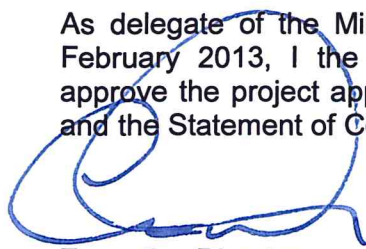


Project Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation effective from 27 February 2013, I the Executive Director, Development Assessment and Systems Approvals approve the project application referred to in Schedule 1, subject to the conditions in Schedule 2 and the Statement of Commitments provided in Schedule 3.



Executive Director

Development Assessment Systems and Approvals

30.5.13

SCHEDULE 1

Application No.:	MP11_0046
Proponent:	Meriton Property Services Pty Ltd
Application Made To:	Minister of Planning and Infrastructure
Approval Authority:	Minister for Planning and Infrastructure
Land:	61 Mobbs Lane, Epping, Sydney
Local Government Area:	Parramatta City Council
Project:	<p>'Stage 3' Residential Development, comprising:</p> <ul style="list-style-type: none">• Construction of five residential flat buildings known as Buildings 11, 12, 13/14, 15/16 and Building 17 comprised of 324 apartments; with a total GFA of 30,455.72 m²; and• Construction of associated basement car parking and landscaping containing 427 car parking spaces (374 for buildings 11 to 16 and 53 for Building 17).

DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval
BCA	Building Code of Australia
PCA	Principal Certifying Authority
Construction	Any works, including earth and building works
Council	Parramatta City Council
CPI	Consumer Price Index
Department	Department of Planning and Infrastructure, or its successors
Director-General	Director-General of the Department of Planning and Infrastructure, or nominee
EA	Environmental Assessment Report and Appendices titled <i>Environmental Assessment Report 61 Mobbs Lane, Epping Concept Plan Modification and Stage 3 Project Approval</i> prepared by Meriton Property Services Pty Limited dated September 2012
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Gross Floor Area	Is as defined in the Standard Instrument definition
Minister	Minister for Planning and Infrastructure, or successors
PPR	<i>Preferred Project Report MP11_0046 61 Mobbs Lane, Epping, Stage 3</i> prepared by Meriton Property Services Pty Ltd dated 26 March 2013
Project	The project described in Schedule 2, Part A, Condition A1 and the accompanying plans and documentation described in Schedule 2, Part A, and Condition A2.
Proponent	Meriton Property Services Pty Ltd, or anyone else entitled to act on this Approval
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
Statement of Commitments	The Proponent's Statement of Commitments appended to the Preferred Project Report as set out in Schedule 3.
Subject Site	61 Mobbs Lane, Epping (former Channel 7 site)

SCHEDULE 2 PART A – TERMS OF APPROVAL

A1. Development Description

Project Application approval is granted only to the development as described below:

- Construction of five residential flat buildings, known as buildings 11, 12, 13/14, 15/16 and Building 17, ranging in height between 3 and 6 storeys;
- 324 residential units;
- 435 car parking spaces (inclusive of 8 on-street visitor parking spaces);
- Resident facilities including a spa, pool and sauna within the basement car park servicing buildings 11 to 16; and
- Associated landscaping.

A2. Development in Accordance with Plans and Documentation

The development shall be undertaken in accordance with MP11_0046 and the Environmental Assessment Report 61 Mobbs Lane Epping, Concept Plan Modification, prepared by Meriton Property Services Pty Limited, except where amended by the Preferred Project Report, 61 Mobbs Lane Epping - Stage 3 dated March 26 2013, prepared by Meriton Property Services Pty Ltd the following architectural and landscape drawings, and the conditions of this approval.

Architectural Drawings prepared Meriton Apartments Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A0000-COV	B	Cover Page	21.03.13
A0003	D	Site Plan	21.03.13
A0031	B	Site Elevations	21.03.13
A0070	B	Shadow Diagrams Winter	21.03.13
A0071	B	Shadow Diagrams Summer	21.03.13
A2000	B	Building 11 - Title Sheet	21.03.13
A2001-11-GR	B	Building 11 - Ground – Arch 100	21.03.13
A2002-11-L1	B	Building 11 – Level 1 – Arch 100	21.03.13
A2003-11-L2	B	Building 11 – Level 2 – Arch 100	21.03.13
A2004-11-L3	B	Building 11 – Level 3 – Arch 100	21.03.13
A2005-11-L4	B	Building 11 – Level 4 – Arch 100	21.03.13
A2006-11-L5	B	Building 11 – Level 5 – Arch 100	21.03.13
A2007-11-L6	B	Building 11 – Level 6 (Plant) – Arch 100	21.03.13
A2015-11-SC	B	Building 11 – Sections	21.03.13
A2021-11-EL	B	Building 11 – N&S Elev	21.03.13
A2022-11-EL	B	Building 11 – E&W Elev	21.03.13
A2030-11-AD	B	Building 11 – Adaptables	21.03.13
A2040-11-GFA	B	Building 11 – GFA	21.03.13
A2050-11-CV	B	Building 11 – Cross Ventilation	21.03.13
A0004	B	Sections Key Plan	21.03.13
A0006	B	Parking	21.03.13
A0007	B	Typical Level	21.03.13

A0010-P-P2	B	Site – Parking Level 2 – Arch 250	21.03.13
A3000	B	Building 12 – Title Sheet	21.03.13
A3001-12-GR	B	Building 12 – Ground	21.03.13
A3002-12-L1	B	Building 12 – Level 1	21.03.13
A3003-12-L2	B	Building 12 – Level 2	21.03.13
A3004-12-L3	B	Building 12 – Level 3	21.03.13
A3005-12-L4	B	Building 12 – Level 4	21.03.13
A3006-12-L5	B	Building 12 – Level 5	21.03.13
A3007-12-L6	B	Building 12 – Level 6 (Plant)	21.03.13
A3015-12-SC	B	Building 12 – Sections	21.03.13
A3021-12-EL	B	Building 12 – Elevations – Nth & Sth	21.03.13
A3022-12-EL	B	Building 12 – Elevations - East & West	21.03.13
A3030-12-AD	B	Building 12 – Adaptable Plans	21.03.13
A3040-12-GFA	B	Building 12 – GFA	21.03.13
A3050-12-CV	B	Building 12 – Cross Ventilation	21.03.13
A4000-13-14	B	Building 13 & 14 – Title Sheet	21.03.13
A4001-13-14-LG	B	Building 13 & 14 – Lower Ground	21.03.13
A4002-13-14-GR	B	Building 13 & 14 – Ground	21.03.13
A4003-13-14-L1	B	Building 13 & 14 – Level 1	21.03.13
A4004-13-14-L2	B	Building 13 & 14 – Level 2	21.03.13
A4005-13-14-L3	B	Building 13 & 14 – Level 3	21.03.13
A4006-13-14-L4	B	Building 13 & 14 – Level 4	21.03.13
A4007-13-14-L5	B	Building 13 & 14 – Level 5	21.03.13
A4008-13-14-L6	B	Building 13 & 14 – Level 6 (Plant)	21.03.13
A4015-13-14-SC	B	Building 13 & 14 – Sections	21.03.13
A4021-13-14-EL	B	Building 13 & 14 – Elevations – Nth & Sth	21.03.13
A4022-13-14-EL	B	Building 13 & 14 – Elevations – East & West	21.03.13
A4030-13-14-EL	B	Building 13 & 14 – Adaptable Plans	21.03.13
A4040-13-14-GFA	B	Building 13 & 14 – GFA	21.03.13
A4050-13-14-CV	B	Building 13 & 14 – Cross Ventilation	21.03.13
A5000	B	Building 15 & 16 – Title Sheet	21.03.13
A5001-15-16-LG	B	Building 15 & 16 – Lower Ground	21.03.13
A5002-15-16-GR	B	Building 15 & 16 – Ground	21.03.13
A5003-15-16-L1	B	Building 15 & 16 – Level 1	21.03.13
A5004-15-16-L2	B	Building 15 & 16 – Level 2	21.03.13
A5005-15-16-L3	B	Building 15 & 16 – Level 3	21.03.13
A5006-15-16-L4	B	Building 15 & 16 – Level 4	21.03.13
A5007-15-16-L5	B	Building 15 & 16 – Level 5	21.03.13
A5008-15-16-L6	B	Building 15 & 16 – Level 6 (Plant)	21.03.13

A5015-15-16-SC	B	Building 15 & 16 – Sections 1	21.03.13
A5016-15-16-SC	B	Building 15 & 16 – Sections 2	21.03.13
A5021-15-16-EL	B	Building 15 & 16 – Elevations Nth	21.03.13
A5022-15-16-EL	B	Building 15 & 16 – Elevations Sth	21.03.13
A5023-15-16-EL	B	Building 15 & 16 – Elevations West	21.03.13
A5030-15-16-AD	B	Building 15 & 16 – Adaptable Plans	21.03.13
A5040-15-16-GFA	B	Building 15 & 16 – GFA	21.03.13
A5050-15-16-CV	B	Building 15 & 16 – Cross Ventilation	21.03.13
A6000	B	Building 17 – Title Sheet	21.03.13
A6001-17-P1	B	Building 17 – Parking – Arch	21.03.13
A6002-17-GR	B	Building 17 – Ground - Arch	21.03.13
A6003-17-L1	B	Building 17 – Level 1 – Arch	21.03.13
A6004-17-L2	B	Building 17 – Level 2 – Arch	21.03.13
A6005-17-L3	B	Building 17 – Level 3 - Arch	21.03.13
A6006-17-L4	B	Building 17 – Level 4 – Arch	21.03.13
A6015-17-SC	B	Building 17 – Sections	21.03.13
A6021-17-EL	B	Building 17 – Elevations – Sth & East	21.03.13
A6022-17-EL	B	Building 17 – Elevations – Nth & West	21.03.13
A6030-17-AD	B	Building 17 – Adaptable Plans	21.03.13
A6040-17-GFA	B	Building 17 – GFA	21.03.13
A6050-17-CV	B	Building 17 – Cross Ventilation	21.03.13
A0011-P-P1	B	Site – Parking Level 1 – Arch 250	21.03.13
A0012-P-GD	B	Site – Ground & Podium – Arch 250	21.03.13
A0020	D	Site Sections - 1	21.03.13
A0021	B	Site Sections – 2	21.03.13
A0030	C	Site Elevations – 1	21.03.13

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 within the BCA
- otherwise provided by the conditions of this approval.

SPECIAL CONDITIONS AND AMENDMENTS

A3. Building Design Modifications – Above Ground Works

Prior to the issue of any Construction Certificate for above ground works, the plans shall be amended to include the following design modifications. The amendments shall be shown on the 1:500 scale drawings and details in colour at a scale of 1:100, where relevant (e.g. condition 1c). The amended plans and reports are to be submitted for approval by the Director-General.

1) Building 12

- a) The northern end of the western elevation of Building 12 shall be redesigned so that it appears more rectangular in shape. This could be achieved by either regularising the north-west corner of the building and/or increasing the articulation at this location via the incorporation of additional architectural features.
- b) The corner apartments on levels 1 to 6 adjoining apartments UG11, U111, U210, U311, U411 and U511 must be redesigned to regularise the internal spaces.
- c) Apartment UG15 must be redesigned such that the kitchen is within 8 metres of the window.
- d) The articulation of the southern and the eastern elevations must be increased via the use of varied building material(s), colour(s), and/or by indented or projecting elements.
- e) The southern side of the main component of the balconies to apartments U122, U222, U322, U422, and the northern elevation of apartment 522¹ shall be provided with 1.5 m high privacy screens.
- f) The southern side of the main component of the balconies to apartments U123, U223, U323, U423, and the northern elevation of unit 522² shall be provided with 1.5 m high privacy screens.
- g) All south facing windows adjacent to 'bedroom 1' in apartments U122, U222, U322, U422, and the north facing window(s) of unit 522² shall be comprised of obscure glazing.

Note 1: As there are two apartments numbered 522 within Building 12, this condition refers to the apartment on the south-eastern side of the building.

Note 2: As there are two apartments numbered 522 within Building 12, this condition refers to the apartment on the south-western side of the building.

2) Building 13/14

- a) The eastern and western elevations should be redesigned to incorporate additional articulation via the use of varied building material(s), colour(s), and/or by indented or projecting elements.
- b) A highlight window shall be provided in the kitchens of apartments UG38, UG46, U146 and U246 in Building 13/14.

3) Building 15/16

The northern elevation should be redesigned to incorporate additional articulation via the incorporation of additional architectural features, by stepping of the façade and/or by the use of varied building material(s), colour(s), and indented and projecting elements.

4) Apartment Access

Ground floor apartments are to be provided with direct access (via their private open space) from either Road 1 or the podium.

5) Podium Landscaping

The landscape plan for the area between buildings 11 and 16 must be revised to provide two rows of large native canopy trees that are capable of growing to a height of at least 15 metres. The revised landscape plan must be supported by a report from a qualified Arborist confirming that the soil depths on the podium are adequate to support the selected tree species, to reach a minimum height of 15 metres.

6) Consolidated Landscape Plan

- a) The area depicted in Attachment A, including the area where landscaping is approved under the early works approval (MP 08_0258), shall be the subject of a consolidated landscape plan showing the integration of the landscaping around the buildings with the landscaping outside of the subject project area. This plan will supersede the plan in MP 08_0258, subject to separate modification of that project.

- b) The landscape plan is to show the proposed landscape treatment of the publicly accessible open space areas including the details of paving, the continuation of the fitness path, together with the pedestrian connection with Mobbs Lane Reserve adjoining the site and within Mobbs Lane; and the relationship between the publicly accessible landscape area and the landscaping approved adjacent to the buildings within Stage 3.

7) Ventilation – All Buildings

Openable skylights are to be provided to top floor apartments (i.e. apartments with no apartments above, regardless of whether an apartment is on the uppermost level of the building) within buildings 11 to 17 to improve compliance with the solar access and ventilation requirements of SEPP 65. The skylights shall be placed over the kitchen or as near as possible to the kitchen. In circumstances where it is not possible to naturally ventilate a kitchen the proponent shall provide justification for this non-compliance.

A4 Building Design Modifications – Car Park and Above Ground Works Building 17

Prior to the issue of any Construction Certificate for the basement of Building 17, the plans shall be amended to include the following design modifications. The amended plans and reports are to be submitted for approval by the Director-General.

- 1) Building 17 must achieve a setback of 8 metres from the property boundary to the podium and the property boundary and the basement. In addition, the following apartments shall be combined and the balconies reconfigured so that they are located within the area currently occupied by the living and dining rooms:
 - UG84 and UG85;
 - U184 and U185; and
 - U284 and U285.
- 2) As a result of 1) above, revised drawings must be provided showing the relocated apartments, within the approved Concept Plan envelope for Stage 3 (as amended), together with the following information:
 - i) A revised final dwelling mix for each building;
 - ii) Revised car parking calculations, demonstrating compliance with the following minimum rates, as specified in the approved Concept Plan:
 - 1 space per one-bedroom apartment;
 - 1.25 spaces per two-bedroom apartment;
 - 1.5 per three-bedroom apartment; and
 - 1 visitor space per 7 apartments;
 - iii) A revised car parking layout for the basement car park;
 - iv) Evidence demonstrating that all apartments are within the building envelopes approved in the Concept Plan (as amended); and
 - v) Certification that all units maintain compliance with SEPP 65.
- 3) The access ramp to the basement car park shall be relocated to the halfway point between Road 2 and Mobbs Lane, to reduce potential traffic conflict.

A5 Solar Access

Prior to the issue of any Construction Certificate for above ground works, a revised solar access report shall be provided to reflect the final design of the apartments, as required by conditions A3 and A4 above. The report is to show that 70% of living rooms and balconies will achieve solar access for a minimum of 3 hours in mid winter; being a minimum of 5 m² of a balcony and 0.75 m² of a window or glazed door. Any non-compliances with the solar access requirements must be justified in the report.

A6 Details of Colours, Materials and Finishes

External building materials and finishes shall be generally in accordance with the details submitted in the PPR. A final schedule of materials and finishes shall be submitted to the Director-General for approval prior to the issue of a Construction Certificate for each residential building.

A7 GFA and Height

1) A Registered Surveyor is to certify:

- a) That the gross floor area (GFA) of the buildings approved for Stage 3 does not exceed 30,455.72 m²; and
- b) That the estimated GFA of the completed buildings in Stage 1 and those under construction in Stages 2 together with Stage 3 will not exceed a maximum of 80,000 m²; and
- c) That the buildings are of maximum height of 6 storeys (where approved for that height) as defined in Schedule 3, Part 4 of *State Environmental Planning Policy (Major Development) 2005*.

2) The certification shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the issue of a Construction Certificate associated with the construction for above ground works for each residential building within Stage 3. A copy shall be provided to the Director-General with a copy of the construction certificate drawings and documentation for (required to be submitted under the cl 142 of EPA Regulation within 2 days of issue).

A8 Disabled Access – Public Domain

The public domain and associated services must be designed and constructed to provide access for people with a disability. Full details of paths, proposed handrails, tactile ground indicators, ramps and the like are to be submitted for the Director-General's approval prior to the issue of the first construction Construction Certificate for works within the public domain.

A9 Road Works to Mobbs Lane

The road improvement works approved by the Early Works approval (MP08_0258) and the construction of residential buildings within Stage 2 (MP11_0048), including the right turn bay into Road 1, the bus bay, pedestrian refuge and footpaths are to be fully operational prior to any Occupation Certificate being issued for dwelling within Stage 3.

Note: Conditions of approval for MP08_0258 and MP10_0048 prohibit the occupation of more than 289 dwellings on site until the road works along Mobbs Lane are complete.

A10 Road Improvement Works

The road improvement works along Mobbs Lane east of the western site entrance (opposite the Brickworks site) as approved under the Early Works Approval (MP08_0258) and the construction of residential buildings within Stage 2 (MP11_0048) shall be completed prior to any Occupation Certificate being issued for any dwelling within Stage 3.

Note: Conditions of approval for MP08_0258 and MP10_0048 prohibit the occupation of more than 289 dwellings on site until the road works along Mobbs Lane, east of the western site entrance are complete.

A11 Inconsistencies Between Documentation

In the event of any inconsistency between conditions of this approval and the drawings/documents including Statement of Commitments referred to above, the conditions of this approval shall prevail. If there is any inconsistency, the elevations prevail over the approved plans.

A12 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).

A13 Lapsing of Approval

Approval of this Project Application shall lapse 5 years after the determination date in Part A of Schedule 1, unless the development has physically commenced.

A14 Voluntary Planning Agreement

The Voluntary Planning Agreement executed on 16 March 2011, shall be amended within 6 months of the date of this project approval to reflect the changes to Schedules 1 and 2 as a result of the open space configuration approved under this project. A copy of the amended VPA shall be submitted to the Director-General within two weeks of its endorsement.

END OF SECTION

PART B – PRIOR TO ISSUE OF THE RELEVANT CONSTRUCTION CERTIFICATE UNLESS OTHERWISE SPECIFIED

B1. Car Parking

Car parking for Stage 3 shall be provided in accordance with the following car parking rates to ensure consistency in car parking provision across the site:

Unit Type/Use	Car Parking Rate	Car Parking Spaces Required
1-bedroom apartments	1 space per apartment (26 apartments)	26 spaces
2-bedroom apartments	1.25 spaces per apartment (285 apartments)	356.25 spaces
3-bedroom apartments	1.5 spaces per apartment (13 apartments)	18.5 spaces
Visitor Spaces	1 space per 7 apartment	46.28 spaces
Retail Shop	1 space per 30 m ²	N/A
Community Room	1 space per 50 m ²	N/A
Total	N/A	448 spaces

Note¹: The total number of car spaces may change based on design refinements required by Condition A4. In the event that the unit mix changes as a result of design refinements, the final car parking requirements must be in accordance with the rates specified in column 2 of the table above.

B2. Number of Bicycle Spaces

A minimum of 95 bicycle parking spaces shall be provided in the basement car park servicing buildings 11 to 16, and 14 bicycle parking spaces within the basement car park of Building 17.

B3. Structural Details

Prior to the issue of the relevant Construction Certificate, the Proponent shall submit to the satisfaction of the Certifying Authority, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that complies with:

- a) The relevant clauses of the BCA;
- b) The relevant development approval;
- c) Drawings and specifications comprising the Construction Certificate; and
- d) The relevant Australian Standards listed in the BCA (Specification A1.3).

B4. Provision of Energy Supplies

Documentary evidence confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supply to the development must be provided to the PCA, prior to the issue of a Construction Certificate.

All substations required to service the development must be located within the boundaries of the site and **located behind the Mobbs Lane building line** and must not impact on the size or accessibility of open space.

B5. Basement Car Parking Ramps

Prior to the release of the relevant Construction Certificate by the Certifying Authority, the proponent must provide the Certifying Authority evidence from an appropriately qualified traffic consultant that all circulation ramps comply with the requirements of AS 2890.1 – 2004.

B6. Layout of Car Parking Sapces

The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas shall comply with the current relevant Australian standards, including Australian Standard AS2890.1 (2004) and AS2890.2 (2002), except where amended by other conditions of this approval. 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 Construction Certificate(s) for the basement works.

B7. Noise from Plant in Residential Zone

Where any form of mechanical ventilation equipment or other noise generating plant is proposed as part of the development, prior to the issue of the relevant Construction Certificate, the Certifying Authority shall be satisfied that the operation on an individual piece of equipment or operation of equipment in combination will not exceed more than 5dB (A) above the background level during the day when measured at the site's boundaries and shall not exceed the background level at night (10.00pm – 6.00am) when measured at the boundary of the site.

Note: A certificate from an appropriately qualified acoustic engineer is to be submitted with the Construction Certificate, certifying that all mechanical ventilation equipment or other noise generating plan in isolation or in combination with other plant will comply with the above requirements.

B8. Reflectivity

The visible light reflectivity from building materials used on the facades of the buildings shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A report confirming compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate for above ground level works.

B9. Outdoor Lighting

Outdoor lighting shall, at a minimum, be provided to the podium over the parking levels for buildings 11 to 16. All outdoor lighting must comply with the requirements of *AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting* and *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for works within the public domain.

B10. Security Management

A security management strategy shall be submitted to the certifying authority for approval, prior to the issue of a Construction Certificate for the basement car park servicing buildings 11 to 16 to including provision to ensure that:

- a) Access to the basement (through the vehicular access ramp or any pedestrian access points) is only possible via key card entry (or the like) or by a resident permitting access via the use of an intercom system at the entrance point connected back to individual apartments;
- b) Access to the communal pool and gym area is by card entry (or the like) and that the lobby within the basement to the pool area does not permit access to the apartments on that level other than by key card access (or the like); and
- c) Access to each lobby and level of each building is only permitted by key card access (or the like) to the occupants of apartments on that level.

In addition to the above, the strategy must include all measures outlined by Meriton Group in its letter to Parramatta City Council dated 3 April 2013, a copy of which is provided at Schedule 4.

B11. Construction Management Plan

Prior to the issue of the first Construction Certificate for any work, the *Environmental and Construction Management Plan for Development at 61 Mobbs Lane, Epping (Buildings 11, 12,*

13/14, 15/16 & 17) prepared by Meriton Property Services Pty Limited and dated September 2012, shall be revised to include the following sub-management plans:

- a) Construction Waste Management Plan;
- b) Construction Noise and Vibration Management Plan; and
- c) Construction Air Quality Management Plan.

A copy of the final management plan shall be submitted certifying authority for approval and to the Department and Council for information.

B12. Erosion and Sediment Control

Prior to release of the first Construction Certificate for any work, an updated erosion and sediment control plan shall be submitted to and approved by the Certifying Authority. The plan shall reflect existing construction conditions on site (Stage 2 now being under construction) and illustrate areas for the stockpiling of materials and natural flow paths on the construction site.

Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom.

B13. Section 73 Certificate

An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the *Sydney Water Act 1994* (Compliance Certificate) prior to the issue of a Construction Certificate.

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

B14. BASIX Certificate

All commitments outlined in BASIX Certificate No.14730051 required to achieve satisfactory levels of thermal comfort and water and energy ratings, shall be incorporated into the proposed development and provided to the Certifying Authority prior to the issue of a Construction Certificate. Should design changes required under Conditions A3 and A4 require an amended BASIX Certificate, this shall be provided to the department along with a copy of the stamped plans for information.

B15. Design Verification – SEPP 65

Prior to the issue of a Construction Certificate/s for above ground works, the proponent shall provide the Certifying Authority with a statement from a qualified architect confirming that the development, or the portion of the development being certified is consistent with the approved plans and details, and continues to satisfy the requirements of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*.

B16. Section 34 Levy

No Construction Certificate shall be released until the 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.

B17. Compliance Report

Prior to the issue of each Construction Certificate, the proponent, or any party acting upon this approval, shall submit to the Certifying Authority a report addressing compliance with all relevant conditions of this Part.

END OF SECTION

PART C – PRIOR TO CONSTRUCTION

C1. Requirement for Road Occupancy Permit

Occupation of any part of the footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development shall require a Road Occupancy Permit from the Council. The proponent shall submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

C2. Signage/ Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Principal Certifying Authority and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- c) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted;
- d) Stating that unauthorised entry to the work site is prohibited;
- e) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice;
- f) Showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- g) Showing the approved construction hours in accordance with this Approval.

C3. 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 prior to commencement of any works or demolition on site. This may include a fence around the parameter of the whole former Channel 7 site.

C4. Toilet Facilities

Prior to work commencing, adequate toilet facilities are to be provided on the work site prior to any works being carried out.

C5. Dilapidation Report of Adjoining Structures

- 1) 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 the Department and Council) a full dilapidation report on the visible and structural condition of all neighbouring structures within the 'zone of influence' (acceptable to the Principal Certifying Authority and agreed by the Structural Engineer) of the required excavation face to twice the excavation depth.
- 2) The report should include a photographic survey of adjoining properties within the zone of influence (acceptable to the Principal Certifying Authority and agreed by the Structural Engineer) 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.

- 3) 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 ¹: 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.

Note ²: Notwithstanding the above, if a dilapidation report has already been prepared in relation to the works approved under this approval, a copy of the report must be provided to the Director-General prior to the commencement of works.

C6. Notice to be Given Prior to Excavation

The PCA and Council shall be given written notice, at least 48 hours prior to the commencement of works on the site.

C7. Dial Before You Dig

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

C8. Erosion and Sediment Control

Erosion and sediment control devices are to be installed as per the final approved plan required under Condition B12, as necessary, prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

C9. Hoardings

If required, a separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public place and such application is to include:

- a) Architectural, construction and structural details of the design as well as any proposed artwork; and
- b) Structural certification prepared and signed by an appropriately qualified practising structural engineer.

Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.

C10. Barricade Permit

Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the *Roads Act 1993* for a Barricade Permit is to be obtained from the prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.

C11. Protective Fencing

Retained trees or treed areas shall be fenced with a 1.8 metre high chainwire link or welded mesh fence, fully supported at grade, to minimise the disturbance to existing ground conditions within the canopy drip line or a setback as specified on the approved landscaping plan for the duration of the construction works. "Tree Protection Zone" signage is to be attached to protective fencing.

END OF SECTION

PART D – DURING CONSTRUCTION

D1. Hours of Work

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- a) Between 7 am and 6 pm, Mondays to Fridays inclusive;
- b) between 8 am and 5 pm, Saturdays; and
- c) No work on Sundays and public holidays.

Works outside these hours are not permitted except as explicitly specified below or in other conditions and include:

- d) The delivery of materials which is required outside these hours as requested by Police or other authorities for safety reasons, or emergency work to avoid the loss of lives, damage to property and/or to prevent environmental harm; and
- e) Other works expressly approved by the Director-General.

D2. Copy of Project Approval

A copy of this project approval, 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.

D3. Contact Telephone Number

The Proponent shall ensure that the 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.

D4. Demolition / Construction Vehicles

All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

D5. No Obstruction of Public Way

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of stop work notice.

D6. Materials on 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.

D7. Loading and Unloading During Works

The following requirements apply:

- a) All loading and unloading associated with construction must be accommodated on site;
- b) A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities;
- c) The structural design of the building must permit the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development
- d) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council; and
- e) In addition to any approved construction zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level.

D8. Covering of Loads

All vehicles involved in the excavation and / or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

D9. Plant and Equipment Kept within Site

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.

D10. Compliance with Construction and Traffic Management Plans

All development activities and traffic movements must be carried out in accordance with the *Environmental and Construction Management Plan for Development at 61 Mobbs Lane, Epping (Buildings 11, 12, 13/14, 15/16 & 17)* prepared by Meriton Property Services Pty Limited, and dated September 2012, and the *Traffic Management Plan, Residential Development 61 Mobbs Lane Epping NSW, Stage 3 Revision 0* prepared by NRS Traffic Planning dated 28 June 2012. All controls in these plans must be maintained at all times. A copy of the plans must be kept on-site at all times and made available to the Principal Certifying Authority or Council on request.

D11. Complaints Register

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 effect;
- 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 PCA upon request.

D12. Construction Noise

Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the *DECCW Interim Construction Noise Guidelines 2009*.

D13. Vibration Criteria

Vibration caused by construction at any residence or structure outside the subject site must be limited to:

- a) For structural damage vibration, *German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures*; and
- b) For human exposure to vibration, the evaluation criteria presented in *British Standard BS 6841- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment*.

These limits apply unless otherwise approved in the Construction Noise and Vibration Management Plan.

D14. Vibration Management

Vibratory compactors must not be used closer than 30 metres or project specific distance from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.

D15. Dust Control

Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction in accordance with the requirements of the NSW Department of Environment and Conservation (DEC). Dust nuisance to surrounding properties should be minimised.

D16. Waste Data File

A Waste Data file is to be maintained, recording building/demolition contractor's 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.

D17. Setting Out of Structures

The buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the PCA certifying that structural works are in accordance with the approved project.

D18. Disposal of Seepage and Rain Water

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given by the relevant authority.

D19. Public Utility Adjustments / Relocation Works

The developer shall be responsible for all public utility adjustment / relocation works necessitated by the above work and as required by the various public utility authorities and / or agents.

D20. Removal of Hazardous Materials

All hazardous materials shall be removed from the site and shall be disposed of at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. Details demonstrating compliance with the relevant legislative requirements, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the PCA prior to the removal of any hazardous materials.

D21. Signposting

All works / regulatory signposting associated with the proposed development are to be at no cost to the RTA.

D22. Services to be Provided Underground

All new services associated with the development are to be located underground and works associated with this are to be fully born by the Proponent within the development and along all street frontages for the length of the development.

D23. Advance Tree Planting

All trees supplied above a 25 L container size for the site must be grown and planted in accordance with Clarke, R 1996 *Purchasing Landscape Trees: A guide to assessing tree quality*.

D24. Protection of Trees – Street Trees

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, shall be replaced, to the satisfaction of Council.

D25. Protection of Trees – On-site Trees

All trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

D26. Material Storage and Trees

No materials (including waste and soil), equipment, structures or good of any type are to be stored, kept or placed within 5 m from the trunk or within the drip line of any tree.

D27. Impact of Below Ground (Sub-surface) Works – Non-Aboriginal Objects

If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the NSW Heritage Office contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the *NSW Heritage Act 1977* may be required before further works can continue in that area.

D28. Impact of Below Ground (Sub-surface) Works – Aboriginal Objects

If any Aboriginal archaeological objects are exposed during construction works, the Proponent shall immediately notify the National Parks and Wildlife Service and obtain any necessary approvals to continue the work. The Proponent shall comply with any request made by the NPWS to cease work for the purposes of archaeological recording.

D29. Damage to Public Infrastructure

Any damages to Council assets that impact on public safety during construction shall be rectified immediately to the satisfaction of the Council, and at the proponent's cost.

D30. Compliance Report

The Proponent, or any party acting upon this approval, shall, for the duration of construction period, maintain a report addressing compliance with all relevant conditions of this Part. This report should be made available to the Department and Council upon request.

END OF SECTION

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

E1. Occupation Certificate

Prior to the issue of the final Occupation Certificate for the last building in this Stage, a registered surveyor shall certify the cumulative total of Gross Floor Area of all buildings created in Residential Stages 1, 2 and 3 of the Mobbs Lane site. This certification shall be submitted to the Director-General with documentation for the Occupation Certificate required to be submitted within 2 days by the EPA Regulation (CI 151).

E2. Completion of Landscape Works

Landscaping adjacent to each building(s) and the portion of the publicly accessible open space identified as corresponding with that building in the Statement of Commitments shall be fully completed in accordance with this approval, prior to the release of the Occupation Certificate for each building. All approved landscaping shall be maintained following occupation of each building.

E3. Car Park Signposting

Prior to the issue of any Occupation Certificate, resident and visitor car parking should be clearly signposted at the entry to the car parking areas.

E4. Street Numbering

An application for street numbering shall be lodged with Council for approval, prior to the issue of an Occupation Certificate.

E5. 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 13 20 92 for assistance

The Section 73 Certificate must be submitted to the PCA prior to issue of the Occupation Certificate in the case of buildings or works or issue of a subdivision certificate, in the case of subdivision.

E6. BASIX Certificate

Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development approval that all design measures relevant to the stage of occupation, identified in the BASIX Certificate No. 14730051, will be complied with prior to occupation.

E7. Certifying Authority to Arrange Qualified Landscape Architect

The Certifying Authority shall arrange for a qualified Landscape Architect / Designer to inspect the completed landscape works to certify adherence to the Approval conditions and Construction Certificate drawings. Landscape works within and adjacent to the areas the subject of the Occupation Certificate, are to be fully completed prior to the issue of the Occupation Certificate.

E8. Security Management

All security measures outlined in the Security Management Plan approved under Condition B14 must be installed and fully operational prior to the issue of an Occupation Certificate for the building the subject of the Occupation Certificate.

E9. Works as Executed Plans

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:

- a) 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; and
- b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.

E10. Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:

- c) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and
- d) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

E11. Mechanical Ventilation

- a) The premises must be ventilated in accordance with the Building Code of Australia and AS1668.1-1998 and AS1668.2-1991;
- b) Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1-1998 and AS1668.2-1991, the Building Code of Australia and relevant Australian Standards must be prepared by a suitably qualified person certified and certified in accordance with Clause A2.2(a)(iii) of the Building Code of Australia, to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate; and
- c) Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2(a)(iii) of the Building Code of Australia, must be submitted to the Principal Certifying Authority.

E12. Waste and Recycling Collection Contract

Prior to an Occupation Certificate being issued and/or commencement of the use, whichever is earlier, the building the owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way e.g. footpaths, roadways, plazas, and reserves at any time.

E13. Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:

- a) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and
- b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

E14. Road Damage

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent/developer prior to the issue of any Occupation Certificate.

E15. Notification to the State Transit Authority

The Proponent must advise the STA in writing upon the issuing of any Occupation Certificate relating to this approval, in order that the STA may take this into consideration when reviewing services in the area.

E16. Design Verification – SEPP 65

Prior to the issue of an Occupation Certificate/s for the occupation of any of the residential building, the proponent shall provide the Certifying Authority with a statement from a qualified architect confirming that the development, or the portion of the development being certified has been constructed in accordance with the approved plans and details, and continues to satisfy the requirements of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*.

END OF SECTION

PART F – DURING OPERATIONS

F1. Noise- Mechanical Plant and Equipment

Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following:

- a) Transmission “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any affected receiver; and
- b) A sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.

F2. Basement Car Park Operations

- c) Vehicle turning areas within the basement car park are to be kept clear from obstacles, including parked cars, at all times;
- d) All vehicles are to enter and leave the site in a forward motion;
- e) Garbage collection vehicles accessing the site are to be no larger than a Medium Rigid Vehicle; and
- f) 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.

END OF SECTION

ADVISORY NOTES

AN1. Compliance Certificate, Water Supply Authority Act 2000

Prior to issuing a construction certificate, a Compliance Certificate shall be provided to the approval authority showing that the development has met with the detailed requirements of the relevant water supply authority for the region that the subject site is located within.

The developer shall obtain the Compliance Certificate from the relevant local water supply authority and produce this to the satisfaction of:

- a) The certifying authority before release of the Construction Certificate,
- b) The approval authority before the release of the subdivision certificate, and
- c) The principal certifying authority prior to occupation.

AN2. Requirements of Public Authorities for Connection to Services

The Proponent shall comply with the requirements of any public authorities in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.

AN3. Use of Mobile Cranes

The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with to the satisfaction of the PCA:

- a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
 - ii) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions; and
- b) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

AN4. Movement of Trucks Transporting Waste Material

The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

AN5. Noise Generation

Any noise generated during the construction of the development shall not exceed the limits specified in any relevant noise management policy prepared pursuant to the Protection of the Environment Operations Act 1997, or exceed approved noise limits for the site.

AN6. Stormwater Drainage Works or Effluent Systems

A construction certificate for works that involve any of the following:

- a) Water supply, sewerage and stormwater drainage work; and
- b) Management of waste.

as defined by Section 68 of the Local Government Act, 1993 will not be issued until prior separate approval to do so has been granted by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

AN7. Temporary Structures

An approval under State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007 to certify the structural adequacy of the design of the temporary structures.

AN8. Disability Discrimination Act

This application has been assessed in accordance with the *Environmental Planning and Assessment Act 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references *AS1428.1 - Design for Access and Mobility*. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

AN9. Roads Act 1993

A separate application shall be made to RMS or the local council for approval under Section 138 of the Roads Act, 1993 to undertake any of the following:

- a) Erect a structure or carry out a work in, on or over a public road;
- b) Dig up or disturb the surface of a public road;
- c) Remove or interfere with a structure, work or tree on a public road;
- d) Pump water into a public road from any land adjoining the road; and
- e) Connect a road (whether public or private) to a classified road.

END OF SECTION

SCHEDULE 3

PROPONENT'S STATEMENT OF COMMITMENTS

STATEMENT OF COMMITMENTS

Relevant to the proposed development, statement of commitments relate to environmental management, mitigation measures and monitoring for the project. Each of these issues and commitments are made in the paragraphs that follow in this section.

Stormwater Management

Stormwater for the apartments has been designed in accordance with the approved Early Works Package (MP08_0258) on the 14 July 2010. Stormwater will be captured and stored for irrigation purposes, and re-used for landscaping for the completed development. The use of which will be undertaken in accordance with the relevant standards and regulations.

Drainage pipes will be designed to account for 1 in 20 and 1 in 100 year flooding. Where possible, stormwater will be captured and stored for irrigation purposes for landscaping for the completed development. The use of any such water will be undertaken in accordance with the relevant standards and regulations.

Construction Impacts

Excavation for the car parking basement levels will involve water tanks placed upon trucks being used to wet the site on a periodical basis to reduce dust emissions, which is a standard method on construction site.

Noise emissions are primarily from machinery on the site and trucks entering and leaving a development site. To minimise noise impacts, the hours of work will be restricted to between 7am-6pm Monday-Fridays 7am-5pm Saturdays, and no work on Sundays.

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during construction of the buildings. Sediment control management will be based on Council's guidelines.

A truck route map will be made available to Council identifying which way vehicles will arrive and depart from the site.

Waste Generation and Collection

Construction material on the site is used in an efficient manner to reduce wastage. All construction material that is no longer required will be sent to local building recycling companies or reused elsewhere on site where applicable.

Waste collection for the final development has been designed to take place from the large basement car parking for Buildings 11, 12, 13/14, and 15/16. Building 17's waste will be collected into the recycling bins and the Building Manager will transfer the bins up to the street level for collection.

The ceiling to floor heights and maneuverability of trucks have been designed as instructed by GTA consultants to ensure service vehicles can enter and leave the site in a forward direction.

Use of Cranes

Wiring will be appropriately covered where equipment or cranes are over transmission lines.

Staging of Development and Occupation

The staging of works is as follows, and may be subject to change due to site constraints, construction management and weather conditions:

Stage 1 Construction of basement;

Stage 2 Construction of buildings 12, 13 and 14;

Stage 3 Landscaping / ground works for land north of buildings 12, 13 and 14;

Stage 4 Construction of buildings 11, 15 and 16;

Stage 5 Completion of public domain landscape areas, finishing building 13 to 16;

Stage 6 Construction of building 17 and completion of associated landscape works;

The child care centre will be developed separately is not part of the residential development.

SCHEDULE 4

MERITON'S LETTER TO PARRAMATTA CITY COUNCIL DATED 3 APRIL 2013

3 April, 2013

Ms Kate Lafferty
Parramatta City Council
60 Darcy Street
PARRAMATTA NSW 2150

By email: klafferty@parracity.nsw.gov.au

Dear Ms Lafferty,

61 MOBBS LANE, EPPING – STAGE 3

I refer to our meeting on the 28 March 2013 in relation to the final stage of development at 61 Mobbs Lane Epping, with respect to the security measures in the basement.

Following a review of the basement plans, the following security measures will be put in place.

- Painting to the upside of the basement roof to improve brightness and visual surveillance;
- Painting of columns to improve brightness and visual surveillance;
- Provision of security cards/remote control to access the basement for residents;
- Closed Circuit Television cameras strategically placed in the basement;
- Grouping of car spaces relevant to the building above;
- Grouping of visitor car spaces, and
- Internal directional signage for residents and visitors.

The above list of security items are to be incorporated into the Statement of Commitments for Stage 3 of the subject Major Project Application.

Yours faithfully
MERITON GROUP



Walter Gordon
Manager Planning and Development