

Landcom
Level 14
60 Station Street
PARRAMATTA NSW 2150

24 November 2020

Dear Sir/Madam,

APPLICATION TO MODIFY DEVELOPMENT CONSENT NOTICE OF DETERMINATION

Pursuant to Clause 122 of the Environmental Planning and Assessment
Regulations 2000

Development Application No:	DA/875/2017/A
Property Address:	Lot 204 DP 1216628, Lot 202 DP 1216628, Lot 203 DP 1216628 9-11 Burroway Road Wentworth Point NSW 2127
Modification sought:	Section 4.55(1A) modification to the approved infrastructure works on the site (DA-40/2015 - Auburn). The proposed modifications include changes to the park and road design and the staging of the remediation works.
Determination Status:	APPROVED
Determination Date:	19 November 2020
Consent to operate from:	17 February 2016
Consent to lapse on:	17 February 2021

(If physical commencement has not occurred):

You are advised that pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979, the application to modify the development consent issued by Council is **APPROVED**.

Council has updated the original consent notice to incorporate the amendments approved under this modification. Amended conditions noted as such. Accordingly, the current conditions of consent that apply to this development are:

1. Approved Plans

The development is to be carried out in accordance with the approved stamped plans as numbered below:

Plan Number	Prepared By	Revision No.	Dated
14082 SK012 GFA Allocation Burroway Road (including amendments in red)	Conybeare Morrison International P/L	03	Feb 2016
Plan of subdivision X13308SK91	Calibre Consulting	-	2.2.2016
Road and Drainage Design (Project No. 18-000416)			
000 Cover Sheet	Calibre Consulting	2	09.10.2019
001 General Layout Plan	Calibre Consulting	2	09.10.2019
002 Sheet Layout Plan	Calibre Consulting	2	09.10.2019
003 General Notes & Legend	Calibre Consulting	2	09.10.2019
101 Soil and Water Management Plan (<i>to be confirmed at CC</i>)	Calibre Consulting	2	09.10.2019
102 Soil and Water Management Notes & Details	Calibre Consulting	2	09.10.2019
201 Bulk Earthworks Plan Sheet 01 of 02	Calibre Consulting	2	09.10.2019
202 Bulk Earthworks Plan Sheet 02 of 02	Calibre Consulting	2	09.10.2019
203 Bulk Earthworks Site Sections A & B	Calibre Consulting	2	09.10.2019
204 Bulk Earthworks Site Sections C & D	Calibre Consulting	2	09.10.2019
301 Engineering Plan Sheet 01 of 02 (<i>to be confirmed at CC</i>)	Calibre Consulting	2	09.10.2019
302 Engineering Plan Sheet 01 of 02	Calibre Consulting	2	09.10.2019
401 Ridge Road Longitudinal Section	Calibre Consulting	2	09.10.2019
402 Ridge Road Typical Cross Sections	Calibre Consulting	2	09.10.2019
801 Basin Plan	Calibre Consulting	2	09.10.2019
Landscape Masterplan Package (Project No. 18527)			
L_0001 Cover Page and Package List	Context	2	25.05.2020
L_0002 General Notes	Context	1	25.10.2019
L_1000 Overall Site Plan	Context	2	25.05.2020

L_1011 Materials Schedule - Master	Context	2	25.05.2020
L_1021 Planting Schedule - Master	Context	1	25.10.2019
L_1022 Planting Schedule – Master	Context	1	25.10.2019
L_1023 Planting Schedule – Master	Context	1	25.10.2019
L_1024 Planting Schedule – Master	Context	1	25.10.2019
Promenade Design Package (Project No. 18527)			
L_2001 Key Plan & Drawing List <i>(not all drawings listed on this plan are approved – only those below)</i>	Context	1	25.10.2019
L_2202 General Arrangement Plan 2 of 5	Context	1	25.10.2019
L_2203 General Arrangement Plan 3 of 5	Context	1	25.10.2019
L_2204 General Arrangement Plan 4 of 5	Context	1	25.10.2019
L_2701 Section Key Plan	Context	1	25.10.2019
L_2702 Sections	Context	1	25.10.2019
L_2831 Typical Details – Planting 1 of 1	Context	1	25.10.2019
Ridge Road Landscape Package (Project No. 18527)			
L_3001 Key Plans & Drawing List	Context	2	25.05.2020
L_3201 General Arrangement Plan 1 of 6	Context	1	25.10.2019
L_3202 General Arrangement Plan 2 of 6	Context	1	25.10.2019
L_3203 General Arrangement Plan 3 of 6	Context	1	25.10.2019
L_3204 General Arrangement Plan 4 of 6	Context	1	25.10.2019
L_3205 General Arrangement Plan 5 of 6	Context	1	25.10.2019
L_3206 General Arrangement Plan 6 of 6	Context	1	25.10.2019
L_3601 Planting Plan 1 of 6	Context	1	25.10.2019
L_3602 Planting Plan 2 of 6	Context	1	25.10.2019
L_3603 Planting Plan 3 of 6	Context	1	25.10.2019

L_3604 Planting Plan 4 of 6	Context	1	25.10.2019
L_3605 Planting Plan 5 of 6	Context	1	25.10.2019
L_3606 Planting Plan 6 of 6	Context	1	25.10.2019
L_3701 Sections Key Plan	Context	1	25.10.2019
L_3702 Sections 1 of 2	Context	1	25.10.2019
L_3703 Sections 2 of 2	Context	1	25.10.2019
L_3704 Sections 3 of 3	Context	1	25.10.2019
L_3801 Typical Hardscape details	Context	1	25.10.2019
L_3802 Typical Interface Details	Context	1	25.10.2019
L_3803 Typical Interface Details	Context	1	25.10.2019
L_3804 Typical Interface Details	Context	1	25.10.2019
L_3805 Typical Interface Details	Context	1	25.10.2019
L_3806 Typical Interface Details	Context	1	25.10.2019
L_3831 Typical details - softworks	Context	1	25.10.2019
L_3832 Typical details - softworks	Context	1	25.10.2019
L_3901 Details – Amenities Block 1 of 3	Context	1	25.10.2019
L_3902 Details – Amenities Block 2 of 3	Context	1	25.10.2019
L_3903 Details – Amenities Block 3 of 3	Context	1	25.10.2019
Open Space Design Package (Project No. 18527)			
L_5001 Key Plan and Drawing List	Context	2	25.05.2020
L_5201 General Arrangement Plan 1 of 6	Context	1	25.10.2019
L_5202 General Arrangement Plan 2 of 6	Context	1	25.10.2019
L_5203 General Arrangement Plan 3 of 6	Context	1	25.10.2019
L_5204 General Arrangement Plan 4 of 6	Context	1	25.10.2019
L_5205 General Arrangement Plan 5 of 6	Context	1	25.10.2019
L_5206 General Arrangement Plan 6 of 6	Context	1	25.10.2019
Point Landscape Design Package (Project No. 18527)			
L_6001 Key plans and drawing list	Context	2	25.05.2020

L_6201 General Arrangement Plan 1 Of 5	Context	1	25.10.2019
L_6202 General Arrangement Plan 2 Of 5	Context	1	25.10.2019
L_6203 General Arrangement Plan 3 Of 5	Context	2	25.05.2020
L_6204 General Arrangement Plan 4 Of 5	Context	1	25.10.2019
L_6205 General Arrangement Plan 5 Of 5	Context	2	25.05.2020
L_6701 Sections Key Plan	Context	2	25.02.2020
L_6702 Sections	Context	1	25.10.2019
L_6703 Sections	Context	2	25.02.2020
L_6704 Sections	Context	2	25.02.2020
Amenities Architectural Design Package (Project No. 1841)			
WD-110 Floor Plan – Ground Floor	Kennedy Associates Architects	B	25.11.2019
WD-111 Floor Plan – Roof Terrace	Kennedy Associates Architects	B	25.11.2019
WD-201 Elevations 01	Kennedy Associates Architects	B	25.11.2019
WD-202 Elevations 02	Kennedy Associates Architects	B	25.11.2019
WD-401 Internal Storage	Kennedy Associates Architects	B	25.11.2019
WD-402 Internal Staff Bathroom & Typical WC	Kennedy Associates Architects	B	25.11.2019
WD-404 Service 1 & Change Room	Kennedy Associates Architects	B	25.11.2019
WD-405 Internal Breezeway	Kennedy Associates Architects	B	25.11.2019
Seawall Arrangement (Project No. 30105-03972)			
30105-03972-MA-DWG-005 General Arrangement (to be amended as per conditions)	Advisian	D	12.12.2018
General Plans			

DA 003 Demolition plan	Brown Smart Consulting	6	30.01.15
DA 702 Proposed potable water services	Brown Smart Consulting	6	30.01.15
DA 703 Proposed pressure sewer	Brown Smart Consulting	6	30.01.15
DA 704 Proposed communications	Brown Smart Consulting	6	30.01.15
DA 705 Proposed electricity	Brown Smart Consulting	6	30.01.15
DA 706 Proposed gas	Brown Smart Consulting	6	30.01.15
DA 707 Sediment & erosion control plan <i>Note:- refer also to Road and Drainage Design 101 - Calibre Consulting Plan 18_000416_101_V02_9 October 2019 (to be confirmed at CC).</i>	Brown Smart Consulting	6	30.01.15
DA 708 Sediment & erosion control notes & details	Brown Smart Consulting	6	30.01.15
SK70A	Calibre Consulting	5	12.10.15
SK90	Calibre Consulting	00	02.12.15
Public Domain Alignment Plan L-1001 (Seawall Alignment Only – Markup by D. Mansfield. Context dated 20.12.2017)	Context	B	24.10.17
Approved Documentation			
Detailed Remediation Action Plan – Infrastructure delivery 2207004B-ES-REP-001	Parsons Brinckerhoff	C	09.01.15
Remediation Action Plan Addendum	Zoic		07.05.2019
Vegetation Management Plan Project 26747	Biosis	1	10.11.2018

except as otherwise provided by the conditions of this determination (Note:- modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 96 of the Environmental Planning and Assessment Act).

Reason: To confirm and clarify the terms of Council's approval.

[Condition modified under DA/875/2017/A]

1A. Extent of Works

This consent does not grant approval for the construction of a boardwalk within the salt marsh area. Separate approval will be required for any future boardwalk in this area.

Reason: To confirm the details of the application.

[Condition added under DA/875/2017/A]

1B. Staging Strategy

The staging of works are to be generally in accordance with the **Indicative Staging Plan Project No. 18527 Drawing L-101 Issue B prepared by Context dated 21 September 2018** unless otherwise agreed by Council in writing.

Reason: To provide flexibility on staging of works.

[Condition added under DA/875/2017/A]

2. Gross floor area allocation

Lot 203 shall not exceed a maximum GFA of 46,283m²

Lot 204 shall not exceed a maximum GFA of 5,000m²

Reason: To ensure compliance with approved GFA distribution.

3. Time period of consent

This consent shall lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

Reason: To satisfy the requirements of Section 95 of the Environmental Planning and Assessment Act.

4. Submission of Plan of with subdivision certificate application

The subdivision certificate application is to be supported by the submission of an original plan of subdivision together with seven (7) copies to be submitted to Council.

Note: A Subdivision Certificate fee is payable to Council on lodgement of the plans and an inspection fee may be required before collection of the final signed plan of subdivision.

Reason: To ensure an application is made for a subdivision certificate.

5. **Public art works**

Implementation of the public art works shall be in accordance with the Public Art Strategy prepared by Urban Growth and dated April 2015, submitted to Council under DA-273/2014 and DA-274/2014. Works shall be undertaken in conjunction with the Peninsula Park construction and shall be completed prior to the dedication of the Peninsula Park to Council.

Reason: To ensure compliance with the Public Art Strategy.

6. **Remediation and validation**

The following shall be complied with in respect of remediation and validation works at the property:

- a) Remediation works and validation report shall be carried out in accordance with the approved Remediation Action Plan. The applicant shall inform Council in writing of any proposed variation to the remediation works. Council shall approve these variations in writing prior to the commencement of works. Please note that variations to the approved remediation works may require the submission to Council of a Section 96 Application or further Development Application pursuant to the Environmental Planning and Assessment Act 1979.
- a1) **The remediation and validation of the site may be carried out in stages generally in accordance with the Indicative Staging Plan Project No. 18527 Drawing L-101 Issue B prepared by Context dated 21 September 2018 unless otherwise agreed to by Council in writing. The remediation and staging must be carried out in accordance with the requirements and recommendations of the Interim Audit Advice (0503-1903-001-Rev 0) prepared by JBS&G dated 21 September 2018.**
- b) After completion of **each remediation stage**, a copy of the Validation Report shall be submitted to Council prior to the commencement of any further construction works, excluding any construction works required to complete the remedial works.

Council will require that the applicant engage an accredited auditor under the Contaminated Land Management Act 1997 to review the Validation Report prepared by the contaminated land consultant and

issue Site Audit Statements. The accredited auditor shall consult with Council prior to finalising and issuing the Site Audit Statements.

The accredited auditor shall provide Council with a copy of a **consolidated** Site Audit Report and Site Audit Statement, within thirty (30) days of **the final remediation stage**.

In circumstances where the SAS conditions (if applicable) are not consistent with the consent, the consent shall prevail to the extent of the inconsistency and a Section 96 Application or further Development Application pursuant to the Environmental Planning and Assessment Act 1979 will be required.

Reason To ensure the provisions of State Environmental Planning Policy No. 55 – Remediation of Land and the Contaminated Land Management Act are complied with.

[Condition modified under DA/875/2017/A]

7. **Sydney Olympic Park Authority Sediment and Erosion Control requirements**

Prior to the commencement of construction, the proponent must establish appropriate sediment and erosion control measures consistent with the Blue Book at all site access points.

During construction, sediment and erosion control measures across the site, including all access points, must be maintained in a manner that ensures sediment tracking and dust emissions beyond the boundary of the site is minimised.

Reason: To ensure the conditions provided by SOPA are satisfied in relation to sediment and erosion control

8. **Fisheries Management Terms of Approval**

The following measures should be implemented during the construction or demolition process to minimise impacts on the aquatic environment:

- a) Appropriate best practice erosion and sediment control measures should be used.
- b) Appropriate acid sulphate soil treatment measures should be employed as required.

Regarding the area of saltmarsh planned for this part of the proposal:

- a) Seawall repair works around the saltmarsh area need to be designed so that they continue to allow the passage of higher tidal flows to the saltmarsh habitat. To survive, saltmarsh requires

irregular tidal flooding between the mean high water mark and highest astronomical tide mark. The seawall repair works must not reduce or prohibit the flow of these tides.

- b) It is recommended that activity to rehabilitate the area of saltmarsh, by removing weeds and facilitating tidal flows to encourage saltmarsh regeneration, is undertaken as part of the ongoing management of this site.

Reason: To ensure compliance with the requirements of the Fisheries Management Act 1994, the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the Act, respectively, and the associated Policy and Guidelines for Fish Habitat Conservation and Management (2013).

9. Landscaping of Peninsula Park

The following items shall be incorporated within the Peninsula Park landscape plan and submitted to **City of Parramatta Council** for approval prior to the commencement of any works on the site.

General Landscape Requirements

- (a) Grading and Drainage – demonstrate there is adequate drainage and soil depths above the impervious capping layer that maintains vegetation health and stability during periods of dry weather. At a minimum the soil depths should be provided across the structural root zone of trees at maturity and achieve the following (including drainage layer):
 - Turf and Shrubs - 500mm
 - Trees - 1000mm
- (b) Seawall – demonstrate the viable retention of existing mangroves and protection of tidal flows to coastal saltmarsh. The seawall plan (30105-03972-MA-DWG-005 General Arrangement) is to be amended to remove the beach area and replace with the Type C seawall treatment and provide details of the Type B1 and Type B2 treatments.
- (c) Lighting – to be consistent with Australian Standards and Council's Public Domain Guidelines. Solar bollards are to be replaced with solar light poles that have CityTouch enabled lighting fixtures with NEMA sockets (LoRaWAN capable).

- (d) Furniture and Equipment – demonstrate all park furniture (seats, tables, BBQ, bubblers) and play equipment meet accessibility and safety standards.

An 'imported topsoil data sheet' is to be submitted to Council for approval prior to the commencement of works to ensure adequate soil quality.

General Amendments

The approved plans shall be amended as follows:

- Provide scour protection (e.g. stones embedded in mortar) in locations of garden beds/tree pits with castellated kerb
- Replace decomposed granite pavement with coloured concrete and exposed aggregate finish
- Provision of low edge/wall at the interface of the sloped garden bed and concrete path
- HR1 handrail finish to be marine grade Stainless Steel
- Concrete to replace synthetic turf under picnic tables and platforms
- Main shared path (circulation path) to be constructed to Council Standard Drawing DS6 Type 2 Heavy Vehicles
- Concrete edges to replace steel between synthetic grass and softworks
- Larger format pavers to replace stone set pavers
- All seating blocks to have chamfered edges
- E1 Steel Edge to comprise Duragal
- Minimum 3m mowing clearance between trees, paths and garden beds in turfed areas
- Maximum mound grades of 1:6 (Turf) and 1:4 (Garden Beds)
- Provision of 'Santa Ana Couch' turf species.

Provision and Design Requirements

- ~~Public Toilet – an Exeloo Automated Unisex Toilet or equivalent, shall be installed and located near both alfresco and playground area.~~
- ~~Storage Facility – A Storage Facility is required to ensure quality maintenance of the Park. The storage facility shall be minimum 42m² (6m x 7m) internally plus provision for a staff member to park a vehicle and take delivery of materials on a hardstand. The Storage Facility shall be easily accessible from Ridge Road. Internally, the facility shall be separated into the following 3 areas;~~

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- i) ~~Plant storage area accessed by a roller door minimum 3.14m wide single garage size,~~
 - ii) ~~Amenity room with wash up facilities,~~
 - iii) ~~Toilet.~~
 - Furniture
 - i) A minimum, four (4) additional seats are to be installed along water edge walkway in positions that enable long vistas across the water ways.
 - ii) A minimum, four (4) additional seats are to be installed along other pathways.
 - iii) A minimum of one (1) bubbler and water refill stations adjacent to the playground area and each fitness station area.
 - Fitness Stations

Provision of fitness stations as follows:

 - i) Equipment certified to comply with AS 4685
 - ii) Equipment shall be high quality designed equipment suitable for a range of skill levels from beginners to advance.
 - iii) Equipment shall include both Static and Mechanical equipment at each fitness station.
 - iv) A hard wearing surface shall be provided under each piece of equipment.
 - v) Equipment shall be installed on a level surface.
 - vi) All equipment shall include appropriate signage for correct use of equipment.
 - Playground

All playground equipment and safety surfacing to comply to the following standards;

 - i) AS 4685:2014 Playground Equipment and Surfacing
 - ii) Australian and New Zealand Standard AS/NZS 4486.1: Playgrounds and playground equipment Part 1: Development, installation, inspection, maintenance and operation.
 - iii) Australian Standard AS 4685: Playground equipment
 - iv) Australian Standard AS 1428: Design for access and mobility

All equipment shall cater in the majority for 5-12 year olds with some facilities for 2-5 year olds, unless the demographics of Wentworth Point suggest otherwise.

The landscape plan detail design, materials and finishes of works incorporating proposed seating, shelter, shade and observation areas for parents and carers. The plan shall identify the type of

equipment to be included and the preferred location of each item including rubber softfall or equivalent materials in high wear areas of the playground.

- Lighting Strategy - All lights shall be made of marine grade materials resistant to salt air and salt water erosion.
- Bio-basins
 - i) A safe vehicle access route shall be provided to where trash racks or gross pollutant traps are located adjacent bio-basins.
 - ii) A plant palette for bio-basin areas shall be included together with an suitable landscape management plan.

[Condition modified under DA/875/2017/A]

9A. Before Issue of Commencement Certificate – Public Domain Matters

Prior to the issue of the Commencement Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not be limited to, the following areas:

- All the frontages of the development site between the gutter and building line, including footpath, drainage, front setback embankments, landscaped edge to Peninsular Park, amenities block and lookout, promenade paving and design.
- Any publicly accessible areas; any works in carriageway, and onsite landscape work.

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

- The latest City of Parramatta Public Domain Guidelines 2017 (PDG)
- Homebush Bay West Development Control Plan 2014 (HBWDCP)
- Homebush Bay West Development Control Plan Volume 2: Public Domain Manual 2005 (HBWPDM)
- Wentworth Point Development Control Plan 2014 (WPDCP)
- All the conditions listed in this consent.

The Public Domain Construction Drawings must be prepared to include the following (unless otherwise agreed to by Council):

Road Retaining Structure

- (a) The embankment's stabilising application is to have a landscape finish – preferably planting.
- (b) The top of embankment must be off set from the boundary by at least 500mm to mitigate slumping at the top of embankment and undermining of the footway.

Footpath / Verge

Alternatives to a balustrade within Section EE and Elevation GG (which show a wall height up to 1500mm above the pathway) are to be investigated. This may include the provision of another wall with a set down to achieve a maximum slope of 1:3 and maximum wall height of 1m.

Ridge Road Footpath

The standard concrete paving, as per Council's Public Domain Guidelines, shall be applied to Ridge Road. Detailed design spot levels and designed contour lines are required. The pedestrian footpath shall comply with the following requirements:

- a) The footpaths must achieve a cross fall of minimum 1% - maximum 2.5%.
- b) The footpaths should positively drain away from the property boundary/ building line
- c) Localised flattening of public footpath at building doorways and property entries is not permitted. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line.
- d) Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted.
- e) A footpath width of 1800mm minimum is required.

Promenade Paving

- (a) The extent of promenade is to be asphalt with a strip of grey concrete unit pavers edging the seawall and single row banding at regular intervals of approximately 10m.
- (b) The materials to be used are to be as follows: AC5 wearing course (with high percentage Carborundum admixture) over AC10 intermediate course) - Concrete base course for maximum stability and durability. With 200mm wide flush concrete (exposed aggregate) upstand to edge the western side of the promenade.
- (c) The footpaths must achieve a cross fall of minimum 1% - maximum 2.5%.

Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards (DS40 sheet 1-3), using insitu concrete, natural grey, broom finish concrete. Ramps are to be aimed to the ramp on the opposite side of the road. A copy of the Design Standard (DS) Drawings referenced above can be obtained from Council's Customer Service Department on 9806 5050, Mon – Fri (8:30am-4:30pm).

Pit lids and grates

A schedule of proposed pit lid and grate finishes is to be submitted. Drainage grates on an accessible path of travel and within common areas, are to have slots or circular openings with a maximum width of 13mm. Slots are to be laid with the long dimension at right angles to the paths of travel.

Tactile Indicators (TGSIs)

TGSIs must be used on the public footpath and comply with the requirements in the Public Domain Guidelines. The TGSIs must be installed in the locations as shown on the approved Public Domain Construction Drawings.

TGSI's must comply as follows.

- a) TGSI's are required at the top and base of each flight/ramp, to comply with AS1428.4.1 (2009) as amended.
- b) TGSI's are not required on a landing where handrails continue through the landing.

Street Furniture

Street furniture selection and detail shall be to Council's requirements where the furniture is to be located in publicly owned land. Street furniture in the public domain must be aligned with Council's Public Domain Guidelines and Homebush Bay West Development Control Plan Volume 2: Public Domain Manual 2005.

Cycle racks

Public bike racks shall be supplied and distributed to destinations across the site. Cycle racks are to be located so that bicycles do not encroach onto the public footway.

Lighting

Pedestrian and street lighting shall be indicated on plans and to Council's requirements and Australian Standards. All new LED luminaires shall include 7pin NEMA socket.

Multi-media conduit

A conduit for Council's multi-media facilities shall be installed to the full length of the street frontages on Ridge Road. The conduit must be positioned and installed in accordance with Council's design standard drawing and specifications.

Street Tree Specifications

The required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Ridge Road	<i>Corymbia maculata</i>	Spotted Gum	As shown on the approved drawings or as agreed by Council's DTSU Manager		

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

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

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

Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

A structural pavement system is required around proposed street trees *in paved areas* in the footway and publicly accessible pedestrian areas to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. Suitable systems include structural cells such as strata cells. Tree grates may be required depending on the detailed design of the selected pavement structure system.

The base of all tree pits shall incorporate a drainage layer and pipe that connects to nearest stormwater pit and must be indicated on the plans. The invert level of the storm water pit receiving the drainage water from the tree pits is also to be shown on the plans.

Reason: To ensure an appropriate public domain is achieved for the site.

[Condition added under DA/875/2017/A]

8B. Before Issue of Commencement Certificate – Traffic Related Matters

The following matters are to be satisfied before the issue of any Commencement Certificate:

- (a) On-street parking spaces are to be provided in accordance with the approved plans and AS 2890.5. Adequate clearance between the parking bay and the nearest moving traffic lane is to be provided for parallel parking in accordance with Section 2.4 (a) of AS2890.5-1993. Details are to be illustrated on plans submitted with the commencement certificate.
- (b) The dimensions of the motorcycle spaces are to comply with Section 4.4 and Figure 4.1 of AS 2890.5-1993. Details are to be illustrated on plans submitted with the commencement certificate.
- (c) The applicant is to submit a separate application for the proposed line markings and signage along the road to Council's Traffic and Transport Services section for being considered by the Parramatta Traffic Committee for approval. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.
- (d) Prior to the issue of a construction certificate, the applicant is to submit a plan, showing the design envelope around a parked vehicle (as shown in Figure 5.2 of the AS2890.1:2004) for all on-street parking spaces, to the satisfaction of Council's Traffic and Transport Manager in order to illustrate that the provision of the tree pits will not have impact on the use of the parking spaces. Note: tree pits may be required to be relocated as a result of this condition. Details of any changes to the on-street parking spaces and the tree pits are to be illustrated on plans submitted with the commencement certificate.

Reason: To comply with the Australian Standards and to comply with the Roads Act 1993.

[Condition added under DA/875/2017/A]

11. Construction/Demolition Hours

Site and civil infrastructure works and demolition works, including the delivery of materials or equipment to and from the property are to be carried out between the hours of 7.00 am and 6.00 p.m. only from Mondays to Fridays and between 8.00 am and 4.00 p.m. only on Saturdays. No construction works or deliveries for the construction are to take place on Sundays or public holidays.

Low-noise generating activities (i.e. planting, mulching, and the like) are able to be undertaken outside of the above specified hours should they be considered to not unreasonably interfere with the reasonable amenity expectations of residents of adjoining sites. In this regard, details of activities and times are to be submitted and approved by Council before such works commence.

Prior to commencement of any demolition or construction work the applicant is to erect signs on the site, which are clearly visible from the footpaths adjoining the site boundaries, which state the permitted construction/demolition hours. These signs must also state "Any instances of site and civil infrastructure works, demolition works or deliveries outside the permitted hours can be reported to **City of Parramatta Council on 1300 617 058.**

Reason: To reduce nuisance to the surrounding properties during the construction period.

[Condition modified under DA/875/2017/A]

12. Demolition of buildings

The building/s shall only be demolished in accordance with the requirements of AS 2601-2001 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:-

- a) Protection of site workers and the general public.
- b) Erection of hoardings where appropriate.
- c) Asbestos handling and disposal where applicable.
- d) Any disused service connections shall be capped off to Council's requirements.
- e) The disposal of refuse is to be to an approved waste disposal depot.

Reason: To ensure protection of the public, environment and to uphold public health standards. This also complies with the

requirements of clause 92 of the Environmental Planning and Assessment Regulation 2000.

12A. Construction Works in accordance with BCA

All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

[Condition added under DA/875/2017/A]

13. Display of a warning sign for soil and water management

Throughout the site construction/remediation/demolition period, a warning sign for soil and water management must be displayed on the most prominent point of the building site, visible to both the street and site works.

Reason: To ensure all building workers are aware of the need to maintain the sediment and erosion control devices.

14. Fencing of construction/demolition sites – Rental of road reserve/footpath area

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary hoarding or fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5 metres). Hoardings or fences are to have a minimum height of 1.8 metres and be constructed of solid plywood sheeting (painted white) or of cyclone wire fencing with geotextile fabric attached to the inside of the fence, to provide dust control.

Hoardings or fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

Note Should ANY part of the fence or hoarding encroach beyond the boundaries of the site, it will be necessary to make application to Council for rental of the road reserve/footpath area BEFORE the fence/hoarding is erected.

Reason: To provide protection to public places and to prevent unauthorised access to the site.

15. **Demolition - Lead Management Work Plan**

A Lead Management Work Plan shall be prepared in accordance with AS2601-2001 Demolition of Structures by a person with suitable expertise and experience and submitted to the PCA or Council for approval prior to the issuing of the Construction Certificate. The Lead Management Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials. The Lead Management Work Plan shall be prepared in accordance with:-

- a) AS 4361:1998 Guide to lead paint management;
- b) Australian Standard AS 2601: 2001 Demolition of Structures;
- c) Lead Safe A renovator's guide to the dangers of lead, NSW EPA, 1998 (booklet)

Reason: To ensure suitable procedures are employed to manage demolition activities involving lead paint.

16. **Demolition – Lead Paint Disposal**

The demolition and disposal of materials incorporating lead such as lead paint and dustpaint shall be conducted in accordance with AS2601-2001 Demolition of Structures. Removal, cleaning and disposal of lead-based paint shall conform with relevant EPA guidelines including the Lead Safe A renovator's guide to the dangers of lead, NSW EPA, 1998. Hazardous dust shall not be allowed to escape from the site. Any existing accumulations of dust (eg; ceiling voids and wall cavities) shall be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work shall be suppressed by a fine water spray. Water shall not be allowed to enter the street and stormwater systems. Demolition shall not be performed during high winds, which may cause dust to spread beyond the site boundaries. Please note that Council may require testing to verify that the soil lead levels are below acceptable health criteria.

Reason: To ensure the disposal and demolition of materials incorporating lead is carried out in a safe manner in accordance with relevant regulations.

17. **Demolition – common sewerage system**

If the land to which the application relates is served by a common sewerage system that is also used by others, then measures must be placed in effect and prior to the commencement of work to ensure the operation of the sewerage system is without disruption to other joint users.

Reason: To ensure demolition activities do not disrupt the operation of the sewerage system for other users of the system.

18. **Demolisher Details**

The demolisher/owner/applicant shall:-

- a) Lodge with Council, and at least forty-eight (48) hours prior to the commencement of work (due to the potential impact on Council's infrastructure):-
 - i) Written notice, indicating the date when demolition of the building is to commence.
 - ii) The demolisher's full name and address.
 - iii) Details of Public Liability Insurance.
- b) Comply with Australian Standard 2601 – 2001 "Demolition of Structures"; and,
- c) Have a current public liability/risk insurance, and policy details of such shall be submitted to Council for its records.
- d) Ensure that all possible/practicable steps are taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind-blown dust, debris, noise and the like arising from the demolition works

This Consent shall not preclude the demolisher from giving notice to other statutory authorities, such as Sydney Water Corporation, WorkCover, etc.

Reason: To ensure details of the demolisher are provided to Council and relevant safety requirements are met.

19. **Demolition Works – noise and vibration**

Vibrations generated during the demolition and construction works shall comply with the all relevant NSW EPA guidelines for Environmental Noise Management including Assessing Vibration Technical Guideline.

Reason: To ensure noise and vibration arising from the demolition works does not impact on the amenity of the surrounding area.

20. Asbestos

- a) In the event that asbestos is on a site or building under demolition or construction, WorkCover NSW is to be contacted to ascertain the appropriate response, to ensure the safety and protection of existing and future workers and residents. An Asbestos Removal Contractor licensed by WorkCover NSW is to handle/remove/transport and dispose of any products containing asbestos in a manner approved of by the Department of Environment and Conservation (DEC). Copies of tipping dockets are to be retained and able for viewing by Council officers on request.
- b) Asbestos material can only be disposed of at a landfill site nominated by Waste Services NSW for that purpose. An appointment must be made with Waste Services NSW to dispose of asbestos materials at the nominated landfill.
- c) Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW. Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with:-
 - i) Work Health and Safety Act 2011;
 - ii) The Work Health and Safety Regulation 2011;
 - iii) Protection of the Environment Operations Act 1997
 - iv) Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes, NSW EPA, May 1999
 - v) Waste Avoidance and Resource Recovery Act 2001.
 - vi) The Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (1998)];
 - vii) The Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998)] <http://www.nohsc.gov.au> ; and
 - viii) The Workcover NSW Guidelines for Licensed Asbestos Removal Contractors.

Note The Code of Practice and Guide referred to above are known collectively as the Worksafe Code of Practice and

Guidance Notes on Asbestos. They are specifically referenced in the Occupational Health and Safety Regulation 2001 under Clause 259.

Under the Work Health and Safety Regulation 2011, the Worksafe Code of Practice and Guidance Notes on Asbestos are the minimum standards for asbestos removal work.

Council does not control or regulate the Worksafe Code of Practice and Guidance Notes on Asbestos. You should make yourself aware of the requirements by visiting <<http://www.workcover.nsw.gov.au>> or one of Workcover NSW's offices for further advice.

- d) In order to ensure safe handling of asbestos materials, the re-use or sale of asbestos building materials is strictly prohibited.

Reason: To ensure the safe handling, treatment and disposal of asbestos materials arising from the demolition/construction works.

21. Services to be capped

Prior to the commencement of demolition works, the applicant must ensure that utility services to the land upon which the building to be demolished stands, as well as the building itself, are terminated and capped in accordance with the requirements of supply authority, eg. Electricity-Supplier of Electricity to the subject premises, Gas-Supplier of Gas to the subject premises.

Reason: To ensure all services are capped adequately.

22. Site to be kept in a clean condition

Upon completion of demolition works and if no new building works are commenced on site, the site shall be kept in a clean manner with landscaping and fencing to the satisfaction of Council.

Reason: To control soil erosion, and not have any unsightly views.

23. Neighbour 24 notification of commencement of demolition

Prior to the commencement of work the applicant shall provide 24 hours notice in writing to the neighbours adjoining and opposite the site of the intended time and date of the start of the demolition work.

Reason: To ensure details of the demolisher are provided to neighbours.

24. Infrastructure Fee

The infrastructure inspection fee in accordance with Councils Fees and Charges Schedule shall be paid prior to the commencement of any works.

Reason: To contribute to the cost of inspection and identification of any damage to Council's infrastructure as a result of the development.

25. Maintain plans on-site

A copy of the approved plans & specifications and development consent conditions must be kept on the site at all times and be available to the Council officers upon request.

Reason: To ensure a record of the approved plans are readily available.

26. Items not to be placed on roadway

The following items must not be placed on the footpath, roadway or nature strip at any time:-

- a) Building materials, sand, waste materials or construction equipment;
- b) Bulk bins/waste skips/containers; or
- c) Other items that may cause a hazard to pedestrians.

Reason: To ensure the public is not inconvenienced, placed in danger and to prevent harm to the environment occurring.

26A. Occupation of Road

Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure the proper management of Council assets.

[Condition added under DA/875/2017/A]

26B. Oversize vehicles permit

Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize

Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

[Condition added under DA/875/2017/A]

27. Sign to be erected concerning unauthorised entry to the site

A sign must be erected in a prominent position stating that unauthorised entry to the site is not permitted. The sign must also name the builder or other person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours. The sign is to be removed when the site/remediation/demolition works have been completed.

Reason: To restrict public access to the site and to provide suitable contact details in a clear and conspicuous position.

28. Toilet accommodation for people working at the site

Suitable toilet accommodation is to be provided at the work site at all times. If temporary toilet accommodation is proposed, it must:-

- Have a hinged door capable of being fastened from both inside and outside,
- Be constructed of weatherproof material,
- Have a rigid and impervious floor; and
- Have a receptacle for, and supply of, deodorising fluid.

Reason: To ensure suitable toilet accommodation is provided for workers.

29. Sedimentation Control

Prior to the commencement of site works, the following measures are to be implemented on the site to assist with sedimentation control during the construction phase of the project:-

- a) A dish shaped diversion drain or similar structure will be constructed above the proposed building works to divert run-off to a stable discharge area such as dense ground cover. This diversion drain is to be lined with turf or otherwise stabilised.
- b) A sediment-trapping fence using a geotechnical fabric specifically designed for such purpose and installed to manufacturer's specifications is to be placed below the construction area.
- c) Vegetation and/or existing building structures will be cleared from the construction site only, other areas to remain undisturbed.

-
- d) Restricting vehicle access to one designated point and having these driveways adequately covered at all times with blue metal or the like.
 - e) A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street.
 - f) Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - g) Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.
 - h) The installation of gutters, downpipes, and the connection of downpipes to the stormwater disposal system prior to the fixing of the roof cladding.

Such measures are to be maintained at all times to the satisfaction of Council. Failure to do so may result in the issue of penalty infringement notices.

Reason: To minimise soil erosion and control sediment leaving the site during construction and to prevent water pollution from occurring.

30. **Noise from construction activities**

Noise from construction activities associated with the development shall comply with the NSW Interim Construction Noise Guidelines (DECCW) 2009.

Reason: To ensure noise arising from construction activities is in accordance with relevant legislation and Environment Protection Authority requirements.

31. **Site compaction – work methodology**

Prior to the commencement of any work, a work methodology prepared by an appropriately qualified geotechnical engineer shall be made in respect of all site compaction works. The work methodology shall address the following:-

- a) Predicted vibration emissions extending beyond the boundaries of the site generated from the construction works indicating compliance with the requirements of the NSW Environment

Protection Authority's Noise Control Guidelines – Vibration in Buildings; and

- b) Measures to minimise dust, offensive noise emissions and vibrations to demonstrate compliance with the NSW Environment Protection Authority's Noise Control Guidelines – Construction Site Noise.

Reason: To ensure that carrying out of site compaction works is of minimal impact in the locality.

32. **Dial before you dig (advisory)**

Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday – electricity, gas, communications and water.

Before you dig call “Dial before you dig” on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and the distance to the nearest cross street) or register on line at www.dialbeforeyoudig.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a back yard renovator, an individual tradesman or a professional excavator the potential for injury, personal liability and even death exists every day. Obtaining accurate information about your work site significantly minimises these risks.

Reason: To ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction.

33. **Discovery of additional information during remediation, demolition or construction**

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council immediately.

Reason: To ensure Council is informed of any new information relevant to site conditions and site contamination associated with the development.

34. Off-site soil disposal

Any soil disposed of offsite shall be classified in accordance with the procedures in the NSW EPA Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes (1999).

Reason: To ensure soil disposed off-site is classified in accordance with relevant EPA requirements.

35. Road opening permit

Prior to commencement of any work on Council roads and footpaths, a road-opening permit shall be obtained.

Reason: To safeguard Council property against damage.

[Condition modified under DA/875/2017/A]

35A. Public Domain Requirements During Works

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

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

The required inspections include the followings:

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines;
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;

-
- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
 - Completion of paving sealant application and tactile indicator installation as per Council's specification.
 - Installation of street trees including required sub-drainage layer installed as specified. Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
 - Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

Note: Additional daily inspections by Council Officers may occur to view progressive paving set out and construction depending on the project size and type.

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

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

[Condition added under DA/875/2017/A]

35A. Open Space and Recreation/Civil Assets Inspections

A range of inspections will be carried out by Council staff during the Peninsula Park construction phase. At least **48 hours** notice must be given for all inspections and the applicant must contact **Council's Inspection Officer** for each HOLD POINT as follows:

- Completion of capping layer and regrading works to design levels
- Stormwater, drainage and underground services lines and pits installed and tested prior to backfilling
- Setout of all hardworks prior to installation
- Sample panels (as required) approved
- Base course preparation
- Formwork, reinforcement, cores, dowels, joints and embedments fixed in place
- Completed footings

-
- Commencement of concrete and asphaltic concrete placing, masonry and blockwork, and paving works
 - Completion of concrete and asphaltic concrete placing, masonry and blockwork, and paving works,
 - Setout of all furniture and fixings including signage prior to installation
 - Setout of all softworks including garden edging, trees and garden beds
 - Existing soils / subgrades cultivated prior to planting and/or placement of imported soils
 - Imported landscape material including garden soils and turf underlay placed, compacted and benched to design levels
 - Plant material including trees delivered to site
 - Planting completed
 - Irrigation installed and tested
 - Monthly inspections during maintenance period

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

[Condition added under DA/875/2017/A]

36. **Road and associated road infrastructure Construction**

All roads proposed within the development shall be constructed in accordance with Council's standards and specifications.

In this regard

- The works shall include road pavement, kerb & gutter, pedestrian footpath, necessary pram access, relief drainage, traffic signs, line markings, street lighting, water quality treatment device and service conduits.
- Prior to commencement of any works, detailed pavement design shall be submitted to **City of Parramatta Council** for approval. Future traffic generation and traffic loadings shall be incorporated in the detailed pavement design.
- All roads and road associated infrastructure including street lighting shall be completed in accordance with the Council approved plans.
- At the completion, compliance certificate of the above works shall be submitted to **City of Parramatta Council**.
- All associated inspection shall be carried out by **City of Parramatta Council**.

Reason: To ensure roads within the development are appropriately constructed to service the development sites.

[Condition modified under DA/875/2017/A]

37. Water quality

Stormwater generated from the development site including the proposed road network shall be treated within the site prior to discharging to Council System/waterways. Details of the quality treatment shall be submitted to the **City of Parramatta Council** for approval. In this regard:

- A copy of the “MUSIC” model shall be submitted to Council.
- The **basin** design shall be undertaken in consultation with Council
Note – the basins are to be designed in a manner that suits the landscape context rather than being rectangular in shape
- Stormwater drainage plan shall comply with the “MUSIC” model output.

Any modification required to the existing drainage network shall be incorporated in the drainage plans.

Reason: To ensure the water quality of the runoff to comply with the requirements.

[Condition modified under DA/875/2017/A]

38. Submission of full stormwater disposal details

Prior to commencement of works, full stormwater drainage details showing the proposed method of stormwater collection and disposal are to be submitted to **City of Parramatta Council** for approval to ensure the approved stormwater plans are incorporated with the development.

The details shall be prepared by a suitably qualified practising Civil/Hydraulic Engineer and must be in accordance “Auburn Development Control Plans 2010 - Stormwater Drainage” and “Australian Rainfall & Runoff **2019**”.

In the event that amplification of the existing or provision of new drainage lines is required, the applicant shall bear the cost of the provision of such facility and all works outside the property boundary.

The runoff generated from the area of Ridge Road adjacent to the Burroway Road intersection shall be treated to comply with the water quality objectives of the development.

Reason: To ensure the stormwater is suitably discharged.

[Condition modified under DA/875/2017/A]

39. Drainage pipe size

The inter lot drainage pipes shall be designed to cater for the 20 year ARI critical storm event with consideration that the site will be developed to 100% impervious area. In this regard,

- A designated emergency overland flow path shall be provided up to 100 year ARI storm event with a fifty percent (50%) blockage factor.
- Prior to commencement of works, details shall be incorporated on the Stormwater drainage plans and submitted to **City of Parramatta Council** for approval.
- Detail longitudinal section and hydraulic grade line analysis for the proposed stormwater drainage system shall be incorporated.

Reason: To prevent localised flooding.

[Condition modified under DA/875/2017/A]

40. Works-as-Executed Plan

Prior to issue of the subdivision certificate (in relation to the creation of the proposed road), two (2) copies of the Works-as-Executed (W.A.E.) Plan prepared by a registered surveyor and certified by the design engineer shall be submitted to **City of Parramatta Council**. The W.A.E. plan shall show (where applicable):-

- Whether all works have been completed generally in accordance with the approved plans.
- Any departure from the approved plan and conditions.
- Any additional work that has been undertaken.
- Location, levels and sizes of pipes and pits.
- Finished floor and finished surface levels.

Note: The WAE surface level shall be taken after completing all necessary works.

The above information is to be superimposed on a full sized copy of Council approved plan.

Reason: To account for minor variations and to ensure Council has the final details.

[Condition modified under DA/875/2017/A]

41. Road retaining structure

Prior to commencement of any works, a detailed retaining wall design shall be submitted to **City of Parramatta Council** for approval to support the elevated road structure to comply with relevant standards. The support structure shall be clear from the proposed road boundary.

Reason: To ensure the support of constructed infrastructure.
[Condition modified under DA/875/2017/A]

42. **Street Lighting – Public Roads**

Prior to commencement of any works street lighting design for Burroway Road and Ridge Road frontages together with Energy Australia consent shall be submitted to **City of Parramatta Council** for approval. In this regard, prior to obtaining consent from Energy Australia, all street lighting shall be designed in consultation with Council in accordance with AS 1158 “Road Lighting” and submitted to Council together with associated running cost, for Council approval.

Prior to the issue of subdivision certificate, all the street lighting works shall be completed in accordance with the approved plan and written verification from suitably qualified person shall be obtained stating the works have been completed in accordance with approved plans. Copy of the written verification shall be submitted to Council.

Reason: To ensure street lighting is provided in accordance with Australian standard AS1158.

[Condition modified under DA/875/2017/A]

43. **Sea wall construction**

The proposed seawall shall be designed and constructed to the satisfaction Council. In this regard,

- Prior to commencement of any works the detailed sea wall design shall be submitted to the City of Parramatta Council for approval.
- The seawall along the eastern boundary adjoining the promenade is to be designed in a continuous alignment in accordance with the Public Domain Alignment Plan L-1001 – Markup by D. Mansfield (Context) dated 20.12.2017 and is to align with the approved seawall on the adjoining southern property at 16 Burroway Road, Wentworth Point. The alignment is to match in terms of location and top of seawall levels as shown on development consent DA/674/2016, plan reference 20140163 Drawing DA102 Revision E dated 06.10.2017 prepared by Scott Carver.
- The sea wall design shall be 50 years life span.
- The sea wall construction shall be completed in accordance with the approved plans and the terms of this consent prior to the dedication of the Peninsula Park to Council.
- All associated inspections shall be carried out by **City of Parramatta Council**. All associated cost shall be borne by the applicant.

Reason: To ensure the seawall is designed and constructed to the satisfaction of Council.

[Condition modified under DA/875/2017 & DA/875/2017/A]

44. Final approval of works

Prior to **any issue** of the Occupation Certificate (including a Preliminary OC) for each stage, the works outlined in the approved Peninsula Park Construction Drawings and Public Domain Construction Drawings must be completed to Council's satisfaction with a **final approval** obtained from Council's City Assets & Environment Manager. The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved Peninsula Park works after the final approval, and prior to any issue of the final OC.

Council will issue the **final approval** for the entire Peninsula Park works approved under this consent in accordance with the approved Peninsula Park documentation and to Council's satisfaction. A **final inspection** of the entire site will be conducted by Council staff after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approval is obtained.

Reason: To ensure the park is designed and constructed to the satisfaction of Council.

[Condition added under DA/875/2017/A]

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Ridge Road Construction and Future Dedication

- At this point in time Council is not supportive of the dedication of an incomplete road and this matter will need to be further investigated and agreed to by Council.
- Any dedication of road to Council will likely require a future partial boundary adjustment of Lot 203 to accommodate the entire road on a separate lot of land.

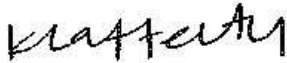
[Advisory notes added under DA/875/2017/A]

You are reminded that to comply with the conditions of consent, this modification may require you to obtain a construction certificate or an amended construction certificate.

Rights of Appeal:

If you are dissatisfied with this decision, Section 8.9 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court. Refer to Section 8.10 of the Environmental Planning and Assessment Act 1979 for timeframes prescribed under the Environmental Planning and Assessment Act in which appeals are to be lodged with the Land and Environment Court.

Yours faithfully



Katherine Lafferty
Executive Planner
City Significant Development