

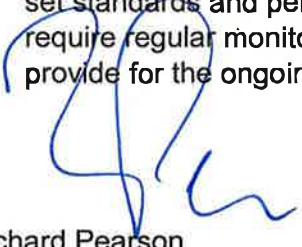
Project Approval

Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated on 14 September 2011, I approve the project application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance

Sydney 21st November 2011

SCHEDULE 1

Application No.:	MP09_0128
Proponent:	Webb Property Investments Pty Ltd
Approval Authority:	Minister for Planning and Infrastructure
Land:	89 George Street, Parramatta (Lot 1 DP 505486)
Project:	<p>A 13 storey commercial building comprising:</p> <ul style="list-style-type: none">• 11,567m² of commercial floor space over levels 1 – 12;• Ground floor café and reception area containing 399m² of floor space;• 4 levels of basement car parking for a total of 63 vehicles;• Bicycle parking; and• Rooftop plant

NOTES RELATING TO THE DETERMINATION OF MP09_0128

Responsibility for other approvals/ agreements

The Proponent is responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

DEFINITIONS

Act	means the Environmental Planning and Assessment Act, 1979 (as amended).
Advisory Notes	means advisory information relating to the approved development.
BCA	means the Building Code of Australia.
Certifying Authority	has the same meaning as Part 4A of the Act.
Council	means Parramatta City Council.
Department	means the Department of Planning & Infrastructure or its successors.
Director General	means the Director General of the Department or his nominee.
Environmental Assessment (EA)	means the Environmental Assessment Report - Project Application for the 13 storey commercial/retail development at 89 George Street dated July 2010.
Minister	means the Minister for Planning and Infrastructure
MP No. 09_0128	means the Major Project described in the Proponent's Environmental Assessment as amended by the Preferred Project Report.
PCA	means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.
Preferred Project Report (PPR)	means the Preferred Project Report for the Project Application for the 13 storey commercial/retail development at 89 George Street dated February 2011.
Proponent	means Webb Property Investments Pty Ltd or any party acting upon this approval.
Regulation	means the Environmental Planning and Assessment Regulation, 2000 (as amended).
Subject Site	has the same meaning as the land identified in Part A of this schedule.

End of this Section

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

A1. Development Description

Development approval is granted only to carrying out the development described in detail below:

Construction of a 13 storey commercial building comprising:

- 11,567m² of commercial floor space over levels 1-12
- Ground floor café and reception area containing 399m² of floor space,
- 4 levels of basement car parking for a total of 63 vehicles,
- Bicycle parking, and
- Rooftop plant.

A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with the Environmental Assessment dated May 2010 prepared by Ingham Planning Pty Limited, except where varied by

- the Preferred Project Report submitted on 7 February 2011 and all Appendices,
- the Proponent's Statement of Commitments; and
- the following drawings:

Architectural (or Design) Drawings prepared by Woods Bagot			
Drawing Number	Revision Number	Name of Plan	Date
A2200	P10	Floor Plan Basement 3 & 4	7 February 2011
A2201	P10	Floor Plan Basement 1 & 2	7 February 2011
A2202	P9	Floor Plan Ground Floor	7 February 2011
A2203	P9	Floor Plan Level 1	2 June 2010
A2204	P9	Floor Plan Level 2	2 June 2010
A2205	P9	Floor Plan Level 3	2 June 2010
A2206	P9	Floor Plan Level 4	2 June 2010
A2207	P9	Floor Plan Level 5	2 June 2010
A2208	P9	Floor Plan Level 6	2 June 2010
A2209	P9	Floor Plan Level 7	2 June 2010
A2210	P9	Floor Plan Level 8	2 June 2010
A2211	P9	Floor Plan Level 9	2 June 2010
A2212	P9	Floor Plan Level 10	2 June 2010
A2213	P9	Floor Plan Level 11	2 June 2010
A2214	P9	Floor Plan Level 12	2 June 2010
A2215	P9	Floor Plan Roof Plant	2 June 2010
A2016	P9	Floor Plan Roof	2 June 2010
A3000	P9	Elevations – North Elevation	20 August 2008
A3001	P9	Elevations – West Elevation	20 August 2008
A3002	P9	Elevations – South Elevation	20 August 2008
A3003	P9	Elevations – East Elevation	20 August 2008
A3100	P9	Section – Section AA	20 August 2008
A3101	P9	Section – Section BB	20 August 2008
A3102	P9	Section – Section CC	20 August 2008
A3103	P9	Section – Section DD	20 August 2008
A3104	P9	Section – Section EE	20 August 2008
A4003	P7	Perspectives – North West View	10 July 2008
SK1100	A	Sketches – Streetscape	February 2011
SK1120	A	Sketches – Fence at Lane	February 2011

Appendix in EA	Title	Author	Date
A	Site Survey Plan	Matthew Freeburn Land Engineering and Mining Survey	August 2006
B	Site Analysis Report and Plans	Dickson Rothschild	January 2010
C	Urban Design Report	Dickson Rothschild	January 2010
D	Architectural Design Report	Woods Bagot	Undated
E	Shadow Diagrams	Woods Bagot	Undated
F	Landscaping Concept Plan	Woods Bagot	March 2010
G	View Analysis	Dickson Rothschild	Undated
H	Hydraulic Infrastructure Report and Stormwater Concept Plan	WSP Lincoln Scott	Undated
I	Preliminary Geotechnical Review	Enstruct Group Pty Limited	March 2010
J	LEP and DCP Compliance Tables	Ingham Planning	June 2010
K	Heritage Impact Report	Noel Bell Ridley Smith	May 2010
L	Aboriginal Cultural Heritage Impact Report	Dominic Steele Consulting Archaeology	February 2010
M	Traffic, Accessibility and Transport Report	Varga Traffic	January 2010
N	Preliminary Contamination and Acid Sulfate Soils Assessment	SMEC Testing Services	January 2010
O	Construction Management Plan	Portfolio Projects	December 2009
P	Erosion and Sediment Control Plan	Portfolio Projects	January 2010
Q	Wind Assessment Report	Vipac Engineers and Scientists	November 2009
R	Environmental DA Report (ESD)	Advanced Environmental	Undated
S	Waste Management Plan	Portfolio Projects	December 2009
X	Arboricultural Impact Assessment	Mark Hartley	Undated and October 2010
Y	Acoustic Impact Assessment	Vipac Engineers and Scientists	January 2010
Z	Schedule of Materials	Woods Bagot	Undated

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- otherwise provided by conditions in this approval.

A1. Inconsistencies between Document

In the event of any inconsistency between conditions of this approval and the drawings / documents referred to above, including the Proponent's Statement of Commitments, the conditions of this approval prevail.

A2. Prescribed Conditions

The Proponent shall comply with the prescribed conditions of approval under Clause 98 of the Environmental Planning and Assessment Regulation 2000 in relation to the requirements of the Building Code of Australia (BCA).

A3. Road Works

All works associated with the proposal will be at no cost to the RTA.

A4. Compliance with Building Code of Australia

All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).

A5. Lapsing of Approval

This approval is liable to lapse within 5 years from the date of determination unless the development has physically commenced.

A6. Signposting costs

All works/regulatory signposting (such as Construction Zone signage) associated with the proposed development are to be at no cost to the RTA.

End of this Section

PART A – DEFERRED COMMENCEMENT CONDITIONS

A1. Flood Impact Statement

The submission to Parramatta City Council of a flood impact report that addresses to a satisfactory level all of the issues of the Floodplain Matrix's Medium Flood Risk controls related to the proposed building with its basement and complying with engineering matters requested in Council's letter to the applicant dated 1 October 2010. A copy of the Council approved Flood Impact Report shall be submitted to the Department.

A2. Detailed drainage plan

The submission to Parramatta City Council of a detailed drainage plan, indicating the location of an on-site detention system as part of a complete site stormwater system. The plan shall be designed and prepared by a qualified practising drainage engineer in accordance with the Upper Parramatta River Catchment Trust (UPRCT) On-Site Detention Handbook. A copy of the Council approved detailed drainage plan shall be submitted to the Department.

A3. Stormwater system

The stormwater system shall drain by gravity to Council's existing stormwater system. It is proposed to discharge the stormwater from the site to the street kerb, the stormwater discharge pipe shall be RHS galvanised pipe. The plan shall provide details of the stormwater discharge pipe connection into Council's existing stormwater system. A copy of the Council approved stormwater system shall be submitted to the Department.

A4. On Site Detention

The submission to Parramatta City Council of documentation that addresses potential OSD issues such as backwater impacts associated with Council's stormwater infrastructure flowing at capacity for substantial periods of time during major storms, as requested in Council's letter dated 1 October 2010. A copy of Council approved documentation that addresses on site detention issues shall be submitted to the Department.

A5. Basement car park compliance with AS2890. 1:2004

The submission to Parramatta City Council of a plan for each level of basement car park demonstrating compliance with the design requirements of AS2890. 1:2004. In particular the design is to ensure that vehicles can efficiently circulate and manoeuvre into and between parking spaces and the circulation ramps. A copy of the Council approved basement car park compliance with AS2890.1:2004 shall be submitted to the Department.

A6. Longitudinal section for basement car park vehicular ramp

The submission to Parramatta City Council of a longitudinal section for the basement car park vehicular ramp that demonstrates compliance with the grade transitions within AS2890.1:2004. A Council approved copy shall be submitted to the Department.

A7. Basement driveway ramp's width

The submission to Council of a plan demonstrating the basement driveway ramp's width is compliant with the design specifications of AS2890.1:2004 for the width of a two way vehicle ramp. A copy of the Council approved basement driveway ramp width plan complies with AS2890.1:2004 shall be submitted to the Department.

A8. Sewer Pipe

Evidence that demonstrates the existing sewer pipe running through the site is capable of being diverted / re-routed around the proposed development. Details of the diversion shall be to the satisfaction of Sydney Water. A copy of the Council approved evidence is to be submitted to the Department.

Evidence of the above matters must be produced to Parramatta City Council within twelve (12) months of the date of this determination otherwise the consent will not operate.

End of this Section

PART B – PRIOR TO CONSTRUCTION CERTIFICATE

B1. Section 94A development contributions

Prior to the lodgement of a Construction Certificate the proponent must submit to Council for approval, a monetary contribution payment comprising of \$2,015,000, payable to Parramatta City Council pursuant to Section 94A of the Environmental Planning and Assessment Act, 1979 and the Parramatta City Centre Civic Improvement Plan (Amendment No 1). Payment must be by cash, EFTPOS, bank cheque or credit card only. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

B2. Environmental Management Plan

Prior to the issuing of a Construction Certificate for the proposal, Environmental Management Plan(s) shall be prepared for excavation and construction activities by a suitably qualified person in accordance with relevant legislation and guidelines. The Plan(s) shall include mechanisms for monitoring and recording results of management measures, and be implemented prior to and throughout the period of construction, as relevant. Details plans may be prepared for individual stages of construction, site or issues as appropriate.

The Plan(s) shall address, but not be limited to, the following matters where relevant:

- a) Contact details of site manager;
- b) Construction traffic, pedestrian management and parking of construction vehicles (including staff cars);
- c) Noise and vibration management;
- d) Management of impact on native vegetation;
- e) Air quality, including dust and vehicle exhaust emissions;
- f) Erosion and sediment control;
- g) Waste management;
- h) Stormwater management; and
- i) Tree Protection Plan for the existing Olive tree located adjoining the western site boundary. (also see Condition D9 – Tree protection measures).

B3. Vehicle Parking

Vehicle parking for the proposal is to be designed in accordance with the following:

- a) the maximum number of car parking spaces to be provided for cars of the building occupants is 63 spaces.
- b) safe and direct access is to be provided from the designated disabled parking spaces into the building without any barriers and such spaces are to be designed in accordance with Australian Standard AS2890.6-2009.

Details are to be submitted to the Certifying Authority, for approval, prior to the issue of a Construction Certificate.

B4. Car parking areas

The access driveway, off-street parking and loading areas associated with the proposed development (including driveways, grades, aisle widths, aisle lengths, turning paths, sight distance requirements, and parking bay dimensions) shall be designed in accordance with AS 2890.1 – 2004 – Off Street car parking, AS 2890.2 – 2002 for heavy vehicles and Council requirements. Details are to be submitted to the Certifying Authority, for approval, prior to the issue of a Construction Certificate. (NB. Details of basement car park compliance with

AS2890.1: 2004 as per Part A – Deferred Commencement Condition A5 is required to be provided to Council for approval).

B5. Operation of Loading dock

Full details, including manufacturer's specifications regarding the loading dock turntable are to be submitted to Council prior to the issue of the Construction Certificate. These details are to address situations where there is a failure in the operation of the vehicle turn-table. The building owner is to ensure that the truck turntable is maintained in good working order at all times and that users operating this device do so in accordance with the manufacturer's acceptable operating procedures.

B6. Truck Management Plan

Prior to the issue of a Construction Certificate a Truck Management Plan shall be provided by the proponent to the satisfaction of Council to minimise truck conflicts with pedestrian and other vehicles. In this regard, the *Truck Management Plan* should also consider:-

- (a) the management of vehicle access to/egress from the basement car park whilst the loading dock (and turntable) is in use,
- (b) detail contingency plans to manage truck and loading issues such as: arrival of an additional truck when the loading dock is occupied; and
- (c) make provision for alternative loading arrangements when the turn-table is not operating.

B7. Courier Parking

Details of off-street parking spaces for couriers shall be provided in the basement car park or loading dock shall be provided prior to issue of the Construction Certificate.

B8. Demolition and Construction Traffic Management Plan

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

B9. Columns

Details of column locations within the basement car park are to be designed in accordance with AS 2890.1 – 2004 shall be submitted to the Certifying Authority, for approval, prior to the issue of the Construction Certificate.

B10. Internal car park design

Details of traffic facilities such as wheel stops, bollards, kerbs, signposting, pavement markings, lighting and speed humps, shall comply with AS 2890.1 – 2004 shall be submitted to the Certifying Authority for approval, prior to the issue of the Construction Certificate.

B11. Sight lines

Clear sight lines shall be provided at the property boundary line to ensure adequate visibility between vehicles leaving the car park and pedestrians along the frontage road footpath (in accordance with Figure 3.3 of AS 2890.1 – 2004). Any landscaping, fences and walls in this area are to be no greater than 600mm high than the boundary level at the driveway.

All details are to be submitted to the Certifying Authority, for approval, prior to the issue of a Construction Certificate.

B12. Headroom clearance

The minimum available headroom clearance is to be signposted at all entrances and clearance is to be a minimum of 2.2 metres (for cars and light vans) measures to the lowest projection of the roof (fire sprinkler, lighting, sign, and ventilation), according to AS 2890.1 – 2004.

Details are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

B13. Vehicular Ramp Signals

Details of the vehicular ramp signal system that is required to be installed within the basement car park are to be provided to the Certifying Authority prior to the issuing of a Construction Certificate. The signal system is to ensure that vehicle movements between levels of the basement car park (and loading area turntable) are managed to avoid conflict between oncoming vehicles.

B14. Public art

The proponent shall make provision for the display of public art near the entrance to the building or in the ground floor lobby. Details of the public art to be displayed are to be submitted to Council prior to release of the Construction Certificate. The items of public art that are approved by Parramatta City Council are to be installed and displayed prior to the issue of the final Occupation Certificate.

B15. Water supply and sewer connection

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. An application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at <http://www.sydneywater.com.au> then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since the building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Section 73 Certificate must be submitted to the Certifying Authority prior to the Construction Certificate being issued.

B16. Electricity connection

The proponent is to submit documentary evidence from Integral Energy to the Certifying Authority confirming that satisfactory arrangements have been made with Integral Energy for the provision of electricity supplies to the development, prior to release of the Construction Certificate.

B17. Telecommunications connections

The submission of documentary evidence from an approved telecommunications carrier to the Certifying Authority confirming that telecommunications services are available for this development is required prior to the issue of the Construction Certificate.

B18. Impact on utility services

Should the proposed vehicular crossing be located where it is likely to disturb or impact upon a utility installation (e.g. power pole, Telstra pit etc) written confirmation from the affected

utility provider (e.g. Integral Energy / Telstra) that they have agreed to the proposed impacts shall be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate.

B19. Relocation of utilities

The arrangements and costs associated with any adjustment to a public utility service shall be borne by the proponent/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Certifying Authority which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required, prior to the release of the Construction Certificate.

B20. Damage to Council assets

The applicant shall bear the cost of all restoration work to Council's property damaged during the course of this development. The applicant shall advise Council, in writing, of any existing damage to Council property before commencement of the development. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the issuing of any Construction Certificate.

B21. Long Service Levy

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

B22. Service ducts

Service ducts shall be provided within the building to keep external walls free of plumbing or any other utility installations. Such service ducts are to be concealed from view from the street. Details demonstrating compliance are to be provided with the Construction Certificate.

B23. Geotechnical certification

A certificate prepared by a suitably qualified Geotechnical Engineer shall be submitted with the documentation for the construction certificate certifying that the bedrock beneath the site is capable of withstanding:

- a) the proposed loads to be imposed;
- b) the extent of the proposed excavation, including any recommendations for shoring works that may be required to ensure the stability of the excavation;
- c) protection of adjoining properties;
- d) the provision of appropriate subsoil drainage during and upon completion of construction works.

B24. Reflectivity index

The reflectivity index (expressed as a per centum of the reflected light falling upon any surface) of external glazing for windows, walls or roof finishes of the proposed development is to be no greater than 20%. Written confirmation of the reflectivity index of materials is to be submitted to the Certifying Authority with the Construction Certificate. (Note: the reflectivity index of glazing elements can be obtained from glazing manufacturers. Glass with mirrored or reflective foil finishes is unlikely to achieve compliance with this requirement).

B25. Car park Lighting

All car park lighting is to be designed, installed and maintained to Australian Standard AS 1680.0 – 2009: *Interior lighting – Safe Movement*. Details are to be submitted to and approved by the Certifying Authority, prior to the issue of a Construction Certificate.

B26. Car park ventilation

Any exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining sites and in accordance with the provisions of Australian Standard AS 1668.1 – 1998: The use of ventilation and air-conditioning in buildings. Details demonstrating compliance are to be provided with the Construction Certificate.

B27. Landscaping

Ground floor and balcony landscaping is to be provided and maintained in accordance with the details submitted with the Major Project Application and prepared by Woods Bagot. Details are to be submitted to and approved by the Certifying Authority, prior to the issue of a Construction Certificate.

B28. Public domain treatments

The developer is to undertake the following works:

- (a) all publicly accessible areas of the building, including the colonnade and front setback area of the site are to be landscaped and implemented in accordance with the public domain details prepared by Woods Bagot and submitted to Parramatta City Council by Ingham Planning in February 2011; and
- (b) a replacement footpath, new kerb and gutter and street trees are to be provided along the George Street frontage of the site. The design of the public domain works are to be in accordance with the Public Domain Plan for the Parramatta City Centre.

A detailed works plan and specifications of materials and finishes shall be submitted to Council prior to the issue of the Construction Certificate. These works are to be completed prior to release of the Occupation Certificate.

B29. Fence to along western boundary

The proponent is to negotiate with the owners of the adjoining property to the west regarding the possibility for creating unrestricted pedestrian access between both properties. Should agreement of such rights not be achieved, the proponent is to provide a suitable barrier along the shared boundary as indicated in sketch SK1120 (within Appendix L of Proponent's Response to Public Submissions).

Details are to be submitted to and approved by the Certifying Authority, prior to the issue of a Construction Certificate.

B30. Bicycle parking

The quantity of bicycle parking indicated on the approved plans is to be provided within the development. Such bicycle parking is to be designed, installed and maintained in accordance with Australian Standard AS 2890.3 -1993 *Parking facilities Part 3: Bicycle Parking*. Details are to be submitted to and approved by the Certifying Authority, prior to the issue of a Construction Certificate.

B31. Acid sulfate soils

Prior to the Construction Certificate being issued a detailed Acid Sulfate Soil assessment, comprising drilling, sampling and testing, for the development site is to be prepared by a suitably qualified person. This assessment is to investigate whether acid sulphate soils are present and if found, an Acid Sulfate Soil Management Plan is to be prepared in accordance with the Acid Sulfate Soils Manual (1998) prepared by the NSW Government.

B32. Remediation of soil contamination

Prior to the Construction Certificate being issued a detailed Remediation Act Plan (RAP) is to be prepared for the site by a suitably qualified person. This Plan shall involve:

- a) appropriate testing for and sampling of contamination, including drilling of boreholes and a contamination assessment of the existing building;
- b) preparation and implementation of a Remediation Act Plan in accordance with the relevant legislative requirements and guidelines;
- c) remediation of the site, including treatment and removal of contaminated material where appropriate, prior to the commencement of construction, and
- d) certification that the site has been remediated to the relevant standard for use as a site for a commercial office building.

B33. Disabled access

Disabled access is to be provided into and through the building in accordance with the requirements of Australian Standard AS 1428.1 – 2009: *Design for Access and mobility – General requirements for access – New building work* and AS 1428.2 – 1992: *Design for access and mobility: Enhanced and additional requirements – Buildings and facilities*. Details confirming the project design will comply with the requirements of these standards are to be provided to the Certifying Authority prior to the issuing of a Construction Certificate. Certification confirming the completed building has complied with these standards is to be provided to the Certifying Authority prior to the issuing of an Occupation Certificate.

B34. Wind impacts

Should wind conditions experienced around the ground floor outdoor seating area exceed the acceptable wind comfort and safety gust criteria for sitting areas and the proponent considers it necessary to install retractable awnings in this location, the details of any such awning (including style, appearance, colour, structural design, etc) shall be submitted to Council for approval prior to the issue of a Construction Certificate. The appearance of any retractable awnings in this location is to have regard to the visual impact they will have on the adjacent heritage item.

B35. Indigenous heritage

The proponent is to adhere to the recommendations contained in the report titled “*Aboriginal Archaeological & Cultural Heritage Impact Assessment*” prepared by Dominic Steele Consulting Archaeology and dated February 2010. In this respect, an archaeological investigation of the site is to be undertaken prior to the issuing of a construction certificate for excavation and the results of the investigations are to be developed into a management plan for the site that will be the basis of any required consultation and notification processes with relevant Government agencies and interested indigenous organisations.

B36. Stormwater Drainage

All roof and surface water is to be connected to an approved drainage system complying with Council's specifications and policy requirements. Details are to be submitted to and approved by the Certifying Authority, prior to the issue of a Construction Certificate.

B37. Stormwater Drainage

Stormwater runoff from the site stormwater system and subsoil drainage systems shall be connected or piped to the existing Council's drainage system in George Street to Council's satisfaction. The installation of new drainage components must be completed by a licensed contractor in accordance with Australian Standard AS3500.3 and the Building Code of Australia. Details are to be submitted to and approved by the Certifying Authority, prior to the issue of a Construction Certificate.

B38. Stormwater Drainage

In order to make satisfactory arrangements for the operation of the stormwater pump-out system, the system shall be designed and constructed to ensure the following are provided:

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

Details are to be submitted to and approved by the Certifying Authority, prior to the issue of a Construction Certificate.

B39. Structural certification

Structural certification from a suitably qualified structural engineer should be submitted with the Construction Certificate application indicating that all columns, buildings and structures and on-site detention tanks have been designed to withstand inundation, debris and buoyancy forces of floodwater through the site for all storms up to and including the Probable Maximum Flood (PMF) assuming total pipe blockage.

B40. Stormwater drainage plans

No work is to start on the stormwater system until the detailed final stormwater plans have been approved by the Certifying Authority. Prior to the approval of the stormwater drainage plans, the person issuing the Construction Certificate shall ensure that:

- (a) The final drainage plans are consistent with the concept drainage plans with the notations there on, approved with the Development Consent. X

- (b) The proposed on-site detention (OSD) system has been designed by a suitably qualified hydraulic engineer in accordance with the Upper Parramatta River Catchment Trust "On-site Detention Handbook" and Council's Drainage Code E4 and stormwater Drainage Guidelines.
- (c) The design achieves;
 - a site storage requirement of $470\text{m}^3/\text{ha}$ and a permissible site discharge (PSD) of 80L/sec/ha (as per 3rd edition of UPRCT's handbook),
 - when using the extended/flood detention method (4th edition of UPRCT's handbook), the Site Reference Discharge (Lower Storage), SRD_L of 40L/sec/ha , Site Storage Requirement (Lower Storage) SSR_L of $212\text{m}^3/\text{ha}$ and Site Reference Discharge (Upper Storage), SRD_U of 150L/sec/ha , Site Storage Requirement (Total) SSR_T of $358\text{m}^3/\text{ha}$ as per the submitted OSD calculation.

Detailed drainage plans with cross sectional details of OSD storage areas; pits etc; OSD Detailed Design Submission and OSD Detailed Calculation Summary Sheet are submitted and acceptable.

B41. Civil construction

Prior to the issue of a Construction Certificate, the applicant shall nominate an appropriately qualified civil engineer (at least NPER) to supervise all public area civil and drainage works to ensure that they are constructed in compliance with Council's "Guidelines for Public Domain Works". The engineer shall:

- (a) Provide an acceptance in writing to supervise the works to ensure compliance with: all relevant statutory requirements, all relevant conditions of the development consent, construction requirements detailed in the specification and the requirements of all legislation relating to environmental protection.
- (b) On completion of the works certify that the works have been constructed in compliance with the approved plans, specifications and conditions of approval; and
- (c) Certify that the Works as Executed plans are true and correct record of what has been built.

B42. Shoring works

Where any shoring is to be located on or is supporting Council's property, or any adjoining private property, engineering drawings certified as being adequate for their intended purpose prepared by an appropriately qualified and practising structural engineer, showing all details, including the extent of encroachment and the method of removal and de-stressing of shoring elements, shall be submitted with the Construction Certificate. A copy of this documentation must be provided to the Council for record purposes. Any recommendations made by the qualified practising structural engineer shall be complied with.

B53. Vehicle crossing

A heavy duty vehicular crossing shall be constructed in accordance with Council's Standard Drawing No. [DS9 & DS10]. Details shall be submitted to the satisfaction of Principal Certifying Authority with the application for the Construction Certificate. A Vehicle Crossing application shall be submitted to Council together with the appropriate fee prior to any work commencing.

B54. Vehicle Crossing

Prior to the issue of a Construction Certificate, an application is required for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment which must be obtained from Parramatta City Council. All footpath crossings, laybacks and driveways are to be constructed according to Council's Specification for Construction or Reconstruction of Standard Footpath Crossings and in compliance with Standard Drawings DS1 (Kerbs & Laybacks); DS7 (Standard Passenger Car Clearance Profile); DS8 (Standard Vehicular Crossing); DS9 (Heavy Duty Vehicular Crossing) and DS10 (Vehicular Crossing Profiles).

In order to apply for a driveway crossing, you are required to complete the relevant application form with supporting plans, levels and specifications and pay the appropriate fee of \$171.30.

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

B55. Car parking areas

Car parking and driveways shall be constructed, marked and signposted in accordance with AS2890.1-2004 prior to the occupation of the premises.

End of Section

PART C – PRIOR TO CONSTRUCTION

C1. Notification of commencement of works

The adjoining property owners are to be notified of commencement of construction works one week prior to commencement.

C2. Road Occupancy Permit

A Road Occupancy Permit and Road Opening Permit for footpath construction and/or restoration shall be submitted to Council. The proponent shall submit this application through Council's Traffic and Transport Services and a Road Opening Permit through Council's Restoration Engineer, prior to the carrying out of the construction/restoration works.

C3. Appointment of a Principal Certifying Authority

Prior to commencement of work, the person having the benefit of the development consent and a Construction Certificate must:

- (a) appoint a Principal Certifying Authority (PCA) and notify Parramatta City Council in writing of the appointment irrespective of whether Council or an accredited Private Certifier is appointed (if Council is nominated as the PCA please use the attached form) and
- (b) Notify Council in writing (on the attached form) of their intention to commence the erection of the building (at least two (2) days notice is required).

C4. Site amenities

Prior to work commencing, toilet facilities are to be provided, at the work site on which work involved with the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

C5. Retaining walls

Where construction necessitates retaining walls, in order to prevent the movement of the soil, details of the required retaining walls must be provided with the Construction Certificate. In addition a copy of a structural engineer's report must be submitted to Council indicating the structural integrity of the wall.

C.6 Sediment control devices

Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire excavation and construction phases of the development and for a minimum of three (3) month period after completion of the project, where necessary.

C.7 Public liability insurance

Any person or contractor undertaking works on public land must take out public risk insurance with a minimum cover of \$10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The policy is to note, and provide protection for, Council as an interested party and a copy of the policy

must be submitted to Council prior to commencement of works. The policy must be valid for the entire period that the works are being undertaken on public land. Note: Applications for hoarding permits, vehicle crossings etc will require evidence of insurance upon lodgement of the application.

C8. Dilapidation report

Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with a copy forwarded to Council) a full dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the required excavation face to twice the excavation depth.

The report should include a photographic survey of adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer as determined necessary by that qualified professional based on the excavations for the proposal and the recommendations of the geotechnical report. Where the consulting geotechnical engineer is of the opinion that no dilapidation reports for adjoining structures are required, certification to this effect shall be provided for approval by the Principal Certifying Authority prior to any excavation. A copy of the dilapidation report shall be submitted to Parramatta City Council.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the Principal Certifying Authority that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

C9. Support for adjoining land

Council property adjoining the construction must be fully supported at all times during all excavation and construction works. Details of shoring, propping and anchoring of works adjoining Council property, prepared by a qualified structural engineer or geotechnical engineer, must be submitted and approved by the Principal Certifying Authority (PCA), before the commencement of the works. A copy of these details must be forwarded to Council. Backfilling of excavations adjoining Council property or any void remaining at completion of construction between the building and Council property must be fully compacted prior to completion of works.

C10. Geotechnical investigations

Prior to the commencement of any excavation works on site the applicant shall submit, for approval by the Principal Certifying Authority (PCA), a geotechnical/civil engineering report which addresses (but is not limited to) the following:

- (a) The type and extent of substrata formations by the provision of a minimum of 4 representative bore hole logs which are to provide a full description of all material from ground surface to 1.0m below the finished basement floor level and include the location and description of any anomalies encountered in the profile. The surface and depth of the bore hole logs shall be related to Australian Height Datum.
- (b) The appropriate means of excavation/shoring in light of point (a) above and proximity to adjacent property and structures. Potential vibration caused by the method of excavation and potential settlements affecting nearby footings/foundations shall be discussed and ameliorated.
- (c) The proposed method to temporarily and permanently support the excavation for the basement adjacent to adjoining property structures and road reserve if nearby (full support to be provided within the subject site).

- (d) The existing groundwater levels in relation to the basement structure, where influenced.
- (e) The drawdown effects on adjacent properties (including road reserve), if any, the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater. Where it is considered there is the potential for the development to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development without a change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path is constructed, artificial drains such as perimeter drains and through drainage may be utilised.
- (f) Recommendations to allow the satisfactory implementation of the works. An implementation program is to be prepared along with a suitable monitoring program (as required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction. The implementation program is to nominate suitable hold points at the various stages of the works for verification of the design intent before sign-off and before proceeding with subsequent stages.

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

- No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table C1 of AS 2870 - 1996.

C11. Dial before you dig

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

C12. Pedestrian and Traffic Management Plan

A pedestrian and traffic management plan must be submitted to the Principal Certifying Authority (PCA) prior to the commencement of demolition and/or excavation. It must include details of the:

- (a) Proposed ingress and egress of vehicles to and from the construction site;
- (b) Proposed protection of pedestrians adjacent to the site;
- (c) Proposed pedestrian management whilst vehicles are entering and leaving the site;
- (d) Proposed route of construction vehicles to and from the site; and
- (e) The pedestrian and traffic management plan shall be implemented during the demolition, excavation and construction period.

End of Section

PART D – DURING CONSTRUCTION

D1. Site fencing

A construction safety fence shall be erected around the perimeter of the construction zone at all times during construction, with safe pedestrian access maintained along George Street.

D2. Site notice

A site notice(s) shall be predominantly displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Proponent, Builder and Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any) and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

D3. Approved plans to be on site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Council or the Department.

D4. Construction hours

All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Note – Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

- Delivery of cranes required to the site outside of normal business hours;
- Site is not located in close proximity to residential use or sensitive land uses;
- Internal fit out work.

D5. Construction noise and vibration

The construction noise objective for the project is to manage noise from construction activities (as measured by a $L_{A10(15\text{minute})}$ descriptor) so it does not exceed the measured existing background $L_{90(15\text{minute})}$ noise level by more than 5dB(A) or to within acceptable limits in accordance with the Department of Environment and Climate Change's draft NSW Construction Noise Guideline. Background noise levels are those identified in the report by Vipac Engineers & Scientists Limited titled *Acoustic Impact Assessment for DA Submission* or as otherwise identified in the Environmental Management Plan.

Any activities that have the potential to produce noise emissions that exceed the objective must be identified and managed in accordance with the Environmental Management Plan. The proponent must implement all reasonable noise mitigation and management measures with the aim of achieving the construction noise objective. If the noise from a Construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the *NSW Industrial Noise Policy*), 5dB(A) must be added to the measured Construction noise level when comparing the measured noise with the Construction noise objective.

D6. Notification of noisy works

If works are planned that will exceed the construction noise objective, all sensitive receivers are to be notified in writing at least 48 hours prior to the commencement of those works.

D7. Dust control measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the area during construction, particularly the neighbouring heritage item and high school. Specifically, the following measures must be adopted:

- a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- c) all materials shall be stored or stockpiled at the best locations,
- d) the surface shall be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- e) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays.,
- g) gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- h) cleaning of footpaths and roadways shall be carried out regularly.

D8. Disposal of seepage and stormwater

Discharges of seepage and excess stormwater are to be managed in accordance with the NSW Protection of the Environment Operations Act 1997.

D9. Tree protection measures

The existing Olive tree (*Olea europaea*) partially overhanging the western site boundary is to be protected from construction impacts at all times. Accordingly, tree protection measures shall be implemented in accordance with the recommendations of the Tree Protection Plan that is contained within the Arboricultural Report prepared by Mark Hartley of the Arborist Network and included with the Environmental Assessment (dated June 2010) and the subsequent report by Mark Hartley contained in the Proponent's Response to Public Submissions (dated February 2011).

The proponent is to undertake root mapping, using Ground Penetration Radar, in the vicinity of the Olive tree after the existing structure has been demolished. The results of the root mapping shall be considered as part of the implementation of the Tree Protection Plan.

The tree protection measures and Tree Protection Plan shall be incorporated into the Construction Management Plan to be prepared prior to the release of the Construction Certificate. (See Condition B2 (i)).

D10. Waste disposal

Waste disposal shall be conducted in accordance with the approved Waste Management Plan.

D11. Storage of construction materials

No materials, machinery, signs or vehicles used in or resulting from the construction or demolition relating to the development shall be stored or placed on Council's footpath, nature strip or roadway.

D12. Demolition works

In relation to demolition, all work is to be carried out in accordance with the requirements of Australian Standard AS 2601 - 2001 *The Demolition of Structures*.

D13. Asbestos

All work involving asbestos products and materials, including asbestos-cement sheeting (i.e. fibro) must be carried out in accordance with the guidelines for asbestos work published by Work Cover NSW.

D14. Excavations

If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage;
- (b) if necessary, must underpin and support the adjoining building in an approved manner; and
- (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of an adjoining allotment of land is not liable for any part of the cost of the work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. Note: In this clause, allotment of land includes a public road or any other public place.

End of Section

PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS

E1. Security lighting and illumination

Where security is provided within the development, it should not illuminate potential observers or vantage points. Light should be projected outwards towards pathways and gates, not towards windows or doors. Passing motorists, police and pedestrians will be the likely observers. Details shall be provided and approved by the Principal Certifier, prior to the issue of an Occupation Certificate.

E2. Surveillance equipment

Any surveillance equipment installed is to utilise digital video technology to record images from the cameras. Camera if installed are to be installed in and around the building to maximise surveillance opportunities. Any surveillance system should be manufactured and installed by a qualified/reputable installer and regularly tested. If surveillance equipment is installed, it should meet the requirements of workplace privacy legislation. Details shall be submitted and approved by Principal Certifier prior to the issue of an Occupation Certificate.

E3. Graffiti prevention

Consideration should be given to a strategy to combat graffiti. This may include treating all surfaces at or near ground level with an anti-graffiti coating to minimise the potential of defacement. In addition, any graffiti evident on the exterior facades and visible from a public place is to be removed immediately. Details shall be submitted and approved by the Principal Certifier prior to the issue of an Occupation Certificate.

E4. Exterior lighting

Any exterior lighting provided to the building shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads. All proposed lights shall comply with the Australian Standard AS 4282 – 1997: *Control of the obtrusive effects of outdoor lighting*. Details shall be submitted and approved by the Principal Certifier prior to the issue of an Occupation Certificate.

E5. Disused vehicular crossing

All redundant vehicle crossings shall be removed and the kerb and footpath reinstated to the satisfaction of Parramatta City Council. All costs shall be borne by the applicant, and works shall be completed prior to the issue of an Occupation Certificate.

E6. Food premises

Separate development application shall be submitted to Parramatta City Council for the use and internal fit-out of the café/food premises. The construction and fit-out of all new food premises must comply with the requirements of:-

- (a) The Food Act 2003 and Food Regulation 2010; and
- (b) Australian Standard AS4674 – 2004: *Design, construction and fit-out of food premises*.

E8. Recycling material storage

Separate waste bins are to be provided on site for recyclable waste. The specific number of bins shall be determined in consultation with Council's Public Health Protection Officer.

Details shall be submitted and approved by the Principal Certifier prior to the issue of an Occupation Certificate.

E9. Energy efficiency

The building is to be constructed so as to achieve the 5 Star Green rating under the rating system operated by the Green Building Council of Australia (GBCA). This is to include the inclusion of energy and water saving measures are indicated in the report prepared by Advanced Environmental and included in the proponent's Environmental Assessment. A copy of the final certification of the project's rating obtained from the GBCA is to be provided to Parramatta City Council prior to the final Occupation Certificate being issued.

E10. Works as executed plans

Works as Executed stormwater plans shall be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Occupation Certificate, certifying that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The person issuing the Occupation Certificate shall ensure that the following documentation is completed and submitted:

- (a) the works as executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink;
- (b) the works as executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) As built on-site detention (OSD) storage volume calculated in tabular form (depth versus volume table).
- (d) OSD Works as Executed dimensions form (refer to UPRCT handbook);
- (e) Certificate of Hydraulic Compliance from a qualified drainage/hydraulic engineer (refer to UPRCT handbook);
- (f) Approved versus installed Drainage Design (OSD) calculation sheet;
- (g) The original Works as Executed plans and all documents mentioned above have been submitted to Council's Development Services Unit.

E11. Post construction dilapidation survey

The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created by any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

- (a) compare the post-construction dilapidation report with the pre-construction dilapidation report and
- (b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

A copy of this report is to be forwarded to Council.

E12. Section 88E instrument

Prior to issue of the Occupation Certificate the applicant must create a Positive Covenant and Restriction on the Use of the Land under Section 88E of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot. The terms of the instruments are to be generally in accordance with the Council's draft terms of Section 88B instrument for protection of on-site detention facilities

and to the satisfaction of Council. For existing titles, the Positive Covenant and the Restriction on the Use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the On-site Detention facility, in relation to the building footprint, must be shown on a scale sketch or a works as executed plan, attached as an annexure to the requested forms. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority prior to issue of the Occupation Certificate.

E13. Car parking areas

Car parking and driveways shall be constructed, marked and signposted in accordance with AS2890.1-2004 prior to the occupation of the premises.

End of Section

SCHEDULE 3
STATEMENT OF COMMITMENTS
MP09_0128
**PROJECT APPLICATION FOR CONSTRUCTION OF A 13 STOREY,
COMMERCIAL/RETAIL DEVELOPMENT**
89 GEORGE STREET, PARRAMATTA

STATEMENT OF COMMITMENTS

ISSUE	COMMITMENT	APPROVAL AUTHORITY (where applicable)	TIMING
Building Code of Australia & Australian Standards	The building is designed to meet all relevant requirements of the BCA & Australian Standards	PCA	Prior to issue of Construction Certificate
Demolition	Demolition work will comply with the requirements of AS2601:2001 in relation to Demolition of Structures. A work plan required by AS2601:2001 will be accompanied by a written statement from a suitably qualified person that demolition works in the work plan comply with the safety requirements of the relevant Standards.	PCA	Prior to issue of Construction Certificate
Geotechnical	Geotechnical assessment, including bore hole sampling, will be undertaken and a detailed Geotechnical Report for the site prepared prior to engineering design.	PCA	Prior to issue of Construction Certificate
Excavation	A detailed Excavation Management Plan addressing excavation methodology and processes, including means of ensuring land stability of the site and adjoining land, protection of adjoining properties and natural drainage patterns and relocation of sewer will be prepared as an Appendix to the Construction Management Plan.	PCA	Prior to issue of Construction Certificate
Pedestrian access during construction	Pedestrian access along the George Street footpath (southern side) will be retained during construction.	Council	During Construction
Accessibility	The proposed development will be designed & constructed to comply with the relevant Australian Standards, the BCA & the intent of the Disability Discrimination Act with respect to access.	PCA	Prior to issue of Construction Certificate
Public domain works	A public domain plan will be prepared in consultation with Parramatta City Council for public domain improvements, including driveway crossings, street trees, footpath improvements and the like, prior to issue of a Construction Certificate. A bond will be provided in relation to works in the public domain and any damage rectified prior to occupation of the building.	Council	Public Domain Plan finalised and approved prior to issue of Construction Certificate. Public domain works and rectification of any damage to public infrastructure completed prior to building occupation.
Construction hours	Construction hours will be limited to between 7am and 6pm Monday to Friday and 8am to 5pm Saturdays.	Council	During Construction
Construction Management	A Construction Management Plan and Sediment and Erosion Control Plan have been prepared and are attached at Appendix O and Appendix P. Construction will be undertaken in accordance with these plans.	PCA	Prior to issue of Construction Certificate and during construction for work activity on the site.
Ecologically Sustainable Development	The proposed development will achieve a 5 Green Star Office design rating and a minimum 5 Star NABERS rating.	PCA	Prior to construction commencing.

ISSUE	COMMITMENT	APPROVAL AUTHORITY (where applicable)	TIMING
	<p>Prior to commencement of building construction an ESD strategy will be provided outlining measures to be incorporated into the building and its design to achieve the desired ratings. Aspects to be addressed include plant efficiency, natural ventilation, integrated building management, stormwater harvesting and re-use, façade thermal performance, façade shading, energy use monitoring, water use monitoring, management of air-conditioning.</p>		

STATEMENT OF COMMITMENTS

ISSUE	COMMITMENT	APPROVAL AUTHORITY (where applicable)	TIMING
Building Code of Australia & Australian Standards	The building is designed to meet all relevant requirements of the BCA & Australian Standards	PCA	Prior to issue of Construction Certificate
Demolition	Demolition work will comply with the requirements of AS2601:2001 in relation to Demolition of Structures. A work plan required by AS2601:2001 will be accompanied by a written statement from a suitably qualified person that demolition works in the work plan comply with the safety requirements of the relevant Standards.	PCA	Prior to issue of Construction Certificate
Geotechnical	Geotechnical assessment, including bore hole sampling, will be undertaken and a detailed Geotechnical Report for the site prepared prior to engineering design.	PCA	Prior to issue of Construction Certificate
Excavation	A detailed Excavation Management Plan addressing excavation methodology and processes, including means of ensuring land stability of the site and adjoining land, protection of adjoining properties and natural drainage patterns and relocation of sewer will be prepared as an Appendix to the Construction Management Plan.	PCA	Prior to issue of Construction Certificate
Pedestrian access during construction	Pedestrian access along the George Street footpath (southern side) will be retained during construction.	Council	During Construction
Accessibility	The proposed development will be designed & constructed to comply with the relevant Australian Standards, the BCA & the intent of the Disability Discrimination Act with respect to access.	PCA	Prior to issue of Construction Certificate
Public domain works	A public domain plan will be prepared in consultation with Parramatta City Council for public domain improvements, including driveway crossings, street trees, footpath improvements and the like, prior to issue of a Construction Certificate. A bond will be provided in relation to works in the public domain and any damage rectified prior to occupation of the building.	Council	Public Domain Plan finalised and approved prior to issue of Construction Certificate. Public domain works and rectification of any damage to public infrastructure completed prior to building occupation.
Construction hours	Construction hours will be limited to between 7am and 6pm Monday to Friday and 8am to 5pm Saturdays.	Council	During Construction
Construction Management	A Construction Management Plan and Sediment and Erosion Control Plan have been prepared and are attached at Appendix O and Appendix P. Construction will be undertaken in accordance with these plans.	PCA	Prior to issue of Construction Certificate and during construction for work activity on the site.
Ecologically Sustainable Development	The proposed development will achieve a 5 Green Star Office design rating and a minimum 5 Star NABERS rating.	PCA	Prior to construction commencing.