

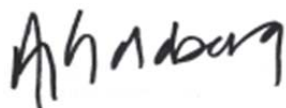
Development consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 14 September 2011, we, the Planning Assessment Commission, approve the development 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 including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Abigail Goldberg
Member of the Commission



David Chessell
Member of the Commission

Sydney

27 February 2015

SCHEDULE 1

Application No.:	SSD 6246
Applicant:	Karimbla Construction Services (NSW) Pty Ltd
Consent Authority:	Minister for Planning
Land:	100 Bennelong Parkway, Sydney Olympic Park
Approved Development:	Construction of multi-storey residential development comprising: • two separate buildings ranging in height from four to eight storeys and eight to ten storeys containing 331 dwellings; • a childcare centre for 90 children; • basement and ground level parking; • pedestrian and street network; • associated landscaping; and • land subdivision.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Consent holder or person with the benefit of the development consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A2.
BCA	Building Code of Australia
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent.
Council	Auburn Council
Certification of Crown Building works	Certification under s109R of the EP&A Act
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Day time	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Evening	The period from 6pm to 10pm
EIS	Environmental Impact Statement prepared by Urbis dated June 2014
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Feasible	Feasible relates to engineering considerations and what is practical to build
Minister	Minister for Planning, or nominee
Night time	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
OEH	Office of the Environment and Heritage
RailCorp	Rail Corporation New South Wales
RTS	Response to Submissions prepared by Meriton Property Services dated 19 November 2014
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements.
RMS	Roads and Maritime Services Division, Transport for NSW
Site	Land referred to in Schedule 1
Secretary	Secretary of Department of Planning and Environment
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate)
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.
SOPA	Sydney Olympic Park Authority.
Zone of Influence	The horizontal distance from the edge of the excavation to twice the maximum excavation depth.

SCHEDULE 2

A. ADMINISTRATIVE CONDITIONS

Development Description

- A1. Except as amended by the conditions of this approval, development approval is granted only to carrying out the development as described in Schedule 1.

Terms of Consent

- A2. The applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 6246;
 - b) Environmental Impact Statement prepared by Urbis dated June 2014;
 - c) Response to Submissions prepared by Meriton dated 19 November 2014;
 - d) The conditions of this consent; and
 - e) The following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Turner Architects			
Drawing No.	Revision	Name of Plan	Date
A-DA-110-000	W	GROUND LEVEL	12.11.14
A-DA-110-001	V	LEVEL 1	12.11.14
A-DA-110-002	V	LEVEL 2	12.11.14
A-DA-110-003	T	LEVEL 3	12.11.14
A-DA-110-004	S	LEVEL 4	12.11.14
A-DA-110-005	K	LEVEL 5	12.11.14
A-DA-110-006	K	LEVEL 6	12.11.14
A-DA-110-007	S	LEVEL 7	12.11.14
A-DA-110-008	S	LEVEL 8	12.11.14
A-DA-110-009	K	LEVEL 9	12.11.14
A-DA-110-010	L	ROOF	30.05.14
A-DA-110-100	H	ADAPTABLE APARTMENTS	30.05.14
A-DA-110-B01	R	PARKING LEVEL 1	30.05.14
A-DA-110-B02	R	PARKING LEVEL 2	30.05.14
A-DA-110-B03	N	PARKING LEVEL 3	30.05.14
A-DA-210-001	F	BUILDING A, B & C NORTH & SOUTH ELEVATIONS	30.05.14
A-DA-210-002	F	BUILDING A & B EAST & WEST ELEVATIONS	30.05.14
A-DA-210-003	F	BUILDING C EAST & WEST ELEVATIONS	30.05.14
A-DA-310-001	F	SECTION A, SECTION B	30.05.14
A-DA-310-002	F	SECTION C	30.05.14
A-DA-310-003	D	DETAIL SECTION – GROUND LEVEL APARTMENTS	30.05.14
A-DA-310-004	C	BUILDING B GROUND LEVEL CHILDCARE	30.05.14
A-DA-310-005	C	DETAIL SECTION – BUILDING B GROUND LEVEL - RESIDENTIAL	30.05.14
A-DA-310-006	C	DETAIL SECTION – BUILDING B GROUND LEVEL	30.05.14
A-DA-710-001	H	GFA DIAGRAMS 01	30.05.14

A-DA-710-002	H	GFA DIAGRAMS 02	30.05.14
A-DA-710-003	H	GFA DIAGRAMS 03	30.05.14
A-DA-810-001	A	EXTERNAL FINISHES BOARD	30.05.14
Civil Drawings prepared by Woolacotts			
Drawing No.	Revision	Name of Plan	Date
C3	P3	ROAD 3 – STAGE 2 CIVIL WORKS PLAN	June 2014
C4	P3	ROAD 4 – STAGE 2 CIVIL WORKS PLAN – SHEET 1	June 2014
C7	P3	ROAD 2 AND ROAD 3 – LONG SECTIONS	June 2014
C8	P3	ROAD 4 – LONG SECTION	June 2014
C10	P3	ROAD 3 – CROSS SECTIONS	June 2014
C11	P3	ROAD 4 – CROSS SECTIONS	June 2014
Landscape Detail Plan prepared by Arcadia			
Drawing No.	Revision	Name of Plan	Date
DA_101	B	LANDSCAPE DETAIL PLAN	11.06.14
DA_102	B	LANDSCAPE DETAIL PLAN	11.06.14
DA_103	B	LANDSCAPE DETAIL PLAN	11.06.14
DA_104	B	LANDSCAPE DETAIL PLAN	11.06.14
DA_105	B	LANDSCAPE DETAIL PLAN	11.06.14
DA_106	B	LANDSCAPE DETAIL PLAN	11.06.14
DA_201	B	LANDSCAPE DETAIL PLAN	11.06.14
Draft Plan of Subdivision prepared by Michael Roderick Lockley			
Drawing No.	Revision	Name of Plan	Date
40492-40916DP	A	PLAN OF SUBDIVISION OF LOT 84 IN DP 855929	12.06.14

- A3. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.
- A4. The applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent; and
 - the implementation of any actions or measures contained in these documents.

Limits on Consent

- A5. This consent will lapse five years from the date of consent unless the works associated with the project have physically commenced.

Prescribed Conditions

- A6. The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Dispute Resolution

- A7. In the event of a dispute between the applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.

Long Service Levy

- A8. For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

Legal notices

- A9. Any advice or notice to the consent authority shall be served on the Secretary.

Obligation to Minimise Harm to the Environment

- A10. In addition to meeting the specific performance criteria established under this consent, the applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

B. PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Residential Storage

- B1. Prior to issue of a Construction Certificate, detailed plans shall be submitted to the Certifying Authority demonstrating all residential apartments satisfy the minimum storage requirements in the Residential Flat Design Code (RFDC). In this regard, any storage allocated in the basement shall not include space for bicycle storage which shall be provided in addition to the minimum storage requirements in the RFDC.

BASIX

- B2. All commitments outlined in BASIX Certificate Number 543691M required to achieve satisfactory levels of thermal comfort and water and energy ratings shall be incorporated into the proposed development and provided to the Certifying Authority prior to issues of a Construction Certificate

Materials and Finishes

- B3. Prior to issue of a Construction Certificate for above ground works, detailed schedule/plans and sample board of all external materials including awnings, screens, shading/sun control devices, finishes and colours shall be prepared in consultation with SOPA and submitted to the Certifying Authority.

Road Design

- B4. Final road design plans shall be prepared by a qualified practising Civil Engineer and submitted to the Certifying Authority prior to the issue of a relevant Construction Certificate. The plans shall include the following:
- a) Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities and paved footpaths shall be constructed along the full length of the new roads. All Roads shall be designed in consultation with the relevant requirements of Sydney Olympic Park Authority and the Roads and Maritime Services. Final road design plans shall be prepared by a qualified practising Civil Engineer and submitted to the certifying authority prior to commencement of works.
 - b) The swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS.

- c) Car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004, AS2890.6-2009 for accessible spaces and AS 2890.2-2002 for heavy vehicle usage.
- d) Appropriate pedestrian advisory signs are to be provided at the egress from the car park areas.
- e) All works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.
- f) Details of pedestrian access on all roads adjoining the Subject Site.

Ecologically Sustainable Development

- B5. The project shall identify all design, operation and construction measures as identified in the ESD Strategy prepared by ARUP dated 24 June 2014. Details are to be submitted to the Certifying Authority, prior to the issue of a relevant Construction Certificate.

Public Domain Works Plan

- B6. Provide a detailed Public Domain Works Plan and associated cross-sections, technical details and relevant schedules for materials and all urban elements prepared by a suitably qualified landscape architect in consultation with SOPA. The plan is to be submitted to the satisfaction of SOPA's General Manager Operations and Sustainability, prior to the issue of a Construction Certificate for the relevant stage.

Landscaping

- B7. A detailed Landscape Plan prepared by a suitably qualified person in consultation with SOPA and Council shall be submitted to the Certifying Authority for approval prior to the issue of a relevant Construction Certificate. The plan shall include the following:
- a) a materials palette for landscaping infrastructure including pavement and pavement treatments;
 - b) details of outdoor lighting;
 - c) detailed sections showing levels along pedestrian street;
 - d) the design and materials of landscape furniture, lighting, landscape infrastructure and structures;
 - e) suitable tree and plant species to be used including native species from relevant local vegetation community; and
 - f) details of general maintenance of the landscape areas.

Tree Assessment

- B8. A detailed plan prepared by a suitable qualified person showing all existing trees on the site to be retained and trees to be removed in accordance with the recommendations in the Arboricultural Assessment Report prepared by Tree and Landscape consultants dated 5 May 2014 shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate for the relevant stage.

Construction Environmental Management Plan

- B9.
- a) Prior to the issue of a Construction Certificate, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters, where relevant:
 - i) hours of work;

- ii) 24 hour contact details of site manager;
 - iii) traffic management, in consultation with SOPA and TfNSW;
 - iv) construction noise and vibration management plan, prepared by a suitably qualified person, which addresses the relevant provisions of Australian Standard 2436 – 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites, and the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009),
 - v) management of dust to protect the amenity of the neighbourhood;
 - vi) erosion and sediment control;
 - vii) procedures for encountering groundwater during construction works including contact with NSW Office of Water;
 - viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; and
 - ix) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.
- b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.
 - c) The Applicant shall submit a copy of the CEMP to SOPA, prior to commencement of work.

Traffic and Pedestrian Management Plan

B10.

- a) Prior to the issue of a Construction Certificate, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to the PCA. The Plan must be prepared in consultation with SOPA, and where required, the approval of the Council's traffic committee obtained.
- b) The Plan shall address, but not be limited to, the following matters:
 - i. ingress and egress of vehicles to the Subject Site;
 - ii. loading and unloading, including construction zones;
 - iii. predicted traffic volumes, types and routes;
 - iv. pedestrian and traffic management methods;
 - v. pedestrian access for the adjoining school site;
 - vi. construction activities during major events;
 - vii. details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events;
 - viii. potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
 - ix. access for owners and occupiers during special events.
- c) The Applicant shall submit a copy of the final Plan to SOPA, prior to the commencement of work.

RailCorp Requirements

- B11. Prior to the issue of a Construction Certificate for any work adjacent to the rail corridor, the Applicant must consult with RailCorp and obtain any relevant approval/certification/endorsement required by it.

Stormwater Management

- B12. Prior to the issue of a relevant Construction Certificate, details of the proposed stormwater disposal and drainage from the development is to be designed in accordance with the SOPA Stormwater Management and Water Sensitive Urban Design Policy 2013, to the satisfaction of SOPA's General Manager – Operations and Sustainability and submitted to the Certifying Authority. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

Reflectivity

B13.

- a) The building materials used on the facades of the building shall have a maximum normal specular reflectivity of visible light of 20 per cent and shall be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.
- b) The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of Railcorp.

Outdoor Lighting

- B14. All outdoor lighting within the site shall comply with, where relevant, AS1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.

Access for People with Disabilities

- B15. The buildings and the childcare centre must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia, DDA Access to Premises Standards (including DDA Access Code) and SOPA Access Guidelines 2011 unless where there is an appropriate alternate solution as determined by a suitable qualified access consultant. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any Construction Certificate drawings.

Erosion and Sedimentation Control

- B16. Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Number of Car Spaces

B17.

- a) A maximum of 498 car parking spaces are to be provided for the development in the basement. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- b) The layout and design of the car parking areas (including driveways, grades, turn paths, sight distance, aisle widths and lengths and parking bay dimensions) are to be in accordance with AS 2890 parts 1, 2 and 6.

Number of Bicycle Spaces

B18.

- a) A minimum of 146 bicycle parking spaces are to be provided for the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- b) The layout, design and security of bicycle facilities either on-street or off street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:
 - i) all bicycle parking for staff must be Class 2 bicycle facilities; and
 - ii) all bicycle parking for visitors must be Class 3 bicycle rails.

Structural Details

B19. Prior to the issue of a relevant construction certificate, the Applicant shall submit to the satisfaction of the certifying authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:

- a) the relevant clauses of the BCA; and
- b) the development consent.

Mechanical Ventilation

B20. All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666.1 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.

Storage and Handling of Waste

B21. The building plans and specifications accompanying the relevant Construction Certificate shall demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this premises. The following requirements shall be met:

- a) all internal walls of the storage area are to be finished to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;
- b) include provision for the separation and storage in appropriate categories of material suitable for recycling; and
- c) include provision for separate storage and collection of organic/food waste.

Utility Services

B22.

- a) Prior to the issue of a relevant Construction Certificate the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.

Groundwater

B23. Prior to issue of a Construction Certificate, a detailed groundwater management plan, including baseline analysis of groundwater levels and quality and details of any proposed extraction, interception or dewatering activities and the need for any on-going monitoring in accordance with the requirements of NSW Office of Water is to be submitted to the Certifying Authority.

Acid Sulfate Soils

B24. Prior to issue of a Construction Certificate, an Acid Sulfate Soil Assessment and Management Plan in accordance with Acid Sulfate Soils Manual (Stone et al. 1998), is to be submitted to the Certifying Authority. The Plan shall include laboratory testing of soil samples.

Pre-construction Dilapidation Report

B25. The applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing adjoining buildings, infrastructure and roads within the 'zone of influence'. This zone is to be defined as the horizontal distance from the edge of the excavation to twice the maximum depth.

Geo-technical

B26. Prior to the issue of a Construction Certificate for the relevant stage a detailed geo-technical report is to be submitted to the Certifying Authority in accordance with the recommendations in the Preliminary Geo-technical Assessment prepared by JK Geotechnics dated 22 April 2014.

Wind Impacts

B27. Prior to the issue of a Construction Certificate for the relevant stage, a report/plans detailing how the recommendations in the Environmental Wind Assessment prepared by SLR dated 16 June 2014 have been incorporated into the design shall be submitted to the Certifying Authority.

Rail Safety (balconies)

B28. Prior to issue of a Construction Certificate for any above ground works, the applicant is required to demonstrate that measures (e.g. awning windows, louvres, enclosed balconies, etc.) will be installed for balconies, windows and other external features (e.g. roof terraces and external fire escapes) that face the rail corridor to prevent the throwing of objects onto the rail corridor.

Stray Currents and Electrolysis from Rail Operations

B29. Prior to the issue of a Construction Certificate the applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The proponent must incorporate in the development all measures

recommended in the report to control that risk. A copy of the report is to be provided to the Certifying Authority with the application for a Construction Certificate.

Acoustic Impacts (Rail Noise)

B30. Prior to issue of a Construction Certificate, the Applicant shall submit details to the Certifying Authority demonstrating the internal noise levels associated with structure born vibration comply with the *Department of Planning's Development Near Rail Corridors and Busy Roads - Interim Guideline* and the recommended glazing thickness and other measures in the Acoustic Report prepared by Acoustic Logic, dated 14 February 2014 have been incorporated into the detailed design of the buildings.

Childcare Centre

B31. Prior to issue of a Construction Certificate for the relevant stage, the applicant is to submit plans to the Certifying Authority detailing the fit-out of the childcare centre in accordance with the Education and Care Services National Regulations and the National Quality Standards.

C. PRIOR TO COMMENCEMENT OF WORKS

Notice of Commencement of Works

C1. The Certifying Authority and SOPA shall be given written notice, at least 48 hours prior to the commencement of building or subdivision work on the Subject Site.

Waste Management Plan During Construction

C2.

- a) Prior to the commencement of any works on the Subject Site, a Construction Waste Management Plan shall be prepared by a suitably qualified person in consultation with the SOPA, shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters:
 - i. Recycling of demolition materials including concrete; and
 - ii. Removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.
- b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.
- c) The Applicant shall submit a copy of the Plan to the Department and to SOPA, prior to commencement of work.
- d) The Applicant must notify the Roads and Maritime Services Traffic Management Centre (TMC) of the truck routes(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.

Sydney Water Quick Check

C3. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water sewer or water main,

stormwater drains and/or easement, and if further requirements need to be met. Plans will need to be appropriately stamped by the Sydney Water Quick Check agent.

Note: for further assistance please telephone 13 20 92 or refer to Sydney Water's website www.sydneywater.com.au for Quick Check agent details.

D. DURING CONSTRUCTION

Hours of Work

- D1. The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:
- a) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive.
 - b) Between 8:00 am and 3:00 pm, Saturdays.
 - c) No work on Sundays and public holidays.
 - d) Works may be undertaken outside these hours where:
 - i) the delivery of materials is required outside these hours by the Police or other authorities;
 - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
 - iii) a variation is approved, in advance, in writing, by SOPA's General Manager Operations and Sustainability; and
 - iv) SOPA shall be advised in advance of any access for construction/delivery vehicles during major event periods (e.g. V8 supercar and Royal Easter Show).

Erosion and Sediment Control

- D2. All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Disposal of Seepage and Stormwater

- D3. Any seepage or rainwater collected on-site during construction or groundwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Environment Protection Authority in accordance with the New South Wales Protection of the Environment Operations Act

Approved Plans to be On-Site

- D4. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of the Department, SOPA or the Certifying Authority.

Site Notice

D5.

- a) A site notice(s) shall be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer.
- b) The notice(s) is to satisfy all but not be limited to, the following requirements:
 - i) 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;
 - ii) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
 - iii) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
 - iv) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.

Trees

D6.

- a) No street trees are to be trimmed or removed unless it forms a part of this development consent or prior written approval from SOPA is obtained or is required in an emergency to avoid the loss of life or damage to property.
- b) All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of SOPA.
- c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction in accordance with Appendix E of the Aboricultural Assessment Report prepared by Tree and Landscape consultants dated 5 May 2014.
- d) The removal works are to be undertaken by a qualified aborist recognised within the Australian Qualification Framework, with a minimum 5 years of continual experience within the industry of operational amenity aboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with Work Cover NSW 2007.

Construction Noise Management

D7.

- a) The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the Construction Noise and Vibration Management Plan, approved as part of the CEMP.
- b) 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 management levels.

- c) The Applicant shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Construction Noise and Vibration Management Plan.
 - i) 8.00 am to 12.00 pm, Monday to Friday;
 - ii) 2.00 pm to 5.00 pm Monday to Friday; and
 - iii) 9.00 am to 12.00 pm, Saturday.
- d) Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan.
- e) Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the Subject Site.

Vibration Criteria

- D8. Vibration caused by construction at any residence or structure outside the Subject Site must be limited to:
- a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration – Effects of Vibration on Structures.
 - b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.
 - c) vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
 - d) these limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP.

Work Cover Requirements

- D9. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding/Fencing Requirements

- D10. The following hoarding requirements shall be complied with:
- a) No third party advertising is permitted to be displayed on the subject hoarding/fencing.
 - b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.

Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics

- D11. If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch contacted.

Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area.

Discovery of Aboriginal Heritage

- D12. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The applicant must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.

E. PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Occupation Certificate

- E1. An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of the whole or part of the new building. A copy of the certificate shall be submitted to the Department and SOPA.

Road Safety Audit

- E2. A detailed design road safety audit (RSA) shall be undertaken on the proposed road works by an accredited auditor who is independent of the design consultant. A copy of the RSA shall accompany the design plans and be submitted to Council prior to the commencement of works.

Prior to the issue of the Occupation Certificate the certifying authority shall ensure that the recommendations of the RSA have been addressed in any plans.

Public Domain Works

- E3. Public domain works within the zone of influence including connections to adjacent sites are to be completed to the satisfaction of SOPA prior to issue of an Interim and/or Final Occupation Certificate.

Structural Inspection certificate

- E4. A Structural Inspection Certificate for any structural work is to be obtained prior to occupation of the building.

Event Impact Assessment

- E5. Prior to issuing an Occupation Certificate for the use of all or part of the development, an Event Management Statement shall be prepared in consultation with SOPA and is to be submitted to the satisfaction of the Certifying Authority prior to the issue of an Occupation Certificate.

Transport Access Guide

- E6. A Transport Access Guide which complies with SOPA's Travel Plan Guidelines shall be prepared in consultation with SOPA and is to be submitted to the satisfaction of the Certifying Authority prior to the issue of an Occupation Certificate.

Mechanical Ventilation

- E7. Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the Certifying Authority, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with:
- a) The Building Code of Australia;
 - b) Australian Standard AS1668 and other relevant codes;
 - c) The development consent and any relevant modifications; and,
 - d) Any dispensation granted by the Fire and Rescue NSW.

Road Damage

- E8. The cost of repairing any damage caused to SOPA or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the issue of any Occupation Certificate.

Sydney Water Compliance

- E9. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the PCA prior to issue of the occupation certificate.

Post-construction Dilapidation Report

- E10. Prior to the issue of an Occupation Certificate, 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 any structural damage to adjoining buildings, infrastructure and roads.
- a) The report is to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
 - b) A copy of this report is to be forwarded to SOPA.

Fire Safety Certification

E11. Prior to the issue a an Occupation Certificate, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and be prominently displayed in the building.

Structural Inspection Certificate

E12. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and SOPA after:

- a) The site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings.
- b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

Utility Providers

E13. Prior to the issue of a relevant Occupation Certificate written advice shall be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

Drainage Plan

E14. Prior to the issuing of an Occupation Certificate for the development, the applicant shall submit to SOPA and the Certifying Authority a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer. The works-as-executed drainage plan shall be to the satisfaction of the Certifying Authority.

Road Plan

E15. Prior to the issuing of an Occupation Certificate for the development, the applicant shall submit to SOPA and the Certifying Authority a works-as-executed road plan prepared by a registered surveyor and approved by a suitably qualified and experienced design engineer. The works-as-executed road plan shall be to the satisfaction of the Certifying Authority.

Waste Management

E16. Prior to the issue of the relevant Occupation Certificate, a detailed Waste Management Plan for operation of the site shall be submitted to the Certifying Authority.

Sewerage Plan

E17. Prior to the issuing of the relevant Occupation Certificate, a works-as-executed sewerage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer shall be submitted to SOPA and the Certifying Authority. The works-as-executed sewerage plan shall be to the satisfaction of the Certifying Authority.

F. POST OCCUPATION

Transport Access Guide

- F1. A Transport Access Guide/Workplace Travel Plan shall be displayed in all common areas throughout the site for residents.

Vehicular Access

- F2. All vehicles entering and exiting the basement must do so in a forward direction.

Unobstructed Driveways and Parking Areas

- F3. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

Public Way to be Unobstructed

- F4. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

- F5. External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

Loading/Unloading

- F6. All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality. All vehicles using the loading dock shall enter and exit the site in a forward motion.

Signage

- F7. Any signage that does not form part of this approval is subject to a separate Development Application to be submitted to SOPA.

Ecologically Sustainable Development

- F8. The operation of the building shall implement the ESD principles and design measures outlined within the EA.

Annual Fire Safety Certificate

- F9. An annual Fire Safety Statement must be given to Council and the Fire & Rescue NSW commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

Noise Control – General

F10. The use of the premise shall not cause nuisance, or an offensive noise as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.

Noise Control – Plant and Machinery

F11. Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:

- Transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
- A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.
- Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00am.

G. PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Registration of Easements

G1. Prior to the issue of a subdivision certificate, the Applicant shall provide to the Certifying Authority evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.

ADVISORY NOTES

Appeals

AN1. The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Other Approvals and Permits

AN2. The Applicant shall apply to the Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.

Responsibility for other consents / agreements

AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Temporary Structures

AN4.

- a) An approval under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 must be obtained from the Authority for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

- b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Authority with the application under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 to certify the structural adequacy of the design of the temporary structures.

Disability Discrimination Act

AN5. This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN6.

- a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

Asbestos Removal

AN7. All excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos"

Site contamination issues during construction

AN8. Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.