

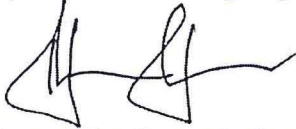
Project Approval

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

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

These conditions are required to:

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



Member of the Commission



Member of the Commission

Member of the Commission

Sydney 28 October 2011

SCHEDULE 1

Application No.:	MP 09_0167
Proponent:	Crown International Holdings
Approval Authority:	Minister for Planning and Infrastructure
Land:	45 – 47 Macquarie Street and 134 – 140 Marsden Street, Parramatta.
Project:	26 Storey Mixed Use Development including: <ul style="list-style-type: none">• 367 residential apartments (115 x 1, 204 x 2 and 48 x 3 bedroom units)• 2,952m² of commercial floor space• 1,240m² of retail and restaurant floor space• 316m² Archaeological interpretation Centre• 6 levels of basement parking

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DEFINITIONS

In this approval,

Act means the Environmental Planning and Assessment Act, 1979 (as amended).

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

BCA means the Building Code of Australia.

Certifying Authority has the same meaning as Part 4A of the Act.

Council means Parramatta City Council.

Department means the Department of Planning and Infrastructure or its successors.

Director-General means the Director-General of the Department or his nominee.

Environmental Assessment (EA) means the Environmental Assessment prepared by BBC Consulting Planners and dated March 2010.

Minister means the Minister for Planning and Infrastructure.

MP No. 09_0167 means the Major Project described in the Proponent's Environmental Assessment/ Response to Submissions Report.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

Proponent means Crown International Holding or any party acting upon this approval.

Regulation means the Environmental Planning and Assessment Regulation, 2000 (as amended).

Subject Site has the same meaning as the land identified in Part A of this schedule.

End of Section

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

A1. Development Description

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

26 Storey Mixed Use Development including:

- 367 residential apartments (115 x 1, 204 x 2 and 48 x 3 bedroom units)
- 2,952m² of commercial floor space
- 1,240m² of retail and restaurant floor space
- 316m² Archaeological Interpretation Centre
- 6 levels of basement parking

A2. Approved plans stamped by the Department

The development will be undertaken generally in accordance with MP No. 09_0167 and the Environmental Assessment except where amended by the Preferred Project Report dated February 2011, prepared by JBA Planning, and the following drawings:

Drawing Reference

Drawing No.	Revision	Drawn By	Date
Level B1 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level B2 – B5 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level B6 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Ground Level Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 01 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 02 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 03 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 04 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 05 – 08 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Drawing No.	Revision	Drawn By	Date
Level 09 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 10 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 11 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 12 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 13 – 20 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 21 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 22 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 23 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 24 Floor Plan	-	Allen Jack & Cottier	4 July 2011
Level 25 Floor Plan	-	Allen Jack & Cottier	4 July 2011
West Elevation	-	Allen Jack & Cottier	4 July 2011
South Elevation	-	Allen Jack & Cottier	4 July 2011

North elevation	--	Allen Jack & Cottier	4 July 2011
East Elevation	-	Allen Jack & Cottier	4 July 2011
Section 1	-	Allen Jack & Cottier	4 July 2011
LANDSCAPE PLANS			
Drawing Number	Revision	Drawn By	Date
LA 01	P6	Taylor Brammer Landscape Architects	21 Sept 2011
LA 02	P5	Taylor Brammer Landscape Architects	21 Sept 2011
LA 03	P5	Taylor Brammer Landscape Architects	21 Sept 2011

except for:

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

A3. Inconsistency between documents

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

A4. Prescribed Conditions

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

A5. Encroachment of works

No portion of the proposed structure including any fencing and/or gates shall encroach onto or over adjoining properties, including Council's footpath area.

A6. Building Code of Australia

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

A7. Demolition

Demolition work shall be carried out in accordance with Australian Standard 2601-2001 - *Demolition of Structures* and the requirements of the NSW WorkCover Authority.

A8. Service Ducting

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

A9. Stormwater Management Code

Design of basement car park drainage is to be in accordance with Council's Stormwater Management Code.

A10. Nominated Heritage Manager

A specialist heritage manager or heritage consultant shall be nominated for the works which affect the archaeological heritage of the site. The consultant shall have appropriate qualifications and experience commensurate with the significance of the site and the scope of the Major Project works. The name and experience of this consultant shall be submitted to the Director, Heritage Branch, for approval prior to commencement of works. The heritage consultant shall advise on the detail design resolution of new works, undertake on site heritage inductions, and shall inspect new works, design and installation of services (to minimise impacts on significant fabric) and manage the implementation of the conditions of approval for the Project. A report by the heritage consultant (illustrated by works' photographs) shall be submitted to the Director, Heritage Branch, for approval within 6 months of the completion of the works which describes the work, any impacts/damage and corrective works carried out.

A11. Location specific sustainable travel plans

To encourage the use of non-car modes of transport for residents and visitors to the site, location specific sustainable travel plans, including Workplace Travel Plan and a Travel Access Guide are to be prepared and implemented.

A12. Metro Railway Tunnels

Prior to commencement of construction works, the Proponent/Developer must provide Sydney Metro with a copy of documents that illustrate that the design, construction and maintenance of the approved development allows for the future operations of metro railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray currents and electromagnetic fields.

A13. Construction Access

No Construction zone is permitted along Marsden Street.

A14. Archaeological Excavation Methodology

All affected areas within the site which are of historical archaeological significance and will be affected by the construction works are to be subject to professional archaeological excavation methodology that must be prepared in accordance with Heritage Council NSW guidelines for each site which is to be excavated. Those documents should be prepared for the approval of the Director, Heritage Branch prior to the release of any construction Certificate.

A15. Final Excavation Report

A copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, the local Studies Library and the Local Historical Society in the Parramatta Local Government area. The proponent shall also nominate a repository for the relics salvaged from any further historical archaeological excavations. The information within the final excavation report shall be required to indicate the following:

- An executive summary of the archaeological programme;
- Due credit to the client paying for the excavation on the title page;
- An accurate site location plan (with scale and north arrow);
- Historical research, reference and bibliography;
- Detailed information on the excavation including the aim, the context for the excavation, procedures, treatment of artefacts (cleaning, sorting, cataloguing,

labelling, scale photographs and/or drawings, location of repository) and analysis of the information retrieved;

- Nominated repository for the items;
- Detailed response to research questions (at minimum those stated in the Department of Planning approved Research Design);
- Conclusions from the archaeological programme;
- Details of how this information about the excavations has been publically disseminated (for example include copies of press releases, public brochures and information signs produced to explain the archaeological significance of the sites).

A16. Approval Time Limit

Approval of the Project Application shall lapse 5 years after the determination date shown above in this Instrument of Approval, unless the development has been physically commenced.

End of Section

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1. Environmental Enforcement Service Charge

An Environmental Enforcement Service Charge is to be paid to Council prior to the issue of a construction certificate. The fee paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

B2. Infrastructure and Restoration Administration Fee

An Infrastructure and Restoration Administration Fee is to be paid to Council prior to the issue of a construction certificate. The fee to be paid is to be in accordance with Councils adopted 'Fees and Charges' at the time of payment.

B3. Electricity Supply

Documentary evidence confirming that satisfactory arrangements have been made with Integral Energy for the provision of electricity supplies to the developments is to be provided to the Principal certifying authority, prior to the issuing of any Construction certificates.

B4. Section 94A Contribution

A monetary contribution comprising \$1,500,000 is payable to Parramatta City Council pursuant to Section 94A of the *Environmental Planning and Assessment Act 1979* and the *Parramatta City Centre Civic Improvement Plan*. Payment must be by cash, EFTPOS, bank cheque or credit card only. The contribution is to be paid to Council prior to the issue of a construction certificate.

B5. Section 34 Levy

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

B6. Domestic Waste Collection

Prior to the issue of a construction certificate a further report including accompanying plans shall be submitted to the satisfaction of the Principal Certifying Authority that provides details of the private contractor that will be engaged to collect domestic waste from the site. If Council is not the principal certifying authority a copy of this report and accompanying plans is required to be provided to Council. This report shall identify the frequency of collection and provide details of how waste products including paper, aluminium cans, bottles etc, will be re-cycled. Waste collection from the site shall occur in accordance with the details contained within this report.

B7. Adjustments to Public Utilities

Should any proposed work be undertaken where it is likely to disturb or impact upon a public utility installation (eg power pole, Telstra pit etc) written confirmation from the affected utility provider (eg. Integral Energy / Telstra) that they have agreed to the proposed works shall be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate or any works commencing, whichever comes first. The arrangements and costs associated with any adjustment to a public utility installation shall be borne in full by the applicant/developer.

The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifying

Authority which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required, prior to the release of the Construction Certificate.

B8. Construction and Traffic Management Plan

Prior to the commencement of any works on the site the applicant must submit, a Construction and/or Traffic Management Plan to the satisfaction of the Principle Certifying Authority. The following matters must be specifically addressed in the Plan:

(a) Construction Management Plan for the Site

A plan view of the entire site and frontage roadways indicating:

- Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
- Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,
- The locations of proposed Work Zones in the egress frontage roadways,
- Location of any proposed crane standing areas,
- A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.

(b) Traffic Control Plan(s) for the site:

- All traffic control devices installed in the road reserve shall be in accordance with the Roads and Traffic Authority, NSW (RTA) publication '*Traffic Control Worksite Manual*' and be designed by a person licensed to do so (minimum RTA 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,
- Approval shall be obtained from Parramatta City Council for any temporary road closures or crane use from public property.
 - A) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage must be provided and a copy of this route is to be made available to all contractors.
 - a. Where applicable, the plan must address the following:
 - i. Evidence of RTA concurrence where construction access is provided directly or within 20 m of an Arterial Road,
 - ii. A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
 - iii. Minimising construction related traffic movements during school peak periods,

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

B9. Reconstruction and Extension of Driveway

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

In order to apply for a driveway crossing, you are required to complete the relevant application form with supporting plans, levels and specifications and pay the appropriate fee of \$166.30

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

B10. Parking

The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1 (2004) & AS2890.2 (2002), except where amended by other conditions of this consent. Certification or details of compliance are to be submitted with the Construction Certificate plans.

B11. Car Park Ventilation

Any exhaust ventilation from the car park is to be ventilated away from the property boundaries of the adjoining dwellings, and in accordance with the provisions of AS1668.1. Details demonstrating compliance are to be provided with the Construction Certificate.

B12. Security Roller for Basement Car Parking

The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting documentation for the endorsement of the Principal Certifying Authority, prior to the release of the Construction Certificate.

B13. Design Verification

Prior to the release of the Construction Certificate design verification is required to be submitted from a qualified designer to confirm the development is in accordance with the approved plans and details and continues to satisfy the design quality principles in State Environmental Planning Policy No-65. Design Quality of Residential Flat Development.

Note: Qualified designer in this condition is as per the definition in SEPP 65)