

# Development Consent

## Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I grant consent to the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

The conditions imposed under this consent are required to:

- prevent, minimise, or offset adverse environmental impacts
- set standards and performance measures for acceptable environmental performance
- ensure amenity for future residents.



**Ben Lusher**  
**Executive Director**  
**Housing and Key Sites Assessment**

Sydney

8 May 2026

File: SSD- 77260958

### SCHEDULE 1

<b>Application Number:</b>	SSD 77260958
<b>Application lodged by:</b>	NSW HOUSING CORPORATION PTY LTD
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	2-4 Burleigh Street and 20-24 Railway Parade, Burwood Lots A to E in DP 438222
<b>Development:</b>	Construction of a 39-storey mixed use building, comprising: <ul style="list-style-type: none"><li>• 48 dual key apartments (including 18 affordable housing dual key apartments);</li><li>• a hotel with 120 rooms and ancillary hotel uses including restaurant, café, function rooms, gym and outdoor spaces;</li><li>• 998m<sup>2</sup> of commercial office floor space;</li><li>• a five level basement for parking, storage and plant</li><li>• residential communal open spaces at Level 2 and the rooftop; and</li><li>• associated works including excavation, stormwater, landscaping and infrastructure works.</li></ul>

## Right of Appeal

Section 8.7 of the EP&A 1979 provides a right to appeal this decision to the Land and Environment Court, and Section 8.2 provides a right to request a review of this determination, within the timeframe set out in Section 8.10 of that Act. There is no right of appeal against a decision of the Independent Planning Commission as consent authority in relation to the carrying out of any development that is made after a public hearing by the Commission into the carrying out of that development.

## DEFINITIONS

### Interpretation

References in the conditions of this consent to any guideline, protocol, or policy are to such documents in the form they are in as at the date of this consent.

### Definitions

Unless otherwise defined in the following definitions table, words and expressions that occur in this development consent have the same meanings as they have in the EP&A Act and EP&A Regulations.

<b>Applicant</b>	The person having the benefit of this consent, or who is carrying out the development.
<b>Australian Standard (AS)</b>	Australian Standard published by Standards Australia Limited and means the standard which applies at the time the relevant work or action is undertaken.
<b>Bulk Excavation Works</b>	Includes all bulk excavation and basement retention system works but excludes Demolition Works and Enabling Works.
<b>Certifier</b>	A council or person registered as a registered certifier under the <i>Building and Development Certifiers Act 2018</i> .
<b>Consultation</b>	Means undertaking a consultation process with a party under which the Applicant: (a) consults with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and (b) provides details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.
<b>Council</b>	Burwood Council
<b>Department</b>	NSW Department of Planning, Housing and Infrastructure.
<b>Development</b>	The development approved pursuant to this consent.
<b>EIS</b>	The Environmental Impact Statement titled 'Environmental Impact Statement Mixed Use Development comprising a Hotel, Commercial Office Premises and Residential Apartments No. 2-4 Burleigh Street and No. 20-24 Railway Parade, Burwood', prepared by Planning Ingenuity, dated 11 April 2025, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application.
<b>Enabling Works</b>	Includes early works, enabling works and site establishment works, including in-ground remediation works (if required), but excludes Demolition Works.
<b>EPA</b>	NSW Environment Protection Authority.
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i> .
<b>EP&amp;A Regulations</b>	<i>Environmental Planning and Assessment Regulation 2021</i> and where relevant, other regulations made under the EP&A Act.
<b>Fire Safety Certificate</b>	Has the same meaning as in the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i> .
<b>Incident</b>	An occurrence or set of circumstances that causes or threatens to cause Material Harm to the environment, and as a consequence of that harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance.
<b>Material Harm</b>	Is harm (excluding harm to which Work Health and Safety reporting requirements apply) that: <ul style="list-style-type: none"><li>involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or</li></ul>

- results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment).

<b>Minister</b>	The NSW Minister with administrative responsibility for administering the EP&A Act, (or delegate), being at the time of grant of this consent, the Minister for Planning and Public Spaces.
<b>NCC</b>	National Construction Code means the current standard which applies at the time the relevant work is undertaken, published by the Australian Building Codes Board.
<b>Planning Secretary</b>	The Planning Secretary under the EP&A Act (or delegate).
<b>Prescribed Conditions</b>	The conditions prescribed by the EP&A Regulation (Part 4, Division 2) to which the development consent is subject under s 4.17(11) of the EP&A Act.
<b>Professional Engineer</b>	A Professional Engineer as defined in the <i>Practice Standard for Professional Engineers Requirements for Professional Engineers registered under the Design and Building Practitioners Act 2020</i> .
<b>Registered Surveyor</b>	A person who is registered with the Board of Surveying and Spatial Information.
<b>Report</b>	A written report including all required information and details set out in the relevant condition, prepared by a Professional Engineer, consultant, or other expert, and where the condition specifies the type of professional, consultant or other expert, means a suitably qualified professional, consultant or other expert specified.
<b>Sensitive Receiver</b>	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church), children's day care facility, or other similar uses which may be more sensitive to environmental impacts.

## SCHEDULE 2

### PART A DEFERRED COMMENCEMENT CONDITIONS

The following conditions must be satisfied prior to the consent becoming operative:

- A1. Pursuant to Section 4.16(3) of the Environmental Planning & Assessment Act 1979, the Applicant must satisfy the following deferred commencement conditions prior to the development consent becoming operative:

#### Planning Agreement

- (a) The Applicant must submit to the satisfaction of the Planning Secretary notification that the Applicant and Burwood Council have entered into a Planning Agreement under section 7.7(3) of the EP&A Act in the terms of the offer made to Burwood Council on 24 June 2025, or in accordance with terms as otherwise agreed with Burwood Council in accordance with Burwood Council's document titled '*Policy – Carrying out bonus development in the public interest*' Version 1 (as amended). The notification required by this condition must include (but not be limited to) a copy of the executed Planning Agreement.

#### Design Amendments

- (b) The Applicant must submit to the satisfaction of the Planning Secretary amended plans and documentation which address the following requirements:
- (i) relocation of the hotel drop-off and pick-up from the Ground Floor to Basement Level 1 and update of the layout of basement levels, as necessary, to include (but not be limited to):
- hotel drop-off and pick-up operations;
  - reallocation of car parking to provide:
    - 10 residential visitor spaces;
    - 49 spaces allocated to the hotel/function centre/restaurant;
    - 6 commercial office spaces; and
  - a minimum of 39 residential spaces (including at least 9 spaces allocated to the affordable housing apartments);
  - 27 residential bicycle parking spaces;
  - 48 residential storage cages at sizes required to ensure each apartment meets minimum storage area requirements of Section 4G of the Department of Planning and Environment's 'Apartment Design Guidelines', dated July 2015.
- (ii) removal of the porte cochere and associated driveways and provision of landscaping (both hard and soft landscaping elements) and public art near the corner of Railway Parade and Burleigh Street.
- (iii) evidence that the updated Landscape Plan, Architectural Plans and location of the public art to address (b)(ii) have been prepared in consultation with Council.
- A2. Evidence that will sufficiently enable the Planning Secretary to be satisfied as to the compliance of those matters in deferred commencement condition A1(a) and (b) above, must be submitted to the Planning Secretary within eighteen (18) months of the date of determination of this deferred commencement consent, failing which, this deferred development consent will lapse pursuant to Section 4.53(6) of the Environmental Planning and Assessment Act 1979.
- A3. The development consent will not become operative until such time that the Planning Secretary notifies the Applicant in writing that the requirements of deferred commencement condition A1(a) and (b) have been satisfied.
- A4. Upon the Planning Secretary giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the development consent will become operative from the date of that written notification, subject to the following conditions of consent.
- A5. Once operative the consent is subject to conditions in the following Parts of this consent.

## PART B GENERAL CONDITIONS

Once Operative, the consent is subject to the following conditions:

### ADMINISTRATIVE CONDITIONS

#### TERMS OF CONSENT

B1. The development must be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with the EIS, the Applicant's response to submissions, and the Applicant's response to requests for further information; and
- (c) in accordance with the approved plans in the table below, as modified by the conditions of this consent:

<b>Architectural drawings prepared by pti Architecture</b>			
<b>Drawing Number</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
-	F	Drawing List	26.03.26
01	F	Project Summary	26.03.26
02	F	Apartment Schedule	26.03.26
03	F	GFA & FSR Calculations	26.03.26
04	F	GFA & FSR Calculations	26.03.26
06	F	Site Plan	26.03.26
08	F	Basements 4-5 Plan	26.03.26
09	F	Basement 3 Plan	26.03.26
10	F	Basement 2 Plan	26.03.26
11	F	Basement 1 Plan	26.03.26
12	F	Ground Floor Plan	26.03.26
13	F	Level 1 Floor Plan – Hotel Facilities	26.03.26
14	F	Level 2 Floor Plan – Hotel Facilities and Residential C.O.S	26.03.26
15	F	Levels 3-8 Floor Plan – Residential Affordable Housing	26.03.26
16	F	Levels 9-18 Floor Plan – Residential Market Housing	26.03.26
17	F	Level 19 Floor Plan - Plant	26.03.26
18	F	Levels 20-25 Floor Plan – Hotel Rooms	26.03.26
19	F	Levels 26-31 Floor Plan – Hotel Rooms	26.03.26
20	F	Level 32 Floor Plan - Plant	26.03.26
21	F	Levels 33-35 Floor Plan – Commercial Offices	26.03.26

22	F	Level 36 Floor Plan – Hotel Facilities	26.03.26
23	F	Level 37 Floor Plan – Hotel Facilities	26.03.26
24	F	Level 38 Floor Plan – Hotel Facilities and Residential C.O.S.	26.03.26
25	F	Roof Plan	26.03.26
26	F	Sections A & B	26.03.26
27	F	Sections C & D	26.03.26
28	F	Sections E & F	26.03.26
29	F	Section G	26.03.26
30	F	Elevations – North & West	26.03.26
31	F	Elevations – South & East	26.03.26
43	F	Façade Concept Sections	26.03.26
44	F	Façade Concept Sections	26.03.26
44.1	F	Façade Concept Sections	26.03.26
44.2	F	Façade Concept Sections	26.03.26
44.3	F	Communal Open Space Concept Sections	26.03.26

<b>Landscape Plans prepared by iScape Landscape Architects</b>			
<b>Drawing Number</b>	<b>Number</b>	<b>Name of Plan</b>	<b>Date</b>
118.25(24)/260'A'	1/6	Landscape Plan Ground Floor	August 2025
118.25(24)/261'A'	2/6	Landscape Plan Level 1	August 2025
118.25(24)/262'A'	3/6	Landscape Plan Level 2	August 2025
118.25(24)/263'A'	4/6	Landscape Plan Level 37	August 2025
118.25(24)/264'A'	5/6	Landscape Plan Level 38	August 2025
118.25(24)/265'A'	6/6	Landscape Plan Roof Level	August 2025

**Note:** Development which is 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or another environmental planning instrument may be carried out without development consent.

B2. To the extent of any inconsistency:

- (a) the more recent document in Condition A1(b) prevails over an earlier document in that section; and
- (b) the conditions of consent prevail over a document listed in Condition A1(c).

- B3. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities that employees, contractors (and their sub-contractors) carry out in respect of the development.

#### LIMITS ON CONSENT

- B4. This consent will lapse two years from the date the consent is Operative unless the works associated with the development have physically commenced.
- B5. This consent does not approve the following:
- (a) demolition works;
  - (b) subdivision of the site;
  - (c) the first use, detailed fit-out, hours of operation and operation of the hotel (including ancillary uses) and commercial offices;
  - (d) removal of trees unless specifically approved under this consent; and
  - (e) business signage.

### INFRASTRUCTURE CONTRIBUTIONS

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#### DEVELOPER CONTRIBUTIONS

- B6. Prior to the issue of the first Construction Certificate, the Applicant must provide written evidence to the Certifier that a monetary contribution pursuant to the provisions of **Burwood Local Infrastructure Contributions Plan 2024** has been paid to Council. Council must be contacted for calculation of required contributions.

#### HOUSING AND PRODUCTIVITY CONTRIBUTIONS

- B7. Prior to the issue of the first Construction Certificate, the Housing and Productivity Contribution (HPC) set out in the table below is required to be made:

Housing and Productivity Contribution	Amount
Housing and productivity contribution (base component)	<b>\$479,589.71</b>
Total housing and productivity contribution	<b>\$479,589.71</b>

- B8. The HPC must be paid using the NSW planning portal.
- B9. At the time of payment, the amount of the HPC is to be adjusted in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* (HPC Order).
- B10. The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the EP&A 1979 agrees.
- B11. The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the EP&A 1979 to the development, or the HPC Order exempts the development from the contribution.

**Note:** The contribution amount is subject to indexation in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* at the time of payment. A request for assessment of the adjusted amount and instructions on how to make a payment can be made by contacting [hpc.enquiry@planning.nsw.gov.au](mailto:hpc.enquiry@planning.nsw.gov.au).

### BOND TO COUNCIL

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- B12. Prior to commencement of any works, a security deposit or bank guarantee (bond money) must be paid to Council as per Council's fees and charges or as otherwise agreed to by Council, must be paid to Council for any / all of the following:
- (a) making good any damage caused to any property of the Council as a consequence of works approved under this consent;
  - (b) completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and environmental controls) required in connection with this consent; and
  - (c) remedying any defects in any such public work that arise within six months after the work is completed.
- B13. Details of the security deposit and the amount must be obtained from Council prior to the commencement of works and the payment made.

A copy of the receipt of payment of bond must be provided to the Certifier for information.

**Note:** Council reserves the right to retain all bonds on infrastructure works relating to the completion of required Infrastructure work for a 12-month defect liability period. Council may elect to provide a lesser period for minor residential work.

## **AGENCY CONDITIONS**

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### **NSW DCCEEW WATER GROUP**

- B14. The Applicant must ensure a water access licence is obtained to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the Water Management (General) Regulation 2018

### **HERITAGE NSW**

- B15. All reasonable steps must be taken to avoid harm, modification of or impact to heritage items and relics except as authorised by this approval.
- B16. Ensure workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.
- B17. Prior to commencement of any works, an Archaeological Research Design and Excavation Methodology (ARDEM) should be prepared in accordance with the guideline Archaeological Assessments (Heritage Office and DUAP 1996) to inform and guide archaeological excavations, which includes test excavations. The ARDEM should:
- (a) Be prepared for the approval of the Secretary of the Department of Planning, Housing and Infrastructure in consultation with Heritage NSW
  - (b) Identify research questions to guide the archaeological program
  - (c) Propose a methodology for archaeological investigations on site, including a sampling strategy for the test excavations as appropriate.
  - (d) Consider the inclusion of an artefact discard policy and procedure.
  - (e) Include clear triggers and hold points for the identification of substantially intact (and, if present, State significant) archaeological deposits/relics. The hold points should require, and allow for, consideration of redesign to avoid impacts. Heritage NSW would appreciate an opportunity to comment on the proposed management approach decided upon by the proponent.
  - (f) Provide a methodology for post-excavation analysis and reporting.
  - (g) Include provision for an addendum to the ARDEM if open-area salvage excavation is recommended as mitigation based on the results of the testing. The Addendum should detail the proposed salvage excavations and methodology and should be developed in consultation with Heritage NSW.
- B18. Before commencement of archaeological excavation/ground-disturbing works/construction, the Applicant must nominate a suitably qualified Excavation Director who complies with the Criteria for Assessing Excavation Directors (Heritage Council of NSW 2019) to oversee and advise on matters associated with historical archaeology for the approval of the Secretary of the Department of Planning, Housing and Infrastructure in consultation with Heritage NSW. The Excavation Director must be present to oversee excavation, advise on archaeological issues and advise on the duration and extent of oversight required during archaeological excavations consistent with the approved ARD.
- B19. A Final Excavation Report is to be prepared and provided to Heritage NSW within 12 months of the completion of archaeological investigations.

### **TRANSPORT FOR NEW SOUTH WALES**

- B20. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier:
- (a) a Pedestrian Road Safety Audit (PRSA) for Railway Parade undertaken by an independent Transport for NSW accredited road safety auditor in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audit, and written advice that the recommendations of the PRSA have been endorsed by the relevant roads authority
  - (b) evidence to demonstrate that the recommendations of the PRSA have been completed to the satisfaction of the relevant roads authority.

### **SYDNEY TRAINS**

- B21. Prior to the issuing of a Construction Certificate, the Applicant shall prepare and provide to Sydney Trains for review, comment, and written endorsement the following final version rail specific items in compliance with the relevant AMB Standards (<https://www.transport.nsw.gov.au/industry/asset-management-branch>):
- (a) Geotechnical Engineering Report;
  - (b) Structural report/drawings;

- (c) Cross sectional drawings (architectural and structural) showing the proposed basement excavation and/or structural design of sub ground support, ground surface, property boundary and/or easement, nearest rail tracks and infrastructure. All measurements are to be verified by a Registered Surveyor; and
- (d) Detailed Survey Plan showing the relationship of the proposed development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains' representative.

The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied

B22. Prior to the issuing of a Construction Certificate, the following final version rail specific items are to be submitted to Sydney Trains for review, comment, and written endorsement:

- (a) Machinery to be used during excavation/construction.
- (b) Demolition, excavation, and construction methodology and staging.

The Certifier is not to issue the Construction Certificate until it has received written confirmation from Sydney Trains that this condition has been complied with.

B23. Prior to the issuing of a Construction Certificate, the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains' requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains' requirements. The Certifier is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.

B24. Prior to the issue of a Construction Certificate, the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Certifier with the application for a Construction Certificate. The Certifier must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.

B25. No scaffolding is to be used facing the rail corridor unless prior written approval has been obtained from Sydney Trains. To obtain approval the Applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor. Unless agreed to by Sydney Trains in writing, scaffolding shall not be erected without isolation and protection panels.

B26. Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows, and other external features (e.g., roof terraces and external fire escapes) that are within 20 metres of, and face, the rail corridor, the development must have measures installed, to the satisfaction of Sydney Trains (e.g., awning windows, louvres, enclosed balconies, window restrictors etc.) which prevent the throwing of objects onto the rail corridor. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

B27. 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 the rail operator. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

B28. If required by Sydney Trains, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

B29. If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.

B30. If required by Sydney Trains, prior to the issue of the Occupation Certificate, or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The Certifier is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

- B31. Prior to the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority and Council certifying that the completed development meets the requirements of State Environmental Planning Policy (Transport and Infrastructure) 2021 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" as set down in the subject condition of this consent. Such a report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development, and that internal noise levels meet the required dB(A) levels. Where it is found that internal noise levels are greater than the required dB(A) level, necessary corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent.
- B32. During all stages of the development, the Applicant must take extreme care to prevent any form of pollution entering the rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
- B33. Sydney Trains or Transport for NSW, and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.
- B34. Copies of any certificates, drawings, approvals/certification, or documents endorsed by, given to, or issued by Sydney Trains or TAM (Transport Asset Manager of NSW, formerly TAHE) must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.
- B35. Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is Central Interface, and they can be contacted via email on [Central.Interface@transport.nsw.gov.au](mailto:Central.Interface@transport.nsw.gov.au).
- B36. Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.
- B37. The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
- (a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
  - (b) acts as the authorised representative of the Applicant; and
  - (c) is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.

## PART C PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

### PRE-CONSTRUCTION REQUIREMENTS

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#### SITE STABILITY

- C1. Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier a Report from a Professional Engineer, which includes the following:
- (a) geotechnical details which confirm the suitability and stability of the site for the development;
  - (b) design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land;
  - (c) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings;
  - (d) details to demonstrate that the proposed methods of support and construction are suitable for the site and will not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration;
  - (e) details of how adequate support will be provided for the adjoining land and buildings located upon the adjoining land at all times throughout building work; and
  - (f) details of written approvals that have been obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place).

#### ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- C2. Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier a Report demonstrating the development incorporates all design, construction and operation measures, or equivalent, as identified in the Ecological and Sustainability Design Report, prepared by Partners Energy, dated 21/2/2025.

#### STRUCTURAL DETAILS

- C3. Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier detailed structural drawings and a Report demonstrating that structural drawings comply with:
- (a) relevant clauses of the NCC; and
  - (b) this development consent.

#### STORMWATER MANAGEMENT SYSTEM

- C4. Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier details of an operational stormwater management system for the development designed by a suitably qualified and experienced person(s):
- (a) generally in accordance with the conceptual design in the EIS and any Council stormwater requirements and specifications which are consistent with that conceptual design;
  - (b) in accordance with applicable Australian Standards; and
  - (c) with a system capacity designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines

#### SYDNEY WATER ASSETS

- C5. Prior to the issue of the first Construction Certificate, the plans approved under this consent must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water's wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.

**Note:** Sydney Water's Tap in™ in online service is available at:  
<https://www.sydneywater.com.au/plumbing-building-developing/building/sydney-water-tap-in.html>

#### LANDSCAPING

- C6. Prior to the issue of the first Construction Certificate for above ground works, the Applicant must submit to the Certifier a detailed Landscape Plan which:
- (a) is consistent with the landscape plans prepared by iScape Landscape Architects, dated August 2025 as amended by any requirement of these conditions;
  - (b) includes details of tree planting;
  - (c) includes details of the location, species, maturity and height at maturity of plants to be planted on-site;
  - (d) demonstrates adequate drainage and watering systems;

- (e) demonstrates the provision of soil volumes, depths and areas for all soft landscaping consistent with the minimum soil volumes, depths and areas as outlined in Part 4P of the Apartment Design Guide 2015;
- (f) includes details of plant maintenance and watering for the first 12 months; and
- (g) includes a commitment to replace plants with the same species if any plant loss occurs within the maintenance period.

#### **PARKING**

- C7. Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier a Report demonstrating that the development will provide for the following traffic flow and parking requirements:
- (a) all vehicles must enter and leave the subject site in a forward direction;
  - (b) all vehicles are to be wholly contained on site before being required to stop;
  - (c) parking associated with the development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) must be in accordance with the applicable Australian Standards;
  - (d) appropriate pedestrian advisory signs must be provided at the egress from parking areas;
  - (e) all works/regulatory signposting associated with the development must be at no cost to the relevant roads authority;
  - (f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with AUSTROADS;
  - (g) the layout, design and security of bicycle facilities must be in accordance with the applicable Australian Standards; and
  - (h) the Report must demonstrate compliance with the following:
    - (i) provision of car parking spaces as approved by the Planning Secretary in Deferred Commencement Condition A1;
    - (ii) 27 residential bicycle parking spaces located within the basement levels;
    - (iii) 6 visitor bicycle parking spaces located in the residential lobby on the ground floor;
    - (iv) 3 hotel bicycle parking spaces located along the Burleigh Street frontage;
    - (v) compliance with Australian Standards for the layout, design and security of bicycle facilities; and
    - (vi) electric vehicle charging infrastructure in accordance with NCC 2022.

#### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

- C8. Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier a Report demonstrating that the design of the development has incorporated the Crime Prevention Through Environmental Design Assessment (CPTED) management and mitigation measures included within the CPTED report prepared by Planning Ingenuity, dated 24 February 2025.

#### **WIND MITIGATION MEASURES**

- C9. Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit a Report to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained within the document titled '2-4 Burleigh Street and 20-24 Railway Parade – Burwood Environmental Wind Tunnel Modelling', prepared by MEL Consultants, dated 17 December 2024.

#### **COMPLIANCE WITH ACOUSTIC ASSESSMENT**

- C10. Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit a Report to the Certifier from a Professional Engineer demonstrating that the design of the development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the acoustic report, prepared by Acoustic Logic, dated 24/03/2026.

#### **ADAPTABLE UNITS**

- C11. Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the Certifier a Report demonstrating that any adaptable dwellings specified in the approved plans or supporting documentation comply with the applicable Australian Standards.

#### **BASIX CERTIFICATION**

- C12. Prior to the issue of the Construction Certificate for above ground works, BASIX No. 1781277M\_02 Certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.

#### **PUBLIC ART STRATEGY**

- C13. Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier a detailed Public Art Strategy prepared in consultation Council.

- C14. The Public Art Strategy must contain the final design, materials, finishes, construction methodology, ownership, ongoing maintenance methodology, associated budgeting arrangements and evidence of consultation undertaken.
- C15. Prior to the issue of any relevant Construction Certificate, details demonstrating compliance with the above requirements shall be submitted to the Certifier and to the Planning Secretary.

**REFLECTIVITY**

- C16. Prior to the issue of the first Construction Certificate for above ground works, the Applicant must submit a report to the Certifier demonstrating that the reflectivity from the building materials used on the facades of the building and structures does not exceed 20% and is designed to minimise glare.

## PART D PRIOR TO COMMENCEMENT OF WORKS

### MANAGEMENT PLANS

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#### CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- D1. Prior to the commencement of any work, the Applicant must prepare and submit to the Certifier a Construction Environmental Management Plan (**CEMP**) for the development with measures to reduce environmental impacts and harm during construction of the development, including, at a minimum, the following information:
- (a) details of:
    - (i) hours of construction;
    - (ii) 24 hour contact details of the site manager and complaint handling procedure;
    - (iii) construction program and construction methodology, including construction staging;
    - (iv) traffic management;
    - (v) noise and vibration management;
    - (vi) management of dust and odour;
    - (vii) stormwater control and discharge, including ensuring that vehicles leaving the site do not transfer dirt to roadways;
    - (viii) remediation and management of contamination;
    - (ix) management of stockpiles of soil or other materials;
    - (x) waste management;
    - (xi) external lighting in compliance with applicable Australian Standards; and
    - (xii) site security, including fencing or hoarding.
  - (b) Construction Traffic and Pedestrian Management Sub-Plan in accordance with Condition D2;
  - (c) Construction Noise and Vibration Management Sub-Plan in accordance with Condition D3;
  - (d) Air Quality Management Sub-Plan in accordance with Condition D4;
  - (e) Construction Waste Management Sub-Plan in accordance with Condition D5;
  - (f) Construction Soil and Water Management Sub-Plan in accordance with Condition D6;
  - (g) an unexpected finds protocol for remediation in accordance with Condition D16;
  - (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure, including but not limited to ensuring compliance with Condition E26;
  - (i) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status of relevant areas of the site.

#### CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT SUB-PLAN

- D2. Prior to the commencement of any work, the Applicant must submit to the Certifier a final Construction Traffic and Pedestrian Management Sub-Plan (**CTPMP**) for the development with measures to reduce environmental impacts and harm during construction of the development arising from construction traffic, including, at a minimum, the following information:
- (a) location of proposed work zone(s);
  - (b) construction vehicle access arrangements and haulage routes;
  - (c) predicted number and timing of construction vehicle movements and vehicle types;
  - (d) identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles; and
  - (e) measures to minimise the impact of construction worker parking

#### CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN

- D3. Prior to the commencement of any work, the Applicant must submit to the Certifier a Construction Noise and Vibration Management Sub-Plan (**CNVMP**) for the development prepared by a Professional Engineer with measures to minimise environmental impacts and harm during construction of the development arising from construction noise and vibration, including, at a minimum, the following information:
- (a) identification of noise sources and Sensitive Receivers;
  - (b) quantification of the rating background noise level (**RBL**) for Sensitive Receivers;
  - (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (**ICNG**) (as may be updated or replaced from time to time);

- (d) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at Sensitive Receiver premises against the objectives identified in the ICNG, EPA's Assessing Vibration: Technical Guideline and relevant standards;
- (e) noise mitigation measures that can be implemented to reduce construction noise and vibration impacts, including:
  - (i) installation of acoustic barriers/enclosures;
  - (ii) alternative excavation methods;
- (f) describe the measures to be implemented to manage high noise generating works (such as piling and rock breaking) or activities that may be particularly annoying (as defined in the ICNG), in close proximity to sensitive receivers;
- (g) measures to identify non-conformances with the requirements of the CNVMP, and procedures to implement corrective and preventative action and to respond to complaints;
- (h) procedures for notifying sensitive receivers of construction activities that are likely to affect their noise and vibration amenity;
- (i) include strategies that have been developed in consultation with the directly adjoining properties for managing vibration such as any alternative construction methods with lower source vibration levels and provision for respite periods;
- (j) include a complaints management system that would be implemented for the duration of the development.

#### **AIR QUALITY MANAGEMENT SUB-PLAN**

D4. Prior to the commencement of any work, the Applicant must submit to the Certifier an Air Quality Management Sub-Plan (**AQMP**) for the development. The AQMP must be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW and include, as a minimum, the following information:

- (a) relevant environmental criteria to be used to guide management of dust and odours;
- (b) dust and odour management practices to be implemented, including:
  - (i) watering of exposed surfaces and stockpiles;
  - (ii) covering of truck loads;
  - (iii) prevention of dirt from trucks tracking onto public roads and cleaning of any tracked dirt;
  - (iv) progressive land stabilisation works to minimise exposed surfaces.
  - (v) monitoring requirements;
  - (vi) communication strategy; and
  - (vii) system and performance review for continuous improvements; and
- (c) measures to identify non-conformances with the requirements of the CNVMP, and procedures to implement corrective and preventative action and to respond to complaints.

#### **CONSTRUCTION WASTE MANAGEMENT SUB-PLAN**

D5. Prior to the commencement of any work, the Applicant must submit to the Certifier a Construction Waste Management Sub-Plan (**CWMP**) for the development. The CWMP must include, as a minimum, the following information:

- (a) requirement that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";
- (b) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;
- (c) procedures for minimising the movement of waste material around the site and double handling;
- (d) requirement that waste (including litter, debris or other matter) is not caused or permitted to enter any waterways;
- (e) requirements that any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;
- (f) requirement that the wheels of any vehicle, trailer or mobilised plant leaving the site are cleaned of debris prior to leaving the premises;
- (g) details in relation to the transport of waste material within the site and from the site, including (at a minimum):
  - (i) a traffic plan showing transport routes within the site;
  - (ii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the *Protection of the Environment Operations Act 1997*; and

- (iii) the name and address of each licensed facility that will receive waste from the site.

#### **CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN SUB-PLAN**

- D6. Prior to the commencement of any work, the Applicant must submit to the Certifier a Construction Soil and Water Management Sub-Plan (**CSWMP**) for the development. The CSWMP must be prepared by a suitably qualified expert, in Consultation with Council and include, at a minimum, the following information:
- (a) describe all erosion and sediment controls to be implemented during construction
  - (b) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site);
  - (c) detail all off-site flows from the site during construction; and
  - (d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.

#### **PRE-CONSTRUCTION DOCUMENTATION AND MEASURES**

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##### **SURVEY CERTIFICATE**

- D7. Prior to the commencement of works, the Applicant must cause the building to be set out by a Registered Surveyor to verify the correct position of all structures in relation to site boundaries and the approved alignment levels, and cause the Registered Surveyor to submit a plan to the Certifier certifying that structural works are in accordance with this consent.
- D8. The Applicant must cause a Registered Surveyor to measure and mark:
- (a) prior to commencement of works – the positions of all footings/ foundations;
  - (b) at other stages of construction – any marks that are required by the principal Certifier, and provide information on the positions to the principal Certifier.

##### **PRE-CONSTRUCTION DILAPIDATION REPORTS**

- D9. Prior to the commencement of any work, the Applicant must submit to the Certifier a Pre-Construction Dilapidation Report, prepared by a Professional Engineer, which details the structural condition of all adjoining land, buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence', prior to construction.
- D10. Where only part of a building on privately affected land may fall within the 'zone of influence', any Pre-Construction Dilapidation Report for that building must include details of the whole building.
- D11. In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.
- D12. A copy of the Pre-Construction Dilapidation Report is to be forwarded to the Planning Secretary and each of the affected property owners.
- D13. Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant to the satisfaction of the public authority responsible for the public way.
- D14. The damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.

##### **PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES**

- D15. Prior to the commencement of works, the Applicant must:
- (a) undertake Consultation with the relevant owner and provider of services that will be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
  - (b) prepare a dilapidation Report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths) and submit a copy of the dilapidation Report to the Certifier, Planning Secretary and Council; and
  - (c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the applicable Australian Standards.

##### **AVIATION APPROVALS**

- D16. Prior to the commencement of above ground works, the Applicant must submit to the satisfaction of the Planning Secretary a copy of the Sydney Airport Controlled Activity Approval obtained for the Development and any required management plans and/or updated architectural plans required by the Controlled Activity Approval.

## **GROUNDWATER**

- D17. Prior to the commencement of works, additional bore testing must be undertaken as recommended in Section 5 of the Geotechnical Investigation, prepared by Green Geotechnics Pty Limited dated 28 July 2025, and an addendum Geotechnical Investigation identifying the details of the additional testing, assessment of results and updated recommendations must be prepared.

*Note: Groundwater testing must be undertaken in accordance with relevant requirements of the document 'Minimum requirements for building site groundwater investigations and reporting', prepared by the Department of Planning and Environment dated October 2022, and 'Guidelines for Groundwater Documentation for SSD-SSI Projects: Technical Guideline', prepared by the Department of Planning and Environment dated January 2022.*

- D18. Should the addendum Geotechnical Investigation required by Condition D17 recommend a Dewatering Management Plan be prepared, a Dewater Management Plan must be prepared prior to commencement of works.
- D19. Prior to commencement of works, the Applicant must submit to the satisfaction of the Planning Secretary a copy of the addendum Geotechnical Investigation required by Condition D17 and if prepared, the Dewater Management Plan required by Condition D18.

## **HERITAGE**

- D20. Prior to the commencement of any works, the Applicant must submit to the Certifier a copy of the Photographic Archival Recording undertaken in accordance with recommendations of the Heritage Impact Statement, prepared by Tropman & Tropman Architects dated 27 March 2025. A copy of the submitted Photographic Archival Recording must be provided to Council for information.
- D21. Prior to the commencement of any works, a Heritage Interpretation Plan and Strategy (HIP&S) must be prepared by a suitability qualified heritage consultant and in accordance with recommendations of the Heritage Impact Statement, prepared by Tropman & Tropman Architects dated 27 March 2025, and which includes detailed acknowledgment of the site's association with the Rok band AC/DC. A copy of the HIP&S must be provided to Council for information.

## **REMEDIATION**

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### **UNEXPECTED FINDS PROTOCOL**

- D22. Prior to the commencement of any earthwork or remediation works, the Applicant must submit to the Certifier an unexpected finds protocol which has been reviewed and endorsed by a suitably qualified and experienced consultant. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.

## **NOTIFICATIONS AND COMMENCEMENT OF WORKS**

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### **NOTIFICATION OF COMMENCEMENT**

- D23. The Applicant must notify the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.
- D24. If the construction or operation of the development is to be staged, the Applicant must notify the Department in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

### **UTILITIES AND SERVICES**

- D25. Prior to the commencement of works written advice must 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.

### **BEFORE YOU DIG AUSTRALIA**

- D26. Prior to the commencement of any excavation on or near the site, the Applicant must submit to the Certifier written confirmation from Before You Dig Australia that the proposed excavation will not conflict with any underground utility services.

### **DEMOLITION**

- D27. Before the commencement of demolition works, the Applicant must submit to the Certifier a statement of compliance with *Australian Standard AS 2601-2001 The demolition of structures* (Standards Australia, 2001) and any work plans required by AS 2601-2001, accompanied by a written statement from a suitably qualified person work plans complies with the safety requirements of the Australian Standard.

## PART E DURING CONSTRUCTION

### SITE NOTICE

- E1. The Applicant must erect site notices in prominent positions on the site informing the public of project details including, but not limited to:
- (a) the name, address and telephone number of the builder, Certifier and Professional Engineer;
  - (b) the name of the principal contractor (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaints;
  - (c) stating the approved hours of work;
  - (d) stating that unauthorised entry to the work site is prohibited.
- E2. The site notices must:
- (a) be positioned prominently at the site informing the public of key project details;
  - (b) have dimensions of at least A1 size with large writing
  - (c) be durable and weatherproof.

### HOURS OF CONSTRUCTION

- E3. Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:
- (a) 7am to 6pm, Monday to Friday
  - (b) 8am to 1pm, Saturday
- E4. No work may be carried out on Sundays or public holidays.
- E5. Activities may be undertaken outside of these hours if required:
- (a) by the Police or a public authority for the delivery of vehicles, plant or materials to and from the site; or
  - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.
- E6. Notification of activities undertaken in the circumstances in Condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.
- E7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:
- (a) 9am to 12pm, Monday to Friday;
  - (b) 2pm to 5pm Monday to Friday; and
  - (c) 9am to 12pm, Saturday.

### IMPLEMENTATION OF MANAGEMENT PLANS

- E8. The Applicant must implement and comply with the requirements of any management plan or sub-plan required under this consent. To the extent of any inconsistency between a condition of consent and a management plan or sub-plan, the condition of consent prevails.

### CONSTRUCTION NOISE LIMITS AND VIBRATION CRITERIA

- E9. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.
- E10. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, audible movement alarms of a type that would minimise noise impacts on surrounding Sensitive Receivers.
- E11. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at any Sensitive Receiver is only undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than 1 hour respite between ceasing and recommencing any of the work the subject of this condition.
- E12. Vibration at any residence or structure outside the site caused by construction must be limited to:
- (a) for structural damage, the latest version of DIN 4150-3 (2016) Vibration in Buildings - Effects on Structures, English Translation (German Institute for Standardisation, 2016);
  - (b) for human exposure to vibration, the evaluation criteria set out in the *Environmental Noise Management Assessing Vibration: a Technical Guideline* (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).

- E13. Vibratory compactors must not be used within 30 metres of residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific CNVMP required by this consent.

#### **AIR QUALITY**

- E14. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

#### **SHORING AND ADEQUACY OF ADJOINING PROPERTY**

- E15. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the Applicant must:
- (a) protect and support the building, structure or work from possible damage from the excavation; and
  - (b) where necessary, underpin the building, structure or work to prevent any such damage,
- unless the Applicant owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.
- E16. Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant to the satisfaction of the public authority responsible for the public way.

#### **TREE PROTECTION**

- E17. While site or building work is being carried out, the Applicant must maintain all tree protection measures required under this consent, in accordance with relevant requirements of applicable Australian Standards and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

#### **EROSION AND SEDIMENT CONTROL**

- E18. All erosion and sediment control measures must 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 have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques are, as a minimum, to be in accordance with the publication *Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004)* commonly referred to as the 'Blue Book' and must comply with the CSWMSP.

#### **CUT AND FILL**

- E19. While building work is being carried out, the Certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:
- (a) all excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility; and
  - (b) the classification and the volume of material removed must be reported to the Certifier.
- E20. All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the EPA.

#### **DISPOSAL OF SEEPAGE AND STORMWATER**

- E21. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant authority in accordance with the *Protection of the Environment Operations Act 1997*.
- E22. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.
- E23. A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the *Roads Act 1993*.

#### **ASBESTOS**

- E24. The Applicant must ensure that any asbestos encountered on site is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in consultation with SafeWork NSW and in accordance with any requirements of SafeWork NSW and any relevant guidelines, including:
- (a) *Work Health and Safety Regulation 2017*;
  - (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;

- (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and
- (d) *Protection of the Environment Operations (Waste) Regulation 2014*, including Part 7 – ‘Transportation and management of asbestos waste’.

#### **CONTACT TELEPHONE NUMBER**

- E25. The Applicant must ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the construction.

#### **UNCOVERING RELICS OR ABORIGINAL OBJECTS**

- E26. If a Relic (as defined in the Heritage Act 1977) or Aboriginal object (as defined in the *National Parks and Wildlife Act 1974*) is unexpectedly discovered:
- (a) all works must cease immediately;
  - (b) the Applicant must notify the Heritage Council of NSW in respect of a Relic and notify the Planning Secretary and the Heritage Council of NSW in respect of an Aboriginal object; and
  - (c) the Applicant must otherwise comply with the unexpected finds protocol required as part of the CEMP.
- E27. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Planning Secretary.

#### **INCIDENT NOTIFICATION, REPORTING AND RESPONSE**

- E28. The Applicant must notify the Department within 24 hours of becoming aware of an Incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the Incident including:
- (a) date, time and location;
  - (b) a brief description of what occurred and why it has been classified as an Incident;
  - (c) a description of what immediate steps were taken in relation to the Incident; and
  - (d) identifying a contact person for further communication regarding the Incident.
- E29. The Applicant must provide the Department with a subsequent Incident report in accordance with Appendix 1 (Incident Notification and Reporting Requirements).

#### **NON-COMPLIANCE NOTIFICATION**

- E30. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

**Note:** A non-compliance which has been notified as an Incident does not need to also be notified as a non-compliance.

## PART F COMMENCEMENT OF OCCUPATION AND USE

### GENERAL REQUIREMENTS

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#### OCCUPATION CERTIFICATES

- F1. In accordance with the EP&A Act, the Applicant must obtain an Occupation Certificate from the Certifier prior to commencement of occupation or use of the whole or any part of a new building or, an altered portion of, an extension to an existing building.

#### AFFORDABLE HOUSING

- F2. An Occupation Certificate for the 18 affordable housing apartments to be managed by the registered community housing provider must be issued concurrently or before any Occupation Certificate for the market residential component of the Development.

#### NOTIFICATION OF OCCUPATION

- F3. The Applicant must notify the Department in writing at least one month prior to the proposed occupation or use of the development.
- F4. If the occupation or use of the development is to be staged, the Applicant must notify the Department in writing of the date of commencement of the occupation or use of the relevant stage at least one month before that date.

#### ENVIRONMENTAL PERFORMANCE

- F5. Prior to the occupation or commencement of use, the Applicant is to provide documentation to the Certifier demonstrating the development has incorporated, and would operate in accordance with, the environmental sustainability objectives, measures and initiatives required under this consent.

### DILAPIDATION AND REPAIRS

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#### POST-CONSTRUCTION DILAPIDATION REPORT

- F6. Before the issue of any Occupation Certificate, the Applicant is to provide a Report (**Post-Construction Dilapidation Report**) to the Certifier:
- (a) stating whether, based on a comparison of the Pre-Construction Dilapidation Report and Post-Construction Dilapidation Report, there has been any structural damage to any adjoining buildings, infrastructure or roads;
  - (b) if there has been structural damage to any adjoining buildings, infrastructure or roads, the structural damage that is the result of the carrying out of development;
  - (c) whether relevant authorities have confirmed that there is no adverse structural damage to their infrastructure and roads.
- F7. The Applicant is to provide a copy of the Post-Construction Dilapidation Report to the Planning Secretary and to the relevant adjoining property owner(s).

#### ROAD DAMAGE

- F8. Prior to the occupation or commencement of the use, the cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development is to be paid in full by the Applicant.

#### PROTECTION OF PUBLIC INFRASTRUCTURE AND OTHER REPAIRS

- F9. Unless the Applicant and the applicable public authority agree otherwise, the Applicant must:
- (a) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and
  - (b) repair/reconstruct, or pay the full costs associated with repairing/reconstructing, any public infrastructure (including but not limited to ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) in the vicinity of the development that is damaged by carrying out the development.
- F10. Prior to the occupation or commencement of the use of the development, any damage identified in Condition E5 as being caused by the carrying out of the development not subject to Condition E8 must be fully repaired and rectified by the Applicant.

### COMPLIANCE REPORTING

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#### WORKS-AS-EXECUTED PLANS AND ANY OTHER DOCUMENTARY EVIDENCE

- F11. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier:

- (a) works-as-executed plans for the development; and
- (b) any compliance certificates and any other evidence confirming conditions of this consent have been satisfied.

F12. Prior to the issue of an Occupation Certificate, the Applicant must submit to the principal Certifier a Report from a Registered Surveyor demonstrating that:

- (a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced; or
- (b) the Applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

#### **COMPLIANCE WITH BASIX CERTIFICATE**

F13. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier evidence that all the commitments contained in the BASIX Certificate approved under this consent have been implemented.

#### **GFA AND BUILDING HEIGHT CERTIFICATION**

F14. Prior to the issue of an Occupation Certificate, the Applicant must submit to the Certifier a Report from a Registered Surveyor demonstrating compliance that the development does not exceed the approved gross floor area and building height.

#### **ACOUSTIC COMPLIANCE**

F15. Prior to the issue of any Occupation Certificate, the Applicant must prepare and submit to the Certifier a Report demonstrating compliance with all noise mitigation measures required under Condition C10.

#### **ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

F16. Prior to the issue of any Occupation Certificate, the Applicant must prepare and submit to the Certifier a Report demonstrating the development has incorporated all ecologically sustainable development design, construction and operation measures, as required under Condition C2.

#### **WIND MITIGATION MEASURES**

F17. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier evidence demonstrating that the design of the Development has incorporated the wind mitigation measures set out in Condition C9.

#### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

F18. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier evidence that the design of the Development has implemented all the CPTED measures set out in Condition C8.

#### **STRUCTURAL INSPECTION CERTIFICATE**

F19. Prior to the occupation or commencement of use of the relevant parts of any new or refurbished buildings as part of the development, the Applicant must submit a Structural Inspection Certificate or a Compliance Certificate to the Certifier.

F20. The Applicant must submit a copy of the Structural Inspection Certificate or a Compliance Certificate with an electronic set of final drawings to the Planning Secretary and the Council after:

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

#### **LANDSCAPE PRACTICAL COMPLETION REPORT**

F21. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier a Landscape Practical Completion Report prepared by the consultant responsible for the landscape design plan which:

- (a) verifies that all landscape works have been carried out generally in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application;
- (b) verifies that a maintenance program under the Landscape Plan required under Condition B9 has been commenced;
- (c) includes details of plant maintenance and watering for the first 12 months; and
- (d) includes details of plant maintenance and watering for the life of the development.

#### **FIRE SAFETY CERTIFICATION**

F22. Prior to the issue of any Occupation Certificate, a Fire Safety Certificate must be obtained for all the relevant Essential Fire or Other Safety Measures forming part of the development.

- F23. The Applicant must submit a copy of the Fire Safety Certificate to the relevant authority and Certifier and display the Fire Safety Certificate prominently in the building.

#### **OUTDOOR LIGHTING**

- F24. Prior to the occupation or commencement of use of the development, the Applicant must submit to the Certifier a Report demonstrating that installed lighting associated with the development:
- (a) achieves the objective of minimising light spillage:
    - (i) beyond the property boundary; and
    - (ii) to any adjoining or adjacent Sensitive Receivers;
  - (b) complies with the latest version of AS 4282-2023 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2023); and
  - (c) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

#### **SYDNEY WATER COMPLIANCE**

- F25. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier a Section 73 Compliance Certificate under the *Sydney Water Act 1994*, obtained from Sydney Water Corporation.

#### **UTILITY PROVIDERS**

- F26. Prior to the issue of any Occupation Certificate, the Applicant must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.
- F27. Prior to the issue of any Occupation Certificate, the Applicant must provide or cause to be provided written confirmation to the Certifier from the relevant authority that the relevant services have been completed.

#### **BICYCLE PARKING**

- F28. Prior to the occupation or commencement of use of the development, the Applicant must submit to the Certifier evidence the bicycle parking have been provided in accordance with Condition C7.
- F29. Prior to the operation or commencement of use of the development, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.

#### **STREET NUMBERING**

- F30. Prior to the issue of any Occupation Certificate, the Applicant must provide to the Certifier evidence that street numbers are clearly displayed at the ground level frontage of the building.

### **MANAGEMENT PLANS, GUIDES AND MISCELLANEOUS**

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#### **OPERATIONAL PLAN OF MANAGEMENT**

- F31. Prior to the occupation or commencement of use, whichever is earlier, the Applicant must prepare an Operational Plan of Management for the development and submit it to the Certifier, which includes (but not be limited to):
- (a) details of the managing agent;
  - (b) management of communal areas and open spaces;
  - (c) loading and unloading;
  - (d) security and staff management;
  - (e) emergency management/ evacuation and incident response protocols;
  - (f) waste management;
  - (g) tenant induction and behaviour/ house rules;
  - (h) community consultation and complaint procedures.
- F32. The Operational Plan of Management approved under this consent shall be implemented following occupation of the development. The Operational Plan of Management is to be reviewed and updated annually.

#### **OPERATIONAL WASTE MANAGEMENT**

- F33. Prior to the occupation or commencement of use of the development, the Applicant must prepare an **Operational Waste Management Plan** for the development and submit it to the Certifier. The Operational Waste Management Plan must:
- (a) be prepared in consultation with Council;

- (b) set out adequate provisions within the premises for the storage, collection and disposal of waste and recyclable materials;
- (c) confirm the location of waste collection and establish appropriate routes to the collection point;
- (d) provide confirmation that appropriate arrangements have been made for the collection of waste;
- (e) detail the type and quantity of waste to be generated during operation of the development;
- (f) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the Waste Classification Guideline (EPA).

**Note:** Conditions in Part F require the Applicant to implement the Operational Waste Management Plan for the life of the development.

#### **STORMWATER**

- F34. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier a copy of the stormwater drainage design plans, prepared by a Professional Engineer experienced in the design of stormwater drainage systems and approved with the Construction Certificate.
- F35. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier a **Stormwater Operational and Maintenance Plan (SOMP)** that:
- (a) is designed to ensure the proposed stormwater quality measures remain effective; and
  - (b) specifies, but is not limited to:
    - (i) a maintenance schedule of all stormwater quality treatment devices;
    - (ii) record and reporting details;
    - (iii) relevant contact information; and
    - (iv) Work Health and Safety requirements.

#### **CAR PARKING, LOADING AND SERVICING MANAGEMENT PLAN**

- F36. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier a **Car Parking, Loading and Servicing Management Plan** that:
- (a) is designed to ensure that any potential traffic and safety impacts associated with the car park and loading dock operation are mitigated;
  - (b) specifies, but is not limited to, details of:
    - (i) the development's loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;
    - (ii) measures to manage any potential traffic and safety impacts of the car parking and loading dock operation;
    - (iii) measures to ensure loading dock deliveries are undertaken outside of transport peak periods; and
    - (iv) how vehicles larger than a 6.4m SRV delivering to the site must be managed.

#### **GREEN TRAVEL PLAN**

- F37. Prior to the commencement of operation, a Green Travel Plan (GTP) must be submitted to the Planning Secretary for information to promote the use of active and sustainable transport modes. The plan must:
- (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;
  - (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
  - (c) include specific tools and actions to help achieve the objectives and mode share targets, such as funding resident membership to a car share scheme;
  - (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and
  - (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.

#### **REGISTRATION OF EASEMENTS AND LOT CONSOLIDATION**

- F38. Prior to the issue of any Occupation Certificate, the lots / separate titles within the development site must be consolidated. A plan of consolidation must be registered at the NSW Land Registry Services.

- F39. Prior to the issue of any Occupation Certificate, any existing registered easements and rights or carriageways which burden the development site must be appropriately extinguished and / or modified as appropriate to ensure services and drainage is maintained for easement beneficiaries.
- F40. Prior to the issue of any Occupation Certificate, 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 Registry Services.

#### **HERITAGE**

- F41. Prior to the issue of any Occupation Certificate, the Applicant must submit to the Certifier evidence that the development has implemented the HIP&S required by Condition D21.

### **HOUSING**

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#### **IN-FILL AFFORDABLE HOUSING**

- F42. Prior to the issue of any Occupation Certificate, the Applicant must provide to the Certifier evidence that:
- (a) the affordable housing component is complete and ready for occupation;
  - (b) a restriction has been registered against the title of the site on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, requiring:
    - (i) a minimum of 18 dwellings within the development to be used for the purposes of affordable housing for a minimum of 15 years from the date of issue of the Occupation Certificate, as defined by the EP&A Act and the State Environmental Planning Policy (Housing) 2021;
    - (ii) specifically nominating those units to be allocated and used for affordable housing; and
    - (iii) the affordable housing component must be managed by a registered community housing provider;
  - (c) an agreement with a registered community housing provider for the management of the affordable housing component has been given to the Registrar of Community Housing, including the name of the registered community housing provider;
  - (d) the requirements of paragraphs (b) and (c) have been met and evidence has been given to the Consent Authority.

## **PART G OCCUPATION AND ONGOING USE**

### **MAINTENANCE OF WASTEWATER AND STORMWATER TREATMENT DEVICE**

- G1. Following the issue of the Occupation Certificate or commencement of use and throughout the life of the development, the Applicant must:
- (a) implement the SOMP; and
  - (b) otherwise ensure that all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective and (if applicable) in accordance with any positive covenant.

### **STORAGE AND HANDLING OF WASTE**

- G2. Following the issue of the Occupation Certificate or commencement of use and throughout the life of the development, the Applicant must implement the Operational Waste Management Plan.
- G3. The Applicant must ensure that at all times during the life of the development:
- (a) waste is not placed or left on the site;
  - (b) waste must not be placed for collection in a public place e.g. footpaths, roadways and reserves.

### **TRAFFIC AND PARKING**

- G4. All loading and unloading operations associated with the site must be carried out:
- (a) in accordance with the Car Parking, Loading and Servicing Management Plan prepared under this consent;
  - (b) within the confines of the site, at all times and must not obstruct other properties or the public way; and
  - (c) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality
- G5. The service vehicle docks, car parking spaces and driveways must be kept clear of goods at all times and must not be used for storage purposes, including waste storage.
- G6. The car spaces within the development are for the exclusive use of the occupants of the building. The car spaces must not be leased to any person/company that is not an occupant of the building.

### **LANDSCAPING**

- G7. Landscaping for the development must be carried out and maintained in accordance with the Landscape Plan required under Condition B9.

### **FIRE SAFETY CERTIFICATION**

- G8. The development must operate in accordance with the Fire Safety Certificate obtained in accordance with this consent.

### **OUTDOOR LIGHTING**

- G9. If any outdoor lighting results in any residual impacts on the amenity of surrounding Sensitive Receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

### **BASIX CERTIFICATION**

- G10. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX No. 1781277M\_02 and any updated certificate issued if amendments are made.

### **NABERS CERTIFICATION**

- G11. Within 24 months of issue of the first Occupation Certificate, the Applicant must submit to the Certifier a report, prepared by a suitability qualified person, which demonstrates that the development achieves a minimum 4 Star NABERS energy rating and a 3 Star NABERS water rating as identified in the Ecological and Sustainability Design Report, prepared by Partners Energy, dated 21/2/2025.

## **HOUSING**

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### **IN-FILL AFFORDABLE HOUSING**

- G12. A minimum of 18 dwellings within the development must be used for the purpose of affordable housing as defined by the EP&A Act and *State Environmental Planning Policy (Housing) 2021*.
- G13. For a period of 15 years commencing on the day an Occupation Certificate is issued for all parts of the building(s) to which this development relates:
- (a) the affordable housing component must be used for affordable housing; and

- (b) the affordable housing component must be managed by a registered community housing provider; and
  - (c) notice of a change in the registered community housing provider who manages the affordable housing component must be given to the Registrar of Community Housing and the Consent Authority no later than 3 months after the change; and
  - (d) the registered community housing provider who manages the affordable housing component must apply the Affordable Housing Guidelines.
- G14. The Applicant (or others responsible for the management of the affordable housing apartments, such as the Community Housing Provider) must use best endeavours to ensure the affordable housing component is at full occupancy and, by 30 June of each year, must submit to the Planning Secretary a report relating to the previous 12-month period as to:
- (a) the occupancy rate of the affordable housing component for that year; and
  - (b) compliance with the requirement in this condition to use best endeavours to achieve full occupancy.

## ADVISORY NOTES

- AN1. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, including external walls of all buildings and ventilation of premises, must be constructed in accordance with the relevant requirements of the NCC and applicable Australian Standards.
- AN2. The development consent is subject to, and the Applicant must comply with, the Prescribed Conditions.
- AN3. No condition of this consent overcomes any obligation on the Applicant to obtain, renew or comply with licences, permits, approvals, certifications and consents which may be required under law required to carry out the development. The Applicant is responsible for obtaining any such licences, permits, approvals, certifications and consents, licences, permits, approvals, certifications and consents may include but are not limited to:
- (c) modifications to this consent or other development consents required under the EP&A Act;
  - (d) certificates under Part 6 of the EP&A Act;
  - (e) approval under section 138 of the *Roads Act 1993* for activities and works including road occupancy, hoarding, scaffolding, barricades and other construction/building works requiring the use of a public place including a road or footpath;
  - (f) approvals for the installation of any hoardings over Council footways or road reserves;
  - (g) approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act);
  - (h) approvals required under the *Sydney Water Act 1994*.
- AN4. The Applicant is responsible for ensuring that all agreements required to carry out the development are obtained from other authorities or other parties, as relevant.
- AN5. No condition of this consent removes any obligation on the Applicant to comply with laws, including but not limited to:
- (a) work health and safety laws;
  - (b) environmental laws including *Protection of the Environment Operations Act 1997* and its regulations;
  - (c) *Disability Discrimination Act 1992* (Cth);
  - (d) *Building and Construction Industry Long Service Payments Act 1986*;
  - (e) *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*;
  - (f) *Airports (Protection of Airspace) Regulations 1996*.
- AN6. The Housing and Productivity Contribution:
- (a) may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees; and
  - (b) is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the EP&A Act to the development, or the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* exempts the development from the contribution.
- AN7. The operation and maintenance of warm water systems and water-cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, *Public Health Regulation 2012* the NSW Health Code of Practice for the Control of Legionnaires' Disease and applicable Australian Standards.

## APPENDIX 1 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

### WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All Incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under Condition D29 or, having given such notification, subsequently forms the view that an Incident has not occurred.
3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate Incident notification (in accordance with Condition D29), the Applicant is required to submit a subsequent Incident report that (in accordance with Condition D30):
  - (a) identifies how the Incident was detected;
  - (b) identifies when the Applicant became aware of the Incident;
  - (c) identifies any actual or potential non-compliance with conditions of consent;
  - (d) identifies further action(s) that will be taken in relation to the Incident;
4. The Applicant must submit any further reports as directed by the Planning Secretary.