

ATTACHMENT 1

Proposed Modified Consent conditions LDA2018/0269 – MOD2019/0214

That the Section 4.55 application No. MOD2019/0214 to modify Local Development Application No.LDA2018/0269 at 112 Talavera Road, Macquarie Park be approved subject to the following:

- A. The following conditions are to be amended as outlined below with ***bold italics*** identifying additional wording and ~~strike through~~ identifying words to be deleted.

- 1. Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
<i>Architectural Plans prepared by DKO Architecture - Project Number 11528</i>		
Site Plan	24/4/19	TP108, Rev F
Ground Floor	06/02/2020	TP201, Rev O
Level 1	05/02/2020	TP202, Rev H
Level 2	05/02/2020	TP203, Rev H
Level 3	05/02/2020	TP204, Rev H
Level 4	05/02/2020	TP205, Rev H
Level 5	05/09/2019	TP206, Rev H
Level 6	05/02/2020	TP207, Rev H
Level 7-9	05/09/2019	TP208, Rev G
Level 10-14	05/09/2019	TP209a, Rev G
Level 15-25	05/09/2019	TP209b, Rev A
Level 26	05/09/2019	TP210, Rev H
Roof	05/09/2019	TP211, Rev H
Basement Plan	23/4/19	TP212, Rev B
North Elevation	05/02/2020	TP301, Rev H
South Elevation	05/02/2020	TP302, Rev H

Document Description	Date	Plan No/Reference
East Elevation	05/02/2020	TP303, Rev H
West Elevation	05/02/2020	TP304, Rev H
Sections	05/09/2019	TP305, Rev F
Sections	05/02/2020	TP306, Rev G
Staging Sections	14/2/19	TP308, Rev A
Material Finishes	14/2/19	TP403, Rev C
Apartment types - 1 Bedders	14/2/19	TP507, Rev A
Apartment types - 1 Bedders	05/02/2020	TP508, Rev D
Apartment types - 2 Bedders	14/2/19	TP509, Rev C
Apartment types - 3 Bedders	14/2/19	TP510, Rev C
Apartment types - Penthouses	05/02/2020	TP511, Rev D
Apartment types - Penthouses	05/02/2020	TP512, Rev B
Apartment types - Penthouses	05/02/2020	TP512.1, Rev A
Apartment types - Terraces	14/2/19	TP514, Rev B
Apartment types - Terraces	14/2/19	TP515, Rev A
Privacy Screen/pergola detail	05/02/2020	TP646, Rev A
Adaptable Unit Location	14/2/19	TP518, Rev B
<i>Civil Works Package prepared by AT&L - Project Number 16/428</i>		
Cover Sheet and Locality Plan	17/5/19 11/02/2020	DAC001, Issue H DAC101, Issue H
General Notes and Legends	17/5/19 11/02/2020	DAC002, Issue H DAC102, Issue H
Phasing Plan	17/5/19	DAC003, Issue H
General Arrangement Plan	17/5/19 11/02/2020	DAC004, Issue H DAC103, Issue H
Typical Sections Sheet 1	17/5/19 11/02/2020	DAC005, Issue D DAC105, Issue G
Typical Sections Sheet 2	17/5/19	DAC006, Issue D

Document Description	Date	Plan No/Reference
	11/02/2020	DAC106, Issue G
Typical Sections Sheet 3	17/5/19	DAC007, Issue D
Siteworks and Stormwater Drainage Plan Sheet 1	17/5/19 11/02/2020	DAC010, Issue J DAC110, Issue J
Siteworks and Stormwater Drainage Plan Sheet 2	17/5/19 11/02/2020	DAC011, Issue J DAC111, Issue H
Siteworks and Stormwater Drainage Plan Sheet 3	17/5/19	DAC012, Issue H
Siteworks and Stormwater Drainage Plan Sheet 4	17/5/19	DAC013, Issue H
Siteworks and Stormwater Drainage Plan Sheet 5	17/5/19	DAC014, Issue H
Siteworks and Stormwater Drainage Plan Sheet 6	17/5/19	DAC015, Issue H
Siteworks Details Sheet 1 Stormwater Details Sheet 1	17/5/19 11/02/2020	DAC020, Issue G DAC120, Issue H
Siteworks Details Sheet 2 Stormwater Details Sheet 2	17/5/19 11/02/2020	DAC021, Issue G DAC121, Issue G
Stormwater Details Sheet 1	17/5/19	DAC022, Issue G
Stormwater Details Sheet 2	17/5/19	DAC023, Issue G
Stormwater Details Sheet 3	17/5/19 11/02/2020	DAC024, Issue E DAC122, Issue B
Internal Road Longitudinal Section	17/5/19	DAC025, Issue E
Pavement Plan	17/5/19	DAC030, Issue H
Overall Stormwater Drainage Catchment Plan	17/5/19	DAC040, Issue H
Stormwater Drainage Catchment Plan	17/5/19	DAC041, Issue A
Flood Risk Plan	17/5/19	DAC045, Issue H
Stormwater Longsection Sheet 1	17/5/19 11/02/2020	DAC050, Issue G DAC130, Issue J
Stormwater Longsection Sheet 2	11/02/2020	DAC131, Issue D
Stormwater Calculation Sheet	17/5/19	DAC051, Issue G

Document Description	Date	Plan No/Reference
Erosion and Sedimentation Control Plan and Details	17/5/19	DAC070, Issue H
<i>Landscape Plans prepared by Sturt Noble</i>		
Overall Ground Floor	7/3/19	DA-1816-02, Issue H
Ground Floor	7/3/19	DA-1816-03, Issue H
Ground Floor Section	1/3/19	DA-1816-04, Issue F
Level 5 – Childcare	1/3/19	DA-1816-06, Issue F
Level 5 – Childcare Sections	1/3/19	DA-1816-07, Issue F
Level 6 – Communal Space	1/3/19	DA-1816-08, Issue F
Level 6 – Communal Space Sections	1/3/19	DA-1816-09, Issue F
Planting Schedule and Images	1/3/19	DA-1816-12, Issue F
<i>Landscape Plans prepared by Meriton</i>		
General Arrangement – RT	28.01.2020	L230, Rev B
<i>Supporting Documentation</i>		
Arboricultural Impact Assessment Report, prepared by Jacksons Nature Works	12/3/19	Stage 1 – 112 – 118 Talavera Road Macquarie Park
Amended Arborist Report prepared by Jacksons Nature Works	02/02/2020	-
Transport Assessment prepared by ARUP	13/3/19	Revision E
Transport Response prepared by ARUP	30/4/19	Ref: 252454-00, File Ref. 1
Environmental Wind Tunnel Testing Proposed Block "A" Development prepared by	12/6/18	Ref: 610.16946-R01-v1.0

Document Description	Date	Plan No/Reference
SLR		
BCA Assessment Report prepared by AE&D	10/6/18	Report No. 1423-105 REV 00
DA Access Report prepared by Wall to Wall	15/6/18	Ref: MTN-072, Rev. 2
Preliminary Geotechnical Assessment prepared by Douglas Partners	18/5/18	Project No. 86398.00 Document No. R.001.Rev0 Revision 0
Preliminary Phase II Detailed Site Investigation prepared by ADE Consulting Group	21/06/19	Report No. MER-02-15171/DSiv2f
Air Quality Report prepared by SLR Consulting	5/12/18	Ref: 610.16946-R03-v1.1
Bushfire Risk Assessment Report prepared by Bushfire Planning Services Bushfire Hazard Assessment prepared by Australian Bushfire Consulting Services	12/8/18 18/07/2019	Subject Property: Lot 422, DP 4224081 Ref 19-084

Prior to the issue of a **Construction Certificate**, the following amendments shall be made (as marked in red on the approved plans):

- a. Due to reduced separation with the opposing balconies, the bedroom window to Unit 15 at Levels 1-5 are required to be provided as a highlight window.
- b. The southern balcony edge to Unit 15 at Level 6 must provide a solid blade wall to 1.6m height to avoid overlooking to Unit 602 bedroom and balcony.
- c. The Landscape Planter provided along the north-eastern edge of the Level 6 Communal open space must be replicated along the north-western edge of the communal open space to create a non-trafficable zone along the entire edge of the communal open space.
- d. To ensure accessible travel from the ground level child care centre parking, there must be no change in level from the car park to the lift entrance (car park side) adjoining the bicycle parking.
- e. Pedestrian access to the child care centre is restricted from the northern lift only. No public access is available from the western located lift core.

- f. The study door and wall to kitchen be removed from unit 609 (and like typical units) to ensure its integration with the open plan living of the unit and so that it can achieve solar access.

The Development must be carried out in accordance with the amended plans approved under this condition.

- 8. Roads and Maritime Services (RMS) Conditions.** Roads and Maritime previously acquired a strip of land for road along the Talavera Road frontage of the subject property, as shown by blue colour on the attached Aerial — 'X' (see **Attachment 1** of this consent).

The subject property also abuts a Declared Tollway (M2 Motorway) as shown by blue colour and purple hatching on attached Aerial — "Y". Access is denied across this boundary.

All buildings and structures together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth) along the Talavera Road and M2 Motorway boundaries.

- 8a. *The developer is to consult further with the M2 Operator regarding the works related to the construction of the drainage system on the M2 Motorway land and connection to the M2 Motorway culvert headwall.***

The developer must obtain relevant agreement/s from the M2 Operator and TfNSW with respect to the terms and conditions of modifying the head wall and accessing the M2 Motorway land, prior to the commencement of the stormwater works.

The developer is to provide the M2 Operator with a minimum 60 days written notice prior to the commencement of the stormwater works, ensuring that the relevant agreement/s between the M2 Operator and the developer are prepared.

- 53. *NSW RFS - Design and Construction. New construction for the Terraces and Child Care Centre must comply with section 3 and section 7 (BAL 29 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas - 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.***

- 82. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the inground public drainage infrastructure in the site, generally in accordance with the plans by AT&L Civil Engineers (Refer to Project No. ~~16-428-Dwgs-DAC001 (F), DAC002 (F), DAC004 (A), DAC010 (G), DAC011 (G), DAC012 (F), DAC013 (F), DAC014 (F), DAC015 (F), DAC023 (E), DAC024 (C) & DA050 (A)~~ **project number 16-428, drawing number DAC101 (H), DAC102 (H), DAC103 (H), DAC105 (G),****

DAC106 (G), DAC110 (J), DAC111 (H), DAC120 (H), DAC121 (G), DAC122 (B), DAC130 (J), DAC131 (D), DAC132 (D), DAC140 (C), DAC141 (C), DAC145 (C), dated 11th February 2020, subject to any variations marked in red on the approved plans and noted following;

- The rainwater tank storage (nominated as below the internal garage ramp on the western side of the development footprint) must have provision for overflow to an external area.
- This condition is contained to the private drainage infrastructure components only. The alteration and extension of the public drainage infrastructure is subject to detailed review and approval by Council's City Works Department.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for the relevant **Construction Certificate** and prepared by a chartered civil engineer and comply with the following;

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (2003) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.

100. Amended Landscape Plan. The following are to be shown on an amended Landscape Plan and Architectural Plans:

- (a) The existing fence along the M2 is to be shown.
- (b) Sections and soil volumes have been provided. Verification by the Structural Engineer confirming that the building can take the soil loads as required by the minimum soil standards for plant types and sizes under the Apartment Design Guideline to accommodate the upper level planting.
- ~~(c) Tree 12 is to be retained and car parking spot 04 is to be deleted. Car parking spaces along the M2 will need to be constructed of permeable paving to reduce the impact of the car parking spaces on the existing trees.~~
- (d) The electrical substation location is to be updated to be consistent with the architectural plans.
- (e) Details of the retaining wall along the northern boundary are to be provided on the amended landscape and architectural plans.**
- (f) Compensatory planting is to be provided along the northern boundary (M2 boundary). These trees are to comprise of four (4) *Syncarpia glomulifera* (Turpentine) in 100 litre pots.**

Amended Landscape Plans, Architectural Plans and Verification by the Structural Engineer are to be submitted to and approved by the Principal Certifier prior to the issue of the relevant **Construction Certificate**.

117. Detailed Design Submission – Trunk Drainage Works – All Engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the City of Ryde DCP 2014 Part 8.2, Australian Rainfall and Runoff (ARR) 2016, NSW Floodplain Development Manual 2005 and any relevant Australian Standards. Design plans, calculations and other supporting documentations prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) must be submitted to, and approved by Council's City Works Directorate prior to the issue of the relevant **Construction Certificate.**

The design documentations shall be generally in accordance with the Civil Works Drawings prepared by AT&L, Project No. 16-428 (~~17 May 2019~~) ***drawing number DAC101 (H), DAC102 (H), DAC103 (H), DAC105 (G), DAC106 (G), DAC110 (J), DAC111 (H), DAC120 (H), DAC121 (G), DAC122 (B), DAC130 (J), DAC131 (D), DAC132 (D), DAC140 (C), DAC141 (C), DAC145 (C), dated 11th February 2020***, subject to any amendments warranted by Council's City Works Directorate as a result of the review and approval of the design plans.

The proponent is to provide a Civil Infrastructure Design Report which documents the basis of the flood flows and pipe invert levels adopted in the TUFLOW and DRAINS models in the design of stormwater infrastructure, and which can be correlated to the final flood modelling results as prepared by TTW and AT&L titled Amended Flood Package 4.

The design submission shall address the following as a minimum:

- (a) The drainage system layout plan shall be documented on a detailed features survey plan that describes all existing structures, utility services, vegetation and other relevant features.
- (b) Details of any proposed drainage easement over the proposed trunk drainage system in accordance with Council's DCP Part 8.2 shall be shown on the drainage system layout plan.
- (c) A drainage system layout plan and structural details shall be drawn at a scale of 1:100, 1:200 or 1:250 and shall show the location of drainage pits and pipe and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- (d) A drainage system longitudinal section shall be drawn at a scale of 1:100 or 1:200 horizontally and 1:10 or 1:20 vertically and shall show the underground channel and pipe size, class and type, pipe support type in accordance with AS 3725 or AS 2032 as appropriate, pipeline chainages, pipeline grade, hydraulic grade line and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- (e) A design documentation shall be accompanied by a design certificate issued to Council confirming that drainage design has been undertaken in accordance with City of Ryde DCP 2014 Part 8.2, Australian Rainfall and

Runoff (ARR) 2016, NSW Floodplain Development Manual 2005 and any relevant Australian Standards.

- (f) Special details including non-standard pits, pit benching and transitions shall be provided on the drawings at scales appropriate to the type and complexity of the detail being shown.
- (g) All stormwater pits that are designed to surcharge excess flows or are pressurised (hydraulic grade line higher than surface level) for events up to the 100 year ARI (1% AEP) shall be designed to have bolted-down grates, lids and frames that can withstand these forces but remain accessible for maintenance.

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

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

A bond in the form of a cash deposit or Bank Guarantee of ~~\$200,000~~ **\$350,000** shall be lodged with the City of Ryde prior to the issue of the relevant **Construction Certificate** for trunk drainage works to guarantee this requirement will be met.

Council engineers from the City Works Directorate shall be notified in writing three (3) months prior to the expiry of the maintenance period for the inspection of the trunk drainage works and restored areas. Details and certifications of the defects and repairs shall be provided to Council's City Works Directorate at this notification. The inspection shall be jointly conducted between Council engineers and the applicant's site engineers.

Notifications and inspections may be arranged by telephoning Council's Customer Service Section on 9952 8222 during office hours. A minimum of five (5) working days' notice shall be given to Council to inspect the works.

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

121. Overland Flow Protection - The following overland flow protection measures are to be carried out with the development proposal. These are also to be shown on all documentation to be submitted for approval with the relevant **Construction Certificate**:

- a. The recommendations in the ~~Flood Planning Assessment prepared by Calibre Professional Services Revision H, 15 May 2019~~ **revised Flood Impact Assessment, completed by Taylor Thomson Whitting (NSW) Pty Ltd, project number 191693, dated 10th February 2020.**
- b. No changes to natural ground levels within the overland flow path except as allowed/required by the abovementioned report.
- c. Landscaping works are not to obstruct overland flow.
- d. All structures subject to flooding and overland flows must be constructed of flood compatible building components (refer to Schedule 3 of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures,
- 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.

The structural design and details must be prepared and certified by a suitably qualified structural engineer (registered on the NER of Engineers Australia), or equivalent, and shall be submitted to the Principal Certifying Authority (PCA) for approval prior to the issue of a Construction Certificate. These requirements will also require a compliance certificate after the completion of works.

126. Tree Retention. As identified in the Arborist Assessment prepared by Jackson Nature Works dated 12/3/2019 **and amended Arborist Report dated 02/02/2020**, the following trees on site or adjoining the site are to be retained and protected against damage during construction.

Tree No.	Species "Common name"
1	<i>Eucalyptus botryoides</i> Bangalay
2	<i>Callistemon viminalis</i> Weeping Bottlebrush
3	<i>Callistemon viminalis</i> Weeping Bottlebrush
5	<i>Eucalyptus botryoides</i> Bangalay
6	<i>Callistemon viminalis</i> Weeping Bottlebrush

Tree No.	Species "Common name"
8	Casuarina glauca Swamp She-Oak
9	Casuarina glauca Swamp She-Oak
10	Casuarina cunninghamiana River Oak
11	<i>Corymbia aculate</i> Spotted Gum
12	Eucalyptus microcorys Tallowood
16	Phoenix canariensis Canary Island Date Palm
A	<i>Eucalyptus saligna</i> Sydney Blue Gum
B	<i>Eucalyptus saligna</i> Sydney Blue Gum
D	<i>Eucalyptus saligna</i> Sydney Blue Gum

131. Arborist Report Recommendations. All items in the Arborist Report outlined in the Arborist Report in Section 4 Recommendations prepared by Jackson Nature Works dated 12/3/2019 amended are to be implemented.

- (a) ***A protective fence is to be constructed around Trees A, B and D as shown in Appendix D – Tree Protection in the Arborist Report prepared by Jackson Nature Works dated 02/02/2020.***
- (b) ***That at least four (4) trees be replanted in the Macquarie University land using Eucalyptus saligna, as required in the Arborist Report by Jackson Nature Works dated 2/02/2020***

156. Tree Removal. As identified in the Arborist Assessment prepared by Jackson Nature Works dated 12/3/2019. The following trees on site are to be removed:

Tree No.	Species "Common name"
4	Dead
7	<i>Casuarina glauca</i> Swamp She-Oak
7a	<i>Casuarina glauca</i>

	Swamp She-Oak
7b	Casuarina glauca Swamp She-Oak
7c	Casuarina glauca Swamp She-Oak
8	Casuarina glauca Swamp She-Oak
9	Casuarina glauca Swamp She-Oak
10	Casuarina cunninghamiana River Oak
12	Eucalyptus microcorys Tallowood
13	<i>Cupaniopsis anacardioides</i> Tuckeroo
14	<i>Cupaniopsis anacardioides</i> Tuckeroo
15	<i>Cupaniopsis anacardioides</i> Tuckeroo
16	Phoenix canariensis Canary Island Date Palm
C	Eucalyptus saligna Sydney Blue Gum
E	Eucalyptus saligna Sydney Blue Gum

170. Stormwater Management - Construction. The stormwater drainage system on the site must be constructed in accordance with the Construction Certificate version of the Stormwater Management Plan by AT&L Civil Engineers (Refer to Project No. 16-428 Dwgs ~~DAC001 (F), DAC002 (F), DAC004 (A), DAC010 (G), DAC011 (G), DAC012 (F), DAC013 (F), DAC014 (F), DAC015 (F), DAC023 (E), DAC024 (C) & DA050 (A)~~ **drawing number DAC101 (H), DAC102 (H), DAC103 (H), DAC105 (G), DAC106 (G), DAC110 (J), DAC111 (H), DAC120 (H), DAC121 (G), DAC122 (B), DAC130 (J), DAC131 (D), DAC132 (D), DAC140 (C), DAC141 (C), DAC145 (C), dated 11th February 2020**) submitted in compliance to the condition labelled "Stormwater Management." and the requirements of Council in relation to the connection to the public drainage system.

224. Drainage Works – Completion - All trunk drainage works shall be completed to Council's satisfaction and at no cost to Council, in accordance with the relevant conditions of this consent, Council approved construction drawings from condition "Detailed Design Submission – Trunk Drainage Works" within this consent, and generally in accordance with the approved ~~concept plans identified as "Drawing Numbers DAC002 Rev H, DAC003 Rev H, DAC004 Rev D, DAC005 Rev D, DAC006 Rev D, DAC007 Rev D, DAC010 Rev J, DAC011 Rev J, DAC012 Rev H, DAC013 Rev H, DAC014 Rev H, DAC015 Rev H, DAC023 Rev G, DAC024 Rev E, DAC050 Rev C, DAC070 Rev H Project Number 16-428"~~ and Flood Planning Assessment report (Rev H) as prepared by Calibre Professional Services Pty Ltd Dated 15 May 2019 **construction drawings from condition "Detailed Design Submission – Trunk Drainage Works" within this consent, and generally in accordance with the approved concept plans completed by AT&L Pty Ltd, project number 16-428, drawing number DAC101 (H), DAC102 (H), DAC103 (H), DAC105 (G), DAC106 (G), DAC110 (J), DAC111 (H), DAC120 (H), DAC121 (G), DAC122 (B), DAC130 (J), DAC131 (D), DAC132 (D), DAC140 (C), DAC141 (C), DAC145 (C), dated 11th February 2020, and revised Flood Impact Assessment, completed by Taylor Thomson Whitting (NSW) Pty Ltd, project number 191693, dated 10th February 2020**, prior to the issue of any Occupation Certificate.

The Applicant shall obtain a written approval from Council's City Works Directorate confirming that this condition has been satisfied prior to the issue of any **Occupation Certificate**.

226. Floodway Signage - Permanent floodway signage (minimum two) including depth indicators shall be installed along the western boundary adjacent to the proposed trunk drainage system within the development site prior to the issue of any **Occupation Certificate**. The wordings and installation location of the signage shall be shown on plan prepared by a qualified engineer in accordance with the Flood Planning Assessment report (Rev H) as prepared by Calibre Professional Services Pty Ltd Dated 15 May 2019 **revised Flood Impact Assessment, completed by Taylor Thomson Whitting (NSW) Pty Ltd, project number 191693, dated 10th February 2020** and approved by Council in writing. The signage may be purchased from Council's Customer Service Centre at Ryde Civic Centre (Devlin Street, Ryde).

232. Flood Emergency Response Plan. A Detailed Flood Emergency Response Plan (FERP) is to be developed for the proposed residential building. The FERP shall consider floods up to and including the Probable Maximum Flood (PMF).

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

- a. Details must be provided to define a point beyond which evacuation should not occur and shelter-in-place is triggered (e.g., flood level threshold marks reached in specific locations), and how residents would be directed to the proposed refuge.***
- b. Details of the likely duration of isolation that could reasonably be expected during events where shelter-in-place is triggered.***

- c. Details should be provided about space and amenities available in the proposed shelter-in-place refuge and whether this can service the estimated number of people that could potentially be in need or seek refuge during a severe flood.***

Implementation and maintenance of the FERP shall be the responsibility of building management and all owners, tenants and users of the building must be made aware of the FERP. FERP shall include details of the proposed 'on-site' refuge area. Permanent signage shall be installed in the common areas notifying the future occupants of the evacuation procedures and refuge areas. Details of the FERP shall be prepared by a suitably qualified Civil Engineer (registered on the NER of Engineers Australia), or equivalent, and to be submitted to Council for approval prior to issue of the **Occupation Certificate**.

- 233. Flooding - Flood Impact Statement** - The applicant shall comply with the recommendations provided in the ~~Flood Planning Assessment report prepared by Calibre Professional Services (Revision H, 15 May 2019)~~ ***revised Flood Impact Assessment, completed by Taylor Thomson Whitting (NSW) Pty Ltd, project number 191693, dated 10th February 2020.***

A certificate from a suitably qualified Drainage Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority stating compliance with these recommendations prior to the issue of the **Occupation Certificate**.