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Contamination	A preliminary Site Investigation Report and (if required) a Remedial Action Plan (RAP) will be prepared for the site. If required remediation activities will be carried out in accordance with the RAP and a Site Audit Statement will be prepared for the site.	Prior to the construction certificate being issued.																																																																																								
Traffic Noise	- Traffic noise impacted apartments will be designed as per the requirements of AS3671-1989 to comply with internal noise levels specified in AS2107-2000. - Levels 3 to 9 facing Marsden Street (the eastern facade) will be constructed with standard block construction in a reinforced concrete frame to provide a high level of traffic noise reduction without the need for any additional insulation. - Standard concrete block construction for external walls and upgraded glazing to a thickness of 7.78mm laminated glass will be used. - Mechanical ventilation (air conditioning) complying the BCA requirements will be provided in the traffic noise affected apartments. - Recommended glazing thickness for windows/ sliding doors to prevent traffic noise intrusion presented in the table below will be implemented during construction: Table 4.1 - Required R_w Ratings for Glazing <table><caption>Macquarie Place – North Facade – Facing Macquarie Street Calculated Glazing R_w Values</caption><thead><tr><th>Location</th><th>Level 3 – 9 Inclusive</th><th>Level 10 – 13 Inclusive</th><th>Level 14 – 17 Inclusive</th><th>Level 18 & Above</th></tr></thead><tbody><tr><td>Bedroom</td><td>28</td><td>26</td><td>25</td><td>24</td></tr><tr><td>Living Room</td><td>26</td><td>23</td><td>22</td><td>21</td></tr><tr><td>Ensuite</td><td>27</td><td>25</td><td>24</td><td>23</td></tr></tbody></table><table><caption>Macquarie Place – South Facade – Facing Hunter Street Calculated Glazing R_w Values</caption><thead><tr><th>Location</th><th>Level 3 – 9 Inclusive</th><th>Level 10 – 13 Inclusive</th><th>Level 14 – 17 Inclusive</th><th>Level 18 & Above</th></tr></thead><tbody><tr><td>Bedroom</td><td>30</td><td>26</td><td>25</td><td>24</td></tr><tr><td>Living Room</td><td>28</td><td>26</td><td>22</td><td>21</td></tr><tr><td>Ensuite</td><td>29</td><td>25</td><td>24</td><td>23</td></tr></tbody></table><table><caption>Macquarie Place – East Facade – Facing Marsden Street Calculated Glazing R_w Values</caption><thead><tr><th>Location</th><th>Level 3 – 9 Inclusive</th><th>Level 10 – 13 Inclusive</th><th>Level 14 – 17 Inclusive</th><th>Level 18 & Above</th></tr></thead><tbody><tr><td>Bedroom</td><td>33</td><td>33</td><td>31</td><td>30</td></tr><tr><td>Living Room</td><td>30</td><td>30</td><td>28</td><td>26</td></tr><tr><td>Ensuite</td><td>32</td><td>32</td><td>30</td><td>28</td></tr></tbody></table><table><caption>Macquarie Place – West Facade Calculated Glazing R_w Values</caption><thead><tr><th>Location</th><th>Level 3 – 9 Inclusive</th><th>Level 10 – 13 Inclusive</th><th>Level 14 – 17 Inclusive</th><th>Level 18 & Above</th></tr></thead><tbody><tr><td>Bedroom</td><td>21</td><td>20</td><td>20</td><td>20</td></tr><tr><td>Living Room</td><td>16</td><td>17</td><td>17</td><td>17</td></tr><tr><td>Ensuite</td><td>18</td><td>19</td><td>19</td><td>19</td></tr></tbody></table><table><thead><tr><th>R_w Value</th><th>GLAZING TYPES</th></tr></thead><tbody><tr><td>26 or less</td><td>Standard window frame and glazing</td></tr><tr><td>27 to 30 Inclusive)</td><td>6.38mm laminated safety glass in an acoustically sealed frame</td></tr><tr><td>31 or more</td><td>6.78mm laminated safety glass in an acoustically sealed frame</td></tr></tbody></table>	Location	Level 3 – 9 Inclusive	Level 10 – 13 Inclusive	Level 14 – 17 Inclusive	Level 18 & Above	Bedroom	28	26	25	24	Living Room	26	23	22	21	Ensuite	27	25	24	23	Location	Level 3 – 9 Inclusive	Level 10 – 13 Inclusive	Level 14 – 17 Inclusive	Level 18 & Above	Bedroom	30	26	25	24	Living Room	28	26	22	21	Ensuite	29	25	24	23	Location	Level 3 – 9 Inclusive	Level 10 – 13 Inclusive	Level 14 – 17 Inclusive	Level 18 & Above	Bedroom	33	33	31	30	Living Room	30	30	28	26	Ensuite	32	32	30	28	Location	Level 3 – 9 Inclusive	Level 10 – 13 Inclusive	Level 14 – 17 Inclusive	Level 18 & Above	Bedroom	21	20	20	20	Living Room	16	17	17	17	Ensuite	18	19	19	19	R_w Value	GLAZING TYPES	26 or less	Standard window frame and glazing	27 to 30 Inclusive)	6.38mm laminated safety glass in an acoustically sealed frame	31 or more	6.78mm laminated safety glass in an acoustically sealed frame	Detailed design and construction
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Internal noise mitigation measures	The recommended treatments detailed in the Building Services Acoustic Report prepared by VDM Consulting and dated 9 March 2010 will be incorporated into the design and construction of the proposal.	Detailed design and construction																																																																																								

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	■ This is supplemented by additional recommendations provided in response to the revised design. Partition walls should be constructed according to the following standards (refer to Appendix B of PPR for plans): - Wall Type 'Yellow' Wall type 'Yellow' must have an Rw+Ctr (airborne) rating of not less than 50 and be of discontinuous construction. Discontinuous construction meaning that the wall provides for a minimum 20mm cavity between two separate leaves. - Wall Type 'Red' Wall type 'Red' must have an Rw + Ctr rating of not less than 50. - Wall Type 'Green' Wall type 'Green' must have an Rw rating of not less than 50. - Wall Type 'Blue' Wall type 'Red' must have an Rw + Ctr rating of not less than 40. - Wall Type 'Pink' Wall type 'Red' must have an Rw + Ctr rating of not less than 25. ■ Services must not be chased into the concrete element of the wall. If a services cavity is required the wall should include: - Furring channels not less than 28mm deep fixed to concrete element; - Cavity filled with fibreglass insulation; and - One layer 16mm plasterboard (waterproof material for wet areas) fixed to furring channels. All fixed to both sides of the concrete element.	
Environmentally Sustainable Design	The minimum 40% BASIX water efficiency requirements will be achieved with: ■ Efficient fixtures – 4 star ELS rated toilet, taps and dishwashers, 3 star showers ■ Shaded swimming pool ■ Rainwater or stormwater collection into a 50kL tank to provide water for irrigation and some toilets The minimum 20% BASIX energy efficiency requirements will be achieved with: ■ passive design principles including shading, natural ventilation, natural daylight and insulation ■ Gas cook tops and electric ovens, ventilated fridge spaces ■ Compact fluorescent lighting ■ Heat pump hot water with gas boost ■ Timer switches, motion sensors and/or daylight sensors for all common area ventilation and lighting ■ Naturally ventilated lobby and corridor areas ■ Air conditioning to all units, 3-3.5 EER efficiency ■ Swimming pool with heat pump water heating Health wellbeing and amenity will be achieved by complying with SEPP 65, BASIX requirements for thermal comfort and BCA Section J thermal requirements including the following: ■ Dual aspect for 60-70% of dwellings ■ Natural ventilation to 25% of kitchens	Detailed design and construction

Subject	Commitments	Timing
	▪ 2 hours of sunlight to 70% of all living areas ▪ Low VOC paints, adhesives, sealants and carpets ▪ Low formaldehyde composite wood ▪ Roof insulation to minimum R3.2 ▪ Wall insulation to minimum R1.7	
Aboriginal heritage	The Department of Climate Change and Water (DECCW) will be notified immediately should an aboriginal object be uncovered during excavation or construction. Stop work procedures and management of objects during the construction phase of a development will be consistent with the provisions of Part 3A of the EP&A Act. All new Aboriginal objects will be registered with the DECCW in accordance with s91 of the NPW Act.	During excavation and construction
Corridor Lighting Strategy	Lighting controls to be included to ensure artificial lighting is not used when sufficient daylight is available. These controls will include: ▪ Daylight sensors to switch off unnecessary lighting when sufficient daylight is available; or ▪ Timer switches to switch off superfluous lights during daylight hours; and ▪ Separate lighting wiring so that lights that are required during daylight hours can be left on while superfluous lighting is switched off.	Detailed design and construction
Site Remediation Works	Excavation procedures will be carried out generally in accordance with the recommendations in the Preliminary Report on Geotechnical Investigations prepared by Douglas Partners and dated March 2010 (Appendix P of EAR). Where the specific recommendations are considered inappropriate, alternative solutions will be provided.	Excavation and construction
Acid Sulphate Soils	Additional investigation into Acid Sulphate Soils onsite will be undertaken during the excavation phase of the project to determine which soils will need to be treated before disposal and the extent of the treatment. Douglas Partners assume that 25% of soils will need to be treated and disposed of as general soil waste.	Excavation and construction
Security	The following security management actions will be undertaken: ▪ Consultation with local police, Parramatta City Council, Chamber of Commerce and Heritage Council representatives will be undertaken to ensure that the proposal converges with similar security and crime prevention initiatives in place throughout the Parramatta City Centre. ▪ Carefully managed 24 hour 7 days a week limited and secure access will be implemented to the development to achieve desirable crime prevention outcomes. ▪ Lighting design will incorporate down lighting where appropriate to maximise surveillance opportunities. ▪ Signage will be directional and controlling. ▪ CCTV technology will be utilised for the development and cameras will be located in key areas, such as the Macquarie Street frontage, main entry and heritage area, pedestrian points in Marsden and Hunter Streets, reception foyers, lift lobbies, building perimeters, vehicle entry and loading points and vehicle parking areas.	Construction and operation
Archaeological heritage conservation, interpretation and display	The process of sorting and culling the collection into three categories - display, research and public distribution - will be undertaken with NSW Heritage Branch approval.	Detailed design
Further archaeological excavation	Further archaeological excavation will be undertaken in the following locations: ▪ The well on Allotment 16 was only partially excavated. The remainder of the well shaft remains unexcavated and has the potential to provide well preserved artefacts, relating to the occupation of 1830s cottage. ▪ Within the concrete footings of the 1890s house on Allotment 17 are the only surviving remains of the house shown on this allotment in 1823. The building survived until at least 1854. Further archaeological investigation may reveal whether this building was originally a 'convict hut'. This additional archaeological excavation work will be undertaken at the same time as the excavation for the basement carpark.	Excavation

Subject	Commitments	Timing
Performance Requirements for Conservation of Archaeological Remains	The following performance requirements will be met to ensure ongoing conservation of archaeological remains. <i>Ground Moisture, Run-off and Flooding</i> 1. Prevention of overland flow of floodwater. 2. Maintenance of ground water table level no higher than a level to be determined at detailed design stage below the current surface profile of the soil. 3. Management of soil moisture content at a level to be determined at detailed design stage, but generally high. 4. Prevention of rainfall directly onto the remains. 5. Prevention of run-off from the roof, façade and plaza flowing onto the remains. 6. Management of moisture content of masonry at a level to be determined at detailed design stage. 7. Management of moisture content of exposed timber floorboards at a level to be determined at detailed design stage. <i>Biological Growth</i> 8. Allowance for active management of all forms of biological growth (mould, fungi, cyanobacteria, algae, higher plants). <i>Ambient Air</i> 9. Management of air above the remains (and possibly air flow) in order to control air flow, moisture content and temperature. 10. Facilitation of a mechanism to "buffer" the archaeological remains from extreme fluctuations in air qualities (temperature, moisture level, flow etc).	Detailed design, construction and operation.
Performance Requirements for Conservation of Archaeological Remains	<i>Temperature</i> 11. Provisions to be made to manage fluctuation in temperature around the remains so as to minimise thermal cycling of the archaeological materials. 12. Maintenance of the temperature as low as possible to limit the rate of evaporation of moisture from the materials. <i>Access</i> 13. Prevention of public access directly onto the remains. 14. Provision for safe maintenance access to all areas of exposed (ie. not buried) remains. 15. Implementation of mechanism to ensure that the exposed remains are secure and safe from vandalism. 16. Provision of good visual access to the public in a safe manner <i>Maintenance and Longer-term Considerations</i> 17. Allowance for active management (including on-going maintenance) of the in situ remains. 18. Monitoring the behaviour of the remains over time to confirm performance against established performance requirements. 19. Allowance for periodic review of the effectiveness of implemented preservation solutions.	Detailed design, construction and operation.
Ongoing conservation (operation)	An appropriate legal mechanism for managing the financial contributions and maintenance program associated with the ongoing conservation of the archaeological remains will be established.	Prior to the final Occupation Certificate
Schedule of Conservation Works	Geotechnical advice on the likely impact of surrounding piling and other ground works on water table levels will be sought.	Detailed design
	Analysis of predicted wind patterns to be carried out within the plaza area to understand the extent to which prevailing winds will access the remains below the deck.	Detailed design

Subject	Commitments	Timing
	Investigation of optimum size and orientation of openings in plaza deck to give best balance between visibility of the remains and stability of the microclimate around the remains to be undertaken.	Detailed design
	Detailed design to be prepared for surrounding deck to prevent water ingress.	Detailed design
	Allowance for future make-up or draw-down options for ground water table below remains to be made.	Detailed design and construction
	Possible options to facilitate managing soil moisture to be documented and incorporated into current design details. Concepts discussed include gravel surface treatment to ground, spray or drip irrigation systems, below grade sump pumps.	Detailed design and construction
	Protection of the archaeological remains during construction to be documented including a methodology and implementation strategy.	Detailed design, construction and operation
	Environmental control devices (and provision for future devices if required) to be designed and documented.	Detailed design and construction
	Condition of remains to be assessed– analysis and recommendations for any remediation works to be made.	Detailed design and construction
	Ground moisture content to be managed	Construction and operation
	Condition of remains to be monitored, observed and recorded	Construction and operation
	Biological growth to be managed.	Construction and operation
	Higher plant material to be removed.	Construction and operation
	Temporary structural stabilisation of remains during construction to be implemented and to be monitored during construction Protection to be removed after construction	Construction and post-construction
	Remnants of the following to be cleaned up: ■ Biological growth ■ Mud	Construction and post-construction
	Fabric of remains to be consolidated e.g. timber, mortar, brick, stone	Construction

Subject	Commitments	Timing
	Elements with original materials to be reinstated/repared in relation to the following: ■ Brick ■ Stone ■ Timber	Construction
	Where relevant elements of the following to be reconstructed: ■ Brick ■ Stone ■ Timber	Construction
	Access to remains to be designed and documented for the following purposes: ■ Maintenance ■ Interpretation	Construction and post-construction
	Long term structural stabilisation of remains to be carried out, including: ■ Foundations ■ Reconstruction of footings ■ Pinning of cracked elements ■ Mortar joints	Construction
	Desalination of porous masonry elements to be undertaken if required	Construction
	Biological growth control programme to be developed	Post-construction
	Environmental control devices to be installed, such as: ■ Monitors ■ Sprinklers / drippers ■ Heater / AC	Construction
	Surface finishes around remains to be installed	Construction
	Interpretive elements to be installed including: ■ Signs ■ Lights ■ Other	Construction
	Monitoring and maintenance manual including schedule programme and procedures to be prepared.	Prior to occupation certificate
	Ongoing cleaning of remains to be undertaken, including: ■ Dust ■ Litter ■ Biological growth ■ Access traces	Operation

Subject	Commitments	Timing
	Monitoring and maintenance manual to reviewed on a regular basis	Long Term
	Biological growth control program to be operated	Operation

Subject	Commitments	Timing
Protection of archaeological relics during construction	Phase 1 - Project Planning <i>Site Induction/Access Management</i> The following measures will be carried out to limit access to the remains and impact on the archaeological remains: ▪ Arrange and attend site orientation meeting with the Contractor and all ground works subcontractors, archaeologist and archaeological conservator to discuss significance of remains and required work methods to prevent impact on remains (pre and post contract works). ▪ Mandatory site inductions for all personnel who enter the site to be provided. Induction will address significance of remains and required work methods to prevent impact on remains. ▪ Control site access to authorised personnel only. ▪ Provide secure hoarding around perimeter of site. ▪ Ensure all visitors to the site are accompanied by certified site personnel (pre and post contract works). <i>Cranes</i> The use of cranes during construction will consider the following guidelines: ▪ Do not erect or mount a crane within either of the archaeological conservation zones. ▪ Avoid placing crane in areas where there are exposed archaeological remains between or around conservation zones. ▪ If tower crane is required, position structure on the site of the future building or on adjacent street. Do not position crane on areas where there are unexcavated or reburied archaeological remains. ▪ Use mobile cranes situated on adjacent streets or on the site of the future building wherever possible. ▪ Mobile cranes will not be moved or placed within 10m of the archaeological remains. ▪ Crane loads will be placed only on areas away from archaeological remains or on areas that have been otherwise appropriately protected. <i>Heavy Machinery</i> Planning for heavy machinery use on a site with in situ archaeological relics will consider the following: ▪ Use heavy machinery on the site of the future building or on adjacent street. ▪ Heavy machinery will not be moved or placed within 10m of the excavated archaeological remains. ▪ Limited heavy machinery will be used over unexcavated or reburied archaeological remains. <i>Excavation</i> Excavation during construction will be carefully planned and consider the following: ▪ In areas that are designated as being "unexcavated": - Apply for relevant archaeological permits (where required) - Undertake on-going monitoring by archaeologist during excavation ▪ In areas where excavation is occurring adjacent to exposed archaeological remains: - Minimise area of excavation; - Ensure adjacent excavation does not destabilise any retaining features or cause collapse of the sides of excavations. - Use handheld equipment before mobile excavators - Use small light excavators or drill rigs as a last resort Install protective work platforms to prevent access directly on remains <i>Work Methodologies</i> All work on or around the archaeological remains will be thoroughly planned and include the following: ▪ Preparation of Work Method Statement (WMS) for all actions around and within the conservation areas with a focus on methodology and sequencing to minimise time and impact on site.	Detailed Design and Construction

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Heritage Branch of the Department of Planning conditions	■ 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. ■ All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated heritage consultant prior to commencing work on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW. ■ Significant archaeological heritage items and remnant built fabric elements are to be adequately protected during the works from potential damage. Protection systems shall ensure historic fabric is not damaged or removed. ■ All affected areas within the site which are of historical archaeological significance and will be affected by the construction works shall be subject to professional archaeological excavation and/or recording. A Research Design including an Archaeological Excavation Methodology shall be prepared in accordance with Heritage Council guidelines for each site which is to be excavated. Those documents should be prepared for the approval of the Director, Heritage Branch, Department of Planning. ■ After archaeological works are undertaken, 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 be required to nominate a repository for the relics salvaged from any further historical archaeological excavations. The information within the final excavation report shall be required to include 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 and site plan (with scale and north arrow); - Historical research, references, and bibliography; - Detailed information on the excavation including the aim, the context for the excavation, procedures, treatment of artefacts (cleaning, conserving, 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; and - Details of how this information about the excavations has been publicly disseminated (for example, include copies of press releases, public brochures and information signs produced to explain the archaeological significance of the sites). - After the completion of the additional archaeological fieldwork the previously prepared Appendix S of EAR - Heritage Interpretation Plan shall be revised and updated to incorporate the findings from the archaeological works and the detailed design development phase. An updated final Interpretation Plan which includes specific detail regarding the design, locations; media; devices and messages which are proposed to be used at the site shall be submitted for the approval of the Director, Heritage Branch, prior to the occupation of the new development. The Plan shall be prepared in consultation with a materials conservator and an archaeologist in order to ensure that physical conservation needs of the archaeology are adequately reflected in final proposals. ■ The previously prepared Appendix T of EAR - Recommendations for protection of Archaeological Remains during Construction, shall be supplemented by an additional document which provides specific detail regarding the long-term maintenance needs of the retained physical archaeological 'relics' and associated artefact displays. A Monitoring and Maintenance Plan to address these aspects with designated schedules, programs and cycles for maintenance shall be prepared by a materials conservator. The Plan shall be submitted for the approval of the Director, Heritage Branch, prior to the occupation of the new development.	Prior to, during and following construction

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Disabled Access	Macquarie Street Entry Plaza - Provide a minimum internal latch-side clearance of 145mm over a minimum depth of 1040mm at the main entry gate at the bottom of the main 1:14 entry ramp, compliant with AS 1428.1. - Provide handrails compliant with AS 1428.1 on either side of the Marsden Street main entry ramp and on either side of each the Macquarie Street and Marsden Street main entry stairways Residential Main Entrances - Provide handrails compliant with AS 1428.1 on either side of the Hunter Street residential main entry stairway and on either side of the 1:14 ramp within the residential lobby at grid reference N.5. - Provide handrails compliant with AS 1428.1 on either side of the Hunter Street residential main entry stairway and on either side of the 1:14 ramp within the residential lobby at grid reference N.5. Commercial Main Entrance (Marsden Street) - Provide a direct continuous accessible path of travel from street frontage to the commercial main entry lobby. The provision of a low-rise platform lift compliant with AS 1735.14 is recommended. Ensure the low-rise platform lift is installed in a sheltered location. - Provide handrails compliant with AS 1428.1 on either side of the commercial main entry stairway. Retail and Cafe Tenancy Main Entrances - Ensure at least one leaf of each of the dual-leaf rear entry doorways at each of the ground level retail tenancies has a minimum clear width of 850mm (920mm door leaf). A minimum clear width of 850mm is preferred at both leaves. - Provide a level landing a minimum of 1350mm in depth respectively at the top of the 1:14 ramp at grid reference O.14 and at the bottom of the 1:14 ramp at grid reference N.14. - Provide handrails compliant with AS 1428.1 on either side of each of the rear 1:14 ramps which lead to the retail tenancies. - Ensure the back-of-house retail entries are re-designated as front-of-house main entries. Ensure the rear entries are designed to an aesthetic standard which is equivalent to that of the main entries at street frontage. - Provide a vertical platform lift compliant with AS 1735.14 at the main entrance into the Hunter Street retail tenancy at grid reference F.11. In the alternative, provide a 1:14 ramp at the Hunter Street residential main entrance and a new retail main entrance at the top of the ramp into the F.11 retail tenancy. Ensure the entry ramp is publicly accessible – that is, not security-controlled for residents only. Note that the latter option affords the opportunity to ensure the Hunter Street residential main entrance is accessible. - Provide a comprehensive system of way-finding signage directing users to the location of the rear retail main entries. Emergency Egress - Consideration to be given to ensuring that each doorway connecting to emergency egress stairways has a minimum clear width of 850mm (920mm door leaf), so as to allow a wheelchair user some measure of protection in the event of an emergency. - Where emergency warning systems are to be provided in the present development, consideration to be given to providing an emergency warning system with both visual and audio capabilities. Archaeological Centre - Provide handrails compliant with AS 1428.1 on both sides of the Archaeology Centre entry lobby stairway. Commercial Office Tenancies - Ensure the main entry doorway to each of the commercial office tenancies on levels 1, 2, and 3, has a minimum clear width of 850mm (920mm door leaf). - Provide a minimum internal latch-side clearance of 460mm at the main entry doorway to the commercial tenancy at grid reference N.5 on level 1. Commercial and Archaeology Centre Passenger Lifts - Ensure that components in the lift 7 and 8 lift cars (control panels, audio/visual indicators, handrails and light levels) comply with AS 1735.12. Commercial Sanitary Facilities (Levels 1 and 3) - Provide a minimum clear width of 850mm (920mm door leaf) at the entry doorway of the unisex accessible toilets on levels 1 and 3 and the basement level 1 accessible shower room. - In accordance with Parramatta City Centre DCP, ensure the commercial accessible toilets on levels 1 and 3 each comply with AS 1428.2. That is, provide a minimum circulation area of 2300mm x 1900mm around the pan, with the washbasin to sit outside this area.	Detailed Design and Construction

Subject	Commitments	Timing
	- Provide a minimum clear width of 850mm (920mm door leaf) and a minimum internal and external latch-side clearance of 510mm at the main entry doorway to the office adjacent to the concierge desk on ground level at grid reference G.7, compliant with AS1428.1. Common-Use Accessible Toilets - Provide one unisex accessible toilet compliant with AS 1428.1(2009) at the following locations, compliant with DDA Access Code 2010 Table F2.4(a): - adjacent to each bank of commercial toilets on levels 2 and 3. - within the residential amenities suite on level 1 - It is assumed that toilets will be provided within the change-room suite adjacent to the commercial gym. Accordingly, provide a unisex accessible toilet compliant with AS1428.1(2009) within the above change-room suite. - Provide a minimum pan circulation area of 2300mm (length) x 1900mm (width) at the commercial unisex accessible toilet on level 1 at grid reference G.8, with the washbasin to sit outside this area, compliant with AS 1428.1(2009). Currently, the washbasin sits within this area. Residential Accommodation - The provision of pre- and post-adaptation drawings of the adaptable units will be required, compliant with AS4299(1995) clause 2.3. Currently, the drawings show the adaptable units in their post-adaptation state configuration only. - Parramatta City Centre DCP clause 4.1(c) requires the provision of 'barrier-free' access to a minimum of 20% of all residential units. This is taken to mean the provision of 20% 'visitable' units, as defined under AS 4299. Ensure a minimum 20% of all units possess all of the following: - A minimum clear width of 850mm (920mm door leaf) at the main entry doorway; - A path of travel with a minimum clear width of 1000mm throughout from the unit main entry doorway to the living area; - A minimum clear width of 850mm (920mm door leaf) at the main entry doorway of at least one bathroom; and - A minimum clearance of 1250mm (length) x 900mm (width) in front of the pan within the same bathroom, with no door swing or basin to encroach onto this space.	Detailed Design and Construction
	Adaptable Units - Provide a minimum clear width of 820mm at each doorway connecting to the unit balconies. - Ensure the bedroom has internal dimensions which will accommodate a queen-size bed, a clearance of 1000mm on either side of the bed, a clearance of 1200mm at the foot of the bed, and a circulation area a minimum of 1550mm in diameter, preferably near the bedroom entry doorway. The wardrobe is to sit outside this area. - There is one post-adaption bathroom design which is common to all of the adaptable units in the development. Where it is anticipated that construction certificate for this development will occur before 1 May 2011, it is confirmed that the bathroom set-out is suitable for compliance with AS 1428.1(2001). However, where it is anticipated that construction certificate for this development will occur on or after 1 May 2011, the pan circulation will need to increase to 2300mm (length) x 1900mm (width), with the washbasin sitting outside this area, compliant with AS 1428.1(2009). Currently, the washbasin sits within this area. - Provide separate cook top and oven. Provide a work bench space (800mm in width) adjacent to cook top, oven and sink. Car Parking - Ensure 1% of all commercial and 1% of all retail car parking is accessible, compliant with DDA Access Code 2010 Table D3.5. - Where it is anticipated that construction certificate will occur on or after 1 May 2011, ensure all commercial and retail accessible car parking is designed in accordance with AS2890.6(2009). That is, ensure each accessible car parking has minimum internal dimensions of 2.4m (width) x 5.4m (length). Provide, in addition, a hatched shared area adjacent to each accessible car parking, also with internal dimensions of 2.4m (width) x 5.4m (length). - Provide 1 adaptable unit car parking bay for each adaptable unit, compliant with AS4299 clause 3.7.3. Ensure each adaptable unit car parking bay has a minimum clear width of 3.8m. - Ensure all adaptable unit and accessible car parking bays are located as close as possible to the relevant passenger lift. - Provide a minimum vertical clearance of 2500mm over each over each accessible car parking bay, compliant with AS 2890.6(2009).	

Subject	Commitments	Timing
	- Consideration to be given providing a minimum vertical clearance of 2500mm over each over each adaptable unit parking bay, compliant with AS 4299. - Provide a minimum vertical clearance of 2200mm over the vehicular path of travel from the vehicular entrance to each adaptable-unit and each accessible car parking bay. Miscellaneous - There is a residential common-use cinema and a conference room on level 1. Given that the above cinema and conference room each have a floor area which is less than 10% of the overall floor area of the storey, it is assumed that they are classified as a class 2 buildings rather than a class 9b building. Confirmation should nevertheless be sought from the project certifier that this assumption is correct. - Consideration to be given to providing a system of hearing augmentation within the cinema. Where an inbuilt amplification system has been provided in the conference room, consideration to be given to providing a system of hearing augmentation.	
Wind amelioration	The following wind mitigation measures to be implemented: - A strategic layout of densely foliating evergreen trees, capable of growing to a height of 5m with a 4m wide canopy, for the ground level areas within an around the development site. 3m high impermeable screens along the perimeter of the Level 1 Podium terrace areas. - A combination of 2m and 3m high impermeable screens along the perimeter of the level 22 private roof terrace areas. 1m high impermeable balustrades be included along the perimeter of the private balconies of residential units 2110 to 2113 on Level 21, and residential units 2301 to 2303 and 2307 to 2309 on Level 23.	Detailed design and construction.
Reflectivity	- The reflectivity of glass of the facade for the 015° aspect of the proposed development up to and including level 4, including 015° aspect of the north-east most cafe/retail area will not exceed a normal spectral reflectivity of light value of 15%; or - Vertical mullions external to the glass line of the 015° aspect that can block solar reflections up to 8 degrees from the centre of the glass to be installed. - All other areas of the facade of the proposed development will have a maximum normal specular reflectivity of visible light of 20 percent.	Detailed design and construction.
Loading dock arrangements	Warning lights and signage will be provided to advise tenants entering and departing the site when a truck is reversing into the dock. Minor modifications will be made to the layout of the loading dock (splaying of garbage room and relocation of column to south dock by about a metre) to allow access by an MRV.	Detailed design and construction.
Driveway Crossing Application (Council recommended condition)	Prior to any work occurring on the driveway crossings within Council's road reserve, 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.	Prior to construction
Damage to public infrastructure (Council recommended condition)	Prior to commencement of works the applicant shall advise Council in writing, of any existing damage to Council property. A dilapidation survey of Council's assets, including photographs and written record, must be prepared and submitted to the Principal Certifying Authority and Council (if Council is not the PCA) prior to the commencement of works; failure to identify any damage to Council's assets will render the applicant liable for the costs associated with any necessary repairs.	Prior to construction

Subject	Commitments	Timing
Road Opening Permits (Council recommended condition)	The applicant shall apply for a road opening permit where a new pipeline is proposed to be constructed within or across the footpath. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) are required within the road reserve. No drainage work shall be carried out on the footpath without this permit being paid and a copy kept on site.	Prior to construction
Work hours (Council recommended condition)	All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 7.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays. Note - Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance. Such circumstances where extended hours may be permitted include: ▪ Delivery of cranes required to the site outside of normal business hours; ▪ Site is not located in close proximity to residential use or sensitive land uses; ▪ Internal fit out work.	During construction
Footpath construction (Council recommended condition)	Footpath paving will be in accordance with the approved landscape plans for the development which have been prepared in accordance with Council requirements. Details of the proposed footpath works shall be submitted to and approved by Council prior to commencement of footpath works. Proof of completion of construction work shall be submitted to the satisfaction of Council prior to release of the Occupation Certificate. All costs are to be borne by the applicant.	Prior to and during construction
Post-construction dilapidation report (Council recommended condition)	The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to Parramatta City Council. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the proponent must: ▪ compare the post-construction dilapidation report with the preconstruction dilapidation report, and have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads	After completion of construction
Public Domain/Align	Prior to the commencement of works a Public Domain/Alignment Plan shall be submitted and approved by Councils Senior Project officer Urban Design.	Prior to construction

Subject	Commitments	Timing
ment Plan (Council recommende d condition)		
Sydney Water conditions	A Section 73 Certificate will be obtained prior to construction.	Prior to construction
Dilapidation Report for No 41 Hunter Street	A dilapidation report shall be prepared for No 41 Hunter Street and copies of all relevant reports shall be provided to the owner of No 41 Hunter Street.	Prior to construction
Essential Fire Safety Measures	The following Essential Fire Safety Measures shall be installed:	Construction Certificate

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Subject	Commitments	Timing
BCA Alternate Solutions	Exit Travel Distances Residential Areas – Clause D1.4 Residential units are required to be within 6m of an exit or a point of choice; a number of units, including Units 10.14, 10.15, 12.12, 13.12, 13.13, 21.11 and 21.12, are between 6 and 9m from an exit or point of choice. This increased travel distance is expected to be justifiable under an Alternate Solution at the CC stage. Travel via Fire-Isolated Exits – Clause D1.7 It is not proposed to provide the protection from the building to the discharge path of the northern fire-isolated exit discharge path. This will form part of an alternate solution at the CC stage of the development. Commercial Stairway – Clauses D1.9 The non-fire-isolated stairway to the northern end of the commercial portion of the building is a required stairway connecting three storeys in a sprinkler protected building. The lowest level of connection is Level 1, in lieu of the ground floor. Occupants using the non-fire-isolated stairway access a fire-isolated stairway on Level 1 to complete their egress of the building. This will form part of an alternate solution at the CC stage of the development. Fire Hydrant Booster Location – Clause E1.3 The building is to be provided with fire hydrants in accordance with this clause and AS2419.1. Regarding the location of the fire hydrant booster there is a technical non-compliance that may be resolved at the CC stage with an alternate solution. The non-compliance is that the booster is not 10m from the building (this includes the upper levels) nor is it proposed to have shielding construction for a distance of 2m either side and 3m above the booster assembly. Due to the booster location being more than 10m from the building at the ground floor and the portion of the building that is within 10m being the upper levels which are 5.7m above the ground floor level there is scope for an Alternate Solution at the CC stage of the development. It is also noted that the proposed hydrant and sprinkler pump room is located on the roof. This is to be confirmed at the CC stage as a compliant location. Atrium – Part G3 The non-fire-isolated stair forms an atrium as it is not a stairwell within a shaft. Further as the void for the stairway connects three storeys in a sprinkler protected building but does not connect to a level with direct egress to a road or open space Part G3 applies. It is proposed that an alternate solution will be used to justify the non-compliances with this Part at the CC stage.	Construction Certificate
BASIX certificate	A BASIX certificate will be prepared for the development prior to the construction certificate being issued for the project.	Prior to issue of construction certificate
Development above 66m	Approval for the development (as modified) above 66 metres (Level 18) in height is not granted until such time as the Department of Sustainability Environment Water Population and Conservation approve the Mitigation and Offset Strategy for the V by Crown development.	Prior to construction

Subject	Commitments	Timing
in height subject to EPBC Approval		certificate for development above podium being issued.
Additional Heritage Council recommendations	Detailed design of the 'underground' viewing area for the cellar, regarding height clearances, access point, walkways, balustrades and retaining walls around the retained archaeological display and all other associated services, shall be prepared in consultation with and to the satisfaction of the Heritage Council or its Delegate	Prior to the construction certificate for the archaeological display area being issued.
	Detailed design of the environmental management, moisture movement monitoring and reactive conservation processes for the retained archaeological display shall be prepared in consultation with and to the satisfaction of the Heritage Council or its Delegate.	
	The detailed design of the Archaeological and Heritage Interpretation of the actual archaeology and the Interpretation Centre, with its associated café; shall be guided by the preparation of the detailed Interpretation Plan required under COA. The Plan shall be prepared in consultation with and to the satisfaction of, the Heritage Council or its Delegate	
Cost summary	A cost summary of the project shall be provided in accordance with Section 25J of the EP&A Act.	Once the approval for the Section 75W is issued
Landscaping	The public area landscape plan shall be updated to reflect the requirements of the Parramatta Public Domain Guidelines.	Prior to the construction certificate for any landscaped areas being issued.
	New public area street trees shall reflect the species indicated in the Parramatta City Council Street Tree Master plan 2011. New tree pits shall also be detailed as per the Public Domain Guidelines.	
Access	■ Provide a wheelchair turning bay with minimum internal dimensions of 1540mm x 2070mm at each of the following locations: – At the corridor ends near grid reference H.5 and H.10 on levels 1 and 2 respectively, and at the corridor turn on level 19 near grid reference G.11; and – Within arterial corridors that run parallel to grid line 11 on levels 2-18 respectively. ■ In accordance with DDA Access Code 2010 / BCA 2014 clause D3.3, provide a wheelchair passing bay with minimum internal dimensions of 1800mm x 2000mm at the intersection of the residential corridors near grid reference P.3 on levels 3-28 respectively.	Detailed design and construction
Acoustic Impact	Detailed review of all external mechanical plant should be undertaken at construction certificate stage (once plant selections and locations are finalised). Acoustic treatments should be determined in order to control plant noise emissions to the levels set out in the following table:	Construction Certificate

Subject	Commitments	Timing																														
	<table><tr><th>Time of day</th><th>Measured Background Noise Level dB(A) $L_{90}(\text{period})$</th><th>Amenity Criteria dB(A) $L_{\text{eq}}(\text{period})$</th><th>Intrusiveness Criteria Background + 5 dB(A) $L_{\text{eq}}(15\text{mins})$</th><th>EPA Criteria for Residential Condensers</th><th>EPA Criteria for Sleep Disturbance dB (A) $L_1(1\text{minute})$</th></tr><tr><td>Day</td><td>52</td><td>55</td><td>57</td><td>N/A</td><td>N/A</td></tr><tr><td>Evening</td><td>47</td><td>45</td><td>52</td><td>N/A</td><td>N/A</td></tr><tr><td>Night</td><td>46</td><td>40</td><td>51</td><td>Inaudible within neighbouring premises</td><td>61</td></tr><tr><td>Commercial Receivers</td><td>N/A</td><td>65</td><td>N/A</td><td>N/A</td><td>N/A</td></tr></table> The noise level criteria for noise generated on the site impacting on surrounding receivers is detailed as BOLD in the table above.	Time of day	Measured Background Noise Level dB(A) $L_{90}(\text{period})$	Amenity Criteria dB(A) $L_{\text{eq}}(\text{period})$	Intrusiveness Criteria Background + 5 dB(A) $L_{\text{eq}}(15\text{mins})$	EPA Criteria for Residential Condensers	EPA Criteria for Sleep Disturbance dB (A) $L_1(1\text{minute})$	Day	52	55	57	N/A	N/A	Evening	47	45	52	N/A	N/A	Night	46	40	51	Inaudible within neighbouring premises	61	Commercial Receivers	N/A	65	N/A	N/A	N/A	
Time of day	Measured Background Noise Level dB(A) $L_{90}(\text{period})$	Amenity Criteria dB(A) $L_{\text{eq}}(\text{period})$	Intrusiveness Criteria Background + 5 dB(A) $L_{\text{eq}}(15\text{mins})$	EPA Criteria for Residential Condensers	EPA Criteria for Sleep Disturbance dB (A) $L_1(1\text{minute})$																											
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Reflectivity	The façade on the 015° aspect of the proposed development between Levels 3 and 8 should have a normal spectral reflectivity of light no greater than 10%.	Detailed design and construction																														
Wind Impact	Inclusion of densely foliating hedge planting capable of growing to a height of at least 3m, within and around the Level 19 roof terrace.	Detailed design and construction																														
Public benefit	The following five apartments in Section D (south-west wing) of the development to be dedicated to Parramatta City Council for affordable housing purposes: <i>(i) Apartment S10.01;</i> <i>(ii) Apartment 20.16;</i> <i>(iii) Apartment 21.14;</i> <i>(iv) Apartment 21.15;</i> <i>(v) Apartment 21.17</i> -1 x two-bedroom apartment; -2 x one-bedroom apartments; and -2 x studio apartments.	Prior to issue of Occupation Certificate for Section D (south-west wing) of the approved development																														