Condition Reason: To ensure the vehicle access and parking area is in accordance with the require standards and safe for all users.</p> |
| 79. | <p>Stormwater Management</p> <p>To ensure the management of stormwater runoff from the development is undertaken without impact to the subject site, neighbouring properties or receiving drainage system, stormwater runoff from the development shall be collected and discharged to the approved point of discharge in accordance with the requirements of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management), associated annexures, and generally in accordance with the approved Stormwater Management.</p> <p>Accordingly, detailed engineering plans and certification demonstrating compliance with this condition are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition 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.</p> |
| 80. | <p>Stormwater Management (Pump System)</p> <p>The basement pump system must be dual submersible and must be sized and constructed in accordance with Section 9.3 of AS 3500.3 (Stormwater drainage).</p> <p>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</p> |

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| | <p>event, in the event of pump failure as per the requirements of Council's DCP - Part 8.2 (Stormwater and Floodplain Management).</p> <p>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.</p> <p>The subsurface drainage system must be designed such to prevent constant, ongoing discharge to the public drainage network. In the presence of constant subsurface seepage which would result in the tank having to discharge frequently (every 2 or 3 days in dry periods) the stormwater system must either discharge directly to the inground public drainage infrastructure or the sump volume increased to accommodate at least 7 days of such seepage.</p> <p>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 principal certifier, prior to the release of a Construction Certificate for construction of the basement level.</p> <p>Condition 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.</p> |
| 81. | <p>Geotechnical Design, Certification and Monitoring Program</p> <p>Before the issue of any Construction Certificate, a suitably qualified and practicing engineer having experience in the geotechnical and hydrogeological fields is to prepare the following documentation:</p> <p>a) Certification that the civil and structural details of all subsurface structures are designed to:</p> <ol style="list-style-type: none"> provide appropriate support and retention to neighbouring property, 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, and, 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. <p>b) A Geotechnical Monitoring Program (GMP) to be implemented during construction that:</p> <ol style="list-style-type: none"> 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; |

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| | <ul style="list-style-type: none"> iii. 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, iv. details action plan and contingency for the principal building contractor in the event these trigger levels are exceeded, and v. is in accordance with the recommendations of any approved Geotechnical Report. <p>Details are to be provided to the principal certifier for approval.</p> <p>Condition Reason: To ensure there are no adverse impacts arising from excavation works.</p> |
| 82. | <p>Site Dewatering Plan</p> <p>A Site Dewatering Plan (SDP) must be prepared and submitted with the application for any Construction Certificate.</p> <p>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:</p> <ul style="list-style-type: none"> a) 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. b) Pumps used for dewatering operations are not to be fuel based so as to minimise noise disturbance and are to be electrically operated. c) 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 where possible. d) The maximum rate of discharge is to be limited to the sites determined PSD rate or 30L/s if discharging to the kerb. e) 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. f) 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. g) Any details, approval or conditions concerning dewatering (e.g. dewatering License) as required by the Water Act 1912 and any other relevant NSW legislation. h) Approval and conditions as required for connection of the dewatering system to the public drainage infrastructure as per Section 138 of the Roads Act 1993. <p>Details are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition 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.</p> |
| 83. | Erosion and Sediment Control Plan |

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| | <p>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 any 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;</p> <ul style="list-style-type: none"> a) Existing and final contours. b) The location of all earthworks, including roads, areas of cut and fill. c) 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. <p>Details are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition Reason: To protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.</p> |
| 84. | <p>Dilapidation Survey</p> <p>A dilapidation survey is to be undertaken that addresses all properties that may be affected by the construction work. As a minimum, the scope of the report is to include:</p> <ul style="list-style-type: none"> a) 13 Cottonwood Crescent Macquarie Park. b) 12-14 Lachlan Avenue Macquarie Park. c) 86 Waterloo Road Macquarie Park. <p>A copy of the dilapidation survey is to be submitted to the principal certifier and City of Ryde prior to the release of any Construction Certificate.</p> <p>Condition Reason: To clarify any claims of damage made by adjoining property owners.</p> |
| CI Drainage Conditions | |
| 85. | <p>Stormwater - Council drainage (reflux valve)</p> <p>Before the issue of any construction certificate, a design certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, must be prepared and provided to the principal certifier.</p> <p>The design certificate must confirm 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).</p> |

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| | Condition reason: To ensure no water from Council's stormwater drainage network enters the site. |
| 86. | <p>Stormwater – Council Drainage – Pit Connection Details</p> <p>Before the issue of any construction certificate, a detailed stormwater plan prepared by a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, must be prepared and provided to the principal certifier demonstrating 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.</p> <p>Amended stormwater plans complying with this condition shall be submitted to and approved by Council's City Infrastructure Department 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).</p> <p>Condition reason: To ensure connection to pit compliance with Council's DCP and Australian Standards.</p> |
| 87. | <p>Stormwater (drainage design submission)</p> <p>Before the issue of any construction certificate, drainage design plans are to be prepared and certified by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng) and provided to Council's City Infrastructure Department for approval. The plans must include the following:</p> <ul style="list-style-type: none"> a) 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 showing 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 Enscape Studio Pty Ltd, (Project No. 0356, Revision A and dated June 2024) is to be confirmed by a suitably qualified surveyor. d) Special details including non-standard pits, pit benching and transitions must be provided on the drawings at scales appropriate to the type and complexity of the detail being shown. <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).</p> <p>Condition reason: To ensure the stormwater civil design complies with the Australian Standards and Council's requirements and has sufficient details to obtain a construction certificate.</p> |
| 88. | <p>Flood and overland flow protection</p> <p>Before the issue of the relevant construction certificate, a compliance certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, confirming the development is in accordance with the requirements of this condition must be submitted to the principal certifier. The certificate must state that: In accordance with the floodplain management controls stated within Council's DCP Part 8.2 (Stormwater and</p> |

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| | <p>Floodplain Management), the following measures will be implemented in the development:</p> <ul style="list-style-type: none"> a) All recommendations provided in the approved Flood and Overland Flow Report. b) The habitable floor levels of all dwellings encompassed under this approval must not be constructed lower than the approved Flood impact statement prepared by Northrop Pty Ltd dated 17 October 2024. c) All structures subject to flooding and overland flows must be constructed of flood compatible building components. d) All electrical service outlets and junctions must be elevated at least 500mm above the immediate 100yr ARI flood level. e) External structures subject to flooding and overland flows must be structurally designed to withstand the forces imposed by these flows, including forces imposed by floating debris and buoyancy. f) All basement carpark areas must be designed to resist floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk. <p>Details are to be submitted to the satisfaction of the principal certifier.</p> <p>Condition reason: To ensure that the development implements measures to minimise the risk of flood inundation and flood impacts.</p> |
| CI Public Domain Conditions | |
| 89. | <p>Design Certificate for Public Domain Improvements</p> <p>Before the issue of the relevant construction certificate, public domain plans are required to be prepared and approved by Council. The plan must include:</p> <ul style="list-style-type: none"> 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 Street Tree Master Plan. Any replacement and newly designated tree species are subject to the approval of Council's tree management officer. <p>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 street lights, utilities and driveway accesses. The proposed street lights 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.</p> <ul style="list-style-type: none"> c) All telecommunication and utility services are to be placed underground along the Waterloo Road and Cottonwood Crescent 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 |

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| | <p>of work. The public utility cover requirements shall be based on the approved Finished Surface Levels for the footpath, driveways and kerb ramps.</p> <p>For the undergrounding of existing overhead electricity network, the requirements specified in the Ausgrid Network Standards NS130 and NS156 are to be met.</p> <p>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. Subject to design with a minimum vehicular and pedestrian luminance category for each frontage, minimum lighting luminaires to be provided as follows:</p> <ul style="list-style-type: none"> • Waterloo Road: with a minimum vehicular luminance category V3 and pedestrian luminance category P2 • Cottonwood Crescent: with a minimum vehicular luminance category V5 and pedestrian luminance category P2. • Lighting upgrade shall be in accordance with the City of Ryde Public Domain Technical Manual Chapter 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. <p>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.</p> <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges). The approved public domain plans and documentation are to be presented to the Principal Certifier.</p> <p>Condition Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments.</p> |
| 90. | <p>Design Certificate for Public Infrastructure Improvements</p> <p>Before the issue of the relevant construction certificate, public infrastructure plans are required to be prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to and approved by Council's City Infrastructure Directorate. Confirmation of Council approval is to be provided to the principal certifier. The plans 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 and must include:</p> <p>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 road and footpath works into the remaining street scape for the following infrastructure works.</p> <p>a) The full road reconstruction of the following street frontages of the development site in accordance with the City of Ryde DCP 2014 Part 8.5 – Public Civil Works, Clause 1.1.4.</p> |

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| | <ul style="list-style-type: none"> • Cottonwood Crescent – Half Road width, full depth road reconstruction (including parking sensors). • Waterloo Road – 1 lane width, full depth road reconstruction. <p>b) The reconstruction of all kerb and gutter along both street frontages of the development site. Proposed kerb profiles and realigned kerb setbacks are to be provided to ensure proper connections to existing kerb and gutter along the street frontage. A long section plan demonstrating the kerb invert, back of kerb and adjacent footpath levels needs to be provided to demonstrate adequate stormwater drainage along the kerb gutter.</p> <p>c) Construction of granite footway along the Cottonwood Crescent and Waterloo Road frontages of the development site in accordance with the City of Ryde Public Domain Technical Manual.</p> <p>d) Stormwater drainage installations in the public domain in accordance with the DA approved plans.</p> <p>e) Upgrade of Street lighting luminaires and columns to Multi-Function Poles in accordance with the City of Ryde Street Lighting requirements to comply with AS/NZS 1158.</p> <p>f) Stormwater drainage installations in the public domain in accordance with the DA approved plans.</p> <p>g) Upgrade of Street lighting luminaires and columns to Multi-Function Poles in accordance with the City of Ryde Street Lighting requirements to comply with AS/NZS 1158.</p> <p>h) The existing Bus top (Stop ID: 2113213) on Waterloo Road to be upgraded to DDA compliance requirements.</p> <p>Notes:</p> <ol style="list-style-type: none"> 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 Infrastructure 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. <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges).</p> <p>The approved public domain plans and documentation are to be presented to the principal certifier.</p> <p>Condition Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments.</p> |
| 91. | Public domain works – Defects Liability Bond |

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| | <p>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.</p> <p>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. Before the issue of the relevant construction certificate, a public domain defects and security bond must be paid to Council in the form of a cash deposit or Bank Guarantee of \$460,000 with details provided to the principal certifier.</p> <p>Note: The bond will only be refunded when the works are determined to be satisfactory to Council after the expiry of the 12 months defects liability period.</p> <p>Condition reason: To ensure compliance with specifications and identification of defects not visible at final inspection.</p> |
| 92. | <p>Anticipated assets register (changes to council assets)</p> <p>Before the issue of any construction certificate, an anticipated asset register is to be prepared to the satisfaction of Council's City Infrastructure Department with confirmation provided to the principal certifier. The anticipated asset register must include but not limited to the following:</p> <ul style="list-style-type: none"> • New road pavement. • New Multi-Function Poles (MFPs). • New concrete and/or granite footways. • New street trees and tree pits. • Street furniture. • Kerb and gutter. • Driveways crossovers and laybacks. <p>Condition reason: To record the anticipated civil works to be completed with the development.</p> |
| 93. | <p>Retaining Walls within Public Land</p> <p>Before the issue of the relevant construction certificate, any proposed retaining wall design plans prepared by an appropriately qualified and practising structural engineer must be provided to Council for approval with confirmation provided to the principal certifier. The design plan must note that:</p> <ul style="list-style-type: none"> • Retaining walls greater than 1,000mm high or retaining more than 600mm of cut or fill proposed to be located within public land are to be designed by a Structural Engineer and must have subsoil drainage connected to the public drainage system. <p>Generally the construction of any retaining wall structures within the Council public domain must be prevented, and the components of any boundary retaining walls, including subsoil drainage, must be located entirely within private property. The subsoil drainage lines of the retaining walls must be shown on the stormwater drainage concept plan.</p> <p>Condition reason: To ensure public safety and protection of infrastructure.</p> |
| CI Traffic Conditions | |
| 94. | Construction pedestrian and traffic management plan |

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| | <p>Before the issue of the relevant construction certificate, 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. Confirmation of Council's acceptance of the CTMP is to be provided to the principal certifier.</p> <p>Truck movements are to be restricted to outside of peak weekday commuter periods between 7:00am – 9:00am and 4:00pm – 6:00pm to minimise impact within Macquarie Park. Truck movements must be agreed with Council's Traffic Services Department prior to submission of the CPTMP.</p> <p>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.</p> <p>The CPTMP must include but not limited to the following:</p> <ol style="list-style-type: none"> 1. Provision for all construction materials to be stored on site, at all times. 2. 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. 3. Make provision for parking onsite once the basement level parking is constructed. All Staff and contractors are to use the basement parking once available. 4. 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 Council's Traffic Services Department. 5. 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. 6. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities. 7. 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. 8. 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. 9. 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. |

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| | <p>10. Specify spoil management process and facilities to be used on site.</p> <p>11. 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.</p> <p>12. Comply with relevant sections of the following documents:</p> <ul style="list-style-type: none"> • The Australian Standard <i>Manual of Uniform Traffic Control Devices</i> (AS1742.3-2019), • TfNSW' <i>Traffic Control at Work Sites</i> technical manual; and • Part 8.1 of <i>City of Ryde Development Control Plan 2014: Construction Activities</i>. <p>Condition reason: To ensure safety and amenity of all road users.</p> |
| 95. | <p>Service vehicle access</p> <p>Before the issue of the relevant construction certificate, a suitably qualified traffic engineer must submit swept path and vehicle clearance plans demonstrating that the largest/longest vehicle required to access the site can enter, turnaround within the internal loading/manoeuvring areas and exit the site in a safe and efficient manner. These plans are to be submitted to the satisfaction of Council's Traffic Services Department and the principal certifier and include the following information:</p> <ol style="list-style-type: none"> 1. Ramp grades; 2. Transitions and height clearance for the safe forward in and forward out access of 11m long garbage truck; 3. The minimum height clearance required is 4.5m, measured from the floor level to the lowest point of any overhead structures/service provisions such as pipes; and 4. Swept paths diagrams including details of the road, kerb line, line marking, signs, traffic devices, power poles, other structures, and neighbouring driveway. <p>Condition reason: To ensure service vehicles are provided with the necessary access and clearance.</p> |
| CI Waste Conditions | |
| 96. | <p>Waste vehicle access</p> <p>Before the issue of a construction certificate, amended plans demonstrating suitable vehicle clearance plans for Council's Heavy Rigid Vehicle to AS2890.2 (11 metres long and 4.5 metre height clearance which should be measured from the floor to the lowest point of any overhead structures including roller shutter doors).</p> <p>These must demonstrate that Council's vehicle can enter, turnaround within the internal loading/manoeuvring areas and exit the site in a safe and efficient manner.</p> <p>These plans are to be submitted to the satisfaction of Council's Waste Department and the principal certifier.</p> <p>Condition reason: To ensure Waste collection vehicles are provided with the necessary access and clearance.</p> |
| 97. | <p>Waste storage areas</p> <p>Before the issue of a construction certificate, the principal certifier must be satisfied the construction certificate plans ensure that all waste storage areas</p> |

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| | <p>which have a doorway must be wide enough to allow the bins allocated to the property to fit through the opening including the door as follows:</p> <ul style="list-style-type: none"> • 1,100L bins - width 1.4m, depth 1.1m, height 1.4m; • 660L bins - width 1.3m, depth 0.8m, height 1.3m; and • 240L bins - width 0.6m, depth 0.8m, height 1.1m. <p>Condition reason: To ensure all bins fit through the required storage doorway.</p> |
| 98. | <p>Waste storage within apartments</p> <p>Before the issue of a construction certificate, the principal certifier must be satisfied the Construction Certificate plans ensure two separate receptacles must be provided inside each dwelling to store up to two days' worth of waste and recyclables awaiting transfer to the communal bin disposal areas to ensure source separation of recyclables.</p> <p>Condition reason: To ensure residents are provided with dedicated spaces for waste and recycling bins for source separation.</p> |
| 99. | <p>Waste storage (design)</p> <p>Before the issue of a construction certificate, the principal certifier must be satisfied the Construction Certificate plans ensure that all general, recycling, and bulky item waste rooms are in accordance with the following requirements:</p> <ul style="list-style-type: none"> • The rooms must be of adequate dimensions to accommodate all waste containers, and allow easy access to the containers for users and servicing purposes; • The floor must be of concrete construction with a smooth and even surface, coved to a 25mm radius at the intersections with the walls and any exposed plinths, and graded to a floor waste connected to the sewer system; • The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water; • The walls must be constructed of brick, concrete blocks, or similar solid material, and cement rendered to a smooth even surface and painted with a light-coloured washable paint; • The ceiling must be constructed of a rigid, smooth-faced, non-absorbent material and painted with a light-coloured washable paint; • The doors must be of adequate dimensions to allow easy access for servicing purposes and must be finished on the internal face with a smooth-faced impervious material; • Any fixed equipment must be located clear of the walls and supported on a concrete plinth at least 75mm high or non-corrosive metal legs at least 150mm high; • The room must be provided with adequate natural ventilation direct to the outside air or an approved system of mechanical ventilation; • The room must be provided with adequate artificial lighting; and • A hose with a trigger nozzle must be provided in or adjacent to the room to facilitate cleaning. <p>Condition reason: To ensure waste collection areas are appropriately designed during building operations.</p> |

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| 100. | <p>Waste management plan (changes)</p> <p>Before the issue of a construction certificate, update the Waste Management Plan prepared by Elephants Foot, dated 29/10/2024, Revision E and Architectural Plans prepared by AJC Architects, revision 6 to:</p> <ul style="list-style-type: none"> Demonstrate 300mm horizontal clearance has been provided for Council's 11 metre long Waste Collection vehicle to any fixed obstruction whilst using the turntable in accordance with AS2890.2. <p>Proposed changes to waste collection arrangements must be approved by Council's Waste Department.</p> <p>Condition reason: To ensure appropriate waste management</p> |
| 101. | <p>Bulky waste storage (residential)</p> <p>Before the issue of a construction certificate, residential bulky waste storage room details are to be provided on amended plans demonstrating the details below to Council's Waste Department's approval:</p> <ul style="list-style-type: none"> on-site storage for bulky waste items must be provided at a rate of 5m² per 30 units. larger developments with 100 or more units must use Council's sliding scale. bulky waste storage room opens directly onto the loading bay with a 1.5m wide doorway. <p>Condition reason: To ensure dedicated space is provided for large and heavy items near the loading area to reduce manual handling and potential illegal dumping at the kerbside.</p> |
| 102. | <p>Turntable (maintenance) (residential)</p> <p>Before the issue of a construction certificate, waste management plan is to be amended to provide evidence of a sufficient method to maintain the proposed turntable, including manual crank, generator or other suitable methods to the satisfaction of Council's Waste Department.</p> <p>Condition reason: To ensure waste services can continually be provided.</p> |
| 103. | <p>Sightlines for waste collection vehicles</p> <p>Before the issue of a construction certificate, construction certificate plans are to notate traffic signal or mirrors to ensure the waste collection vehicles can safely access and exit the site as there are insufficient sightlines available, to the satisfaction of the principal certifier.</p> <p>Condition reason: To ensure waste collection vehicles can safely access the site for servicing.</p> |
| 104. | <p>Waste collection on private driveways and roads</p> <p>Prior to issue of a construction certificate, details of the private roads and driveways used for waste collection are to be submitted to Council's Waste Department to confirmed that they are rated for 24 tonne trucks. Confirmation of Council approval is to be provided to the principal certifier.</p> <p>Condition reason: To ensure driveways are designed for continues impact from heavy waste collection vehicles.</p> |
| City Spaces Conditions | |

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| 105. | <p>Tree Replacement Plantings</p> <p>Tree replacement plantings are to be undertaken on a ratio of 3 to 1. Where replacement trees cannot be planted on the site, prior to the issuing of the relevant construction certificate, the proponent is to pay a fee to Council for each tree planting to occur on private land, equivalent to that identified in its Fees and Charges Schedule for the purposes of planting a replacement tree on Council Land.</p> <p>Condition reason: To ensure provision of trees in the area.</p> |
| 106. | <p>Landscape Plans – Interface with Elouera Reserve</p> <p>Prior to the Landscape Plans being finalised, consultation with Council’s Parks and Open Space team is to occur, and approval obtained for any direct access point from the property into the adjacent Elouera Reserve.</p> <p>Condition reason: To ensure the Reserve interface is appropriately managed.</p> |
| Environmental Health Conditions | |
| 107. | <p>Detailed acoustic review</p> <p>Prior to the issue of the relevant Construction Certificate, a detailed assessment is to be undertaken by a suitably qualified* acoustic consultant, to determine the appropriate acoustic treatments required to control noise emissions from mechanical plant and other operational noise sources to ensure the project specific noise criteria established in the approved Acoustic Report and any other noise and vibration criteria specified in the consent will be complied with.</p> <p>The construction drawings and construction methodology must be assessed and certified by a suitably qualified Acoustic Consultant* to be in accordance with any requirements and recommendations of the approved acoustic report prepared by Acoustic Logic, dated 12 September 2024.</p> <p>*Note: Suitably qualified Acoustic Consultant means a consultant who holds a current member grade of the Australian Acoustics Society.</p> <p>Condition reason: To ensure appropriate noise attenuation measures are used.</p> |
| 108. | <p>Demolition, Excavation, Construction Noise and Vibration Management Plan</p> <p>A site specific Noise Management Plan shall be developed and submitted to the satisfaction of the Principal Certifying Authority and Council prior to the commencement of any demolition, excavation and construction works on site. The Plan must be prepared by a suitably qualified Acoustic Consultant, being a consultant who holds a current member grade of the Australian Acoustical Society.</p> <p>The Plan must include but not be limited to the following:</p> <ul style="list-style-type: none"> a) Identification of any noise sensitive receivers near to the site; b) A prediction as to the level of noise and vibration impact, including the likely number of high noise intrusive appliances/equipment likely to affect the nearest noise sensitive receivers; c) A statement outlining whether or not predicted noise levels will comply with the noise criteria stated in the NSW EPA Interim Construction Noise Guideline (2009). Where resultant site noise levels are likely to be in exceedance of this noise criteria then details of the following must be included in the plan: <ul style="list-style-type: none"> i. Duration and frequency of respite periods that will be afforded to the occupiers of neighbouring properties; and |

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| | <p>ii. Details of any other noise mitigation measures that will be deployed on site to reduce noise impacts on the occupiers of neighbouring noise sensitive property to a minimum.</p> <p>d) Confirmation of the level of community consultation that has/is and will be undertaken with the occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during demolition and excavation phases;</p> <p>e) Details of the noise and vibration monitoring that is to be undertaken during works;</p> <p>f) The type of action will be undertaken following receipt of a complaint concerning offensive noise or vibration, including nomination of a site contact.</p> <p>Condition reason: Environmental and residential protection.</p> |
| 109. | <p>Mechanical Ventilation - Certification of Compliance</p> <p>Details of any mechanical ventilation and/or air handling system must be prepared by a suitably qualified person and certified in accordance with Clause A2.2 (a) (iii) of the National Construction Code 2019, to the satisfaction of the Council or Registered Certifier prior to the issue of the relevant Construction Certificate.</p> <p>The system must be certified as complying with AS1668.1 and 2 - 2012 The Use of Ventilation and Air-Conditioning in Buildings - Mechanical Ventilation in Buildings and relevant Australian Standards.</p> <p>Condition reason: To ensure adequate mechanical ventilation is provided.</p> |
| 110. | <p>Food Premises - Detailed Plans</p> <p>Detailed and scaled plans of all kitchen, bar, food preparation, waste and storage areas, food handler toilets and all areas associated with the food business must be prepared in accordance with the Australia New Zealand Food Standards Code - 3.2.3 - Food Premises and Equipment under the Food Act 2003 and AS 4674 - Design, Construction and Fit-out of Food Premises.</p> <p>A copy of these plans must be submitted to and approved by Council or Registered Certifier as being compliant with the required standards prior to the issue of the relevant Construction Certificate.</p> <p>Condition reason: To ensure the food premises fitout complies with relevant food safety legislation and standards.</p> |
| 111. | <p>Sydney Water Tap in Approvals</p> <p>The approved plans must be submitted through the Sydney Water 'Tap in' portal to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Sydney Water 'Tap in' customers will receive an approval receipt. For further details please refer to Sydney Water's web site at www.sydneywater.com.au/tapin or call 1300 082 746.</p> <p>The Principal Certifier must ensure that the plans have been approved through the Sydney Water 'Tap in' process and an approval receipt is issued prior to the commencement of works.</p> <p>Condition reason: Statutory requirement.</p> |
| 112. | <p>Public Arts Plan.</p> <p>A Public Arts Plan is to be provided as part of the proposed development. A Public Arts Plan is to be submitted for approval by Council prior to the issue of Construction Certificate (for above ground works).</p> |

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| | <p>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:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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. <p>Condition reason: Public amenity and to ensure the delivery of public art.</p> |
| 113. | <p>Certification of Water Sensitive Urban Design (WSUD) Measures</p> <p>The WSUD measures outlined in the approved Ecologically Sustainable Design (ESD) report (prepared by JHA and dated 5 July 2024) are to be certified by a suitably qualified person as complying with Part 8.2 of the Ryde Development Control Plan 2014.</p> <p>Condition Reason: To ensure WSUD measures are delivered.</p> |

BEFORE BUILDING WORK COMMENCES

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| 114. | <p>Dilapidation report</p> <p>Before any site work commences, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the principal certifier.</p> <p>Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the principal certifier, that all reasonable steps were taken to obtain access to the adjoining properties.</p> <p>No less than 14 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be provided to Council at the same time.</p> <p>Condition Reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.</p> |

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| 115. | <p>Safety fencing</p> <p>Before any site works commences, the site must be fenced and maintained throughout demolition and construction and must comply with SafeWork NSW requirements and be a minimum of 1.8m in height.</p> <p>Condition reason: Statutory requirement.</p> |
| 116. | <p>Proposed property addressing</p> <p>Before any site work commences an "Addressing of New Developments" form must be lodged with Council. Details are to be provided to the principal certifier.</p> <p>Condition reason: To ensure the address of the development meets Council's requirements.</p> |
| 117. | <p>Provision of contact details and neighbour notification</p> <p>Before any site work commences, (at least 7 days) City of Ryde must be notified of the following particulars:</p> <p>a) The name, address, telephone contact details and licence number of the person responsible for carrying out the work; and</p> <p>b) The date the work is due to commence and the expected completion date.</p> <p>A written notice must be placed in the letter box of each adjoining property advising of the date the work is due to commence.</p> <p>Condition reason: To ensure Council and adjoining properties are notified of demolition works.</p> |
| 118. | <p>Property above/below footpath level</p> <p>Before site works commence, where the ground level adjacent the property alignment is above/below the established verge and footpath level, adequate measures are to be taken, either by means of constructing approved retaining structures or batters entirely on the subject property, to support the subject land/footpath and prevent harm to the public / occupants of the site due to the abrupt level differences.</p> <p>Condition reason: To preserve public safety.</p> |
| CI Drainage Conditions | |
| 119. | <p>Stormwater (pre-construction CCTV report)</p> <p>Before any site work commences, an electronic closed circuit television report (track mounted CCTV camera footage) must be 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, to the satisfaction of Council.</p> <p>Note: The person acting on the consent must contact Council's City Infrastructure Department to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.</p> <p>All fees and charges associated with the review of the report must be in accordance with Council's fees and charges and must be paid at the time that the report is submitted.</p> <p>Condition reason: To verify the structural integrity of the stormwater network.</p> |
| 120. | <p>Stormwater (council drainage - structural adequacy)</p> <p>Before any site work commences, structural stormwater pit certification must be prepared and provided to the principal certifier. The certification must include the following items:</p> |

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| | <p>A) Survey of Council's stormwater pit to which connection will occur; and</p> <p>B) Certification that the stormwater pit is structurally capable of received upstream connection.</p> <p>C) If any stormwater pit is deemed appropriate to be replaced, the stormwater pit and kerb inlet pits must be cast in-situ and conform to Council's standard drainage pit details.</p> <p>Condition reason: To verify the structural integrity of the stormwater network.</p> |
| 121. | <p>Notice of intention to commence (council drainage works)</p> <p>Before any drainage works commence, Council's City Infrastructure Department is to be notified a minimum of 2 weeks prior to the proposed commencement date. The notification must include:</p> <p>A) Details of the Contractor performing for works.</p> <p>B) Details of the Supervising Engineer responsible for certification of works during construction.</p> <p>C) Details of all relevant Road Activity Permits.</p> <p>Condition reason: To ensure Council's City Infrastructure Department is notified about the intention of commencing drainage works.</p> |
| CI Public Domain Conditions | |
| 122. | <p>Pre-Construction Dilapidation Report</p> <p>To ensure Council's infrastructure is 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.</p> <p>a. Road pavement,</p> <p>b. Kerb and gutter,</p> <p>c. Footpath,</p> <p>d. Drainage pits,</p> <p>e. Traffic signs, and</p> <p>f. Any other relevant infrastructure.</p> <p>The report is to be dated and submitted to, and approved by Council's City Infrastructure Directorate, prior to any work commencing.</p> <p>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 of the Dilapidation Report is submitted. An acknowledgement notification will be issued by Council once the relevant fees are received and the report is considered satisfactory.</p> <p>Condition reason: To ensure protection of Council's infrastructure.</p> |
| 123. | <p>Ground anchors</p> <p>Before any site works commences, if ground anchors are required to be installed as part of the development, approval from Council's City Infrastructure Directorate is required under section 138 of the Roads Act 1993 with confirmation provided to the principal certifier. As part of this approval detailed structural</p> |

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| | <p>engineering plans must be 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. Approval will be subject to:</p> <ul style="list-style-type: none"> 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 fees and 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 must remain valid until the de-commissioning of the ground anchors. <p>Condition reason: To ensure public services and public domain are not adversely impacted.</p> |
| Landscape Conditions | |
| 124. | <p>Recommendations from expert report</p> <p>The recommendations provided in the Arboricultural Impact Assessment prepared by Martin Peacock dated 10/07/2024 outlined in: "Section 9 Recommendations", are to be implemented.</p> <p>Condition reason: To ensure the recommendations of the expert report are implemented.</p> |
| 125. | <p>Tree Retention</p> <p>Before any site work commences, the following trees as identified in the Arboricultural Impact Assessment (AIA) prepared by Martin Peacock dated 10/07/2024 shall be retained and protected:</p> <ul style="list-style-type: none"> • Trees for retention within the site T4, T5, T47–T50, T52, T53, T55, T56, T58. • Trees for retention located outside of the site within the street, Council reserve and the neighbouring property T25, T26, T33 – T44 and T62 – T64. <p>Condition Reason: To ensure the health of existing trees to be retained.</p> |
| 126. | <p>Project Arborist</p> <p>Before any site work commences, 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 in accordance with AS4970-2009 Protection of trees on development sites. All trees are to be monitored to ensure adequate health throughout the construction period. All work within the Tree Protection Zones is to be supervised by the Project Arborist throughout construction.</p> <p>Condition Reason: To ensure tree protection measures and the nature of works are appropriate and not detrimental to the health of the trees on site.</p> |
| 127. | <p>Project Arborist – Contact Details</p> <p>Before any site work commences, City of Ryde is to be notified, in writing, of the name, contact details and qualifications of the Project Arborist appointed to the site. Should these details change during the course of works, or the appointed Consultant Arborist alter, City of Ryde is to be notified, in writing, within 7 working days.</p> <p>Condition Reason: To ensure the Project Arborist can be readily contacted in regard to the required tree protection measures.</p> |

DURING BUILDING WORK

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| 128. | Hours of work Site work must only be carried out between the following times: <ul style="list-style-type: none"> Monday to Friday - 7.00am and 7.00pm (other than public holidays). Saturday - 8.00am and 4.00pm. Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority. Condition Reason: To protect the amenity of the surrounding area. |
| 129. | Noise and vibration – an approved document of this consent While site work is being carried out, noise generated from the site must be controlled in accordance with the requirements of the approved noise and vibration management plan. Condition Reason: To protect the amenity of the neighbourhood during construction. |
| 130. | Noise and Vibration requirements While site work is being carried out, noise generated from the site must not exceed an LAeq (15 min) of 5db(A) above background noise, when measured at a lot boundary of the site. Condition Reason: To protect the amenity of the neighbourhood during construction. |
| 131. | Sediment and dust control During site works, no sediment, dust, soil or similar material must leave the site. Condition reason: To protect the amenity of the area. |
| 132. | Construction materials While site work is being carried out, all materials associated with construction must be retained within the site. Condition reason: To ensure the public domain is not affected during construction. |
| 133. | Excavation While site work is carried out, all excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer. Condition reason: To ensure work is completed in an appropriate manner. |
| 134. | Consent documents available on site At all times during the construction, a copy of the development consent and approved stamped plans are to be kept on site. These documents are to be made available to any Council Officer as requested. Condition reason: To ensure Council Officers are able to access the consent during any site inspection. |
| 135. | Truck shaker While site work is being carried out, a truck shaker grid with a minimum length of 6 metres must be provided at the construction exit point. 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. Condition reason: To prevent soil and sediment spill in the public domain. |
| 136. | Tipping Dockets (construction) |

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| | <p>While site work is being carried out, Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation and Management Plan for spot inspections.</p> <p>Condition reason: To ensure responsible and sustainable disposal of materials generated during demolition works.</p> |
| 137. | <p>Site maintenance (waste)</p> <p>While site work is being carried out, the area surrounding the construction site must be secured and maintained, including the nature strip, to reduce incidences of illegal dumping and litter.</p> <p>Condition reason: To ensure the waste is contained onsite for responsible disposal and impact to street amenity is reduced.</p> |
| Development Engineer Conditions | |
| 138. | <p>Traffic Management</p> <p>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).</p> <p>Condition Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.</p> |
| 139. | <p>Stormwater Management (Construction)</p> <p>The stormwater drainage system on the site must be constructed in accordance with the relevant Construction Certificate version of the Stormwater Management Plan and any requirements of Council in relation to the connection to the public drainage system.</p> <p>Condition Reason: To ensure the stormwater system is constructed as approved.</p> |
| 140. | <p>Erosion and Sediment Control Plan (Implementation)</p> <p>The applicant shall install erosion and sediment control measures in accordance with the relevant 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.</p> <p>Condition Reason: To prevent soil erosion and the discharge of sediment over the land.</p> |
| 141. | <p>Geotechnical Monitoring Program (Implementation)</p> <p>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.</p> <p>Condition Reason: To ensure that the excavation works are undertaken appropriately throughout the period of construction.</p> |
| 142. | <p>Site Dewatering Plan (Implementation)</p> <p>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</p> |

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| | 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. |
| | Condition Reason: To ensure that site dewatering is undertaken appropriately throughout the period of construction. |
| Ci Traffic Conditions | |
| 143. | Construction pedestrian and traffic management plan (implementation) |
| | While site work is being carried out, all construction works are to be undertaken in accordance with the approved Construction Pedestrian and Traffic Management Plan (CPTMP). All controls in the CPTMP must be maintained at all times and all traffic management controls 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 principal certifier or Council on request. |
| | Condition reason: To ensure that the controls stated in the approved CPTMP are carried out by the builder during construction. |
| CI Drainage Conditions | |
| 144. | Stormwater - hold points during construction (Council drainage works) |
| | While site work is being carried out, certification from the Site Engineer must be prepared and lodged within 24 hours to Council at the completion of each stage of construction 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. The certification must include photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken. |
| | 1. Upon connection to Council's existing kerb inlet pit. |
| | Note: Any stormwater pit with a depth greater than 1.8 metres must be certified by a suitably qualified Structural Engineer. |
| | Condition reason: To ensure construction works satisfy Council's DCP and Australian Standard requirements. |
| CI Public Domain Conditions | |
| 145. | Notice of intention to commence public domain works |
| | Before any public domain works commence, a Notice of Intention to Commence Public Domain Works must be submitted to Council's City Infrastructure Department and the principal certifier. This Notice must 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. |
| | Condition reason: To ensure compliance and record of works. |
| 146. | Notification of adjoining owners and occupiers (public domain works) |
| | Before any public domain works commence, written notification must be provided to the adjoining owners and occupiers of the public domain works a minimum of |

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| | <p>two weeks prior to commencement of construction and copy of this letter is to be provided to the principal certifier. 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 must be minimised; and driveways must be returned to the operational condition as they were prior to the commencement of works, at no cost to the adjoining owners.</p> <p>Condition reason: To ensure compliance and record of works.</p> |
| 147. | <p>Pre-construction inspection</p> <p>Before any public domain works commence, a joint inspection to the discuss the proposed scope of public domain civil work with Council's Activation and Compliance Engineer from City Infrastructure Department prior to commencement of any public domain works.</p> <p>Note: Minimum 48-hour notice is required when booking the joint inspection.</p> <p>Condition reason: To ensure compliance and communicate Council's requirements.</p> |
| 148. | <p>Hold points during construction (public domain)</p> <p>While site work is being carried out, inspections are to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for public domain works, at the following hold points with certification from the Engineer provided to Council and the principal certifier, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates must contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken. 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.</p> <ul style="list-style-type: none"> • Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings. • Upon compaction of the applicable sub-base course. • 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). • Upon installation of any formwork and reinforcement for footpath concrete works. • Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored. <p>Condition reason: To ensure the progress of works is appropriately completed and recorded.</p> |
| 149. | <p>Tipping Dockets (construction)</p> <p>While site work is being carried out, Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation and Management Plan for spot inspections.</p> <p>Condition reason: To ensure responsible and sustainable disposal of materials generated during demolition works.</p> |
| 150. | <p>Site maintenance (waste)</p> |

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| | <p>While site work is being carried out, the area surrounding the construction site must be secured and maintained, including the nature strip, to reduce incidences of illegal dumping and litter.</p> <p>Condition reason: To ensure the waste is contained onsite for responsible disposal and impact to street amenity is reduced.</p> | | | | | | |
| 151. | <p>Waste vehicle access to neighbouring lots</p> <p>While site work is being carried out, the roadway must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Unobstructed access to neighbouring lots must be maintained to ensure waste collection can be provided during 5AM to 11 AM on waste collection days.</p> <p>Condition reason: To ensure waste collection services can be provided to neighbouring lots of construction sites.</p> | | | | | | |
| 152. | <p>Noise Mitigation</p> <p>To minimise noise emitted from ancillary elements, such as air-conditioning units, the equipment must be installed in accordance with the manufacturer's specification and noise attenuation measures implemented so that noise emitted does not exceed 5dB(A) above the background noise level when measured on or within any other residential property boundary.</p> <p>Condition reason: To protect the amenity of the locality.</p> | | | | | | |
| Landscape Conditions | | | | | | | |
| 153. | <p>Excavation for services within tree protection zone (TPZ)</p> <p>Any excavation for services or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist.</p> <p>Condition Reason: To ensure any excavation works are not detrimental to the health of the tree.</p> | | | | | | |
| 154. | <p>Tree Removal</p> <p>While site work is being carried out, as identified in the Arboricultural Impact Assessment prepared by Martin Peacock dated 10/07/2024. The following trees on site are to be removed:</p> <ul style="list-style-type: none">• Trees T1-T3, T6-T30, T45, T45A, T46, T51, T54, T57, T59-T61. <p>Condition Reason: To ensure only the specified trees approved for removal are removed.</p> | | | | | | |
| 155. | <p>Project Arborist Inspections</p> <p>While site work is being carried out, the Project Arborist is to issue Certificates of Compliance to the principal certifier verifying that inspections have been undertaken at each relevant project phase as required by Section 5 Monitoring and Certification of AS4970-2009 as follows.</p> <table><tr><th>PROJECT PHASE</th><th>ACTIVITIES</th><th>PROJECT ARBORIST to</th></tr><tr><td>Initial Site Preparation</td><td>Establish/delineate TPZ Install protective measures and undertake soil rehabilitation for all trees to be retained.</td><td>Project Arborist to mark Tree Protection Zones and install fences, mulch, irrigation and signage. Issue a Certification of Compliance of tree protection measures being in place and soil rehabilitation undertaken</td></tr></table> | PROJECT PHASE | ACTIVITIES | PROJECT ARBORIST to | Initial Site Preparation | Establish/delineate TPZ Install protective measures and undertake soil rehabilitation for all trees to be retained. | Project Arborist to mark Tree Protection Zones and install fences, mulch, irrigation and signage. Issue a Certification of Compliance of tree protection measures being in place and soil rehabilitation undertaken |
| PROJECT PHASE | ACTIVITIES | PROJECT ARBORIST to | | | | | |
| Initial Site Preparation | Establish/delineate TPZ Install protective measures and undertake soil rehabilitation for all trees to be retained. | Project Arborist to mark Tree Protection Zones and install fences, mulch, irrigation and signage. Issue a Certification of Compliance of tree protection measures being in place and soil rehabilitation undertaken | | | | | |

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| | Construction work | Liaison with site manager, compliance, and any deviation from approved plan | Maintain or amend protective measures. Supervision and monitoring formal notification of any deviation from approved tree protection plan |
| | Stormwater connection installation through TPZ, Implement hard and soft landscape works | Supervise Installation of pipes within tree TPZ | Excavate trench through TPZ under Arborist supervision, install pipework, remove selected protective measures as necessary and perform remedial tree works. Issue a Certificate of Compliance |
| | Practical Completion | Tree vigour and structure Assessment and undertake soil rehabilitation for all retained trees | Remove all remaining tree Protection measures. Certification of tree protection and soil rehabilitation for Protected Trees |
| | Defects liability / maintenance period | Tree vigour and structure | Undertake any required remedial tree works. Certification of tree protection if necessary |
| | Condition Reason: To ensure the timing and frequency of inspections by the Project Arborist is appropriate to maintain the health of existing trees to be retained. | | |
| 156. | Tree works (Australian Standards) | | |
| | While site work is being carried out, all tree work must be carried out by a qualified and experienced Arborist with a minimum of AQF level 3 in Arboriculture with NSW Work Cover Code of Practice for Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007). | | |
| | Condition Reason: To ensure that any tree work is carried out by a qualified Arborist. | | |
| 157. | Procedure for critical stage inspections | | |
| | While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate. | | |
| | Condition Reason: To require approval to proceed with building work following each critical stage inspection. | | |

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

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| 158. | Certification of acoustic measures |
| | Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the acoustic measures have been installed in accordance with the acoustic report approved under this consent. |
| | Condition reason: To protect the amenity of the local area. |
| 159. | Final Assessment of Trees |

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| | <p>At completion of all construction works the Project Arborist is to carry out an assessment of all trees that were required to be retained.</p> <p>This assessment is to be documented in writing, a copy of which is to be submitted to Council prior to the issue of any Occupation Certificate for the development.</p> <p>The documentation is also to specify any required on-going remedial care that is required to be undertaken to ensure the continuous health and retention of the specified trees.</p> <p>Condition Reason: To ensure the existing trees have been maintained in a viable condition.</p> |
| 160. | <p>Completion of landscape and tree works</p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent.</p> <p>Condition Reason: To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).</p> |
| 161. | <p>Completion of public utility services</p> <p>Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.</p> <p>Condition Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p> |
| 162. | <p>Removal of waste upon completion</p> <p>Before the issue of an Occupation Certificate:</p> <p>a) all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and</p> <p>b) written evidence of the waste removal must be provided to the satisfaction of the principal certifier.</p> <p>Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.</p> |
| 163. | <p>Repair of infrastructure</p> <p>Before the issue of an Occupation Certificate:</p> <p>A) any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council; or</p> <p>B) if the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent.</p> <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p> |

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| 164. | <p>Water authority certification</p> <p>Before the issue of an occupation certificate, a certificate of compliance must be obtained in relation to the proposed use(s) from the Sydney Water.</p> <p>Condition reason: To ensure compliance with the water supply authority's requirements.</p> |
| 165. | <p>BASIX</p> <p>Before the issue of any occupation certificate, documentary evidence of compliance with all commitments listed in the approved BASIX Certificate(s) is to be provided to the principal certifier.</p> <p>Condition reason: Statutory requirement.</p> |
| 166. | <p>Fire safety matters</p> <p>At the completion of all works, a Fire Safety Certificate must be prepared, which references all the Essential Fire Safety Measures applicable and the relevant 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 Fire and Rescue NSW.</p> <p>Condition reason: Statutory requirement.</p> |
| 167. | <p>Apartment noise attenuation design</p> <p>Before the issue of any occupation certificate, an Association of Australasian Acoustical Consultants (AAAC) 5 Star Certificate must be submitted by a qualified member of the AAAC demonstrating that the construction of the internal party walls ensures that all sound between apartments (being the internal party walls between the bedroom and the living room of adjoining separate apartments), sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems has sufficient acoustical attenuation. Details of compliance must be to the satisfaction of the principal certifier before the issue of the relevant occupation certificate.</p> <p>Condition reason: To comply with best practice standards for residential acoustic amenity.</p> |
| 168. | <p>Sydney Water – Section 73 compliance certificate</p> <p>Before the issue of any occupation certificate, a compliance certificate must be obtained from Sydney Water under Section 73 of the Sydney Water Act 1994.</p> <p>Condition reason: Statutory requirement.</p> |
| 169. | <p>Letterboxes and house/unit numbering display</p> <p>Before to the issue of any occupation certificate, the principal certifier must be satisfied that all house/unit numbering is displayed in accordance with the official property addressing allocated by Council's Spatial Data Services section. The principal certifier must ensure that the display of the street address must be of a sufficient size and clarity to be easily visible from the street.</p> <p>All letterboxes are to be designed and constructed in accordance with Australia Post requirements and the house/unit numbering displayed shall be in accordance with the official property addressing allocated by Council's Land Information Section. The display of the street address shall be of a sufficient size and clarity to be easily visible from the street. Where a development contains multiple properties, signage is required to be clearly displayed on all unit door entrances. Directional signage is to be erected on site at driveway entry points and on buildings. Unit numbering signage is also required on stairway access doors and lobby entry doors. It is essential that all numbering signage throughout a</p> |

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| | development is clear to assist emergency service providers locate a destination with ease and speed, in the event of an emergency. Condition reason: To assist in way finding. |
| 170. | Agreement with a car share provider Before to the issue of any occupation certificate, documentary evidence is to be provided to City of Ryde that an agreement with a car share provider has been entered into for the 6 car share spaces on site. The agreement must ensure appropriate insurance and vehicle maintenance is in place including public liability. Condition reason: To ensure the effective operation of the car share arrangement. |
| 171. | Disused vehicular crossing Before the issue of an occupation certificate, all disused gutter and footpath crossings must be removed, and the kerb and footpath reinstated to the satisfaction of Council's City Infrastructure Department. Condition reason: To maximise on-street parking capacity and avoid confusion relating to the enforcement of parking restrictions. |
| Development Engineer Conditions | |
| 172. | 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. Condition Reason: To clarify the configuration of the completed stormwater management system. |
| 173. | Stormwater Management (Covenants) Positive covenant(s) must be registered on the title of the subject property pursuant to the relevant section 88 of the Conveyancing Act (1919) in relation to the following stormwater components, wherever these are present in the constructed Stormwater Management system: a) onsite detention system; b) pump/ sump; c) charged/ siphonic configuration (where the system discharges against the fall of the land); and, d) onsite disposal/ absorption system. Engineering certification must be submitted with the "Application Form for Endorsement of Title Encumbrances" (available from Council's website), with the drafted version of the terms so as to ensure the components are completed as per the approved plans. The terms of the covenant(s) are to be in accordance with the Council's standard terms. Any variation to the terms is at the discretion of Council. The positive covenant(s) must be registered on the title prior to the release of any Occupation Certificate for areas of the development reliant upon these component(s). |

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| | <p>Condition Reason: This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s).</p> |
| 174. | <p>Drainage System Maintenance Plan</p> <p>A drainage system maintenance plan (DSMP) must be prepared for implementation for the ongoing life of the development. The DSMP must contain the following:</p> <ul style="list-style-type: none"> a) All matters listed in Section 1.4.9 of Council's 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. <p>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 personal) and all signage / linemarkings are to be implemented prior to the issue of any Occupation Certificate.</p> <p>Condition 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.</p> |
| 175. | <p>Engineering Compliance Certificates</p> <p>Before the issue of any Occupation Certificate, a compliance certificate prepared by a suitably qualified engineer, to the satisfaction of the principal certifier, detailing:</p> <ul style="list-style-type: none"> 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 erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual |

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| | <p>“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).</p> <p>d) Compliance certificate from Council confirming that all external works in the public road reserve and any alteration to Council assets located in the property (if applicable) have been completed to Council’s satisfaction.</p> <p>e) 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.</p> <p>f) 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.</p> <p>g) 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.</p> <p>Condition 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.</p> |
| CI Drainage Conditions | |
| 176. | <p>Stormwater (post-construction CCTV report)</p> <p>Before the issue of an occupation certificate, a post-construction electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator, is to be submitted to the satisfaction of Council’s City Infrastructure Department. The report must detail:</p> <p>A) Date and time of inspection</p> <p>B) Condition of the existing drainage line adjacent to the site</p> <p>C) Comparison of the pre-commencement condition of the existing drainage line to the current condition</p> <p>D) If required rectification works required to Council’s drainage network.</p> <p>Note: The person acting on the consent must contact Council’s City Infrastructure Department to obtain a map of Council’s existing stormwater network in the vicinity prior to conducting the CCTV survey.</p> <p>All fees and charges associated with the review of the report must be paid in accordance with Council’s fees and charges, at the time that the report is submitted.</p> <p>Condition reason: To verify the post-construction condition of Council’s drainage assets and ensure proper sedimentation and erosion.</p> |
| 177. | Flooding – Engineering Compliance Certificate |

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| | Before the issue of any occupation certificate, a compliance certificate prepared by a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, to the satisfaction of Principal Certifying Authority, confirming that all requirements of condition <i>"Flooding - Flood and Overland Flow Protection"</i> have been satisfied. |
| | Condition Reason: To ensure that all flood and overland flow protection requirements are satisfied. |
| CI Public Domain Conditions | |
| 178. | Public domain improvements and infrastructure works (completion) |
| | Prior to the issue of any occupation certificate, all public domain improvements and infrastructure works must be completed to the satisfaction of Council's City Infrastructure Department, in accordance with the approved public domain plans and at no cost to the Council. |
| | Condition reason: To ensure compliance with all approved documents and plans. |
| 179. | Restoration (supervising engineer's certificate) |
| | Prior to the issue of any occupation certificate, 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 Part 8.5 (Public Civil Works), or the Transport for NSW' standards and specifications, where applicable. |
| | Condition reason: To ensure public safety and protection of infrastructure. |
| 180. | Electricity accounts for new street lighting |
| | Prior to the issue of any occupation certificate, a Certificate of Compliance - Electrical Work (CCEW) from the Electrical Contractor, and certification from a qualified Electrical Engineering consultant must be prepared to the satisfaction of Council confirming that the street lighting in the public domain has been constructed in accordance with the approved drawings and City of Ryde standards and specifications. |
| | Condition reason: To ensure all works completed are compliant with relevant standards. |
| 181. | Compliance certificate (external landscaping works) |
| | Prior to the issue of any occupation certificate, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the approved drawings and City of Ryde standards and specifications must be prepared to the satisfaction of Council. |
| | Condition reason: To ensure compliance with approved documents and plans. |
| 182. | Post-Construction Dilapidation Report |
| | 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, |

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| | <p>b) Kerb and gutter, c) Footpath, d) Drainage pits, e) Traffic signs, and f) Any other relevant infrastructure.</p> <p>The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure.</p> <p>The report is to be dated and submitted to, and approved by Council's City Infrastructure Directorate, prior to issue of the Occupation Certificate.</p> <p>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.</p> <p>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.</p> <p>Condition reason: To ensure protection of public assets and no dilapidation to Council assets as a result of the development works.</p> <p>Condition reason: To ensure that all works completed are recorded.</p> |
| 183. | <p>Registered surveyor final certificate</p> <p>Upon completion of all construction works, and before the issue of any occupation certificate, Certification from a Registered Surveyor must be prepared to the satisfaction of Council, stating that all works (above and below ground) are contained within the site's boundary.</p> <p>Condition reason: To ensure compliance with approved plans and documents and to ensure that the development has no encroachments.</p> |
| 184. | <p>Supervising engineer final certificate</p> <p>Prior to the issue of any occupation certificate, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the approved drawings, City of Ryde standards and specifications must be prepared to the satisfaction of Council.</p> <p>The certificate must include commentary to support any variations from the approved drawings.</p> <p>Condition reason: To ensure compliance with approved plans and documents.</p> |
| 185. | <p>Decommissioning of ground anchors</p> <p>Prior to the issue of any occupation certificate, 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 must be prepared to the satisfaction of Council.</p> <p>Condition reason: To ensure compliance and protection of public assets.</p> |
| 186. | <p>Council road pavement dilapidation fee</p> <p>Prior to the issue of any occupation certificate, a Road Pavement Dilapidation Fee is payable to Council (as per Council's fees and charges).</p> |

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| | <p>This payment is to offset the significant acceleration of the serviceable lifespan of Council road pavement resulting from dilapidation during demolition and construction phases of the development works.</p> <p>The following documentation is to be provided to Council to enable calculation of the fee:</p> <ul style="list-style-type: none"> • Approved Construction Traffic Management Plan (CTMP) detailing approved routes of heavy vehicles to and from the site during the demolition and construction phases. • Documentation detailing the Gross Floor Area (GFA) of any structures to be demolished as part of the development works. • Documentation detailing the Gross Floor Area (GFA) of the proposed or completed structures, constructed on the development site, in accordance with the approved development plans. <p>The fees calculated by Council from the above documentations must be paid by the Applicant prior to issue of any occupation certificate.</p> <p>Condition reason: To protection and maintenance of Council's road pavement assets.</p> |
| 187. | <p>Reinstatement of bus stop/shelter</p> <p>Before the issue of an occupation certificate, the bus stop is to be reinstated in its final location in accordance with the requirements of the Disability Standards for Accessible Public Transport 2002 and in a location to the satisfaction of Council's Traffic Services Department and bus provider(s).</p> <p>Condition reason: To ensure public infrastructure services are accessible and suitably located.</p> |
| 188. | <p>Final Inspection – Assets Handover</p> <p>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.</p> <p>A minimum 48 hours' notice will be required when booking for the final inspection.</p> <p>Condition reason: To ensure compliance and protection of public assets.</p> |
| 189. | <p>Compliance Certificate – External Works and Public Infrastructure Restoration</p> <p>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.</p> |

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| | Condition reason: To ensure compliance of all newly built infrastructure within the road reserve and protection of public assets. |
| CI Traffic Conditions | |
| 190. | <p>Signage and linemarking (external - approval)</p> <p>Before the issue of an occupation certificate, a signage and linemarking plan must be prepared by a suitably qualified traffic engineer to the satisfaction of Council's Traffic Services Department for any traffic and parking changes proposed on the public road network.</p> <p>Note: The person acting on this consent 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.</p> <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).</p> <p>Condition 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.</p> |
| 191. | <p>Signage and linemarking (external - implementation)</p> <p>Before the issue of any occupation certificate, the installation of the signage and linemarking, as per the plan approved by Council, is to be carried out by the person acting on this consent. All costs associated with the supply and construction of the signage and linemarking are to be borne by the person acting on this consent (at no cost to Council).</p> <p>Condition reason: To ensure that the works approved in the signage and linemarking plan are installed.</p> |
| 192. | <p>Traffic control devices (implementation)</p> <p>Before the issue of any occupation certificate, the person acting on this consent is to construct the pedestrian refuge on Cottonwood Crescent, at the intersection of Waterloo Road, Macquarie Park, to the satisfaction of Council as per the approved plan at their own cost (at no cost to Council). These works must be completed to the satisfaction of Council with confirmation provided to the principal certifier.</p> <p>Condition reason: To ensure that the works outlined in the approved signage and linemarking plan are installed, prior to the development being occupied.</p> |
| 193. | <p>Road Safety Audit</p> <p>Before the issue of any occupation certificate, a post construction (pre-opening) Road Safety Audit report on the new pedestrian refuge on Cottonwood Crescent, at the intersection of Waterloo Road, Macquarie Park must be prepared and submitted to the satisfaction of Council's Traffic Services Department. The person acting on this consent is required to address all deficiencies identified within the Audit report to the satisfaction of Council. Confirmation of Council approval is to be provided to the principal certifier.</p> <p>Condition reason: To ensure safety and amenity of all affected road users.</p> |
| 194. | <p>Loading dock management plan</p> <p>Before the issue of the occupation certificate, a Loading Dock Management Plan must be prepared to the satisfaction of Council, providing the following information at a minimum:</p> |

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| | <ol style="list-style-type: none"> 1. Vehicle types permitted to access the loading dock (11m long garbage truck). 2. Management of the loading dock 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 the verge); 3. Delivery requirements and service schedules; 4. Operational aspects on how to use facilities; 5. Management duties and responsibilities; and 6. Photos showing line-markings, Intercom system and/or other traffic control devices as required. <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).</p> <p>Condition reason: To assist with minimising the impact of site servicing activities primarily associated with deliveries and refuse collection on the surrounding public roads.</p> |
| 195. | <p>Framework Travel Plan</p> <p>Before the issue of the occupation certificate, a final Framework Travel Plan (FTP) must be prepared to the satisfaction of Council's Traffic Services Department detailing:</p> <ol style="list-style-type: none"> 1. Adopted 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; 2. Develop measures to achieve the targets including a list of specific tools or actions; 3. 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; 4. 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; 5. 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; 6. Demonstrate infrastructure connections to the nearby footpath, bicycle and public transport networks including through-sitelinks where required; and 7. Provide, to Council satisfaction, supportive infrastructure for: <ol style="list-style-type: none"> (a) 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. (b) Taxi drop-off areas or parking (as appropriate) and carpooling and car share dedicated parking in publicly accessible locations, within the development site. The number of dedicated parking spaces provided must support relevant mode share targets for the development. (c) Walking and cycling (lockers and end-of-trip facilities). |

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| | <p>It is recommended that the plan consider an Opal Card with credit and information pack on public transport to be provided to the new residents to encourage use of public transport.</p> <p>The FTP must be incorporated into or annexed to the strata management plan for the residential units in perpetuity.</p> <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges).</p> <p>Condition reason: To assist in reducing future traffic congestion and promote alternative transport options.</p> |
| CI Waste Conditions | |
| 196. | Waste rooms (universal key) |
| | Before the issue of an occupation certificate, all lockable doors which provide access to bin collection/storage rooms or bulky waste storage room must have Council's universal key system installed so Council contractors can access the room for servicing. |
| | Condition reason: To ensure unobstructed access is available to waste collection contractors. |
| 197. | Waste servicing (inspection) |
| | Before the issue of an occupation certificate, approval from an authorised Officer from Council's Waste Department is required to confirm the development can be accessed and serviced in accordance with the approved Waste Management plan. |
| | Condition reason: To ensure that the development is built according to the plans used to assess waste collection. |
| 198. | Waste servicing arrangements |
| | Before the issue of an occupation certificate, suitable arrangements must be made with the City of Ryde Council for the provision of waste services to the premises. |
| | Condition reason: To ensure that adequate Council waste services are provided to the development. |
| 199. | Waste servicing (key fobs) |
| | Before the issue of an occupation certificate, where there will be secure access in place to the loading dock area, Council's Waste Department must be provided with three (3) access fobs or the relevant access code for use by the contractor to enable service. |
| | Condition reason: To ensure unobstructed access is available to waste collection contractors. |
| 200. | Waste travel paths |
| | Before the issue of an occupation certificate, the paving from the waste storage areas to the collection point must be moderately graded in accordance with Council's Development Control Plan Waste Minimisation and Management with no steps or uneven surfaces so that bins can be safely and easily be transported. |
| | Condition reason: To ensure waste bins can be efficiently and practically transported with reduced manual handling. |
| 201. | Waste storage areas (outdoor) |
| | Before the issue of an occupation certificate, external areas for the storage of bins must be: |

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| | <ul style="list-style-type: none"> • paved with concrete • connected to the sewerage system • roofed to exclude rainwater • fitted with a hose and trigger nozzle to facilitate cleaning. <p>Note: The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water Corporation.</p> <p>Condition reason: To ensure the waste storage areas designed for ongoing use and consider health and amenity.</p> |
| 202. | <p>Waste servicing (lockbox)</p> <p>Before the issue of an occupation certificate, where there will be secure access in place to access the basement loading dock area, a lock box accessed by the Council universal key must be provided on the outside of the roller shutter doors.</p> <p>The building access fob will be housed in the lock box for use by the contractor to enable access to service the bins.</p> <p>Condition reason: To ensure unobstructed access is available to waste collection contractors.</p> |
| 203. | <p>Positive Covenant (onsite waste collection)</p> <p>Before the issue of any occupation certificate, a positive covenant for onsite waste collection must be placed on the property title in accordance with section 88 of the Conveyancing Act 1919.</p> <p>The positive covenant requires the property owner provide and maintain the access driveway and loading bay accommodating waste collection services undertaken by Council.</p> <p>The terms of the instrument are to be generally in accordance with Council's current standard terms (available from Council) and any amendments necessary drafted in accordance with the City of Ryde DCP 2014 - Part 8.4 (<i>Title Encumbrances</i>), to Council's satisfaction.</p> <p>The drafted instrument must be accompanied by a Works-As-Executed plan of the service area ensuring there is adequate swept path and height clearances to accommodate Council waste vehicles. A swept path analysis may also be required to clarify this.</p> <p>The instrument and works-as-executed plans are to be submitted to Council with a completed "<i>Application Form for Endorsement of Title Encumbrances</i>" (available from Council's website) for review and the covenant must be registered on the title prior to the release of any Occupation Certificate for the development works.</p> <p>Condition reason: To ensure continually maintained access is provided for waste collection.</p> |
| 204. | <p>Positive Covenant (turntables)</p> <p>Before the issue of any occupation certificate, a positive covenant turntables must be placed on the property title in accordance with section 88 of the Conveyancing Act 1919. The positive covenant requires the property owner to provide ongoing maintenance of the vehicle turntable system. To assure safe and efficient waste services are maintained, it is crucial the unit operate throughout the service life of</p> |

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| | <p>the development. The terms of the instrument are to be generally in accordance with the standard terms (available from Council) and any amendments undertaken in accordance with the City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7. The terms of the covenant are to be to the satisfaction of Council prior to endorsement and are to be registered on the title prior to the release of any Occupation Certificate. The application to Council for endorsement of the positive covenant must be accompanied by a compliance certificate required by the condition "Compliance Certificates – Engineering" related to the vehicle turntable.</p> <p>Condition reason: To ensure maintained access is provided for waste collection.</p> |
| 205. | <p>Waste Services (unknown future occupier)</p> <p>Prior to the issue of any Occupation Certificate, the future occupier must enter into an agreement with a licensed waste transporter for the collection and disposal for specialised waste generated on the premises (clinical, hazardous, excess meat, etc.) and a copy of the service contract must be provided to principal certifier and Council.</p> <p>Condition reason: To ensure specific waste streams are removed by the appropriate collector for responsible disposal.</p> |
| Environmental Health Conditions | |
| 206. | <p>Compliance with Hazardous Materials Survey Report</p> <p>All of the recommendations for management and/or removal of hazardous materials on the site, as outlined in the Hazardous Materials Survey Report prepared prior to commencement of demolition works, must be complied with.</p> <p>Prior to the Occupation Certificate being issued, a clearance certificate must be submitted to the Principal Certifier from a suitably qualified person (such as a certified Occupational Hygienist) confirming that all hazardous materials identified have been contained, managed or removed in accordance with the recommendations given in the approved Hazardous Materials Survey Report, and that the site is safe for future occupation in accordance with the approved use.</p> <p>Condition reason: To ensure controls are in place for hazardous materials.</p> |
| 207. | <p>Mechanical Ventilation – Compliance</p> <p>Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, certification must be provided to the satisfaction of the Principal Certifier confirming that the system has been designed, installed and has been tested to show it is operating in accordance with the National Construction Code 2019.</p> <p>Condition reason: To ensure correct installation of mechanical ventilation systems.</p> |
| 208. | <p>Acoustic Verification Report</p> <p>Prior to the issue of the Occupation Certificate, a suitably qualified acoustic consultant* must prepare an acoustic verification report to the satisfaction of the Principal Certifier that confirms the following:</p> <ul style="list-style-type: none"> a) All recommendations contained in the DA acoustic report prepared by Acoustic Logic, dated 12 September 2024 have been implemented, and b) The project specific noise criteria established in the DA acoustic report and any other noise and vibration criteria specified in this consent are being complied with. |

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| | <p>*Note: Suitably qualified Acoustic Consultant being a consultant who holds a current member grade of the Australian Acoustical Society.</p> <p>Condition reason: To ensure compliance with relevant noise requirements.</p> |
| 209. | <p>Kitchen and Retail Food Business Plans (Design)</p> <p>For any premises proposed for use as a café, the fit-out of the food premises shall comply with:</p> <ul style="list-style-type: none"> a) Australian Standard AS4674-2004 - Design, Construction and Fit-out of Food Premises. b) Food Safety Standards 3.2.3 Food Premises and Equipment c) The coolrooms shall be provided with safety devices to comply with G1.2 of the BCA. <p>Condition Reason: To ensure design of the premises meets relevant public health standards.</p> |
| 210. | <p>Requirement for Trade Waste Agreement</p> <p>A Trade Waste Agreement must be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises. Separator systems are to be bunded and where systems are placed outside, they are to be roofed to ensure that no rainwater can enter the bund.</p> <p>Condition Reason: To ensure the proper disposal of wastewater.</p> |
| 211. | <p>Certify fit-out complies with food safety standards</p> <p>For any premises proposed for use as a café, prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, certification must be provided to the satisfaction of the Principal Certifier confirming that the system has been designed, installed and has been tested to show it is operating in accordance with the National Construction Code 2019.</p> <p>Condition Reason: To comply with the Building Code of Australia and the relevant Australian Standard.</p> |
| 212. | <p>Certify fit-out complies with food safety standards</p> <p>For any premises proposed for use as a café, Certification to be provided to the principal certifying authority (PCA), prior to occupation, that the fit-out of the food premises has been completed in accordance with plans complying with food safety standards prescribed under the Food Act 2003, and the requirements of Australian Standard AS 4674 - 2004.</p> <p>Condition Reason: To ensure design of the premises meets relevant public health standards.</p> |
| 213. | <p>Registration of retail food business (Council)</p> <p>For any premises proposed for use as a café, prior to an Occupation Certificate being issued, the retail food business must submit a food business registration with Council.</p> <p>Condition Reason: To ensure the premises are registered with Council's Environmental Health.</p> |
| 214. | <p>Installation of grease trap</p> <p>For any premises proposed for use as a café, the installation of any grease arrestor must comply with the requirements of Sydney Water Trade waste requirements and installed by a suitably qualified and licensed plumber in accordance with the Plumbing Code of Australia. The grease trap must be suitably constructed; suitably</p> |

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| | located for cleaning and pump out; must be located in any kitchen, food preparation or food storage area or accessed through these areas for cleaning and pump out purposes; and must not impact on stormwater systems. The grease trap must be located outside the building or in a dedicated grease trap room and be readily accessible for servicing. Access through areas where exposed food is handled or stored, or food contact equipment or packaging materials are handled or stored is not permitted. |
| | Condition Reason: To ensure the provisions of safe food handling and public health are maintained. |
| 215. | Construction of garbage rooms All garbage rooms must be constructed in accordance with the following requirements: <ul style="list-style-type: none"> a) The room must be of adequate dimensions to accommodate all waste containers, and any compaction equipment installed, and allow easy access to the containers and equipment for users and servicing purposes; b) The floor must be constructed of concrete finished to a smooth even surface, coved to a 25mm radius at the intersections with the walls and any exposed plinths, and graded to a floor waste connected to the sewerage system; c) The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water Corporation; d) The walls must be constructed of brick, concrete blocks or similar solid material cement rendered to a smooth even surface and painted with a light coloured washable paint; e) The ceiling must be constructed of a rigid, smooth-faced, non-absorbent material and painted with a light coloured washable paint; f) The doors must be of adequate dimensions to allow easy access for servicing purposes and must be finished on the internal face with a smooth-faced impervious material; g) Any fixed equipment must be located clear of the walls and supported on a concrete plinth at least 75mm high or non-corrosive metal legs at least 150mm high; h) The room must be provided with adequate natural ventilation direct to the outside air or an approved system of mechanical ventilation; i) The room must be provided with adequate artificial lighting; and j) A hose cock must be provided in or adjacent to the room to facilitate cleaning. Condition Reason: To ensure provision of adequate waste storage arrangements. |
| 216. | Installation of Public Art Before the issue of any occupation certificate, all public art is to be installed in accordance with the construction certificate public art design. Condition Reason: To ensure public art is provided for in accordance with the approved plans and documents. |
| 217. | Public Access – Waterloo Road Frontage Prior to the issuing of an Occupation Certificate, an easement for public access in perpetuity relating to the site's communal open space along the Waterloo Road frontage is to be entered into with City of Ryde Council. The terms of the easement are to be at the satisfaction of Council and it is to be created at no cost to Council. Condition reason: To ensure public access is maintained. |

OCCUPATION AND ONGOING USE

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| Development Engineer Conditions | |
| 218. | <p>Stormwater Management (Implementation of maintenance program)</p> <p>The stormwater management system components are to be maintained for the ongoing life of the development by the strata management / owners corporation, as per the details in the approved drainage system maintenance plan (DSMP).</p> <p>Condition Reason: To ensure the stormwater management system is appropriately maintained for the life of the development.</p> |
| 219. | <p>Parking Allocation</p> <ul style="list-style-type: none"> • <u>Residential</u>: Maximum 246 spaces (includes a minimum of one accessible space per adaptable unit). • <u>Visitors</u>: 26 spaces (one space is to be configured as a disabled parking space). • <u>Car Share</u>: 6 spaces. • <u>Retail</u>: 7 spaces (one space is to be configured as a disabled parking space). <p>Condition Reason: To ensure the development maintains the capacity and allocation of parking spaces on the site.</p> |
| 220. | <p>Car Share Parking</p> <p>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 life of the development:</p> <ul style="list-style-type: none"> • All 6 car share spaces must be accessible by residents at all times. • The car share parking spaces must be clearly identified. • The car share spaces must be retained as Common Property by any future strata subdivision / Owner's Corporation. <p>Reason: To ensure the car share scheme is appropriately maintained.</p> |
| CI Drainage Conditions | |
| 221. | <p>Flood emergency response matters</p> <p>The development must at all times comply with the recommendations made within the Flood Emergency Response Plan (FERP) formulated as part of the Occupation certificate for this development. The FERP must include details of the 'on-site' refuge area(s). Permanent signage must be installed in the common areas informing the future occupants/users of the emergency evacuation procedures and refuge area(s).</p> <p>Implementation and maintenance of the FERP must be the responsibility of building management. All owners, tenants and users of the building must be made aware of the FERP.</p> <p>Condition reason: To ensure Flood Emergency Response Plan is implemented and maintained for the life of the development.</p> |
| CI Traffic Conditions | |
| 222. | <p>Implementation of loading dock management plan</p> <p>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.</p> <p>Condition reason: To ensure compliance with the approved loading dock management plan.</p> |
| 223. | Review report of framework travel plan |

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| | <p>One year from the issue of the occupation certificate, and every year for 5 years thereafter, the person acting on this consent must submit to the satisfaction of Council's Traffic Services Department a Review Report on the effectiveness of the Framework Travel Plan (FTP). The reviews must 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 must also include any recommendations for improving the effectiveness of the FTP. Any recommendations made to improve the effectiveness of the plan must be incorporated into an updated FTP.</p> <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).</p> <p>Condition reason: To ensure the effective management of the Framework Travel Plan.</p> |
| CI Waste Conditions | |
| 224. | <p>Waste education</p> <p>Signage must be maintained within the bin area to encourage correct recycling and reduce contamination. Signage is provided by City of Ryde.</p> <p>Condition reason: To ensure occupants are aware of the correct procedures for recycling and source separation.</p> |
| 225. | <p>Waste servicing</p> <p>Staff must be employed to take and return bins from the storage room to the nominated emptying/collection point.</p> <p>Condition reason: To ensure the appropriate management of bins.</p> |
| 226. | <p>Waste servicing (provider)</p> <p>Council does not support the use of private contractors for the collection of domestic waste. All domestic waste will be collected by the Council waste collection contractor.</p> <p>Condition reason: To ensure consistency of waste services across the local government area and resident access to all Council's waste services.</p> |
| 227. | <p>Waste storage (returning bins)</p> <p>All bins must always be stored onsite between collections.</p> <p>Condition reason: To ensure local amenity is protected from impacts of waste management, including odour, litter, and obstruction.</p> |
| 228. | <p>Waste storage (maintenance)</p> <p>All waste storage and collection areas must be maintained in a clean and tidy condition.</p> <p>Condition reason: To ensure contractors can safely and efficiently conduct waste collection.</p> |
| 229. | <p>Waste services (bulky waste presentation)</p> <p>All material in the bulky items/hard waste storage rooms is to be taken to the collection area stipulated by Council, by the staff or contractors. The material is to be placed so that it will not impede access to any bins from a waste collection vehicle or pedestrian access.</p> <p>Condition reason: To ensure contractors can safely and efficiently conduct waste collection.</p> |
| 230. | <p>Waste disposal</p> <p>All waste generated on the premises must be stored and disposed of in an environmentally acceptable manner.</p> <p>Condition reason: To ensure waste is appropriately managed onsite.</p> |

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| 231. | Waste services (bulky waste) Unwanted household items must be stored onsite until the night prior to a pre-booked household cleanup collection. Condition reason: To ensure appropriate management of bulky waste and reduce potential illegal dumping at the kerbside. |
| 232. | Waste service (booking household clean-ups) The building manager or Strata Manager will be required to pre-book household clean-up collections for the building. Condition reason: To ensure appropriate management of bulky waste and reduce potential illegal dumping at the kerbside. |
| 233. | Commercial Waste (liquid waste) All liquid waste generated on the premises must be treated and discharged to the sewerage system in accordance with the requirements of Sydney Water Corporation or be transported to a liquid waste facility for recycling or disposal. Condition reason: To ensure appropriate management wastewater. |
| 234. | Commercial waste (wastewater) The Wastewater Source Control Branch of Sydney Water Corporation must be contacted on Tel. 13 20 92 to determine whether a Trade Waste Permit is required before discharging any trade wastewater to the sewerage system. Condition reason: To ensure appropriate management wastewater. |
| Environmental Health Conditions | |
| 235. | Compliance with Approved Waste Management Plan All control measures and procedures nominated in the approved Operational Waste Management Plan prepared by Elephants Foot Consulting Pty Ltd, dated 29 October 2024 must be implemented. Condition reason: To ensure compliance with submitted documents. |
| 236. | General Noise Emission Criteria a) Cumulative noise from the development must not exceed any required project amenity/intrusiveness noise level or maximum noise level as determined in accordance with relevant requirements of the NSW EPA Noise Policy for Industry 2017 (NPfI). b) Background noise monitoring for the purpose of ensuring compliance with the NPfI must be carried out in accordance with the long-term methodology in Fact Sheet B of the NPfI. c) An LAeq,15 minute (noise level) emitted from the development must not exceed the LA90, 15 minute (background noise level) by more than 3dB when assessed inside any habitable room of any affected residence or noise sensitive commercial premises at any time. Further: i. The noise level and the background noise level shall both be measured with all external doors and windows of the affected residence closed. ii. Background noise measurements must not include noise from the development but may include noise from necessary ventilation at the affected premise. d) Consideration must be given to any annoying characteristics of the noise in accordance with Fact Sheet C of the NPfI. Condition reason: To protect residential amenity. |
| 237. | Noise - Residential buildings |

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| | <p>Air conditioners/mechanical ventilation systems/water tank pumps must comply with the requirements of Protection of the Environment Operations (Noise Control) Regulation 2017 and shall not:</p> <p>a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):</p> <ol style="list-style-type: none"> before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or before 7.00am and after 10.00pm on any other day; and <p>b) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the background (LA90, 15minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.</p> <p>Condition reason: To protect residential amenity.</p> |
| 238. | <p>Deliveries and Commercial Waste Collection</p> <p>No deliveries or commercial waste collections are to be made during the following times:</p> <ul style="list-style-type: none"> Between 10:00pm and 7:00am on Monday to Friday. Between 10:00pm and 8:00am on Saturday, Sunday and public holidays. <p>Condition reason: To maintain appropriate amenity to nearby residents and occupants.</p> |
| 239. | <p>Mechanical ventilation</p> <p>The premises must be suitably ventilated in accordance with the National Construction Code 2019 and AS1668.1 and 2 - 2012. The Use of Ventilation and Air-Conditioning in Buildings - Mechanical Ventilation in Buildings.</p> <p>Condition reason: To ensure compliance with ventilation standards.</p> |
| 240. | <p>Operation of food premises</p> <p>The operation of any food premises proposed on the site is to comply with the relevant provisions of the Food Act 2003, Food Regulation 2015 and the Australia New Zealand Food Authority Food Standards Code.</p> <p>Condition Reason: To ensure operation of the premises complies with the relevant legislation and standards.</p> |

End of Conditions