

CONSOLIDATED CONSENT

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

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:

- 367 ~~484~~ ~~477~~ ~~594~~ ~~586~~ ~~514~~ residential apartments ~~and 35 42 serviced apartments and 72 serviced apartments~~ (~~46 48 76 77 61 x studio, 115 277 275 318 312 265~~ x 1, ~~204 184 180 171~~ x 2 and ~~48 45 17~~ x 3 bedroom units)
- ~~2,952m² of commercial floor space~~
- ~~1,240m² of retail and restaurant floor space~~
- 316m² ~~423m²~~ ~~448m²~~ archaeological interpretation centre
- ~~485m²~~ ~~665m²~~ conference centre
- 6 levels of basement parking

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Summary of Modifications

MP09_0167	Approved by PAC on 28 October 2011
MP09_0167 MOD1	Approved by the Deputy Director General on 22 March 2012: <ul style="list-style-type: none"> Amendment of Condition B4 to permit the staged payment of section 94A contributions.
MP09_0167 MOD2	Approved by the PAC on 26 June 2014: <ul style="list-style-type: none"> increase the height of the approved towers and podium as follows: <ul style="list-style-type: none"> increase the height of Block 'A' of the tower from RL 94.5m (25 storeys) to RL 112.4m (28 storeys); block 'B' of the tower from RL 88.3m (24 storeys) to RL 105m (28 storeys); block 'C' of the tower from RL 82.1m (21 storeys) to RL 105m (25 storeys); and block 'D' of the tower from RL 44.9m (10 storeys) to RL 54.8m (11 storeys) reduce the height of the podium from a maximum of RL 32.5m (4 storeys, inclusive of architectural feature) to RL 26.9m (3 storeys, inclusive of architectural feature). increase the GFA from 40,522m² to 43,424.67m². increase the size of the archaeological interpretation centre to 423m². increase the number of residential apartments from 367 to 484 and introduction of 35 serviced apartments. alterations to the podium and tower façade. reconfiguration of the basement car park. increase in the number of car parking spaces from 535 parking spaces to 566.
MP09_0167 MOD3	Approved by the PAC on 14 August 2014: <ul style="list-style-type: none"> Modification to Condition A16 relating to the archaeological display area.
MP09_0167 MOD4	Approved by the PAC on 05 November 2015: <ul style="list-style-type: none"> increase the height of Block D by seven storeys (from RL 54.8 metres (12 storeys) to RL 74.90 (19 storeys); increase of 3,822.33m² of overall GFA (from 43,424.67m² to 47,247m²); an increase of 114 residential apartments (from 477 to 591); deletion of all 42 serviced apartments; increase of 180m² of conference centre GFA (from 485m² to 665m²); increase of 25m² of the archaeological interpretation centre GFA (from 423m² to 448m²) and amendment to the archaeological display area; external amendments to all facades; internal reconfiguration and amendments; provision of a roof-top bar and outdoor terrace at level 26 of Block C; an increase of eight car parking spaces (from 566 to 574) and reconfiguration of basement car parking levels; amendment of the below ground archaeological display area; stratum subdivision of uses; and provision of building and business identification signage and signage zones.
MP09_0167 MOD5	Approved by the PAC on 31 May 2016: <ul style="list-style-type: none"> a reduction in the height of the building in Section D (south-west wing) by 1.8 metres from 64 m to 62.1 m; a net reduction in the number of apartments by five equating to a total of 586 apartments; a net reduction in the total gross floor area (GFA) by 102 sqm equating to a total of 47,145 m²; strata subdivision of two residential stratum lots; and amendments to signage, affordable housing, visitor parking, stratum subdivision and lightning poles.
MP09_0167 MOD6	Approved by the PAC on 7 July 2016: <ul style="list-style-type: none"> The conversion of 72 residential apartments at Levels 2 to 9 in Section D to serviced apartments.
MP09_0167 MOD7	Approved by the Executive Director on 24 October 2019 <ul style="list-style-type: none"> Modification to Condition F15 relating to the operation of the rooftop bar (Nick and Nora's) on level 26 to: <ul style="list-style-type: none"> extend the operating hours of the outdoor terraces to match the current operating hours of the indoor area allow the installation of speakers for background music on the

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	eastern outdoor terrace
MP09_0167 MOD8	<p>Approved by the Director on 31 March 2020</p> <ul style="list-style-type: none">• Modification to:<ul style="list-style-type: none">• install external louvres to the rooftop bar at level 26 of the building• increase the gross floor area of the development from 47,145.4 sqm to 47,293.8 sqm as a result of the enclosure of the bar.

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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

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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~~

~~Except as amended by conditions of this approval (including Condition A16), project approval is granted for the following:~~

- ~~484 477 591 586 514~~ residential apartments, comprised of:
 - ~~46 48 76 77 61~~ x studio apartments;
 - ~~277 275 277 318 312 265~~ x 1-bedroom apartments;
 - ~~181 181 180 171~~ x 2-bedroom apartments; and
 - ~~15 45 17~~ x 3-bedroom apartments.
- ~~35 42~~ serviced apartments
- ~~72~~ serviced apartments
- ~~A 423 448 m² archaeological interpretation centre;~~
- ~~A 485 665 m² conference centre;~~
- ~~Construction and use of a new mixed use development with a maximum GFA of 43,360.7 43,424.67 47,247 47,145.4 47,293.8 m²~~
- ~~Operation and use of six levels of basement car park accommodating 566 574 car parking spaces (inclusive of 17 tandem 11 stacked spaces), 10 14 motorbike spaces and 50 70 bicycle parking spaces.~~

A2. Approved plans stamped by the Department

The development shall 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~~
- Section 75W Modification to MP 09 0167 (MOD2), prepared by JBA Planning, dated November 2012 as amended by Preferred Project Report dated December 2013;
- Section 75W Modification to MP 09 0167 (MOD4), prepared by JBA Planning, dated October 2014 as amended by Response to Submissions dated 1 April 2015 and Design Amendments dated 7 July 2015 (updated 4 August 2015); and
- Section 75W Modification to MP09 0167 (MOD 5) prepared by JBA Planning and dated December 2015 as amended by the Response to Submissions dated 17 April 2016 and further amendments dated 5 May 2016; and
- Section 75W Modification to MP09 0167 (MOD 6) prepared by JBA Planning and dated May 2016; and
- Section 4.55(2) Modification to MP09 0167 (MOD 7) prepared by BBC Consulting Planners and dated June 2019;
- Section 4.55(1A) Modification to MP09 0167 (MOD 8) prepared by Ethos Urban dated May 2019 and amended by the letter dated 5 March 2020; and
- the following drawings:

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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

Table 1: Drawings Approved under MP09_0167 MOD 2

Architectural Drawings prepared by Allen Jack+Cottier			
Drawing No.	Revision Issue	Name of Plan	Date
2000	9-10	Ground Floor	Undated
DA2001	18-9-10	Basement 1	17-October-2012 Undated
DA2002	15-9-10	Basements 2, 3, 5	17-October-2012 Undated
2003	9-10	Basement 3	Undated
DA2004	14-9-10	Basement 4	17-October-2012 Undated
2005	9-10	Basement 5	Undated
DA2006	14-10-11	Basement 6	17-October-2012 Undated

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DA2099 2100	44 10	<u>Mezzanine</u>	3-April-2013 Undated
DA2100	19	<u>Ground Floor</u>	3-April-2013
DA2101	20 10	<u>Level 1</u>	3-April-2013 Undated
DA2102	16 10	<u>Level 2</u>	3-April-2013 Undated
DA2103	18 10	<u>Level 3</u>	17-October-2012 Undated
DA2104	18 10	<u>Level 4 - 11 9</u>	17-October-2012 Undated
DA2112	13 10	<u>Levels 12 10-15</u>	17-October-2012 Undated
DA2113	6	<u>Level 13</u>	17-October-2012
2117	2	<u>Level 16 & 17</u>	Undated
2118	40 11	<u>Level 18</u>	Undated
2119	40 11	<u>Level 19</u>	Undated
DA2114 2120	14 10	<u>Level 14 - 20</u>	17-October-2012 Undated
DA2121	8 10	<u>Level 21 - 15 25</u>	17-October-2012 Undated
DA2126	14 40 12	<u>Level 26</u>	3-April-2013 Undated
DA2127	18 40 13	<u>Level 27</u>	3-April-2013 Undated
DA2128	13 40 11	<u>Level 28</u>	3-April-2013 Undated
DA2129	3 40 11	<u>Level 19 29</u>	17-October-2012 Undated
2200	10	<u>Roof</u>	Undated
DA3100	14 40 11	<u>North Elevation</u>	3-April-2013 Undated
DA3101	12 40 11	<u>South Elevation</u>	3-April-2013 Undated
DA3102	14 40 14 14	<u>East Elevation</u>	3-April-2013 Undated
DA3103	13 40 11	<u>West Elevation</u>	3-April-2013 Undated
3110	2 4	<u>V LOUNGE ELEVATIONS</u>	Undated
3111	2	<u>Marsden St Signage</u>	Undated
DA3200	14 40 11	<u>Section</u>	3-April-2013 Undated
<u>Signage</u>	CE	<u>General Exterior Signage for the V by Crown Development</u>	4-August-2015 10/11/2015
<u>Architectural Drawings prepared by Taylor Brammer Landscape Architects</u>			
<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Date</u>
LA01	A	<u>S75W Landscape Plan – Public Domain / Ground Floor</u>	26/02/2014
LA02	B	<u>S75W Landscape Plan – Level 1 / Pool</u>	20/06/2014
LA03	A	<u>S75W Landscape Plan – Level 3</u>	20/06/2014
LA05	A	<u>S75W Landscape Plan – Level 19</u>	18/06/2014
LA06	A	<u>S75W Landscape Plan – Level 26</u>	20/06/2014
<u>Stratum Subdivision Drawings prepared by Anthony Todarello</u>			
<u>Drawing No.</u>	<u>Issue</u>	<u>Name of Plan</u>	<u>Date</u>
7782-stratum 150725	F	<u>PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1173658 (SHEETS 1 TO 4617)</u>	15/10/2014 11/04/2016

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DSUB			
Strata Subdivision Drawings			
Drawing No.	Issue	Name of Plan	Date
<u>150725 DSP RESI 1</u>	<u>9</u>	<u>PLAN OF SUBDIVISION OF LOT 1 IN A PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1212216 (SHEETS 1 TO 45)</u>	<u>11/04/2016</u>
<u>150725 DSP RESI 2</u>	<u>4</u>	<u>PLAN OF SUBDIVISION OF LOT 3 IN A PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1212216 (SHEETS 1 TO 9)</u>	<u>08/01/2016</u>

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

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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. DESIGN MODIFICATION

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The architectural plans prepared by AJ&C Architects and the landscape plans prepared by TaylorBrammer shall be modified to the satisfaction of the Director-General for approval prior to the issue of a Construction Certificate for above ground works to:

- ~~Remove the serviced apartments located on level 8 and conversion of these apartments to residential apartments;~~
- ~~Limit the serviced apartments to 42 serviced apartments located within levels 2 to 7 of 'Block D';~~
- ~~Amend drawings DA2102 (Revision 16), DA2102 (Revision 16), and DA2103 (Revision 18) to:~~
 - ~~install an automatic fail-open security door adjacent to the 'Block D' lift core; and~~
 - ~~delete the access door located within the southern corridor of 'Block D' as per plan provided at Attachment A.~~
- ~~Convert apartment numbers 12.16 and 13.16 from 1-bedroom apartments to studio apartments; and~~
- ~~Identify the materials and finishes for, and the detailed design of, the walkways, balustrades and retaining walls within the archaeological display area. The detailed design of the abovementioned elements must be undertaken in consultation with the Heritage Branch, OEH;~~
- ~~Identify the detailed design of the environmental management system including, moisture movements monitoring and reactive conservation processes for the archaeological display area. The design of the environmental management system must be undertaken in consultation with the Heritage Branch, OEH; and~~
- Revise the ground level landscaping to ensure compliance with the requirements of the Parramatta Public Domain Guidelines and Parramatta Council's Street Tree Masterplan 2011.

A16 A17. 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

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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 of three percent of the value of the proposed works** 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, 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.

Note¹: The value of the proposed works will be calculated based on the requirements of section 25J of the Environmental Planning and Assessment Regulation 2000 as identified in the final Quantity Surveyor's report approved by the Director-General under Condition B4830

B4A Affordable Housing

As set out in the Proponent's revised statement of commitments (see the end of this document), the Proponent shall dedicate 5 affordable housing units to Parramatta City Council ("Council") as identified in condition B4A(b) below (each affordable housing unit being called a "Council Strata Lot"). ~~The units-Council Strata Lots shall:~~

- (a) ~~be dedicated to Council prior to the issue of any occupation certificate for block D each be dedicated to Council free of cost with the dedication of each individual Council Strata Lot to occur within 15 Business Days after:~~
- (i) the issue of an Occupation Certificate for the relevant part of the Development within which that Council Strata Lot is located, or
 - (ii) the registration of a Strata Plan for the relevant part of the Development within which the Council Strata Lot is located.

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whichever occurs later, the proponent must at no cost to Council transfer each Council Strata Lot to the Council in accordance with any relevant approvals, approved plans or construction terms and so that immediately on transfer, the Council will have an estate in fee simple in possession, freed and discharged from all estates, interests, trusts, restrictions, dedications, reservations, rights, charges, rates, strata levies and contracts. For the avoidance of doubt, all stamp duty (including fines penalties and interest) payable on or in connection with, the transfer of any Council Strata Lot and on any other instruments executed under or in connection with the transfer of the Council Strata Lots, must be borne by the proponent;

~~(b) comprise a 2 bedroom apartment, 2 x 1 bedroom apartments and 2 x studio apartments of the following:~~

- ~~i. Apartment S10.01, being an apartment on level 10, located in the same corresponding location as S12.01 identified in the approved plans under Condition A2;~~
- ~~ii. Apartment 20.16 as identified in the approved plans under Condition A2;~~
- ~~iii. Apartment 21.14 as identified in the approved plans under Condition A2;~~
- ~~iv. Apartment 21.15 as identified in the approved plans under Condition A2;~~
- ~~v. Apartment 21.17 as identified in the approved plans under Condition A2;~~

~~(c) comply with SEPP 65 solar access, natural cross ventilation and privacy requirements and the minimum unit size of the Residential Flat Design Code; each include the following household appliances:~~

- ~~i. a range hood;~~
- ~~ii. cook top;~~
- ~~iii. oven;~~
- ~~iv. dishwasher;~~
- ~~v. washing machine; and~~
- ~~vi. dryer.~~

~~(d) be identified prior to the issue of any construction certificate for block D~~

~~In the event that the Proponent and Council are unable to agree on the suitability of apartments to be dedicated, the decision of the Director General shall be final.~~

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

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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.

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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. Layout of Car Parking Spaces

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 shall comply~~ with the current relevant Australian Standards, including Australian Standard AS2890.1 (2004), & AS2890.2 (2002), and AS2890.6, except where amended by other conditions of this consent. Certification or details of compliance are to be submitted with the Construction Certificate plans. In addition, bollards shall be installed on the shared area adjacent to all disabled parking spaces in the development.

Confirmation from an appropriately qualified traffic consultant that the car park layout complies with the abovementioned requirements shall be provided to the Certifying Authority prior to the issue of the relevant Construction Certificate for the basement and podium works.

In addition to the above, the PCA shall certify that no new elements within the basement car park and podium levels such as columns, garage doors, fire safety measures and the like will not compromise compliance with Australian Standard AS2890.1 (2004), AS2890.2 (2002), and AS2890.6.

B10A Bicycle Parking Layout

The layout and configuration of bicycle parking/racks shall comply with AS 2890.3-1993.

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

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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)

B14. Right Turn Traffic Control

An additional right turn phase is required at the existing traffic control; signals at the intersection of Marden Street/Hunter Street for vehicles turning right into Hunter Street.

The additional phase will require an amended traffic signal plan to be submitted to the RTA. The submitted plans shall be designed to meet the RTA's requirements and endorsed by a suitably qualified and chartered Engineer (i.e who is registered with the Institute of Engineers, Australia) prior to the release of the Construction Certificate by the Principal Certifying Authority.

The RTA fees for administration, plan checking, civil works inspections and project management shall be paid by the Proponent/developer prior to the commencement of works.

The Proponent/Developer maybe required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. The WAD will need to be executed prior to the RTA's assessment of the detailed civil design plans.

B15. Development Near Rail Corridors and Busy Roads

An acoustic assessment is to be submitted to the Principle Certifying Authority prior to the issue of a construction certificate demonstrating how the development complies with the Department of Planning's and Infrastructures document titled "Development Near Rail Corridors and Busy Roads – Interim Guidelines".

B16. Construction Traffic Management Plan

A Construction Traffic Management Plan prepared by a qualified traffic consultant shall be submitted to the Council for the development. This plan should also take into consideration the impact on Council's local road network.

B17. Construction and Site Management Plan

Prior to issuing of a Construction Certificate the Proponent shall submit to Council or the accredited certifier a construction and site management plan that clearly sets out the following:

- what actions and works are proposed to ensure safe-access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like;
- the proposed method of loading and unloading excavation machines, building materials, formwork and the erection of any part of the structure within the site;
- the proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period;
- how it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways;
- the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed by a chartered Civil Engineer or an accredited certifier; and
- what actions are proposed to ensure Bandicoots and other native animals on the site are adequately protected throughout the construction process.

Where it is proposed to:

- Pump concrete from within a public road reserve or laneway, or

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- Stand a mobile crane within the public road reserve or laneway, or
- Use part of Council's road/footpath area,
- Pump stormwater from the site to Council's stormwater drains, or
- Store waste and recycling containers, skip, bins, and/or building materials on part of Council's footpath or roadway.

An Activity Application for a pumping permit, an approval to stand a mobile crane or an application to pump water into a public road, together with the necessary fee shall be submitted to Council and approval obtained before a Construction Certificate is issued. An application for a construction zone is subject to Local Traffic Committee approval and therefore sufficient time should be allowed for the process. Applicable costs for the zone shall apply at the applicant's expense.

Note: A separate application to Council must be made for the enclosure of a public place (hoarding).

B18 30-18 Erosion & Sedimentation Control-Management Plan

Prior to issue of a construction certificate the Proponent shall prepare an erosion and sedimentation control plan in accordance with Part 4 of the guidelines titled "*Pollution Control Manual for Urban Stormwater*", as recommended by the Environment Protection Authority.

Any stormwater runoff collected from the site must be treated in accordance with the Guidelines, before discharge off the site to comply with the *Protection of the Environment Operations Act 1997* or other subsequent Acts.

Where sedimentation control basins are provided discharge shall be to the requirements of the Environment Protection Authority.

The Proponent is further advised to refer to the following publications for additional information:

- (a) "*Sedimentation and Erosion Control*" - Department of Conservation and Land Management.
- (b) "*Soil and Water Management for Urban Development*" - Department of Housing.

The plan must be submitted with the application for a construction certificate.

Further information may be obtained from:

Environment Protection Officer
Environment Protection Authority
Inner Sydney Region
Locked Bag 1502

BANKSTOWN NSW 2200

B19 31 19 Emergency Access

To demonstrate that suitable emergency access and fire fighting facilities are provided, the Proponent must provide the certifier with written evidence from the NSW Fire Service that they are satisfied with emergency access to and from the site.

B20 32 20 Sight Lines

Clear sight lines shall be provided at the property boundary line to ensure adequate visibility between vehicles leaving the car park and pedestrians along the frontage road footpath in accordance with Figure 3.3 of AS 2890.1 – 2004 for light vehicles and AS 2890.2 – 2002 for heavy vehicles.

B21 33 21 Access management plan for people with a disability

An Access Management Plan for the buildings subject to this consent shall be submitted to the accredited certifier before the issue of a Construction Certificate. Details for the Access Management Plan shall include:

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- (a) Access to the building for people with disabilities in accordance with the provisions of AS4299 and AS 1428 Part 1.
- (b) Sanitary facilities accessible to people with disabilities. Such facilities shall be accessible to all persons working in or using the building.

B22 34 22 Vibration Damage Assessment/Geotechnical report

To minimise vibration damage and loss of support to buildings in close proximity, a report shall be prepared by a qualified Geo-technical engineer detailing the maximum size of hammer to be used where a hydraulic hammer is to be used within 30 metres of any building (other than a path or a fence). The report is to be submitted to and approved by the accredited certifier prior the issue of a Construction Certificate.

To ensure that the structural integrity of the proposal and neighbouring buildings will be maintained, a full geotechnical report must be submitted to the accredited certifier prior to the issue of a construction certificate and prior to the commencement of excavation works. The report must include an investigation of site and soil conditions as well as the proposed means of construction and must contain, where required, recommendations to ensure that excavation, backfilling and construction, including temporary works during construction, will not affect the structural integrity of neighbouring buildings or the structural stability of neighbouring public land, property or services. The report is to be prepared and certified by an appropriately qualified practicing geotechnical engineer.

All demolition, excavation, backfilling and construction must be undertaken in accordance with the recommendations of the geotechnical report.

B23 35 23 Sydney Metro

Prior to the issuing of the Construction Certificate, the Proponent/Developer of the site must enter into an Agreement with Sydney Metro that addresses the potential impacts of the approved development on the Metro Line 1 corridor, prior to the issue of a construction certificate and the commencement of any excavation below the existing ground level.

B24 36 24 Services adjustment or relocation

The Proponent shall meet the full cost for Telstra, Sydney Electricity, Sydney Water or Natural Gas Company to adjust/relocate their services as required. The Proponent shall make the necessary arrangements with the service authority. (For information on the location of these services contact the "Dial before you Dig" service on 1100.)

Documentary evidence from the public utility authorities confirming that all of their requirements have been satisfied shall be submitted to Council with the Construction Certificate under Section 68 of the Local Government Act, 1993, for construction of the development

B25 37 25 Water conservation

Water saving devices must be fitted to all showers and dual flush cisterns installed within all WC/sanitary facilities provided throughout the development to reduce ongoing water consumption. Documentation to be shown on the plans to be provided with the Construction Certificate

B26 38 26 Sydney Water – Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone Sydney Water 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of

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water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the PCA prior to the release of an occupation or subdivision certificate.

B27 39 27 Plantation or recycled timbers

To minimise the damage to the environment, no rainforest timbers or timbers cut from old growth forests are to be used in the construction of buildings.

The Construction Certificate is to specify the timbers to be used. These are to be limited to plantation timbers grown on Australian farms, or State Forest Plantations, or recycled timbers.

B28 40 28 Water efficient irrigation system

The communal open space areas shall be provided with a water efficient irrigation system to enable effective landscape maintenance. Details shall be included with the landscape plan to be submitted with the Construction Certificate.

B29 41 29 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.

B48-30 REVISED QUANTITY SURVEYOR'S REPORT

The proponent must submit a revised Quantity Surveyor's report to the Director-General for approval prior to the issue of a Construction Certificate for above ground works.

The revised Quantity Surveyor's report must provide:

- (1) A detailed breakdown of the costs of constructing the project, if it was constructed in accordance with the plans approved under Condition A2 of the original project approval (MP09_0167); and
- (2) A detailed breakdown of the cost of constructing the project based on the plans approved under Condition A2 as they are modified under MP09_0167 MOD 2 the latest approved modification.

The revised report must also include a section which provides a breakdown of the cost of the works as approved under MP09_0167 MOD 2 the latest approved modification, calculated in accordance with section 25J of the Environmental Planning and Assessment Regulation 2000.

B49-31 NUMBER OF CAR PARKING, MOTORBIKE AND BICYCLE PARKING SPACES

The approved car parking, bicycle parking and motorbike parking is as follows:

- 566 574 car spaces. A total of 549 526 of these car spaces are approved for the multi-unit dwellings and serviced apartments and a further 36 residential visitor spaces are approved. For all other uses, 47 12 car spaces are approved; and
- 10 14 motorbike parking spaces and 50 70 bicycle parking spaces.

~~(1) Details and drawings showing the car parking allocation for each use¹ and the loading arrangements shall be submitted for the approval of the Director-General, prior to the issue of the first Construction Certificate.~~

~~(2)(1) Individual non-residential uses must not exceed each maximum car parking requirement for that type of use under the Council's LEP.~~

~~(3)(2) Any future strata subdivision shall reflect the car parking allocation as approved above.~~

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~~Note ⁴: The breakdown and allocation is to be in accordance with the Council's LEP and is required to indicate: residential spaces, residential spaces for persons with a disability and residential visitor spaces; serviced apartment spaces, serviced apartment spaces for persons with a disability; spaces for retail customer and for retail staff (based on Council's LEP requirement for 'Shops'); and spaces for commercial use. Where the final use of tenancies is unknown, a scenario for the allocation of uses is to be provided.~~

B20-32 DETAILS OF COLOURS, MATERIALS AND FINISHES

A final schedule of materials and finishes shall be submitted to and approved by the Director-General prior to the issue of a Construction Certificate for above ground works.

B21-33 NOISE MITIGATION MEASURES

Prior to the issue of each Construction Certificate, all noise mitigation measures identified in the V by Crown, 45 Macquarie Street, Parramatta Noise Impact Assessment (Revision 0) prepared by Acoustic Logic and dated 27 August 2012, shall be incorporated into the Construction Certificate Drawings to the satisfaction of the PCA.

Note: In the event that Construction Certificates are issued on a level by level basis, all noise mitigation measures relevant to the level(s) being certified must be identified on the Construction Certificate drawings prior to the issue of the corresponding Construction Certificate.

B22-34 WIND MITIGATION MEASURES

Prior to the issue of each Construction Certificate, all wind mitigation measures identified in section 8 of the Pedestrian Wind Environment Study V by Crown, Macquarie Street, Parramatta (Revision 0) prepared by Windtech and dated 12 September 2012, shall be incorporated into the Construction Certificate Drawings to the satisfaction of the PCA.

Note: In the event that Construction Certificates are issued on a level by level basis, all wind mitigation measures relevant to the level(s) being certified must be identified on the Construction Certificate drawings prior to the issue of the corresponding Construction Certificate

B23-35 REFLECTIVITY MITIGATION MEASURES

Prior to the issue of each Construction Certificate, the glazing specifications identified in section 4 of the Solar Light Reflectivity Analysis V by Crown, Parramatta (Revision 0) prepared by Windtech and dated 14 August 2012, shall be incorporated into the Construction Certificate Drawings to the satisfaction of the PCA.

Note: In the event that Construction Certificates are issued on a level by level basis, all reflectivity mitigation measures relevant to the level(s) being certified must be identified on the Construction Certificate drawings prior to the issue of the corresponding Construction Certificate

B24-36 DISABLED ACCESS - GENERAL

MODIFICATIONS KEY:

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Access and facilities for people with disabilities shall be designed in accordance with Part D3 of the BCA Access Policy and the recommendations contained in the *V by Crown Access Review s.75W Application* prepared by Morris Gooding Accessibility Consulting, dated 12 June 2013. Prior to the issue of the relevant Construction Certificate, a statement confirming compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

B25-37 WIND MITIGATION MEASURES

Prior to the issue of each Construction Certificate, all wind mitigation measures identified in section 8 of the *Pedestrian Wind Environment Study V by Crown, Macquarie Street, Parramatta* (Revision 0) prepared by Windtech and dated 12 September 2012, shall be incorporated into the Construction Certificate Drawings to the satisfaction of the PCA.

Note: In the event that Construction Certificates are issued on a level by level basis, all wind mitigation measures relevant to the level(s) being certified must be identified on the Construction Certificate drawings prior to the issue of the corresponding Construction Certificate

B26-38 GFA AND HEIGHT CERTIFICATION

A Registered Surveyor must certify that the Gross Floor Area (GFA) of the building does not exceed ~~43,424.67~~ 47,247 47,145. m², and the maximum height of the building does not exceed RL 112.4 m. Details shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the issue of the first Construction Certificate for works above ground floor level (RL 7.5).

Note: 'Height' (building height) is as defined in Standard Instrument (Local Environmental Plans) Order 2006. Accordingly, the height of the architectural roof feature on the northern elevation may exceed RL 112.4 m, however it shall not exceed a maximum of RL 123.23 m.

B27-39 BASIX CERTIFICATION

A revised BASIX Certificate, incorporating all of the changes approved under MP09_0167 MOD 2 to MOD 5 shall be submitted to the Certifying Authority and the Director-General prior to the issue of a Construction Certificate for above ground works.

B28-40 MANAGEMENT OF OVERSIZE VEHICLES

An Oversize Vehicle Access Permit must be lodged with the Council and approved prior to the commencement of works.

B29-41 ROAD OCCUPANCY PERMIT

A Road Occupancy Permit must be lodged with the Council and approved prior to the commencement of works.

B42— DELETION OF RETAIL SIGNAGE ZONE

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~~Prior to the issue of the relevant Construction Certificate, amended plans shall be submitted to the satisfaction of the PCA showing, at the entrance of the northern lobby fronting Macquarie Street:~~

- ~~a) the deletion of the two retail signage zones (RT04 or RT05); and~~
- ~~b) the provision of a single retail signage zone (600mm x 900mm) in the location of deleted retail signage zones RT03 or RT04.~~

End

of

Section

MODIFICATIONS KEY:

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PART C – PRIOR TO CONSTRUCTION

C1. Notice of Commencement- Notification of Works

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

C2. Requirement for a Construction Certificate

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- a. detailed plans and specifications of the building (for each stage) have been endorsed with a Construction Certificate by:
 - (i) Council; or
 - (ii) an accredited certifier; and
- b. a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- c. at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the PCA is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

C3. Geotechnical and Civil Engineering Report

1. Prior to the commencement of any excavation works on site the applicant shall submit, for approval by the Principal Certifying Authority (PCA), a geotechnical/civil engineering report which addresses (but is not limited to) the following:
 - The type and extent of substrata formations by the provision of a minimum of 4 representative bore hole logs which are to provide a full description of all material from ground surface to 1.0m below the finished basement floor level and include the location and description of any anomalies encountered in the profile. The surface and depth of the bore hole logs shall be related to Australian Height Datum.
 - The appropriate means of excavation/shoring in light of point (a) above and proximity to adjacent property and structures. Potential vibration caused by the method of excavation and potential settlements affecting nearby footings/foundations shall be discussed and ameliorated.
 - The proposed method to temporarily and permanently support the excavation for the basement adjacent to adjoining property structures and road reserve if nearby (full support to be provided within the subject site).
 - The existing groundwater levels in relation to the basement structure, where influenced.
 - The drawdown effects on adjacent properties (including road reserve), if any, the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater. Where it is considered there is the potential for the development to create a "dam" for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development without a change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flow path is

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constructed, artificial drains such as perimeter drains and through drainage may be utilised.

- Recommendations to allow the satisfactory implementation of the works. An implementation program is to be prepared along with a suitable monitoring program (as required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction. The implementation program is to nominate suitable hold points at the various stages of the works for verification of the design intent before sign-off and before proceeding with subsequent stages.

The geotechnical report must be prepared by a suitably qualified consulting geotechnical/hydrogeological engineer with previous experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent property and structures both during and after construction. The report shall contain site specific geotechnical recommendations and shall specify the necessary hold/inspection points by relevant professionals as appropriate. The design principles for the geotechnical report are as follows:

- i. No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.
- ii. No changes to the ground water level are to occur as a result of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- iii. No changes to the ground water level are to occur during the construction of the development that is sufficient enough to cause an adverse impact to the surrounding property and infrastructure.
- iv. Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.
- v. Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these design principles.
- vi. An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table CI of AS 2870 - 1996.

C4. Hoardings Application

A Hoarding Application together with the appropriate fee and details is to be submitted to and approved by Council for the enclosure of public space as required by Council's Hoarding Policy.

The hoarding is required to protect persons from construction or demolition works and no works can commence until approval for the hoarding has been obtained. Hoardings in the City Centre Local Environmental Plan area must also address the "Parramatta First - Marketing the City Brand". Details on policy compliance and brand marketing can be obtained by contacting Council's Construction Services on 02 9806 5602.

C5. Public Risk Insurance

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$10 million in relation to the occupation of approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note and provide protection for Council as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Note: Applications for hoarding permits, vehicular crossing etc will require evidence of insurance upon lodgement of the application.

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C6. Waste Management Plan

The Waste Management Plan must address demolition and excavation, as applicable. The Plan must describe procedures by which waste will be minimised, managed and recycled and must address the following:

- a) Details of recycling and the removal of soil and rubbish from the site in the course of demolition and excavation operations including:
- b) Type and quantities of material expected from demolition and excavation;
- c) Name and address of transport company;
- d) Address of proposed site of disposal;
- e) Name/address of company/organisation accepting material;
- f) Types and quantities of materials that are to be re-used; or recycled, on and off site and procedures involved;
- g) Name of company/contractor undertaking on and off site re-use and recycling, and address of recycling outlet;
- h) Material for disposal and justification of disposal; and
- i) If details of items (ii) to (vii) are not known at the time of preparation of the Waste Management Plan, the information must be supplied immediately after the letting of the contacts.

The Waste Management Plan must be submitted to the satisfaction of the Principal certifying Authority prior to commencement of any works on site

C7. Security Fencing

The site must be enclosed with a 1.8 m high security fence to prohibit unauthorised access. The fence must be approved by the Principal Certifying Authority and be located wholly within the development site prior to commencement of any works on site.

C8. Signage

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) Stating that unauthorised entry to the work site is prohibited;
- (b) Showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
- (c) Showing the name, address and telephone number of the Principal Certifying Authority for the work.
- (d) Showing the approved construction hours in accordance with this development consent.
- (e) Any such sign must be maintained while the excavation building work or demolition work is being carried out, but must be removed when the work has been completed.
- (f) This condition does not apply to building works being carried out inside an existing building.

C9. Pedestrian and Traffic Management Plan

A pedestrian and Traffic Management Plan must be submitted to the satisfaction of the Principal Certifying Authority prior to commencement of demolition and/or excavation. It must include details of the:

- (a) Proposed ingress and egress of vehicles to and from the construction site
- (b) Proposed protection of pedestrians adjacent to the site
- (c) Proposed pedestrian management whilst vehicles are entering and leaving the site
- (d) Proposed route of construction vehicles to and from the site, and

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- (e) The Pedestrian and Traffic Management Plan shall be implemented during the demolition, excavation and construction period

C10. Road Opening Permit

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.

C11. Verge Maintenance

Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site are to be maintained in a safe and tidy manner. In this regards the following is to be undertaken:

- all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- all site boundaries are to be secured and maintained to prevent unauthorised access to the site
- all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis
- the site is to be maintained clear of weeds
- all grassed areas are to be mown on a monthly basis

C12. Underground Utility Services

Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to received written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having benefit of this consent are required to forward the written confirmation from NDBYD to their Principal Certifying Authority (PCA) prior to any excavation occurring.

C13. Existing damage to Council Property

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.

C14. Sanitary facilities· demolition/construction sites

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

C15. Building location – check survey certificate

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the PCA either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the:-

- (i) location of the building with respect to the boundaries of the site;
- (ii) level of the floor in relation to the levels on the site (all levels are to be shown relative to Australian Height Datum)
- (iii) site coverage of the buildings on the site.

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C16. Site Controls

Sediment and erosion controls must be in place before work is commenced on the site. The control strategies must be consistent with the technical requirements set out in the Sydney Coastal Councils' *Stormwater Pollution Control Code for Local Government*.

Material from the site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day any dust/dirt or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

A sediment and erosion control plan must be prepared and identify appropriate measures for bunding and siltation fencing. Any such erosion and sedimentation controls shall also include the protection of stormwater inlets or gutter systems within the immediate vicinity of the site.

The sediment and erosion control measures are to be inspected daily and defects or system failures are to be repaired as soon as they are detected.

C17. Dilapidation Reports

Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with a copy forwarded to Council) a full dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the required excavation face to twice the excavation depth.

The report should include a photographic survey of adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer as determined necessary by that qualified professional based on the excavations for the proposal and the recommendations of the geotechnical report. Where the consulting geotechnical engineer is of the opinion that no dilapidation reports for adjoining structures are required, certification to this effect shall be provided for approval by the Principal Certifying Authority prior to any excavation. A copy of the dilapidation report shall be submitted to Council.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the Principal Certifying Authority that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

Note: This documentation is for record keeping purposes only, and may be used by an applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

C18. Support for neighbouring buildings and notice to adjoining owners

1. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - a. must preserve and protect the building and structures from damage, and
 - b. if necessary, must underpin and support the building in an approved manner, subject to owner consent, and
 - c. must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - d. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purpose of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

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Notes:

- (i) Details of underpinning works, prepared and certified by a practicing structural engineer shall be submitted to and approved by the PCA prior to the commencement of any works.
- (ii) allotment of land includes a public road and any other public place.

C19. Sydney Water approval

To connect to Sydney Water's wastewater system, the amplifications and adjustments outlined within Sydney's Water Letter dated 17 June 2010 shall occur. Any adjustment or deviation required must be in accordance with the Sewerage Code of Australia (Sydney Water Edition WSA 02-2009) and Guidelines for Building Over or Adjacent to Sydney Water's wastewater mains.

C20. Protection of public places· erection or demolition of building

- If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient or involves the enclosure of a public place; a hoarding or fence must be erected between the work site and the public place.
- If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- Any such hoarding, fence or awning is to be erected prior to works commencing and only with Council approval in accordance with Workcover requirements. The temporary structures are to be removed when the work has been completed. Fees shall apply for any hoarding.

C21. Induction and Training by Nominated Heritage Consultant

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 the guidelines issued by the Heritage Council of NSW.

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PART D – DURING CONSTRUCTION

D1. Plans to be available on site

A copy of this development consent, stamped plans and accompanying documentation is to be retained for reference with the approved plans on-site during the course of any works. Appropriate builders, contractors or sub-contractors shall be furnished with a copy of the notice of determination and accompanying documentation.

D2. Noise from Construction

Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the NSW Department of Environment and Conservation's Environmental Noise Manual and the Protection of the Environment Operations Act 1997.

D3. Plant and Equipment

All plant and equipment used in the construction of the development, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries.

D4. Record of Compliant

The applicant shall record details of all complaints received during the construction period in an up to date complaints register. The register shall record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that affect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register shall be made available to Council and/ or the principal certifying authority upon request.

D5. Noise emissions and Vibrations

Noise emissions and vibration must be minimised and work is to be carried out in accordance with Department of Environment and Conservation guidelines for noise emissions from construction/demolition and earth works which are to comply with the provisions of the Protection of the Environment Operations Act 1997.

D6. Waste Disposal

Where demolition is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the Department of Environment and Heritage licensed waste facility for bonded or friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

D7. Disposal of Asbestos Waste Material

All bonded and friable asbestos waste material on-site shall be handled and disposed off-site at a Department of Environment and Climate Change licensed waste facility by an DECC licensed

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contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 1996 and the EPA publication Assessment, Classification and Management of Liquid and Non-Liquid Wastes 1999 and any other regulatory instrument as amended.

D8. Waste Data File

A Waste Data file is to be maintained, recording building/demolition contractors details and waste disposal receipts/dockets for any demolition or construction wastes from the site. The proponent may be required to produce these documents to Council on request during the site works.

D9. Trees on Public Property

No trees on public property (footpaths, roads, reserves, etc.) unless specifically approved in the consent shall be removed or damaged during construction including the erection of any fences, hoardings or other temporary works.

D10. Soil and Water Management Control

The vehicular entry/exits to the site within Council's road reserve must prevent sediment from being tracked out from the development site. This area must be laid with a non-slip, hard-surface material which will not wash into the street drainage system or watercourse. The access point is to remain free of any sediment build-up at all times.

D11. Public Safety

Any damage to Council assets that impact on public safety during construction is to be rectified immediately to the satisfaction of Council at the cost of the developer.

D12. Management of Public Land

Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely on the property. The applicant, owner or builder must apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:
- (b) Eg. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.
- (c) (b) Storage of building materials and building waste containers (skips) on Council's property.
- (d) (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.
- (e) (d) Kerbside restrictions, construction zones:
- (f) The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a construction zone, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

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D13. Protection of Adjoining Properties

If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- (a) Must preserve and protect the building from damage;
- (b) If necessary, must underpin and support the adjoining building in an approved manner; and
- (c) Must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

D14. A survey Certificate

A survey certificate is to be submitted to the Principal certifying Authority at footing and/or formwork stage. The certificate shall indicate the location of the building in relation to all boundaries, and shall confirm the floor level prior to any work proceeding on the building.

D15. Footpath, kerb and gutter protection

In order to keep the area safe for pedestrians, the vehicular access across the kerb, gutter and footpath is to have timber protection so that heavy vehicles driving over this timber crossover protection do not damage the footpath and kerb and gutter.

D16. Spoil and building materials on road and footpath

No building materials skip bins, concrete pumps, cranes, machinery, signs or vehicles used in or resulting from the construction, excavation or demolition relating to the development shall be stored or placed on Council's footpath, nature strip or roadway.

D17. Encroachment on Council property prohibited

No portion of the development, including gates and doors during opening and closing operations, shall encroach upon Council's footpath area.

D18. Signs to be erected on building and demolition sites

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
 - (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.
- (2) Any sign shall be maintained and not removed until work has finished.

D19. Demolition/excavation/construction – hours of work

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

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be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am 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.

D20. Matching materials· repairs to fabric

Matching materials are to be used in repairing the fabric of external surfaces.

D21. Dust control

Adequate measures are to be implemented, including, for example, water spraying/mesh barriers, to prevent dust from causing any nuisance.

D22. Site vehicles - mud/debris

You are to ensure that ALL vehicles leaving the site are free of mud and debris. Loads are to be fully covered and vehicles/wheels washed down to ensure that no nuisance occurs.

D23. Redundant vehicular crossings-removal and replacements

All redundant vehicular crossings shall be removed and replaced with concrete footpath, concrete kerb and concrete gutter at no cost to Council at the applicant's expense.

D24. Finished ground surface levels at property boundary

Finished ground surface levels at the property boundary after works shall match the ground surface levels at that location along the property boundary prior to the carrying out of works pursuant to this consent.

D25. Stormwater runoff

Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties.

D26. Surface overflow paths – storm recurrence event

Surface overflow paths shall be provided to allow for the 1-hour 1 in 100 year storm recurrence event, and any more intense events.

Should it not be possible to provide an overland escape route for excessive stormwater an increase of 50 % in the required volume of stormwater storage will be required.

D27. Protection of Archaeology

Significant archaeological heritage items and remnant built fabric elements are to be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.

D28. Erosion, dust, topsoil and sediment control

Temporary measures shall be provided during construction eg. bunding, shade cloth to prevent dust leaving the site, sandbags around Council/private stormwater pits etc. in order to prevent sediment, dust, topsoil and polluted waters discharging from the site. Plans showing such measures shall be submitted to Council and approved prior to the release of the Construction Certificate.

D29. Aboriginal Objects/ Artefacts

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Should any Aboriginal object as defined in S 5(1) of the National Parks and Wildlife Act 1974 be uncovered during works on the site, all works shall cease. The Department of Environment and Heritage shall be contacted immediately and any directions or requirements complied with.

D30. Relics

Should any further relics (in addition to those already known) as defined within The Heritage Act 1977 be uncovered during excavation on site, the applicant must ensure that work ceases in that area and the Heritage Office is immediately notified in accordance with Section 146 of the NSW Heritage Act 1977.

Work must not recommence in that area until any necessary Excavation Permit has been obtained from the Heritage Council under Section 140 of the NSW Heritage Act, 1977.

D31. Garbage skips on Council land - Council approval

Bulk refuse bins or garbage skips shall not be placed on grass verge, footpath or roadway without Council permission.

End

of

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PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS

E1. Street Numbering

A street number is to be placed on the site in a readily visible location, (numbers having a height of not less than 75mm) prior to occupation of the building.

E2. BASIX

Prior to the release of the Occupation Certificate, details of all amendments and treatments outlined in the BASIX Certificates submitted, to achieve satisfactory levels of thermal comfort, and satisfactory water and energy ratings, shall be incorporated into the proposed development and provided to the PCA. Should design changes require amended BASIX Certificates, a copy is to be provided to the Department, along with stamped plans, for information.

E3. Telecommunication Facilities

The developer shall submit to the Principal Certifying Authority a letter from the telecommunications company confirming that satisfactory arrangements have been made for the provision of telephone and cable television services, prior to the release of the Subdivision Certificate or issuing of any Occupation Certificate.

E4. Occupation Certificate

Occupation or use, either in part or full, is not permitted until an Occupation Certificate has been issued. The Occupation Certificate must not be issued unless the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia and until all preceding conditions of this consent have been complied with.

Where Council is not the Principal Certifying Authority, a copy of the Occupation Certificate together with registration fee must be provided to Council.

E5. Critical Stage Inspections

In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority that is responsible for critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. Where Council is not the PCA, the PCA is to forward a copy of all records to Council.

The record must include details of:

- (a) the development application and Construction Certificate number;
- (b) the address of the property at which the inspection was carried out;
- (c) the type of inspection;
- (e) the date on which it was carried out;
- (f) the name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (g) whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

E6. Sydney Metro

Prior to the issue of any occupancy certificate, provide Sydney Metro with drawings, reports and other information related to the design, construction and maintenance of the approved development to allow Sydney Metro to fully understand the interaction between the approved development and the Sydney Metro Line 1.

E7. Landscaping

~~The All~~ landscaping shall be completed in accordance with the ~~consent and approved plans, prior to occupation or use of the premises and shall be maintained at all times.~~ approved

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Landscape Plans approved under listed at Condition A16 A2 prior to the issue of an Occupation Certificate.

Note: In the event that Occupation Certificates are issued on a level by level basis, all landscaping relevant to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E8. Electricity Supply

A Notification Agreement outlining the electrical construction requirements and associated fees shall be obtained from Integral Energy prior to the release of the linen plans.

E9. Engineering conditions to be satisfied prior to the issue of occupation certificate

Works-As-Executed stormwater plans shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate, certifying that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The person issuing the Occupation Certificate shall ensure that the following documentation is completed and submitted:

- The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink.
- The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- As built On-Site Detention (OSD) storage volume calculated in tabular form (depth verses volume table).
- OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- Approved verses installed Drainage Design (OSD) Calculation Sheet.
- The original Work-As-Executed plans and all documents mentioned above have been submitted to Council's Development Services Unit.

E10. Dilapidation Report

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 the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

- compare the post-construction dilapidation report with the pre-construction dilapidation report, and
- have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

A copy of this report is to be forwarded to Council.

E11. Section 73 compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of our website at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.

E12. Positive Covenant-stormwater detention/surface flow paths-occupation certificate

A positive covenant and a restriction shall be created on the property title under the provision of the Conveyancing Act 1919, to ensure that the required on-site detention system will be adequately maintained. A copy of the typical covenant may be obtained from the Council's Development

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Services Unit. Proof of registration shall be submitted to the Principal Certifying Authority prior to occupation or use of on-site.

E13. Monitoring and Maintenance Plan for Archaeology

A Monitoring and Maintenance Plan that provides specific details regarding the long-term maintenance needs of the retained physical archaeological 'relics' and associated artefacts shall be provided. The Plan ~~should be prepared by a materials conservator and must be submitted for the approval of the Director, Heritage Branch, prior to the occupation of the new development, shall include:~~

- The detailed design of the underground viewing area for the cellar including all:
 - height clearances;
 - access points;
 - walkways;
 - balustrades and retaining walls; and
 - all other associated services.
- The detailed design of the environmental management system, including all measures proposed to undertake moisture movement monitoring, and all reactive conservation processes for the archaeological display area.

The Plan should be prepared by a materials conservator and must be submitted to the Heritage Branch, OEH for approval prior to the issue of an Occupation Certificate.

E14. Interpretation Plan

An Interpretation Plan which includes specific detail regarding the design, locations; media; devices and messages related to on-site archaeology which are proposed to be used at the site should be submitted for the approval of the Director, Heritage Branch, prior to the occupation of the new development. The Plan must 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.

E14A. IMPLEMENTATION OF INTERPRETATION PLAN AND DESIGN OF ARCHAEOLOGICAL INTERPRETATION CENTRE

The interpretation of the archaeological relics on-site and the detailed design of the future Archaeological and Heritage Interpretation Centre, with its associated café, must be guided by the detailed Interpretation Plan, as approved by the Heritage Branch of the OEH.

E15. Air-conditioning

Prior to the release of the Occupation Certificate, air-conditioning must be installed in each residential dwelling.

E16. NOISE MITIGATION MEASURES

Prior to the issue of the first Occupation Certificate, all noise mitigation measures identified in section 6 of the V by Crown, 45 Macquarie Street, Parramatta Noise Impact Assessment (Revision 0 1) prepared by Acoustic Logic and dated 27 August 2012 13 August 2014, must be installed to the satisfaction of the PCA:

Note: In the event that Occupation Certificates are issued on a level by level basis, all noise mitigation measures relevant to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E17. WIND MITIGATION MEASURES

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Prior to the issue of the first Occupation Certificate, all wind mitigation measures identified in section 8 6 of the Pedestrian Wind Environment Study V by Crown, Macquarie Street, Parramatta (Revision 0 1) prepared by Windtech and dated 12 September 2012 17 July 2014, must be installed to the satisfaction of the PCA:

Note: In the event that Occupation Certificates are issued on a level by level basis, all noise mitigation measures relevant to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E18. REFLECTIVITY MEASURES

Prior to the issue of the first Occupation Certificate, the mitigation measures identified in section 4 3 of the Solar Light Reflectivity Analysis V by Crown, Parramatta (Revision 0 2) prepared by Windtech and dated 14 August 2012 30 July 2014, must be installed to the satisfaction of the PCA:

Note: In the event that Occupation Certificates are issued on a level by level basis, all reflectivity mitigation measures relevant to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E19. GFA AND HEIGHT CERTIFICATION

~~A Registered Surveyor must certify that the Gross Floor Area (GFA) of the building does not exceed 43,424.67 47,247m², and the maximum height of the building does not exceed RL 112.4 m. Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of the relevant Occupation Certificate.~~

~~Note: 'Height' (building height) is as defined in Standard Instrument (Local Environmental Plans) Order 2006. Accordingly, the height of the architectural roof feature on the northern elevation may exceed RL 112.4 m, however, it shall not exceed a maximum of RL 123.23 m.~~

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PART F – DURING OPERATIONS

F1. External Plant/ Air-conditioning System

Any External Plant/ air-conditioning system shall not exceed a noise level of 5 dBA above background noise level when measured at the side and rear boundaries of the property.

F2. Visitor Parking

A sign, legible from the street, shall be permanently displayed to indicate that visitor parking is available on the site and the visitor car parking spaces shall be clearly marked as such.

F3. Fire Safety Measures

All new and existing fire safety measures identified in the Fire Safety Schedule shall be maintained in working condition at all times.

F4. Removal of Graffiti

The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.

F5. Discharge of condensate from air conditioning units

Any condensate, moisture, etc shall not be permitted to be discharged onto the ground surface of the premises or into stormwater drainage systems in contravention of the requirements of the Protection of the Environment Operations Act 1997.

All such wastes must be discharged to sewers of Sydney Water.

F6. Lighting overspill - amenity

No security or other lighting shall cause light overspill to adjoining property owner's/ occupiers or residents.

F7. Deliveries/Service contractors

All deliveries/service contractors are to occur between the hours of 7:00am to 6:00pm Monday to Saturday. No deliveries are to occur on Sunday or Public Holidays. The deliveries and service contractors and the like are to be advised of the hours. This is to protect the amenity of the residents.

F8. Vehicle Turning Areas

The proposed turning areas within the car park are to be kept clear of any obstacles, including parked cars, at all times.

F9. Sight Lines

The required sight lines to pedestrians and or other vehicles in or around the entrances are not to be compromised by landscaping, signage, fencing or other materials.

F10. Noise conditions

The noise from the proposed mechanical plant and equipment noise shall not exceed 42 dB(A)Leq between 7.00am and 10.00pm, or 37 dB(A)Leq between 10.00pm and 7.00am, when measured at any residential facade. Where the measurement is conducted with microphone adjacent to a residential facade a 6dB correction shall be applied to the measured noise level to take into account the increase in sound pressure level attributable to the sound reflection from the facade.

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

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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.

~~F14 Separation of Serviced Apartments and Residential Uses~~

~~Security separation must be provided between the serviced apartment and the residential components of the development via the use of security lift key cards, and the provision of security separation doors in common corridors as approved under Condition A16.~~

F14 Business and Building Identification Signage

Business and building identification signage shall comply with the following:

- a) The signage shall be utilised as building and business identification signage only and shall not be adapted or altered to be third party advertising signage without the further consent;
- b) The signage shall not:-
 - i) flash, move, be animated, scintillate or be decorated with rotating flashing lights;
 - ii) include any apparatus to provide any sound;
 - iii) carry a message(s) which is offensive;
 - iv) give instructions to traffic by the use of the words 'Halt', 'Stop', or any other direction, nor imitate traffic signs in respect to shape, layout or colour;
 - v) contain interchangeable or movable parts;
 - vi) impair or distract the vision of a driver through the intensity of the illumination of the sign; and
 - vii) must not impede the ability of the occupants to exit the building under emergency conditions.
- c) The approved signage shall be appropriately maintained at all times; and
- d) The wording to the signage shall be primarily displayed in English but may include a translation in another language.

F15 Rooftop Bar Operation

The roof top bar at level 26 of Block C shall be operated in accordance with the following requirements:

- a) the operation of the roof top bar, including patron access arrangements via lift, shall be carried out in accordance with the Rooftop Bar (V Lounge) Plan of Management and Security Plan of Management prepared by JBA dated June 2015;
- b) the use of the premises shall not give rise to:
 - i. a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5 dB(A). The source noise level shall be assumed as an LAeq, 15 min and adjusted in accordance with Environmental Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content as described in the NSW Environmental Planning and Assessment Act 1979: Environmental Noise Control Manual Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997; and
 - ii. the transmission of unacceptable vibration to any place of different occupancy.
- c) the operation of the bar shall not occur outside the hours of 7.00am and midnight, seven days a week. Extended operating hours may be sought through Parramatta City Council;

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- d) Notwithstanding Condition F15 c) above, the use of the outdoor terraces may operate between 7.00 am and 10.00 pm, 7-days-a-week; and between 10.00 pm and 12 midnight, 7-days-a-week for a trial period of three years commencing from the date of the modification of consent (MP 09 0167 MOD 7). If a modification application or development application is lodged to continue any trial period specified in Condition F15 d), then the use of the outdoor terrace may continue until the application is determined.
~~in addition to the requirements of F15b) above, to further minimise noise impacts to residents, speakers may not be installed or operated on the terrace (other than to satisfy any requirements for emergency evacuation alarms) and the doors to the terrace shall be closed from 10pm each evening;~~
- e) the communicating doors between the rooftop bar and the adjoining residential communal corridors shown on drawings 2126-9, 2127-8 and 2128-7 shall be alarmed and only be used in the case of emergency;
- f) signs must be placed in clearly visible positions within and outside the southern residential lobby fronting Hunter Street requesting patrons to upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area;
- g) the management/licensee must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management/licensee must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises and in an orderly manner to the satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with;
- h) the supply of alcohol is not permitted until consent has been obtained from the Office of Liquor Gaming and Racing; and
- i) takeaway liquor sales or the provision of gaming are not permitted unless approval is obtained from Council.
- j) speakers may only be installed and operated within the eastern terrace (other than to satisfy any requirements for emergency evacuation alarms) and shall at all times comply with the following:
- i. the speakers are to be small speakers mounted off the roof adjacent to the glass façade leading into the bar
 - ii. the speakers are to be angled down onto the terrace and not directed out to the external environment
 - iii. the level of music emitted from the speakers shall be no greater than 76dB(A) at a distance of 2m from any speaker
 - iv. sub-woofer speakers are not permitted within the eastern terrace

End

of

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PART G – PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE

G1 (S88B) Use of Car Spaces

The following conditions apply to car parking:

- a) the on-site car parking spaces, exclusive of service and visitor car spaces, are not to be used by those other than an occupant, tenant or resident of the subject building. Any occupant, tenant, lessee or registered proprietor of the development site or part thereof shall not enter into an agreement to lease, license or transfer ownership of any car parking spaces to those other than an occupant, tenant, lessee or register proprietor of a unit in the building;
- ~~b) the on-site car parking spaces allocated to the commercial component of the development shall be available for use of visitors outside of standard office hours;~~
- c) a documentary Restrictive Covenant, is to be registered on the Title of the development site pursuant to Section 88E of the Conveyancing Act 1919, to the effect of (a) and (b) above. The Covenant is to be created appurtenant to Council, at no cost to and to the satisfaction of Council; and
- d) Any future strata subdivision of the site is to include a Restriction on User pursuant to Section 39 of the Strata Titles (Freehold Development) Act 1973, as amended, burdening all utility car parking allotments in the strata Plan and/or an appropriate Restrictive Covenant pursuant to Section 88B of the Conveyancing Act 1919 burdening all car parking part – lots in the strata scheme.
- e) The strata subdivision approved as part of MOD 5 is to include a Restriction on User pursuant to Section 39 of the Strata Titles (Freehold Development) Act 1973, as amended, burdening all utility car parking allotments in the strata Plan and/or an appropriate Restrictive Covenant pursuant to Section 88B of the Conveyancing Act 1919 burdening all car parking part – lots in the strata scheme.

G2 (S88B) Access

Documentary easements for access must be created over the appropriate lots in the subdivision to provide for public access and access to lifts, lobbies, fire stairs, service areas, loading areas and car parking areas, pursuant to Section 88B of the Conveyancing Act 1919.

G3 (S88B) Services

Documentary easements for services, support, drainage, shelter, use of plant and equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over the appropriate lots in the subdivision pursuant to Section 88B of the Conveyancing Act 1919 or registered as a shared facility in the strata management statement.

End of Section

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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.

AN6. Commonwealth Environment Protection and Biodiversity Conservation Act 1999

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The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter, or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales Environmental Planning and Assessment Act 1979. The determination of this assessment has not involved any assessment of the application of Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Environment to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

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SCHEDULE 3

Statement of Commitments

5.0 Additional Commitment in Statement of Commitments for Section 75W

Subject	Commitments	Timing
Development above 66m in height subject to EPBC Approval	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 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.	

CONSOLIDATED CONSENT

Revised Statement of Commitments

Subject	Commitments	Timing																																																																																																												
Developer contribution	A total 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. Staged contributions are to be paid to Council prior to the issue of the occupation certificate for each completed stage of the development. The staged contributions will be calculated according to the proportional value of the work stage that has been completed. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.	Prior to final occupation certificate being issued.																																																																																																												
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	<ul style="list-style-type: none">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:	Detailed design and construction																																																																																																												
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Internal noise mitigation measures	<ul style="list-style-type: none"> 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. 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): <ul style="list-style-type: none"> Wall Type 'Yellow' Wall type 'Yellow' must have an R_w+C_{tr} (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 $R_w + C_{tr}$ rating of not less than 50. Wall Type 'Green' Wall type 'Green' must have an R_w rating of not less than 50. 	Detailed design and construction
	<ul style="list-style-type: none"> Wall Type 'Blue' Wall type 'Red' must have an $R_w + C_{tr}$ rating of not less than 40. Wall Type 'Pink' Wall type 'Red' must have an $R_w + C_{tr}$ 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: <ul style="list-style-type: none"> 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. <p>All fixed to both sides of the concrete element.</p>	
Environmentally Sustainable Design	<p>The minimum 40% BASIX water efficiency requirements will be achieved with:</p> <ul style="list-style-type: none"> 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 <p>The minimum 20% BASIX energy efficiency requirements will be achieved with:</p> <ul style="list-style-type: none"> 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 <p>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:</p> <ul style="list-style-type: none"> Dual aspect for 60-70% of dwellings Natural ventilation to 25% of kitchens 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 	Detailed design and construction

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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: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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

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Performance Requirements for Conservation of Archaeological Remains	<p>The following performance requirements will be met to ensure ongoing conservation of archaeological remains.</p> <p><i>Ground Moisture, Run-off and Flooding</i></p> <ol style="list-style-type: none"> 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. <p><i>Biological Growth</i></p> <ol style="list-style-type: none"> 8. Allowance for active management of all forms of biological growth (mould, fungi, cyanobacteria, algae, higher plants). <p><i>Ambient Air</i></p> <ol style="list-style-type: none"> 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	<p><i>Temperature</i></p> <ol style="list-style-type: none"> 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. <p><i>Access</i></p> <ol style="list-style-type: none"> 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. 				Detailed design, construction and operation.
	<ol style="list-style-type: none"> 16. Provision of good visual access to the public in a safe manner <p><i>Maintenance and Longer-term Considerations</i></p> <ol style="list-style-type: none"> 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. 				
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
	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
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Schedule of Conservation Works	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
	Elements with original materials to be reinstated/repared in relation to the following: ▪ Brick ▪ Stone ▪ Timber	Construction
Schedule of Conservation Works	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

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	Surface finishes around remains to be installed	Construction
	<ul style="list-style-type: none"> ▪ 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
Schedule of Conservation Works	Ongoing cleaning of remains to be undertaken, including: <ul style="list-style-type: none"> ▪ Dust ▪ Litter ▪ Biological growth ▪ Access traces 	Operation
	Monitoring and maintenance manual to reviewed on a regular basis	Long Term
	Biological growth control program to be operated	Operation
Protection of archaeological relics during construction	<p>Phase 1 - Project Planning</p> <p><i>Site Induction/Access Management</i></p> <p>The following measures will be carried out to limit access to the remains and impact on the archaeological remains:</p> <ul style="list-style-type: none"> ▪ 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). <p><i>Cranes</i></p> <p>The use of cranes during construction will consider the following guidelines:</p> <ul style="list-style-type: none"> ▪ 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. 	Detailed Design and Construction

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Protection of archaeological relics during construction	<p><i>Heavy Machinery</i></p> <p>Planning for heavy machinery use on a site with in situ archaeological relics will consider the following:</p> <ul style="list-style-type: none"> ▪ 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. <p><i>Excavation</i></p> <p>Excavation during construction will be carefully planned and consider the following:</p> <ul style="list-style-type: none"> ▪ In areas that are designated as being "unexcavated": <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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 <p><i>Work Methodologies</i></p> <p>All work on or around the archaeological remains will be thoroughly planned and include the following:</p> <ul style="list-style-type: none"> ▪ 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. ▪ Preparation of Work Method Statement (WMS) for all works around and within the unexcavated and/or reburied areas with a focus on minimising surface and subsurface disturbance. ▪ Review of WMS by archaeological conservator and archaeologist prior to commencement on site. <p>Sign off of WMS by all site contractors involved with specific works will be mandatory.</p>	Detailed Design and Construction
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Protection of archaeological relics during construction	<p>Phase 2- Site Preparation</p> <p><i>Site Preparation</i></p> <p>Site preparation will include works to “unclutter” the site and facilitate viewing of the archaeological remains, namely:</p> <ul style="list-style-type: none"> ▪ Weedicide Application <ul style="list-style-type: none"> - Spray leaves of higher plants with weedicide (product containing glyphosphate such as Round-Up). - Leave plants for 1-2months until plants have wilted and died. ▪ Plant Removal <ul style="list-style-type: none"> - Cut back the higher plants as far down the stalk as possible to remove the bulk of the foliage and stalk. - Do not remove/pull up roots from ground or from within archaeological features. This may disturb subsurface features or damage features. <p><i>Stabilisation works</i></p> <p>A detailed installation methodology will be developed once the site has been cleared of biological growth and the full condition of the site has been ascertained. The stabilisation strategy will be based on ICS's recommended stabilisation strategy in the report titled Recommendations for Protection of Archaeological Remains during Construction prepared by ICS and dated March 2010.</p> <p>Phase 3 - Initial Structural Works</p> <p><i>General Guidelines</i></p>	Detailed Design and Construction
	<ul style="list-style-type: none"> ▪ In all instances, minimise the area of disturbance (“disturbance zone”) resulting from construction works. ▪ Consult archaeological site conservator immediately should any unexpected slippage, slumping or site disturbance occur (pre and post contract works). ▪ Immediately document (with both photographs and theodolite points) any unexpected slippage, slumping or site disturbance (pre and post contract works). ▪ Any disturbance or unforeseen disruption to the site (ie. including “disturbance zones” as a result of excavation) will be reinstated in a way sensitive to the original archaeological remains and in a way that interprets the original historical scheme; plans for reinstatement should be reviewed by the archaeologist and archaeological site conservator prior to commencement. 	

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Protection of archaeological relics during construction	<p><i>Structural columns</i></p> <ul style="list-style-type: none"> Provide Work Method Statements (WMS) for installation methodologies prior to carrying out works; WMS should be reviewed by archaeologist and conservator. Monitor the zone during all excavation and piling for evidence of disturbance or ground heaving. Minimise vibrations during installation. Use auger excavation as a priority, particularly for first 2-5m; minimise use of pounding or other machine generated vibrations. Remove backfill immediately from the area; do not load the zone with backfill. Heavy machinery used for pile excavation/installation should be established and used outside of the zone wherever possible. <p><i>Sheet piling</i></p> <ul style="list-style-type: none"> Provide Work Method Statements (WMS) for installation methodologies prior to carrying out works; WMS should be reviewed by archaeologist and conservator. Use combination of excavation and sheet piles to minimize site disturbance. Minimise pounding and other machine generated vibrations. Excavate small amounts just inside sheet piling if required to minimise heaving. Progress work at a careful and steady pace. Minimise vibrations during installation. Monitor the zone during all excavation and piling for evidence of disturbance or ground heaving. Stop work immediately if heaving or other disturbance is evident; Consult archaeological conservator and structural engineer immediately. 	Detailed Design and Construction
Protection of archaeological relics during construction	<p><i>Reinforced concrete walls</i></p> <ul style="list-style-type: none"> Provide Work Method Statements (WMS) for installation methodologies prior to carrying out works; WMS should be reviewed by archaeologist and conservator. Minimise size of excavation wherever possible, particularly on the Conservation Zone side of the walls. Monitor the zone during all excavation and piling for evidence of disturbance or ground heaving. Minimise vibrations during installation. Use hand excavation as a priority, particularly for first 600-900mm of depth; minimise use of pounding or other machine generated vibrations. Remove backfill immediately from the area; do not load the zone with backfill. Heavy machinery used for footing excavation/installation should be established and used outside of the zone wherever possible. 	Detailed Design and Construction
	<p>Phase 4 - During Construction</p> <p><i>Protection Options - Raised Deck</i> Install a waterproof raised deck with perimeter drainage over all areas of exposed archaeological remains.</p> <p><i>Infill Panels</i> If additional site storage / shedding space is required, consideration could be given to installing structural infill panels to the openings in the public deck over the Conservation Zones.</p> <p><i>Monitoring Inspection</i> In all instances, Monitoring inspections should be carried out:</p> <ul style="list-style-type: none"> Weekly, by the contractor's site foreman / engineer Monthly, in conjunction with the archaeological conservator As required following any incidents involving impact or spillage on the protection system. 	

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Heritage Branch of the Department of Planning conditions	<ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> - An executive summary of the archaeological programme; - Due credit to the client paying for the excavation, on the title page; 	Prior to, during and following construction
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Heritage Branch of the Department of Planning conditions	<ul style="list-style-type: none"> - 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). <ul style="list-style-type: none"> ▪ 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 	Prior to, during and following construction
	<p>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.</p> <ul style="list-style-type: none"> ▪ 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. 	

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Disabled Access	<p>Macquarie Street Entry Plaza</p> <ul style="list-style-type: none"> 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 <p>Residential Main Entrances</p> <ul style="list-style-type: none"> 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. <p>Commercial Main Entrance (Marsden Street)</p> <ul style="list-style-type: none"> 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. <p>Retail and Cafe Tenancy Main Entrances</p> <ul style="list-style-type: none"> 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. 	Detailed Design and Construction
Disabled Access	<p>Emergency Egress</p> <ul style="list-style-type: none"> 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 	Detailed Design and Construction

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	<p>system with both visual and audio capabilities.</p> <p>Archaeological Centre</p> <ul style="list-style-type: none"> Provide handrails compliant with AS 1428.1 on both sides of the Archaeology Centre entry lobby stairway. <p>Commercial Office Tenancies</p> <ul style="list-style-type: none"> 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. <p>Commercial and Archaeology Centre Passenger Lifts</p> <ul style="list-style-type: none"> 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. <p>Commercial Sanitary Facilities (Levels 1 and 3)</p> <ul style="list-style-type: none"> 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. <p>Passenger Lifts</p> <ul style="list-style-type: none"> Ensure that components in all lift cars (control panels, audio/visual indicators, handrails and light levels) comply with AS 1735.12. There is a commercial passenger lift at grid references N.5. There are a total of 4 residential passenger lifts at grid reference F.7. There is a residential passenger lift at grid reference F.10. Ensure each of the above lift cars has minimum internal floor dimensions of 1400mm (width) x 1600mm (length), compliant with DDA Access Code 2010 Table E3.6. <p>Adaptable Units: Design</p> <ul style="list-style-type: none"> Provide an 800mm-long bench adjacent to the sink, cooktop and wall-mounted oven unit designs 305 and 512 respectively. 	
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Disabled Access	<p>Residential Common Facilities</p> <ul style="list-style-type: none"> Ensure at least one leaf of the double doors at the main entries to the cinema and the library respectively on level 1 has a minimum clear width of 850mm (920mm door leaf). Currently, each leaf of the above double doors has a clear width of 750mm. Provide one wheelchair seating space in the cinema on level 1. Where provided, ensure the wheelchair seating space minimum internal dimensions of 1300mm (length) x 800mm (width). A cinema seat which is designed so as to be readily removable if and when required will satisfy this requirement. Provide an unobstructed circulation area a minimum of 1550mm adjacent to the wheelchair seating space. Ensure the wheelchair seating space is located adjacent to a seat for a carer. Ensure there is an appropriate unobstructed circulation space (1550mm in diameter) in front of each bank of residential letter boxes, compliant with AS1428.2. Provide a minimum clear width of 850mm (920mm door leaf) and a minimum internal latch-side clearance of 460mm at the entry doorways of the garbage rooms on each residential level. Consideration to be given for future provision of sling-style swimming pool lift at the pool. <p>Residential Common-Use Accessible Toilets (Level 1)</p> <ul style="list-style-type: none"> Provide a minimum clear width of 850mm (920mm door leaf) at the entry doorway to the residential common use accessible toilet on level 1. Provide a circulation area of 2300mm x 1900mm around the pan. The washbasin is to sit outside this area. This is achievable through the relocation of the washbasin. <p>Ingress and Egress</p> <ul style="list-style-type: none"> Define a continuous accessible path of travel from street frontage to each of the following: <ul style="list-style-type: none"> To the main residential entry lobby at grid reference J.8 on ground level (currently, there is a step up from RL9.80 at the footpath to RL10.60 in the lobby). To the commercial main entry doorway at grid reference N.4 on ground level (currently, here is a step up from RL9.50 at the footpath to RL10.60 at the landing in front of the main entry doorway). Into each of the two retail tenancies that front Hunter Street on ground level (currently, there is a step up from RL10.50 to RL11.00) Provide handrails compliant with AS 1428.1(2009) on either side of each of the following: <ul style="list-style-type: none"> main residential entry ramp at grid reference G.12 fronting Hunter Street. main residential entry stairway at grid reference G.12 fronting Hunter Street main entry stairway fronting Macquarie Street 	Detailed Design and Construction
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Disabled Access	<ul style="list-style-type: none"> Currently, the bottom riser of the Macquarie Street main entry stairway is set back approximately 450mm from the allotment boundary. As it stands, the provision of TGSIs compliant with AS 1428.4.1 at the bottom of the above stairway will necessarily result in encroachment over the allotment boundary. As this is an undesirable result, adopt one of the following options: <ul style="list-style-type: none"> Ensure the main entry stairway which fronts Macquarie Street is set back 900mm from the Macquarie Street footpath; or Extend the adjacent café terrace eastward such that the current bottom riser is deleted. <p>Paths of Travel: Commercial</p> <ul style="list-style-type: none"> Provide handrails compliant with AS 1428.1(2009) on either side of the common-use commercial stairway at grid reference G.4 which connects levels 1, 2, and 3. Provide a minimum clear width of 850mm (920mm door leaf) at the each of the following doorways: <ul style="list-style-type: none"> All of the commercial office tenancy main entry doorway on levels 1, 2 and 3 All of the commercial meeting room entry doorways on levels 1, 2, and 3 Commercial amenities and commercial gym on level 1 Provide a minimum external latch-side clearance of 510mm at the main entry doorway of the commercial tenancy at grid reference H.10 on level 1. <p>Paths of Travel: Residential</p> <ul style="list-style-type: none"> Provide handrails compliant with AS 1428.1(2009) on either side of each of the following: <ul style="list-style-type: none"> the stairway in the southern residential entry lobby on ground level at grid reference G.10 the ramp in the southern residential entry lobby on ground level at grid reference G.10. Provide a path of travel with a minimum clear width of 1000mm throughout to the residential letterboxes at grid reference F.8 on ground level. Provide a minimum clear width of 850mm (920mm door leaf) at the entry doorway of the following residential common facilities rooms/areas, all of which are located on level 1: <ul style="list-style-type: none"> Residential common amenities suite Residential cinema Residential gym Conference/dining room – both the dual-leaf and single-leaf entry doorways Define a continuous accessible path of travel from the internal areas to the external swimming pool and garden area on level 1. 	Detailed Design and Construction
Disabled Access	<ul style="list-style-type: none"> 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. <p>Common-Use Accessible Toilets</p> <ul style="list-style-type: none"> 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): <ul style="list-style-type: none"> adjacent to each bank of commercial toilets on levels 2 and 3. within the residential amenities suite on level 1 	Detailed Design and Construction

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- 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.

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Disabled Access	<p>Adaptable Units</p> <ul style="list-style-type: none"> 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. <p>Car Parking</p> <ul style="list-style-type: none"> 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). 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. 	Detailed Design and Construction
Disabled Access	<p>Miscellaneous</p> <ul style="list-style-type: none"> 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. 	Detailed Design and Construction

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Wind amelioration	<p>The following wind mitigation measures to be implemented:</p> <ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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.	
Construction and Traffic Management Plan (Council recommended condition)	<p>Prior to the commencement of any works on the site the applicant must prepare a Construction and Traffic Management Plan. The following matters must be specifically addressed in the plan:</p> <ul style="list-style-type: none"> ▪ Construction Management Plan for the Site; ▪ A plan view of the entire site and frontage roadways indicating: <ul style="list-style-type: none"> - 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; and - The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible. ▪ Traffic Control Plan(s) for the site: <ul style="list-style-type: none"> - 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 	Prior to construction

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	<p>specific construction management measures are to be identified and specific traffic control measures identified for each,</p> <ul style="list-style-type: none"> - Approval shall be obtained from Parramatta City Council for any temporary road closures or crane use from public property. ▪ 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. Where applicable, the plan must address the following: ▪ Evidence of RTA concurrence where construction access is provided directly or within 20m of an Arterial Road; 	
Construction and Traffic Management Plan (Council recommended condition)	<ul style="list-style-type: none"> ▪ 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; ▪ Minimising construction related traffic movements during school peak periods; <p>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.</p>	Prior to construction
Driveway Crossing Application (Council recommended condition)	<p>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).</p> <p>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.</p>	Prior to construction
Damage to public infrastructure (Council recommended condition)	<p>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.</p>	Prior to construction
Road Opening Permits (Council recommended condition)	<p>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.</p>	Prior to construction

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Work hours (Council recommended condition)	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ 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)	<p>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:</p> <ul style="list-style-type: none"> ▪ compare the post-construction dilapidation report with the preconstruction dilapidation report, and <p>have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads</p>	After completion of construction
Public Domain/Alignment Plan (Council recommended condition)	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
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

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Essential Fire Safety Measures	<p>The following Essential Fire Safety Measures shall be installed:</p> <table><tr><th>Item No.</th><th>Proposed Essential Fire Safety Measure</th><th>Minimum Standard of Performance</th></tr><tr><td>1.</td><td>Access panels, doors and hoppers to fire resisting shafts</td><td>BCA2010 Clause C3.13</td></tr><tr><td>2.</td><td>Automatic fail safe devices</td><td>Manufacturer's Specification</td></tr><tr><td>3.</td><td>Automatic fire detection and alarm system</td><td>BCA2010 Clause E2.2a, AS3786-1993</td></tr><tr><td>4.</td><td>Automatic fire suppression system (sprinkler system)</td><td>BCA2010 Clause E1.5, AS2118.1-1999</td></tr><tr><td>5.</td><td>Emergency lighting</td><td>BCA2010 Clauses E4.2 & E4.4, AS2293.1-2005</td></tr><tr><td>6.</td><td>Emergency lifts</td><td>BCA2010 Clause E3.4, AS1735.2-2001</td></tr><tr><td>7.</td><td>Exit signs</td><td>BCA2010 Clauses E4.5, E4.6 & E4.8, AS2293.1-2005</td></tr><tr><td>8.</td><td>Fire control room</td><td>BCA2010 Clause E1.8</td></tr><tr><td>9.</td><td>Fire dampers</td><td>AS/NZS1668.1-1998</td></tr><tr><td>10.</td><td>Fire doors</td><td>BCA2010 Spec C3.4, AS1905.1-2005</td></tr><tr><td>11.</td><td>Fire hose reel system</td><td>BCA2010 Clause E1.4, AS2441-2005</td></tr><tr><td>12.</td><td>Fire hydrant system</td><td>BCA2010 Clause E1.3, AS2419.1-2005</td></tr><tr><td>13.</td><td>Fire seals protecting openings in fire resisting components of the building</td><td>BCA2010 Clause C3.15, Manufacturer's Specification</td></tr><tr><td>14.</td><td>Fire shutters</td><td>BCA2010 Spec C3.4, AS1905.2-2005</td></tr><tr><td>15.</td><td>Fire windows</td><td>BCA2010 Spec C3.4</td></tr><tr><td>16.</td><td>Lightweight construction</td><td>Manufacturer's Specification</td></tr><tr><td>17.</td><td>Mechanical air handling systems</td><td>AS/NZS1668.1-1998</td></tr><tr><td>18.</td><td>Paths of travel, stairways, passageways or ramps</td><td>BCA2010 Section D</td></tr><tr><td>19.</td><td>Portable fire extinguishers</td><td>BCA2010 Clause E1.6, AS2444-2001</td></tr><tr><td>20.</td><td>Pressurisation system</td><td>AS/NZS1668.1-1998</td></tr><tr><td>21.</td><td>Required (automatic) exit doors</td><td>BCA2010 Clause D2.19, AS1670.1-2004</td></tr><tr><td>22.</td><td>Smoke control system</td><td>BCA2010 Spec E2.2a, BCA Spec E2.2b, AS/NZS1668.1-1998</td></tr><tr><td>23.</td><td>Smoke dampers</td><td>AS/NZS1668.1-1998</td></tr><tr><td>24.</td><td>Smoke doors</td><td>BCA2010 Spec C3.4</td></tr><tr><td>25.</td><td>Sound systems and intercom systems for emergency purposes (formerly EWIS)</td><td>BCA2010 Clause E4.9, AS1670.4-2004</td></tr><tr><td>26.</td><td>Wall wetting sprinkler and drencher system</td><td>BCA2010 Clause C3.4</td></tr><tr><td>27.</td><td>Warning and operational signs</td><td>BCA2010 Clause D2.23, EP&A Reg. 2000 Clause 183</td></tr></table>	Item No.	Proposed Essential Fire Safety Measure	Minimum Standard of Performance	1.	Access panels, doors and hoppers to fire resisting shafts	BCA2010 Clause C3.13	2.	Automatic fail safe devices	Manufacturer's Specification	3.	Automatic fire detection and alarm system	BCA2010 Clause E2.2a, AS3786-1993	4.	Automatic fire suppression system (sprinkler system)	BCA2010 Clause E1.5, AS2118.1-1999	5.	Emergency lighting	BCA2010 Clauses E4.2 & E4.4, AS2293.1-2005	6.	Emergency lifts	BCA2010 Clause E3.4, AS1735.2-2001	7.	Exit signs	BCA2010 Clauses E4.5, E4.6 & E4.8, AS2293.1-2005	8.	Fire control room	BCA2010 Clause E1.8	9.	Fire dampers	AS/NZS1668.1-1998	10.	Fire doors	BCA2010 Spec C3.4, AS1905.1-2005	11.	Fire hose reel system	BCA2010 Clause E1.4, AS2441-2005	12.	Fire hydrant system	BCA2010 Clause E1.3, AS2419.1-2005	13.	Fire seals protecting openings in fire resisting components of the building	BCA2010 Clause C3.15, Manufacturer's Specification	14.	Fire shutters	BCA2010 Spec C3.4, AS1905.2-2005	15.	Fire windows	BCA2010 Spec C3.4	16.	Lightweight construction	Manufacturer's Specification	17.	Mechanical air handling systems	AS/NZS1668.1-1998	18.	Paths of travel, stairways, passageways or ramps	BCA2010 Section D	19.	Portable fire extinguishers	BCA2010 Clause E1.6, AS2444-2001	20.	Pressurisation system	AS/NZS1668.1-1998	21.	Required (automatic) exit doors	BCA2010 Clause D2.19, AS1670.1-2004	22.	Smoke control system	BCA2010 Spec E2.2a, BCA Spec E2.2b, AS/NZS1668.1-1998	23.	Smoke dampers	AS/NZS1668.1-1998	24.	Smoke doors	BCA2010 Spec C3.4	25.	Sound systems and intercom systems for emergency purposes (formerly EWIS)	BCA2010 Clause E4.9, AS1670.4-2004	26.	Wall wetting sprinkler and drencher system	BCA2010 Clause C3.4	27.	Warning and operational signs	BCA2010 Clause D2.23, EP&A Reg. 2000 Clause 183	Construction Certificate
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Fire Resistance Levels	<p>The following Fire Resistance Levels (FRLs) shall be applied to various structural elements of the building:</p> <table><tr><th>Item</th><th>Class 2</th><th>Class 5, 7a or 9b</th><th>Class 6</th></tr><tr><td>Loadbearing External Walls<ul style="list-style-type: none">less than 1.5m to a fire source feature1.5 – 3m from fire source feature;more than 3m from a fire source feature.</td><td>90/90/90 90/60/60 90/60/30</td><td>120/120/120 120/90/90 120/60/30</td><td>180/180/180 180/180/120 180/120/90</td></tr><tr><td>Non-Loadbearing External Walls<ul style="list-style-type: none">less than 1.5m to a fire source feature1.5 – 3m from fire source feature;more than 3m from a fire source feature.</td><td>~90/90 ~60/60 -/-</td><td>~120/120 ~90/90 -/-</td><td>~180/180 ~180/120 -/-</td></tr><tr><td>External Columns<ul style="list-style-type: none">Less than 3m3m or more</td><td>90/-/- -/-</td><td>120/-/- -/-</td><td>180/-/- -/-</td></tr><tr><td>Fire Walls</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td></tr><tr><td>Stair and Lift Shafts<ul style="list-style-type: none">LoadbearingNon loadbearing</td><td>90/90/90 ~90/90</td><td>120/120/120 ~120/120</td><td>180/120/120 ~120/120</td></tr><tr><td>Internal walls bounding sole occupancy units<ul style="list-style-type: none">LoadbearingNon loadbearing</td><td>90/90/90 ~60/60</td><td>120/-/- -/-</td><td>180/-/- -/-</td></tr><tr><td>Internal walls bounding public corridors, hallways and the like:<ul style="list-style-type: none">LoadbearingNon loadbearing</td><td>90/90/90 ~60/60</td><td>120/-/- -/-</td><td>180/-/- -/-</td></tr><tr><td>Ventilating, pipe garbage and the like shafts:<ul style="list-style-type: none">LoadbearingNon loadbearing</td><td>90/90/90 ~90/90</td><td>120/90/90 ~90/90</td><td>180/120/120 ~120/120</td></tr><tr><td>Other loadbearing internal walls, beams trusses and columns</td><td>90/-/-</td><td>120/-/-</td><td>180/-/-</td></tr><tr><td>Floors</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td></tr><tr><td>Roofs</td><td>90/60/30</td><td>120/60/30</td><td>180/60/30</td></tr></table>	Item	Class 2	Class 5, 7a or 9b	Class 6	Loadbearing External Walls <ul style="list-style-type: none">less than 1.5m to a fire source feature1.5 – 3m from fire source feature;more than 3m from a fire source feature.	90/90/90 90/60/60 90/60/30	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90	Non-Loadbearing External Walls <ul style="list-style-type: none">less than 1.5m to a fire source feature1.5 – 3m from fire source feature;more than 3m from a fire source feature.	~90/90 ~60/60 -/-	~120/120 ~90/90 -/-	~180/180 ~180/120 -/-	External Columns <ul style="list-style-type: none">Less than 3m3m or more	90/-/- -/-	120/-/- -/-	180/-/- -/-	Fire Walls	90/90/90	120/120/120	180/180/180	Stair and Lift Shafts <ul style="list-style-type: none">LoadbearingNon loadbearing	90/90/90 ~90/90	120/120/120 ~120/120	180/120/120 ~120/120	Internal walls bounding sole occupancy units <ul style="list-style-type: none">LoadbearingNon loadbearing	90/90/90 ~60/60	120/-/- -/-	180/-/- -/-	Internal walls bounding public corridors, hallways and the like: <ul style="list-style-type: none">LoadbearingNon loadbearing	90/90/90 ~60/60	120/-/- -/-	180/-/- -/-	Ventilating, pipe garbage and the like shafts: <ul style="list-style-type: none">LoadbearingNon loadbearing	90/90/90 ~90/90	120/90/90 ~90/90	180/120/120 ~120/120	Other loadbearing internal walls, beams trusses and columns	90/-/-	120/-/-	180/-/-	Floors	90/90/90	120/120/120	180/180/180	Roofs	90/60/30	120/60/30	180/60/30	Construction Certificate																																				
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BCA Alternate Solutions	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	Construction Certificate
BCA Alternate Solutions	<p>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.</p>	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 in height subject to EPBC Approval	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 certificate for development above podium being issued.

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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	<ul style="list-style-type: none">Provide a wheelchair turning bay with minimum internal dimensions of 1540mm x 2070mm at each of the following locations:<ul style="list-style-type: none">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; andWithin 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	<ul style="list-style-type: none">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: <table><tr><th>Time of day</th><th>Measured Background Noise Level dB(A) $L_{90}(\text{period})$</th><th>Amenity Criteria dB(A) $L_{eq}(\text{period})$</th><th>Intrusiveness Criteria Background + 5 dB(A) $L_{eq}(15\text{mins})$</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> <p>The noise level criteria for noise generated on the site impacting on surrounding receivers is detailed as BOLD in the table above.</p>	Time of day	Measured Background Noise Level dB(A) $L_{90}(\text{period})$	Amenity Criteria dB(A) $L_{eq}(\text{period})$	Intrusiveness Criteria Background + 5 dB(A) $L_{eq}(15\text{mins})$	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	Construction Certificate
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Reflectivity	<ul style="list-style-type: none">The façade on the 015° aspect of the proposed development between Levels 3	Detailed																														

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	and 8 should have a normal spectral reflectivity of light no greater than 10%.	design and construction
Wind Impact	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ The following five apartments in Section D (south-west wing) of the development to be dedicated to Parramatta City Council for affordable housing purposes: <ul style="list-style-type: none"> - 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

MODIFICATIONS KEY:

MP09_0167	MP09_0167 MOD1	MP09_0167 MOD2	MP09_0167 MOD3	MP09_0167 MOD4
MP09_0167 MOD5	MP09_0167 MOD6	MP09_0167 MOD7	MP09_0167 MOD8	