

F11. Waste Bins

Separate waste bins are to be provided on site for recyclable waste.

F12. Additional structures

No additional structures, including mechanical plant (air conditioning units), shall be erected without the prior approval of Council unless otherwise permitted under the Parramatta City centre Local Environmental Plan 2007, as amended, or other environmental planning instrument, or approval or development consent granted pursuant to the EP&A Act.

F13. No Stopping Sign

Subject to local traffic committee approval 'No Stopping' signs shall be installed along the site's entire Hunter Street frontage.

End of Section

PART H – ADVISORY NOTES

AN1. Compliance with the Disability Discrimination Act - liability

This decision does not ensure compliance with the Disability Discrimination Act. The owner, lessee, operator and/or manager of the premises is advised that under the Disability Discrimination Act 1992, it is illegal to discriminate against a person with a disability by means of restricting access to or within the building. If access is restricted the owner, lessee, operator and/or manager of the premises may be liable for prosecution and/or a successful appeal to the Human Rights and Equal Opportunities Commission. You should therefore investigate your liability under that Act. Australian Standard 1428 – Design for Access and Mobility, Parts 2, 3 and 4 may assist in determining compliance with the Disability Discrimination Act 1992.

AN2. Compliance with the Building Code of Australia

Preliminary assessment of the development application drawings indicates that the proposal may not comply with the following parts of the Building Code of Australia: Parts – C, D, E, F, H and J.

AN3. Trade waste agreement

A Trade Waste Agreement must be obtained from Sydney Water prior to the discharge of trade waste water to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'.

AN4. Storage of dangerous goods

Details of the exact nature, quantity, location, method of storage and packing of any material covered by the Dangerous Goods Act 1975, must be submitted to the Work Cover Authority in accordance with its requirements.

AN5. Other approvals

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, including:

- an Application for Approval under Section 68 of the Local Government Act 1993 for any proposed activity under that Act, including any erection of a hoarding. All such applications must comply with the Building Code of Australia.
- an Application for Approval under Section 68 of the Local Government Act 1993 for a Place of Public Entertainment if proposed. Further building work may also be required for this use in order to comply with the Building Code of Australia. If there is any doubt as to what constitutes "Public Entertainment" do not hesitate to contact Council's Fire Officer.
- an application for an Occupation Certificate under Section 109(C)(2) of the Environmental Planning and Assessment Act 1979.

Note: An application for an Occupation Certificate may be lodged with Council if the applicant has nominated Council as the Principal Certifying Authority.

- an Application for a Subdivision Certificate under Section 109(C)(1)(d) of the Environmental Planning and Assessment Act 1979 if land (including stratum) subdivision of the development site is proposed.
- an Application for Strata Title Subdivision under the Strata Schemes (Freehold

Development) Act 1973, if strata title subdivision of the development is proposed.

- a development application for demolition approval under the Environmental Planning and Assessment Act 1979 if consent for demolition is not granted by this consent.
- Application for road use (opening) permit under s.138 of the Roads Act 1993 for works in or on a public road, or the temporary exclusive use of part of a roadway.

Modification of Minister's Approval

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

I, the Deputy Director-General, Development Assessment & Systems Performance, as delegate of the Minister for Planning and Infrastructure under delegation executed on 1 October 2011, approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.


Deputy Director-General, Development Assessment & Systems Performance

Sydney

22 March

2012

SCHEDULE 1

Application No:

MP09_0167 MOD 1

Proponent:

Crown International Holdings Pty Ltd

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:

- 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

Modification Number:

MP09_0167 MOD 1

Modification

The proposed changes include:

- Amendment of Condition B4 to permit the staged payment of section 94A contributions.

SCHEDULE 2

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

In Part B, delete Condition B4 – Section 94A Contribution in its entirety and replace it with the following:

Condition 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 Improvement Plan*. Payment must be by cash, EFTPOS, bank cheque or credit card only. The contribution is to be paid in stages to Council as follows:

- \$227,133 is to be paid prior to the issue of a Construction Certificate for excavation, basement works and ground level building works (up to a maximum RL 12.5);
- for all works above RL 15.5 the balance of the contribution is to be paid on a pro-rata basis based upon the value of works associated with each Construction Certificate
- the value of each staged payment is to be agreed with Parramatta City Council prior to the issue of each Construction Certificate for works above RL 15.5.

END OF MODIFICATIONS TO MP09_0167 MOD 1

