

Appendix SS - Stage 1 SSDA (SSD-49808717) Development Consent Conditions Response Table

Note: It is expected that the any inconsistencies with the approved concept consent will be modified via conditions in the detailed development consent as set out under section 4.24(4) of the Environmental Planning and Assessment Act 1979.

Condition	Response
<p>DEVELOPMENT DESCRIPTION</p> <p>A1. Consent is granted to the Development as described in Schedule 1 and the EIS, as amended by the RTS and supplementary information and the conditions of this development consent.</p>	Noted.
<p>TERMS OF CONSENT</p> <p>A2. The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) in accordance with the EIS, Response to Submissions and supplementary information;</p> <p>(d) in accordance with the mitigation and management measures provided in the Applicant's Response to Request for Additional Information on 26 March 2024 prepared by Ethos Urban; and</p> <p>(e) in accordance with the approved plans and information in the table (<i>refer to consent</i>).</p>	The proposed development will be undertaken in accordance with the terms of consent, as outlined with this table.
<p>A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).</p>	Noted.
<p>A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c), A2(d), or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A2(c), A2(d) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	Noted.

Condition	Response
<p>DETERMINATION OF FUTURE DEVELOPMENT APPLICATIONS</p> <p>A5. In accordance with section 4.22 of the EP&A Act, all physical works and subsequent stages of the development are to be subject to future development applications.</p>	<p>Noted. The subject proposal forms the second stage of the development.</p>
<p>A6. In accordance with section 4.24 of the EP&A Act, the determination of future development applications cannot be inconsistent with the terms of this development consent (SSD-49808717) as described in Schedule 1 and subject to the conditions in Schedule 2.</p>	<p>Section 4.24 of the EP&A Act was amended in May 2025 to allow a further development application to be inconsistent with the concept consent if the consent authority determines the application by granting development consent subject to a condition requiring the modification or surrender of the concept consent.</p>
<p>LAND USE</p> <p>A7. The approved building envelopes relate to commercial and build-to-rent uses only. Any future development application for other uses on the site may require additional setbacks.</p>	<p>As outlined in the EIS, it is expected that a condition will be provided to modify the concept consent to ensure the approved detailed design is consistent with the concept consent. The proposed development relates to retail, hotel and build-to-rent uses.</p>
<p>LAPSING OF APPROVAL</p> <p>A8. This consent will lapse five years from the date the consent is published on the NSW planning portal unless an application is submitted to carry out a stage of development for which concept approval has been given.</p>	<p>This SSDA is submitted to carry out a stage of development for which concept approval has been given.</p>
<p>CONCEPT APPROVAL</p> <p>A9. All subsequent development applications must not be inconsistent with the conditions of this Concept approval.</p>	<p>As outlined in the EIS, it is expected that a condition will be provided to modify the concept consent to ensure the approved detailed design is consistent with the concept consent.</p>
<p>MATTERS NOT APPROVED</p> <p>A10. The following items are not approved and do not form part of this development consent:</p> <ul style="list-style-type: none"> (a) any demolition, tree removal, excavation and/or building works; (b) removal of any archaeological relics or Aboriginal objects; (c) any lot consolidation or subdivision; (d) ground finished floor level (RL); (e) the specific vehicular access/crossover location(s); (f) the layout and number of retail units and commercial spaces; and (g) the precise quantum of gross floor area. 	<p>This SSDA seeks approval for physical works, including detailed design and construction of the building.</p>
<p>LEGAL NOTICES</p> <p>A11. Any advice or notice to the consent authority shall be served on the Planning Secretary.</p>	<p>Noted.</p>

Condition	Response
<p>PLANNING SECRETARY AS MODERATOR</p> <p>A12. In the event of a dispute between the Applicant and a public authority in relation to an application, a requirement in this approval or a relevant matter relating to the development, either party may refer the matter to the Planning Secretary for resolution.</p>	<p>Noted.</p>
<p>EVIDENCE OF CONSULTATION</p> <p>A13. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <ul style="list-style-type: none"> • the outcome of that consultation, matters resolved and unresolved; and • details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Evidence of consultation has been provided where necessary and has been detailed within the EIS and the Engagement Report at Appendix QQ.</p>
<p>APPLICABILITY OF GUIDELINES</p> <p>A14. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>	<p>Noted.</p>
<p>A15. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p>	<p>Noted.</p>
<p>COMPLIANCE</p> <p>A16. 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 they carry out in respect of the development.</p>	<p>This table provides a detailed response to the Concept Approval, ensuring compliance with each condition relevant to the activities being carried out as part of this development.</p>
<p>GROSS FLOOR AREA CONTROL</p> <p>A17. The maximum achievable gross floor area (GFA) for the development is 65,237 sqm comprising:</p> <p>(a) 31,438 sqm residential GFA;</p> <p>(b) 33,164 sqm commercial office GFA; and</p> <p>(c) 635 sqm retail GFA.</p> <p>The maximum GFA can only be achieved subject to demonstration of:</p>	<p>The proposed development comprises a total GFA of 63,783m² and is therefore within the maximum achievable GFA as approved under the Concept Approval. The proposed breakdown of GFA per use is summarised below:</p> <ul style="list-style-type: none"> • Retail: 478m² • Hotel: 12,303m² • Residential: 49,601.5m²

Condition	Response
<p>(i) the proposed built form being wholly contained within the approved building envelopes; (ii) compliance with the conditions of this concept approval; (iii) demonstration of design excellence in accordance with Clause 7.15 of the PLEP 2023; and (iv) compliance with Clause 7.25 and Clause 7.28 of PLEP 2023.</p>	<p>As outlined in the EIS, it is expected that a condition will be provided to modify the concept consent to ensure the approved detailed design is consistent with the concept consent.</p>
<p>BUILDING ENVELOPE CONTROL A18. The maximum building envelope for the development must not exceed the building envelope shown on the concept proposal envelope drawings listed in Condition A2.</p>	<p>The built form of the proposed development has been designed in accordance with the approved Stage 1 Concept Approval envelope, with the exception of minor design refinements, including the following:</p> <ul style="list-style-type: none"> • Increase of the basement excavation from RL -2m to RL-6m to enable lift pits and an additional basement level. • Minor extension of the planning envelope for the podium at the eastern end of the site, immediately above the eastern right of way access easement. <p>As outlined in the EIS, it is expected that a condition will be provided to modify the concept consent.</p>
<p>BUILDING HEIGHT CONTROL A19. The maximum building heights for the development must not exceed the building envelope shown on the concept proposal envelope drawings listed in Condition A2.</p>	<p>The proposed development comprises a height of building of RL168.05m (150m) for the western tower and RL143m (128.3m) for the eastern tower, both within the approved building envelope.</p>
<p>PART B CONDITIONS TO BE SATISFIED PRIOR TO LODGEMENT OF FUTURE DEVELOPMENT APPLICATIONS DESIGN EXCELLENCE AND INTEGRITY B1. Prior to the lodgement of any future development application(s) for the buildings, the detailed design of the development must be subject to a Design Excellence Competition carried out in accordance with the updated Design Excellence Strategy prepared by Ethos Urban, dated 25 March 2024 (Ref 2220376). B2. A Design Integrity Panel (DIP) must be established by the Applicant prior to the lodgement of any future development application(s) for the buildings. The DIP membership must be in accordance with the approved Design Excellence Strategy. B3. The detailed design must be presented to the DIP prior to the lodgement of a future development application(s) for the buildings and evidence of this presentation and how any feedback has been addressed must be included in any future development application(s) for the buildings.</p>	<p>In accordance with this condition and the Design Excellence Strategy, UPG undertook a design competition for the new mixed-use development. A design scheme from each of the following Competitors was considered by the Jury:</p> <ul style="list-style-type: none"> • Bates Smart, in collaboration with Arcadia • SJB, in collaboration with Land and Form • Plus Architecture and Furtado Sullivan, in collaboration with McGregor Coxall <p>The competition concluded in June 2024 and SJB were announced as the winning architect to proceed with the detailed Stage 2 SSDA.</p> <p>Following the undertaking of the Design Excellence Competition, a Design Integrity Panel (DIP) was established and a meeting was held on 21 November 2024. Evidence of this meeting and the feedback received is summarised within Section 8.1 of the EIS as well as the Design Excellence Process Summary Report prepared by Beam Planning at Appendix J.</p>

Condition	Response
<p>TRAFFIC AND ACCESS ARRANGEMENTS</p> <p>B4. Prior to the lodgement of any future development application(s) the Applicant is to consult with Council and TfNSW in accordance with the Undertaking Engagement Guidelines for State Significant Projects (DPHI, 2024) regarding the development frontage and traffic access arrangement on Valentine Avenue.</p>	<p>The Applicant has met with TfNSW on several occasions to discuss the development frontage and traffic access arrangements, and the potential impacts to the rail land assets.</p>
<p>RAIL LAND ASSETS</p> <p>B5. Prior to the lodgement of any future development application(s) the Applicant is to consult with TfNSW (Sydney Trains) in accordance with the Undertaking Engagement Guidelines for State Significant Projects (DPHI, 2024) regarding any potential impacts to rail land assets.</p>	
<p>PART C CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS</p> <p>ACCESS REPORT</p> <p>C1. Future development applications for above ground works must include an Access Report demonstrating that the development achieves an appropriate degree of accessibility.</p>	<p>An Access Report has been prepared by Access Link and is provided at Appendix O.</p>
<p>BASIX CERTIFICATE</p> <p>C2. Future development application(s) must include a BASIX assessment for any residential components of the development.</p>	<p>A BASIX Assessment for the residential component has been undertaken by E-LAB and is provided at Appendix DD.</p>
<p>BICYCLE PARKING AND FACILITIES</p> <p>C3. Future development application(s) for basement levels or above ground works must include bicycle parking for employees/visitors and end of trip facilities (toilets, change/locker rooms and showers) having regard to the PDCP 2023 bicycle parking rates and end of trip facilities design requirements.</p>	<p>The proposed development comprises 283 bicycle parking spaces, as well as end-of-trip facilities for employees. An assessment on the provision of bicycle parking is provided within the Transport Impact Assessment prepared by Stantec at Appendix U.</p>
<p>BUILDING FORM AND URBAN DESIGN</p> <p>C4. Future development application(s) for basement levels or above ground works must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2, as modified by the conditions of this consent.</p>	<p>As above, the built form of the proposed development has been designed in accordance with the approved Stage 1 Concept Approval envelope, with the exception of minor design refinements. As outlined in the EIS, it is expected that a condition will be provided to modify the concept consent to ensure the approved detailed design is consistent with the concept consent.</p>
<p>C5. Future development application(s) for above ground works must demonstrate the towers maintain a minimum inter-tower separation of 15 metres from façade line to façade line, inclusive of a one-meter articulation zone.</p>	<p>The proposed development maintains an inner tower separation of 15m from façade line to façade line, while providing planter boxes for articulation within this 15m.</p>

Condition	Response
<p>C6. Future development application(s) for above ground works must demonstrate physical modulation to define the podium and tower elements along Argyle Street to ensure they are read independently from each other in their massing.</p>	<p>The building façade design and articulation strategy has been carefully considered to ensure the podium and tower elements are clearly defined along Argyle Street. Refer to Section 8.2.4 of the EIS for further detail, along with the Design Report at Appendix G.</p>
<p>C7. Future development application(s) for above ground works must demonstrate that the design of the podium:</p> <p>(a) delivers a safe and activated streetscape interface on both frontages;</p> <p>(b) is articulated and modulated to break down massing and bulk through inclusion of masonry construction. Use of columns should be minimised, where possible; and</p> <p>(c) must provide the through-site link as a space that is accessible 24-hours-a-day, 7-days-a-week and has equitable access.</p>	<p>The proposed development is consistent with this condition as:</p> <ul style="list-style-type: none"> • A CPTED Report has been prepared by Beam Planning (refer to Appendix T), which confirms that the proposed development presents a safe use of the site and allows residents, hotel guests and pedestrians travelling through the site to feel safe. • Appropriate materials, articulation and architectural expression elements have been incorporated to the proposed development, consistent with the architectural intent of the winning design competition scheme to assist to break down the perceived massing and scale of the development and present a human-scaled development. • The through site link will be publicly accessible 24/7 and will maintain equitable access.
<p>C8. Future development application(s) for above ground works must demonstrate how the accessibility requirements of the NCC would be achieved on the north-western boundary from 10 Valentine Street to Argyle Street prior to occupation.</p>	<p>An Accessibility Report has been prepared by Access Link (refer to Appendix O), which confirms that the proposed development is capable of complying with the relevant requirements subject to detailed design refinements being made prior to occupation.</p>
<p>CONNECTING WITH COUNTRY</p> <p>C9. Future development application(s) for above ground works must demonstrate consideration of the Government Architect NSW's Connecting with Country Framework and Designing with Country Framework.</p>	<p>In collaboration with Ngurra Advisory, an Indigenous Design Consultant, and Dharug Traditional Custodians and Elders, the project team has embedded key elements of Country into the design, particularly within the ground plane and public domain, which has been carefully designed to reflect the cultural significance of the land, as shared through the stories and knowledge of the Traditional Custodians. Refer to the Architectural Design Report at Appendix G for further detail.</p>
<p>C10. Future development application(s) for above ground works must demonstrate how opportunities to connect with Country in the design and planning of the development have been considered in consultation with Aboriginal people.</p>	<p>In collaboration with Ngurra Advisory, an Indigenous Design Consultant, and Dharug Traditional Custodians and Elders, the project team has embedded key elements of Country into the design, particularly within the ground plane and public domain, which has been carefully designed to reflect the cultural significance of the land, as shared through the stories and knowledge of the Traditional Custodians. Refer to the Architectural Design Report at Appendix G for further detail.</p>

Condition	Response
<p>CONSTRUCTION IMPACT ASSESSMENT</p> <p>C11. Future development application(s) shall provide analysis and assessment of the construction impacts of the proposal and include consideration of:</p> <p>(a) Pedestrian Access and Traffic (b) Noise and Vibration (c) Air Quality (d) Waste Management (e) Community Consultation and Engagement (f) Aboriginal and Non-Aboriginal Heritage (g) Water Management (including groundwater) (h) Construction Staging; and (i) Infrastructure and Utilities</p>	<p>The proposed development has undertaken an assessment of the relevant construction impacts as per the following:</p> <ul style="list-style-type: none"> • Construction Traffic Impacts (refer to Appendix U) • Construction Noise and Vibration (refer to Appendix V) • Construction Waste Management (refer to Appendix KK) • Heritage and Archaeology Impacts (refer to Appendix LL) • Stormwater Management, including erosion and sediment control (refer to Appendix W) • Geotechnical and Groundwater assessment (refer to Appendix Y and Z). • Infrastructure services report (refer to Appendix MM). <p>An Air Quality Assessment will be prepared prior to the issuing of the construction certificate and therefore, will be conditioned within the consent.</p>
<p>C12. Future development application(s) must demonstrate how the mitigation measures and management strategies established within the Dewatering Management Plan, dated 25 March 2024 and prepared by El Australia would be implemented on site.</p>	<p>A Hydrogeological Report has been prepared by El Australia, which provides an assessment of the Dewatering Management Plan and confirms the mitigation measures and strategies will be implemented accordingly on the site. Refer to Appendix Z.</p>
<p>C13. Future development application(s) must demonstrate that the following documentation has been submitted to TfNSW (Sydney Trains) for consultation, review and comment:</p> <p>(a) documentation demonstrating compliance with AMB Standards Airspace and External Developments and AMB Standard Development Near Rail Tunnels generally consistent with TfNSW letter dated 20 February 2024, titled "State Significant Development Application Response to Submissions Stage – SSD – 49808717 Fitzwilliam and Argyle Streets Build-to-Rent" addressed to the Department.</p> <p>(b) a Rail Impact Assessment Report (RIAR). The RIAR must comply with the requirements of the TfNSW <i>Transport Standard Airspace and External Developments (T HR CI 12090 ST) 2021</i>.</p>	<p>The relevant documentation will be submitted to TfNSW for review and comment.</p> <p>A Rail Impact Assessment Report has been prepared by Macro Plan and is provided at Appendix OO.</p>
<p>C14. Future development application(s) must demonstrate how potential impacts of electrolysis on the development have been addressed by the design.</p>	<p>A Rail Corridor Impact and Electrolysis Report has been prepared by Macro Plan, which included an assessment of electrolysis impacts on the proposed development. Refer to Appendix OO.</p>
<p>CONTAMINATION AND REMEDIATION</p> <p>C15. Future development application(s) must include a Detailed Environment Site Investigation and, as necessary, a Remedial Action Plan reviewed and approved by a site auditor accredited under the <i>Contamination Land Management Act 1997</i>.</p>	<p>A Detailed Site Investigation (DSI) was prepared by El Australia as part of the Early Works DA, which confirmed that the site is suitable for the proposed future use. Refer to Appendix BB.</p>

Condition	Response
<p>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</p> <p>C16. Future development application(s) for above ground works must include a Crime Prevention Through Environmental Design Report (CPTED) including method(s)/treatment(s) to ensure that all spaces and places within and around the development are safe and secure and the opportunity for crime has been minimised in accordance with CPTED principles.</p>	<p>A CPTED Report has been prepared by Beam Planning (Appendix T), which confirms the proposed development is safe and secure.</p>
<p>DESIGN INTEGRITY REPORT</p> <p>C17. Each future development application for above ground works shall include a Design Integrity Report that demonstrates how design excellence and design integrity has been achieved in accordance with:</p> <ul style="list-style-type: none"> (a) the design objectives of the concept approval (b) the approved Design Excellence Strategy (c) any advice from the DIP and Applicant's response to this advice (d) the conditions of this consent. 	<p>A Design Excellence Process Summary Report has been prepared by Beam Planning and is provided at Appendix J.</p>
<p>C18. The Design Integrity Report shall include how the process will be implemented through to completion of the approved development.</p>	
<p>ENVIRONMENTAL PERFORMANCE</p> <p>C19. Future development application(s) for above ground works must prepare and implement Environmental Sustainability Strategies to demonstrate the incorporation of Ecologically Sustainable Development (ESD) principles in the design, construction and ongoing operation phases of the development, including the following minimum environmental standards:</p> <ul style="list-style-type: none"> (a) 5 Star Green Star Certified – Green Star Design & As-Built v1.3 (b) 5.5 Star NABERS Energy Base Building (c) 4 Star NABERS Water for Offices (d) Carbon Neutral development – certified Net Zero Carbon in Operation 	<p>An ESD Report has been prepared by E-LAB (Appendix CC), which confirms that the proposed development achieves a high level of sustainability in accordance with the Sustainable Building SEPP considering the proposed uses. The minimum environmental standards stipulated in this condition were provided in the context of a commercial office development, opposed to a hotel proposal.</p>
<p>C20. The ESD credentials of future development application(s) for above ground works shall be in accordance with, or improve upon, the targets and strategies established within the Sustainability Report, dated 30 May 2023 and prepared by E-LAB Consulting.</p>	<p>As evidenced within the ESD Report provided at Appendix CC, the proposed development achieves a high level of sustainability in accordance with the Sustainable Building SEPP, which was introduced on 1 October 2023 and included updated 'best practice' sustainability requirements.</p>
<p>C21. Future development application(s) for above ground works must consider reducing the contribution of the development to urban heat, including additional planting on structure, green roofs and other methods to increase greenery for shade and cooling.</p>	<p>As detailed within the ESD Report (refer to Appendix CC) and the Landscape Drawings (refer to Appendix L), the proposed development includes green roofs, solar panels, and an abundance of landscaping on the ground plane and throughout the building to increase greenery for shade and cooling.</p>

Condition	Response
<p>FLOODING AND STORMWATER</p> <p>C22. Future development application(s) must consider potential flooding, stormwater, climate change/sea level rise and water quality impacts and management.</p>	<p>The development application has considered flooding, and stormwater impacts and a summary of the assessment is provided below:</p> <ul style="list-style-type: none"> • Flooding: A Flood Impact Assessment (refer to Appendix X) has been prepared by BG+E, which confirmed that the site is unaffected by the 1% and PMF stormwater events. This was confirmed by previous flood modelling as well as Council's draft flood study. • Stormwater: A Water Management Plan (refer to Appendix W) has been prepared by BG+E, which outlines the relevant water sensitive urban design and stormwater works required for the proposed development.
<p>C23. Future development applications must be accompanied by a Flood Risk and Impact Assessment, and Integrated Water Management Plan.</p>	<p>The SSDA is accompanied by a Flood Impact Assessment and a Stormwater Management Plan. These are provided at Appendix X and W, respectively.</p>
<p>FUTURE RESIDENTIAL AMENITY</p> <p>C24. Future development application(s) for above ground works must provide an assessment of the development against the relevant requirements of Schedule 9 of the State Environmental Planning Policy (Housing) 2021 and the Apartment Design Guide.</p>	<p>A detailed assessment against Schedule 9 of the Housing SEPP and the Apartment Design Guide is provided within the Design Report at Appendix G and within Section 8.3 of the EIS.</p>
<p>C25. Future development application(s) for above ground works must address noise attenuation, and demonstrate acceptable amenity to apartments, in particular provide an assessment of rail and road noise.</p>	<p>An assessment on noise impacts from noise generating sources, such as rail and roads, has been undertaken on the proposed residential apartments. This is provided at Appendix V.</p>
<p>HERITAGE</p> <p>C26. Future development application(s) shall have regard to, the recommendations and mitigation measures established within the Statement of Heritage Impact, dated 2 June 2023 and prepared by Artefact Heritage.</p>	<p>The proposed development will be undertaken in accordance with the recommendations and mitigation measures established within the Statement of Heritage Impact.</p>

Condition	Response
<p>NON-ABORIGINAL ARCHAEOLOGY</p> <p>C27. Future development application(s) must:</p> <p>(a) be in accordance with, or improve upon, the recommendations and mitigation measures established within the Historical Archaeological Assessment, dated 24 May 2023 and prepared by Artefact Heritage.</p> <p>(b) include targeted test excavations within the area of low-moderate archaeological potential, with the preparation of a Result Report on finalisation of testing</p> <p>(c) describe measure to ensure the salvage of intact archaeological resources prior to construction, and monitoring and salvage during construction, if required</p> <p>(d) prepare an Archaeological Research Design and Excavation Methodology to guide the approach and methodology for the proposed archaeological investigation prior to the commencement of in-ground project works</p> <p>(e) demonstrate how the results of archaeological investigations contribute to a heritage interpretation plan for the site.</p>	<p>An Archaeological Research Design and Excavation Methodology has been prepared by Virtus Heritage and will be submitted to Heritage NSW as part of the AHIP application. Refer to Appendix LL and Section 8.18 of the EIS.</p>
<p>ABORIGINAL CULTURAL HERITAGE</p> <p>C28. Future development application(s) must include an Aboriginal Cultural Heritage Assessment Report prepared in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage Consultation Requirements for Proponents (NSW DECCW, 2011), identifying, describing and assessing any impacts on Aboriginal cultural heritage values on the land. The ACHAR must include:</p> <p>(a) details on how the detailed design enables the avoidance and conservation of significant Aboriginal cultural heritage values, where identified through the assessment.</p> <p>(b) measures to manage and mitigate harm to any Aboriginal cultural heritage values, including procedures to be followed in the event Aboriginal burials or skeletal material are uncovered.</p> <p>(c) the proposed research design and methodology for test excavations, including a methodology that has been developed specifically for the site conditions and enables comparison of the results with those from other excavations in the area. It should be made clear in the methodology how the Aboriginal archaeological and historical archaeological testing programs will interact.</p>	<p>Virtus Heritage have provided an Aboriginal Cultural Heritage Statement, confirming that adequate assessment of the potential Aboriginal Cultural Heritage is being undertaken on the site as part of separate planning applications.</p> <p>As detailed within Appendix LL, an Addendum ACHAR and Archaeological Research Design and Methodology has been prepared for the Early Works DA and will be submitted to Heritage NSW to accompany the AHIP application for the proposal. No ground works are proposed as part of this SSDA and therefore, no further assessment is required.</p>
<p>C29. No ground disturbing works shall take place within the area of PAD (PTI PAD-01, AHIMS ID 45-6-4080) without completing further investigation and obtaining all relevant approvals.</p>	<p>Investigations associated with the potential for Aboriginal objects is being undertaken as part of the Early Works DA as detailed within Appendix LL.</p>

Condition	Response
<p>NOISE AND VIBRATION</p> <p>C30. Future development applications shall be accompanied by a Noise and Vibration Impact Assessment that demonstrates the following requirements are met:</p> <p>(a) vibration from construction activities does not exceed the vibration limits established in British Standard <i>BS7385-2:1993 Excavation and measurement for vibration in buildings. A guide to damage levels from ground borne vibration.</i></p> <p>(b) provide a quantitative assessment of the main noise generating sources and activities during operation. Details are to be included outlining any mitigating measures necessary to ensure the amenity of future sensitive land uses on the site and neighbouring sites is protected during the operation of the development.</p> <p>C31. The Noise and Vibration Assessment accompanying any future development applications must address the conclusions and recommendations of the Noise and Vibration Impact Assessment dated 30 May 2023 prepared by E-LAB Consulting</p>	<p>E-Lab has prepared a Construction Noise and Vibration Management Plan outlining the criteria for noise and vibration assessment, results from on-site testing, and provided recommendations to mitigate and manage any potential impacts. While the majority of predicted noise levels are expected to be under the “noise affected” management levels, slight exceedances are anticipated at both residential and commercial receivers. Sections 6.1 and 6.2 of the Construction Noise and Vibration Management Plan set out recommendations and measures to manage potential impacts, and it is anticipated these measures will be implemented during the construction works. Refer to Appendix V for further detail.</p>
<p>OPEN SPACE AND PUBLIC DOMAIN</p> <p>C32. Future development application(s) for above ground works must include an Open Space, Public Domain and Landscape Report including the design and treatment of all areas of open space, public domain and landscaping and the relationship of these spaces within the existing and proposed buildings, spaces, structures and connections.</p>	<p>Landscape Plans and a Landscape Report has been prepared by Land+Form and is provided at Appendix L and M, respectively.</p>
<p>C33. Future development application(s) for above ground works must confirm method(s) and arrangement(s) to ensure open space is publicly accessible 24 hours-a-day 7 days-a-week, in particular the through-site link from Fitzwilliam Street to Argyle Street.</p>	<p>The through site link will be publicly accessible 24/7.</p>
<p>PEDESTRIAN CONNECTIONS</p> <p>C34. Future development application(s) for above ground works shall be accompanied by an analysis of pedestrian connections to and from the site. The analysis must explore opportunities to improve community access to public transport, facilities and open spaces.</p>	<p>An assessment of pedestrian connectivity in and around the site has been provided within the Transport Impact Assessment at Appendix U.</p>
<p>PUBLIC AND PRIVATE VIEWS</p> <p>C35. Future development application(s) for above ground works must include a Visual and View Loss Assessment, which assesses public and private view impacts and demonstrates opportunities to increase view sharing, and how consideration has been given to minimising such impacts.</p>	<p>A Visual and View Loss assessment has been prepared by Beam Planning and is provided at Appendix S.</p>

Condition	Response
<p>REFLECTIVITY ASSESSMENT</p> <p>C36. Future development application(s) for above ground works shall include a Reflectivity Assessment demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.</p>	<p>A Solar Reflectivity Analysis has been undertaken by RWDI and is provided at Appendix R.</p>
<p>SOLAR ACCESS</p> <p>C37. Future development application(s) for above ground works must include a Solar Access Impact Assessment including shadow studies and diagrams showing the likely overshadowing impact of the development on the public domain, surrounding existing open spaces and neighbouring developments. This assessment must include the cumulative impacts of all existing and approved development surrounding the site.</p>	<p>A Solar Impact Assessment, including shadow diagrams on the likely overshadowing to surrounding development has been undertaken by SJB and is provided within Appendix F and G.</p>
<p>TRAFFIC, ACCESS AND CAR PARKING</p> <p>C38. Future development applications for basement levels or above ground works must be accompanied by detailed Traffic Impact Assessment (TIA).</p> <p>The TIA must also address:</p> <ul style="list-style-type: none"> (a) predicted traffic generation impacts and any necessary road infrastructure upgrades to adjoining and nearby roads and intersections; (b) vehicle and pedestrian safety within and around the site; (c) on-site car parking provision not in excess of that permitted under the Parramatta LEP 2023; (d) measures to encourage the adoption of more sustainable modes of transport, including consideration of reduced parking rates based on the proximity of the site to a major public transport hub; and (e) resulting traffic movements based on the final number of car parking spaces, including a complete sensitivity analysis based on an alternate transport mode share split. 	<p>A Transport Impact Assessment has been prepared accordingly by Stantec and is provided at Appendix U.</p>
<p>C39. Future development applications for basement levels or above ground works must demonstrate that independent road safety audits have been completed for all stages of detailed design involving road operations and traffic issues.</p> <p>Any issue identified by the audits shall be addressed in consultation with TfNSW and the relevant road authority as described by the <i>Roads Act 1993</i>.</p>	<p>A Transport Impact Assessment has been prepared accordingly by Stantec and is provided at Appendix U, addressing matters related to road operations and traffic.</p>

Condition	Response
<p>C40. Future development application(s) for above ground works shall be accompanied by a Green Travel Plan that:</p> <p>(a) discourages reliance on private vehicle use and provides initiatives to increase the mode share of walking and cycling</p> <p>(b) includes a Travel Access Guide and Parking Management Plan submitted to TfNSW for consideration.</p>	<p>A Green Travel Plan has been prepared by Stantec and is provided within the Transport Impact Assessment at Appendix U.</p>
<p>C41. Future development application(s) for basement levels or above ground works must include bicycle and motorcycle parking having regard to the PDCP 2023.</p>	<p>Adequate bicycle and motorcycle parking spaces have been provided as detailed within the Transport Impact Assessment at Appendix U.</p>
<p>UTILITIES AND WATER SERVICING</p> <p>C42. Future development application(s) for basement levels or above ground works must include a Utility Services Infrastructure Assessment which addresses the existing capacity and any necessary upgrades to ensure the safe and reliable provision of utilities, including staging of infrastructure. The Utility Services Infrastructure Assessment must be prepared in consultation with relevant agencies and service providers.</p>	<p>An Infrastructure Delivery, Management and Staging Plan has been prepared by Neuron (refer to Appendix MM) in accordance with this condition.</p>
<p>C43. Future development application(s) for basement levels or above ground works must demonstrate that:</p> <p>(a) the current performance of water utility systems connected to the site will not deteriorate in both dry and wet weather as a result of the development; and</p> <p>(b) the development would reinstate the missing ventshaft to the 150VC ventline as part of the development works or that an alternative suitable arrangement is proposed in consultation with Sydney Water.</p>	
<p>WASTE</p> <p>C44. Future development applications(s) for basement levels or above ground works must demonstrate a swept path analysis that allows for Heavy Rigid Vehicle collection trucks to move in a forward direction when entering and leaving the site. Waste servicing requirements are to demonstrate compliance with the PDCP 2023.</p>	<p>A Swept Path Analysis has been prepared and is provided within Appendix U, which confirms that heavy rigid vehicle collection trucks can enter and exit the site in a forward direction.</p>
<p>C45. Future development application(s) for basement levels or above ground works must include a Waste Management Plan that addresses storage, collection and management of waste and recycling associated with the development.</p>	<p>An Operational Waste Management Plan has been prepared by Elephants Foot and is provided at Appendix JJ.</p>

Condition	Response
<p>WIND IMPACT ASSESSMENT</p> <p>C46. Future development application(s) for above ground works must include a Wind Impact Assessment, including:</p> <ul style="list-style-type: none"> (a) wind tunnel testing, which assesses the existing and proposed wind environment; (b) demonstrating spaces within and around the site are suitable for their intended purpose; and (c) adequate wind treatments are incorporated and additional mitigation measures to address adverse wind conditions, where necessary. 	<p>A Pedestrian Wind Environment Assessment has been prepared by RWDI (refer to Appendix Q) to provide a qualitative assessment of the proposed works, focusing on whether outdoor areas, including the public domain, communal terraces, balconies and building entry points. The assessment was undertaken using a wind tunnel study model in accordance with relevant conditions.</p>
<p>WIND TUNNEL TESTING</p> <p>C47. Future development application(s) for above ground works must include Wind Tunnel Testing which demonstrates consideration of:</p> <ul style="list-style-type: none"> (a) the potential effect of any building(s) located at close proximity to the Bankstown Airport Anemometer on wind environment data and model assumptions; (b) a scenario adopting terrain category 3 as the approach terrain for all wind directions; (c) the safety limit of gust wind speed plots on a sector-by-sector approach against the Safety Limit criterion, including directional probability plots; (d) additional study points in the vicinity of the bus stops to the south-east of study Point 32 along the Parramatta transitway. (e) the target criteria for outdoor trafficable areas in relation to the relevant study criteria. 	