

Staging Report

for

“Eastlakes Shopping Centre” **EASTLAKES**

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Introduction

Eastlakes Shopping Centre Mixed Use development is a distinct two-stage development project where Stage 1 is to be completed prior to commencing Stage 2.

- Stage 1 is the site North of Evans Ave
- Stage 2 is the site South of Evans Ave

The Construction Management Plans lodged with Project Planning Applications noted below, provide detailed construction planning for each stage.

- Appendix 27 Construction Management Plan Eastlakes MP 09_0146
- Appendix S_ South Site_ Construction Management Plan MP 09_0146 MOD 4

This Staging Report has been prepared to address the new MOD 4 planning approval MP 09_0146 Condition A7 copied below: -

Staging

A7 ~~Where the conditions of this project application approval require approval by others prior to issue of Construction Certificate, commencement of construction or issue of Occupation Certificate, such approval only relates to that specific stage (or stages) of the works.~~

The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Planning Secretary before the commencement of construction of the first proposed stage of construction following approval of MOD 4 (or if only staged operation is proposed, one month before operation commences of the first proposed stage).

The Staging Report must:

- if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
- if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
- specify how compliance with conditions will be achieved across and between each of the stages of the project; and
- set out mechanisms for managing any cumulative impacts arising from the proposed staging.

Where construction or operation is being staged in accordance with a Staging Report, only the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

Where condition of this approval requires actions prior to the issue of a construction certificate / any construction certificate / an occupation certificate / any occupation certificate those conditions only apply to the certificates relevant to that stage.

Whole Project Construction Timeline

Stage 1 works

- Early Works from July 2017 to June 2019
- Main Build Works from July 2019 to July 2021

Stage 2 works

- Services Diversion Works from July 2021 to Dec 2021
- Early Works from Jan 2022 to Dec 2023
- Main Build Works from Jan 2024 to Sept 2026

Refer to appendix A – For more detailed bar programme

Note: This programme assumes the Stage 2 residential towers will be completed at the same time. A staged delivery of residential towers is the alternative strategy should market conditions be unfavourable. The further staged residential for South side has been detailed in the CC and OC proposed below (Refer Appendix D & E)

Refer to appendix B – For Stage 1 Indicative Site Plans

Refer to appendix C – For Stage 2 Indicative Site Plans

Staged Operation Timeline

Stage 1 Retail and Residential are proposed to be operational at the same time from June 2021.

Stage 2 Retail is proposed to be operational ahead of the residential completion.

- Retail to open in March 2025
- Residential Towers Settlement to commence in September 2026

Construction Management

Refer to Construction Management Plans (submitted with planning application)

- Appendix 27 Construction Management Plan Eastlakes MP 09_0146
- Appendix S_ South Site_ Construction Management Plan MP 09_0146 MOD 4

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9169

Compliance with Planning Conditions

The planning conditions relate to the entire development, however the planning approval has already been drafted in terms of North and South stages, therefore it is straight forward to identify conditions to be satisfied for each stage in order to issue CC's and OC's

- Schedule 2 Part A, Development Description is summarised in the planning approval document, however the split between North & South is identified in the planning report.
- Schedule 2 Part A, Plans and Documentation are identified in reference to North & South
- Schedule 2 Part B, Conditions prior to CC are conditions that would be satisfied specific to North and South works and fees / contributions would be paid based on the North & South GFA split (already accepted by Council). These conditions will be required to be satisfied for each stage.

- Schedule 2 Part C, Conditions prior to Construction shall be satisfied specific to the construction works required for North or South to be built independently, such as: - services diversions, services connections, undergrounding of services and road works. These conditions will be required to be satisfied for each stage for / or prior to CC1
- Schedule 2 Part D, Conditions during Construction shall be satisfied specific to the construction works required for North or South to be built independently. These conditions will be required to be satisfied for each stage.
- Schedule 2 Part E, Conditions prior to OC shall be satisfied specific to the North and South stages. These conditions will be required to be satisfied for each stage and each OC.
- Schedule 2 Part F, Conditions during Operations / Post Completion shall be relevant to the North and South stages separately. These conditions will be required to be satisfied for each stage.

Refer to Appendix D – for Conditions to be satisfied prior to the issue of the relevant Construction Certificate

Refer to Appendix E – for Conditions to be satisfied prior to the issue of the relevant Occupation Certificate

Mechanisms for managing cumulative impacts arising from staging

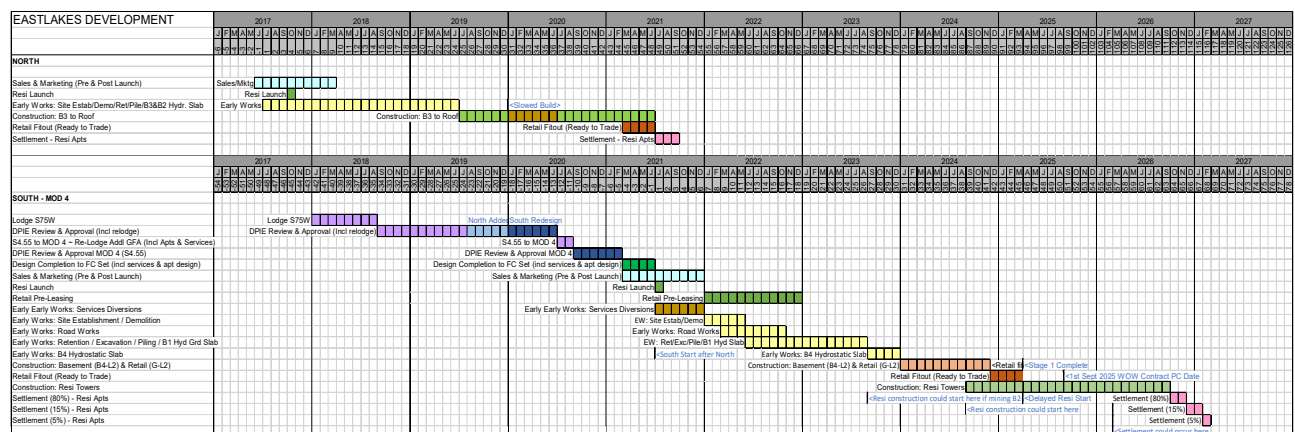
As the Stage 1 works are completed prior to the commencement of stage 2 works, the stage 2 works need to be managed to cause minimum disruption. To date the stage 1 works have been completed without adversely disrupting the existing South shopping centre that is still trading.

Adequate traffic control to ensure safety for pedestrian and vehicular traffic must be in place during the construction of stage 2. This is achievable as it's a reverse scenario to the stage 1 works.

Adequate environmental controls must be in place and construction works effectively managed to ensure compliance with legislation. This has and will be maintained for each stage.

When stage 2 retail is operational ahead of the completion of the residential towers, the construction build planning methods for the residential completion need to be managed to minimise danger, disruption and environmental issues. The construction management plans referenced in 4 above provide more detail of specific controls.

Appendix A – Bar Programme



Appendix D – CC Conditions

These are essentially limited to Part A, Part B and AN1 & AN2 because the conditions within Part C are conditions that ALL must be satisfied prior to/for CC1 being issued for each stage (as per Condition C1 demolition requires no CC).

Part D relates to conditions required during construction (of each stage) and are not required prior to any specific CC.

Conditions to be satisfied prior to the issue of the relevant Construction Certificate			
Condition No.	Condition Description and Documentation required to be submitted to the Certifier	Stage 1 (North) Relevant CC stage	Stage 2 (South) Relevant CC stage
A7 (MOD 4)	Provide a Staging report	CC4	Report covers both
A8 (MOD 4)	Community Space	NA	CC4
A9 (MOD 4)	South Site Signage	NA	Separate DA
B2 (MOD 4)	Design Modifications. Amend plans	CC5 & CC6	NA
B3 (MOD 4)	Amended and Detailed public domain plan	CC5 & CC6	CC5 to CC9
B4	Evidence of submission to council of access facilities for public domain	CC5 & CC6	CC4
B5 (MOD 4)	Amended Landscape Plan	CC5 & CC6	CC5 to CC9
B6 (MOD 4)	Privacy screens to be detailed on CC plans	CC5 & CC6	NA
B7	BASIX commitments to be listed on CC plans	CC5 & CC6	CC5 to CC9
B8 (MOD 4)	Acoustic recommendations to be included on CC plans – acoustic recommendations to be included in report submitted to our office.	CC5 & CC6	CC5 to CC9
B9	Acoustic engineer to certify acoustic treatment to loading dock and plant rooms	CC4	CC4
B11	CC plans to detail warning sign/light to loading dock	CC4	CC4
B12	Council's approval of land remediation – RAP provided to Certifier.	CC2	CC2
B13	Groundwater contamination and salinity and acid sulphate soil report	CC1	CC1
B14 (MOD 4)	Evidence of payment of the S94 contribution – provide council letter for deferred payments.	Council accepted deferral to relevant OC	Council accepted deferral to relevant OC
B15	Evidence of payment of council fees and bonds	CC1	Completed stage 1
B16	Evidence of payment of long service levy (instalment satisfied for CC1)	CC1	CC1
B17	Pedestrian egress and fire brigade facilities	CC5 & CC6	CC4 and CC5 to CC9
B18 to B21	Stormwater design and design statement	NA	CC1
B22 (MOD 4)	Arborist report to be submitted for tree protection. CC plans are to note required protection (and as per B49)	NA	CC1
B23 (MOD 4)	Design of Planters over Slabs	CC5 & CC6	CC5 to CC9
B24	Drip irrigation system	CC5 & CC6	CC5 to CC9
B25	Details of slip finishes of material to public areas	CC3	CC3

B26	CC plans to detail required design of plant and infrastructure	CC2	CC2
B27	Submit a copy of Dial Before You Dig survey, please provide the sequence number.	CC1	CC1
B28	Electrical design statement to address obtrusive light and solar panel lighting	CC5 & CC6	CC5 & CC9
B29 (MOD 4)	Submit a copy of Construction Management Plan for each stage	CC1	CC1
B30	Evidence of submission to council and department of planning for the Construction and Environmental Management Plan	CC1	CC1
B31	Traffic engineer to certify design compliance of car parking areas	CC2	CC2
B32	CC plans to detail intercom system to car parking	CC5 & CC6	CC5 & CC9
B33 (MOD 4)	CC plans to detail parking allocation and bicycle storage spaces, traffic engineer to certify design compliance	CC4	CC4
B34 (MOD 4)	CC plans to detail parking allocation and bicycle storage spaces, traffic engineer to certify design compliance	CC4	CC4
B35	Electronic signage showing available public parking	CC4	CC4
B36	Submit the dilapidation reports regarding the public infrastructure and public utility	CC1	CC1
B37	Submit geotechnical engineers report for proposed excavation works in relation to the adjoining properties	CC1	CC1
B38	Copy of soil and water management plan	CC1	CC1
B39	Evidence of negotiations with utility authority for service provisions	CC1	CC1
B40	CC plans to detail service infrastructure/utilities to be located within building envelope	CC4 to CC6	CC4 to CC9
B41 (MOD 4)	Underground Existing & New services in the public road reserve immediately adjoining the site excluding Gardeners Rd	CC4	CC4
B42	Evidence of submission to RMS of required documentation for site excavation (Geotechnical report and detailed design drawings). Includes B43 & B44	CC1	NA
B45	CC plans to detail recommendations of NSW Police – Copy of recommendations to be submitted to Certifier.	CC5 & CC6	CC5 to CC9
B46	CC plans to detail recessed and entry areas are provided with CCTV and flood lighting	CC4	CC4
B47 (MOD 1)	External façade finishes must comply with the BCA. Certifier to verify and then submit to the Secretary.	CC4 to CC6	CC4 to CC9
B48 (MOD 4)	In Principle Approval from TfNSW under Section 87 and concurrence under Section 138 of the Roads Act 1993 for proposed lengthen right turn lane on Gardeners Road.	NA	CC1
B49 (MOD 4)	Submit amended plans to the Secretary for items (a) to (e.)	NA	CC1
B50 (MOD 4)	Incorporate wind study recommendations – South site	NA	CC1
B51 (MOD 4)	Confirm that openings, grilles, exhaust vents or similar are located such that discharge of air / noise that would cause a nuisance or loss of amenity to adj. sites	CC4	CC4
C1 to C19	Conditions Prior to Construction	Prior to CC1	Prior to CC1
AN1 to AN2	AN1 ~ S73; AN2 ~ Authority Connection Requirements	Prior to CC1	Prior to CC1

Proposed CC's	
Stage 1 ~ North Side Development proposed CC's	STATUS
CC1 - Excavation, shoring and foundation works (issued)	ISSUED
CC2 – Structures to ground (issued)	ISSUED
CC3 – Structures to roof (issued)	ISSUED
CC4 – Fitout of basement 3 to retail (excluding fire engineering)	ISSUED
CC5 – Fitout of residential (podium to roof including façade for building 1B) (excluding fire engineering)	ISSUED
CC6 – Fitout of residential (podium to roof including façade for building 1 and 1A)	
Stage 2 ~ South Side Development proposed CC's	
CC1 - Excavation, shoring and foundation works (issued)	
CC2 – Structures to Retail (to podium L2)	
CC3 – Structure Podium to roof (all resi)	
CC4 – Fitout of basement to retail	
CC5 – Fitout of residential (podium to roof including façade for building G)	
CC6 – Fitout of residential (podium to roof including façade for building J)	
CC7 – Fitout of residential (podium to roof including façade for building F)	
CC8 – Fitout of residential (podium to roof including façade for building D)	
CC9 – Fitout of residential (podium to roof including façade for building E)	

Note: Blank Status means **not yet requested**

Appendix E – OC Conditions

These are Part E conditions.

Part F are conditions during operations / post completion are applicable to stage 1 and stage 2 works after OC.

There are new obligations for developers to provide 6 month's notice for any OC. Crown Group will comply with these regulations. <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/building-and-subdivision-certification-occupation-certificates-2019-12-04.pdf?la=en>

Conditions to be satisfied prior to the issue of the relevant Occupation Certificate			
		Stage 1 (North)	Stage 2 (South)
Condition No.	Condition Description and Documentation required to be submitted to the Certifier	Relevant OC stage	Relevant OC stage
E1	Occupation Certificate prior to use	OC1	OC1 to OC3
E2	Development in accordance with conditions of approval	OC1	OC1 to OC3
E3	Fire Safety Certificate	OC1	OC1 to OC3
E4	Landscape Maintenance Plan	OC1	OC1 to OC3
E5	Lighting	OC1	OC1 to OC3
E6	Site Maintenance Plan	OC1	OC1 to OC3
E7	Stormwater Works	OC1	OC1
E8	Basix	OC1	OC1 to OC3
E9	Basix Completion Receipt	OC1+7days (Final OC)	OC3+7days (Final OC)

E10	Drainage Construction	OC1 (First OC)	OC1 (First OC)
E11	Drainage Construction – Maintenance Schedule	OC1 (Final OC)	OC3 (Final OC)
E12	Drainage Construction-Ensure adequate maintenance by positive covenant and restriction on Use	OC1 (Final OC)	OC3 (Final OC)
E13	Road pavement resurface	NA (No road works)	OC3 (Final OC)
E14	Works on Councils Land to be completed	OC1	OC1
E15	Documentation submitted to Council after PCA satisfied ~ (a) Council Engineers confirmation works completed; (b) Inspection reports for Public Domain / Road reserve; (c.) Work As Ex drawings for Civil, Public Domain / Road Works	OC1 (Final OC)	OC3 (Final OC)
E16	Registers Surveyor Survey	OC1 (Final OC)	OC3 (Final OC)
E17	Street Signage to surrounding Streets	OC1 (Final OC)	OC3 (Final OC)
E18	New street trees correctly sourced and planted	OC1	OC1
E19	Councils Nature Strip replaced	OC1	OC1
E20	Landscape areas properly completed to approved landscape documents	OC1	OC1 to OC3
E21	Public Domain works completed to Council approved documents	OC1	OC1
E22 (MOD 4)	Public Domain Upgrades (a) to (c.)	OC1	OC1
E23 (MOD 4)	Acoustic Certification	OC1 (Final OC)	OC3 (Final OC)
E24	Loading Dock Management Plan	OC1	OC1
E25	Operation Management Plan incorporation (a) to (g) to be submitted and approved by Council	OC1	OC1
E26	Damage to Adjoining Properties to be rectified to Councils satisfaction	OC1 (Final OC)	OC3 (Final OC)
E27	Easement in Gross to be registered over the land in favour of Council	OC1 (Final OC)	OC3 (Final OC)
E28 (MOD 4)	Intersection upgrade to Gardeners / Racecourse completed	NA	OC2 (First Resi OC)
E29 (MOD 4)	Obstacle Light for Building D at night operational	NA	OC3 (Building D)
E30 (MOD 4)	Submitted to satisfaction of Secretary (a) to (d)	OC1	OC1 to OC3
E31 (MOD 4)	VPA	NA	Any OC

Proposed OC's		
Stage 1 ~ North Side Development proposed OC's		STATUS
OC1 – Retail & Residential (all buildings)		
Stage 2 ~ South Side Development proposed OC's		
OC1 – Retail (including retail parking)		
OC2 – Residential (buildings D, E & F including residential parking)		
OC3 – Residential (buildings J & G including residential parking)		

Note: Blank Status means **not yet requested**

Appendix F – Statement of Commitments

The Statement of Commitments has been updated to align with MOD 4 planning approval, DPIE Planning Assessment Report and the latest agreements with Council.

Conditions to be satisfied prior to the issue of the relevant CC or OC			
		Stage 1 (North)	Stage 2 (South)
Commitment #	Commitment	Relevant stage	Relevant stage
Compliance with Plans			
1 Development Plans	The proponent will undertake the development generally in accordance with the architectural plans prepared by FJMT and as per MOD 4 Condition A2	CC1 to CC6	CC1 to CC9
2 Gross Floor Area	The proponent will limit the floor space of the development to a maximum GFA as per MOD 4 Condition A1 being 60,469sqm.	OC1 (Prior to Final OC)	OC3 (Prior to Final OC)
3 Minimum Apartment Sizes	The Proponent will provide apartments with minimum internal floor areas as follows: Studio 35m ² 1 Bedroom 50m ² 2 Bedroom 70m ² 3 Bedroom 90m ²	OC1	OC2 to OC3
4 Minimum Ceiling Heights	The proponent will provide ceiling heights of 2.7m to all habitable areas of residential apartments and ceiling heights of 2.4m to bathrooms, laundries and kitchens.	OC1	OC2 to OC3
Public Infrastructure			
5 Section 94 contributions/ Works in Kind/ VPA	The proponent will satisfy MOD 4 conditions A8, B14 and E31	OC1 (Prior to Final OC)	OC3 (Prior to Final OC)
Structural Design and Construction			
6 Detailed Structural Designs	The proponent will undertake the detailed structural design for the development in accordance with advice from VDM	CC1 to CC6 (All CC stages)	CC1 to CC9 (All CC stages)
7 Construction	The proponent will undertake construction works in accordance with the approved detailed structural plans	CC1 to CC6 (All CC stages)	CC1 to CC9 (All CC stages)
Building Height and Form			
8 Obstacle Limitation Height	The proponent will comply with the Sydney Airport Corporation maximum height limitation of 60.6m AHD for any building, structure or thing	CC3	CC3
Landscaping			
9 Landscape Design	The proponent will provide landscaping generally in accordance with the landscape plans provided by Turf Design Studio for the North Site as per MOD 4 Condition A2 AND provided by Taylor Brammer Landscape Architects for the South Site.	OC1	OC1 to OC3
10 Tree Protection	The proponent will protect all trees identified in the Arborist report as trees to be retained and protected	CC1	CC1
11 Public Domain	The proponent will undertake improvements to the public domain areas surrounding the North site Public Domain Plans prepared by Turf Design Studio approved by Council AND generally in accordance with the Ground Floor plans prepared by Taylor Brammer Landscape Architects Drawing 03 Rev D & Drawing 04 Rev D noting that 2m wide footpath to be achieved as per MOD 4 planning condition B49 (d)	OC1	OC1

Heritage			
12 Excavation	The proponent will engage a geotechnical engineer to prepare documents and monitoring plan for the excavation phase of the development	CC1	CC1
13 Consultation with Local Aboriginal Land Council	The proponent will consult with the local Aboriginal community in relation to the salvage and/or collection of artefacts should any Aboriginal archaeological sites and/or object be found during excavation	CC1 (During Excavation)	CC1 (During Excavation)
Transport and Access			
14 Road works - upgrades	The proponent will upgrade the roundabout intersection of Evans Avenue and Racecourse Place in accordance with the recommendations of the traffic impact assessment by Colston Budd & Kafes dated July 2012 (Ref. 8226/6) AND the proponent will extend the length of the right turn lane on Gardeners Road by 10m (as per Figure 44 of the MOD 4 assessment report) and MOD 4 condition B48	NA	OC1
15 Car parking	The Proponent will provide the following minimum car parking: North Side Site: <ul style="list-style-type: none"> Retail car parking spaces – 136 (including 5 accessible spaces) Residential spaces –150 (including 12 accessible spaces) 19 residential motorcycle spaces South Side Site: <ul style="list-style-type: none"> Non-residential car parking spaces – 516 (including 23 accessible spaces) 5 loading spaces 16 motorcycle spaces Residential spaces – 400 spaces (including 72 accessible spaces) 	OC1	OC1 to OC3
16 Bicycle parking spaces	Bicycle parking for residents and retail visitors will be provided within both basement levels on both sites. A minimum of 56 bicycle racks for residents and 74 racks for retail visitors will be provided. MOD 4 Condition 34 will be provided	OC1	OC1 to OC3
17 Public Transport	The proponent will provide a taxi stand and passenger drop off area on the Southern side of Evans Avenue between Barber Avenue and Eastlakes Reserve	NA	OC3 (Final OC)
18 Travel Access Guide	The proponent will prepare a Travel Access Guide for the development in consultation with Council, RMS, Sydney Buses and other relevant stakeholders. The Travel Access Guide will be prepared in accordance with the recommendations of the Transport and Accessibility Impact Assessment attached at Appendix 13 to the EAR dated July 2012	OC1	OC1
19 Service Vehicle Management Plan	The proponent will prepare a Service Vehicle Management Plan in order to manage and control service vehicle activity on and around the site. The Service Vehicle Management Plan will be prepared in accordance with the recommendations of the Transport and Accessibility Impact Assessment attached at Appendix 13 to the EAR dated July 2012	OC1	OC1
Staging			
20 Development Staging	The proponent will ensure that Stage 1 of the development will be wholly self-contained in terms of amenities and facilities for retail tenants and residents	OC1	NA

21 Retail Development	The retail development on Stage 1 will be completed and operational prior to commencement of works (except early works) on Stage 2	OC1	CC1
Acoustic			
22 Provisions	The proponent will implement the recommendations of the VIPAC Acoustic Report at Appendix 9 of the PPR and as amended by the Acoustic Report prepared by Pulse Acoustic Consultancy for the South Site (dated 9 October 2019) and Acoustic Report prepared by Pulse Acoustic Consultancy for the North Site (dated 20 May 2019).	All CC stages & OC1 (final OC)	All CC stages & OC1 (final OC)
Construction and Environment Management Plan			
23 Construction Traffic Management Plan	The proponent will implement the Construction Traffic Management Plan prepared by Colston Budd Hunt and included at Appendix 27 of the EAR dated July 2012 and as amended by the Traffic and Parking Report for the South Site dated October 2019). The recommendations contained in paragraph 3.63 of the Colston Budd Hunt and Kates Transport and Accessibility Impact Assessment (Appendix 13 to EAR dated July 2012) and the VIPAC Acoustic Report at Appendix 9 of the PPR will also be adopted as part of the Construction Traffic Management Plan.	During Demo & During Construction (All CC stages)	During Demo & During Construction (All CC stages)
24 Construction Management Plan	The proponent will undertake all construction works in accordance with the Construction Management Plan prepared by Crown International Holdings Group and included at Appendix 27 of the EAR dated July 2012 and as amended by the Construction Management Plan for the South Site prepared by Crown Group (dated 10 October 2019).	During Construction (All CC stages)	During Construction (All CC stages)
25 Construction and Development Waste	The proponent will implement the recommendations contained in the Construction Management Plan prepared by Crown International Holdings Group and included at Appendix 27 of the EAR dated July 2012 regarding construction and demolition waste management and as amended by the Construction Management Plan for the South Site prepared by Crown Group (dated 10 October 2019).	During Demo & During Construction (All CC stages)	During Demo & During Construction (All CC stages)
Accessibility and Adaptability			
26 Access	The proponent will ensure that the recommendations of the access consultant (as detailed in the report by Accessibility Solutions (NSW) Pty Ltd dated 17 July 2012 and attached at Appendix 19 of the EAR dated July 2012, as amended by the recommendations of the access consultant in the supplementary advice dated 7 March 2013 and attached at Appendix 13 of the PPR dated March 2013) except as amended by the Accessibility Report prepared by Accessibility Solutions for the South Site (dated 14 October 2019) and Accessibility Report prepared by Accessibility Solutions for the North Site (dated 28 May 2019) are implemented.	OC1 and Final OC	OC1 to OC3 and Final OC
27 Adaptable Units	The proponent will provide a minimum of 15 adaptable apartments distributed across the development	NA	OC3 (Final OC)
Signage			
28 Signage	All signage will be wholly contained within the signage zones nominated on the approved plans. Further signage will be provided as part of further approval as per MOD 4 condition F1 (a)	OC1 or later	OC1 or later

Sustainability			
29 BASIX	The proponent will comply with the recommendations of the WSP BASIX and ESD Report prepared for the South Site dated October 2019 and the WSP BASIX Report for the North Site dated 22 May 2019.	OC1	OC1 to OC3
30 ESD	The proponent will adopt the recommendations of the WSP BASIX and ESD Report prepared for the South Site dated October 2019 and the WSP BASIX Report for the North Site dated 22 May 2019.	OC1	OC1 to OC3
Contamination			
31 Environmental site assessment	The proponent will implement the recommendations of the Preliminary Site Investigation report prepared by Environmental Investigation Services included at Appendix 14 of the EAR dated July 2012 and as amended by the Environmental Site Assessment prepared by Environmental Investigation Services dated 14 October 2019.	Prior to any works including Demo	Prior to any works including Demo
Stormwater Management and WSUD			
32 Water Quality Targets	The proponent will meet the water quality targets as set out in the 'MUSIC' report by VDM Consulting and as amended by the Stormwater Management Report for the South Site prepared by VDM and dated October 2018. A soil water management plan will be prepared in accordance with Landcom's handbook "Managing Urban Stormwater: Soils and Construction" as recommended in the MUSIC Water Quality Report VDM dated March 2012 and attached at Appendix 25 of the EAR dated July 2012.	CC1 and implement during construction	CC1 and implement during construction
33 Stormwater Management	The proponent will provide OSD in order to manage the flow rate of stormwater discharge from the site and development as detailed in the Stormwater Management report by VDM Consulting included at Appendix 25 of the EAR dated July 2012 and as modified by the plans prepared by VDM Consulting and attached at Appendix 10 of MOD 4 PPR and the Stormwater Management Report for the South Site prepared by VDM and dated October 2018.	CC1 and implement during construction	CC1 and implement during construction
34 Rainwater Reuse	The proponent will provide rainwater storage tanks with a minimum capacity of 140,000 liters. Rainwater will be used for residential car washing, irrigation and potentially toilet flushing and laundry activities	OC1	OC1
Waste Management			
35 Waste Management	The proponent will prepare and implement an Operational Waste Management Plan for the development. The Operational Waste Management Plan will address matters such as use of compactors, bins strategy, identified collection areas and timing of collection	OC1	OC1
Geotechnical Considerations			
36 Dilapidation Reports	The proponent shall prepare dilapidation reports on adjoining buildings located within a distance of 2H of the excavation perimeter where H is the depth in meters of the proposed excavation, in accordance with the recommendation of the Preliminary Geotechnical Assessment by Jeffery and Katauskas dated 31 May 2004 (Appendix 23 of EAR)	Prior to Demo or Excavation (CC1)	Prior to Demo or Excavation (CC1)
37 Groundwater issues	The proponent will undertake construction of the basement levels in accordance with the recommendation of the Preliminary Geotechnical Assessment by Jeffery and Katauskas dated 31 May 2004 (Appendix 23 of EAR)	CC1 and During Construction	CC1 and During Construction

Security			
38 Security Strategy	The proponent will prepare a Security Strategy for the development in accordance with the recommendations of the Harris Crime Prevention Services report dated 3 May 2012 and attached at Appendix 21 of the EAR dated July 2012. This strategy will be prepared in consultation with relevant stakeholders including the local police, Council, public transport service providers, retail owners and tenants, residents and the local community.	OC1	OC1 to OC3
Sydney Airport Corporation			
39 Airspace	The proponent will consult and obtain the approval of Sydney Airport Corporation prior to installing any construction cranes on the site that may encroach the prescribed airspace of 60.6 meters AHD at the site	CC1	CC1