

16 February 2021

Jim Betts
Secretary
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BY EMAIL: Amy.Watson@planning.nsw.gov.au

Attention: Amy Watson

Dear Amy

Powerhouse Parramatta- SSD10416- Staging

In accordance with condition A17 of the Powerhouse Parramatta SSD10416 consent, I write to you in relation to project staging. Construction of the project will be over three stages as follows:

Early Works- this will include demolition of existing structures on the site, tree removal, services diversions, archaeological testing and remediation.

Willow Grove Works- this will include the deconstruction of Willow Grove and storage of the fabric. Note this will occur concurrently with Early Works.

Main Works- this will include the construction of the museum and the landscape following completion of both Early and Willow Grove Works, including bulk excavation beyond any excavation for remediation or archaeology (and any archaeological works, if required).

Certification (Crown Building Works Certification) will be sought in relation to the above construction stages and in accordance with the matrix of conditions attached.

In accordance with condition A17, approval by the Planning Secretary is sought to the staging of the plans under the consent. If you have any questions regarding this letter, please contact the undersigned on 0421 595 766.

Yours faithfully,



Tom Kennedy

A17- Staging Certification Matrix

Key:

X= Relevant Crown Building Works Certificate

Condition	Early Works	Willow Grove	Main Works
PART A- ADMINISTRATIVE CONDITIONS			
A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	X	X	X
A2. The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS as amended by the RtS and SRtS; and (d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):	X	X	X
A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition 0(a).	X	X	X
A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X	X
A5. This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	X	X	X
A6. This consent does not approve the following. Separate approval must be obtained for the following works and uses, or any other works or uses, which do not meet exempt development provisions: (a) the fit-out and use of St Georges Terrace; (b) the fit-out and use of the food and drink tenancy / retail floorspace; (c) events in the public domain outside of the day to day operations of the museum; and (d) signage zones.			X
A7. This consent does not approve the use of the undercroft for any use or purpose other than as flood infrastructure for the conveyance of waters during flood events.			X
A8. The detailed design of the development and the assessment of design integrity shall be carried out in accordance with the document titled 'Powerhouse Parramatta Design Excellence Report' (DER) submitted at Appendix D of the EIS.			X
A9. The established Design Integrity Panel (DIP) outlined in the DER shall be retained throughout the detailed design and construction phases of the development. In addition: (a) the DIP shall be comprised of the panel members of the Design Competition Jury (b) the DIP shall include additional panel members or advisors with qualifications and experience in the field of landscape architecture, heritage and flooding when reviewing post determination documentation, as required (c) the DIP shall review the design at the following stages (as a minimum): (i) during the detailed design stage; (ii) prior to satisfaction of Conditions C1, C2, C3 and C4 (iii) prior to construction;			X

<p>(iv) prior to occupation; and</p> <p>(v) prior to the lodgement of any planning modification, which modifies the design.</p> <p>c) to ensure high quality design resolution of the façade and exoskeleton, a 1:1 manufactured visual mock-up (VMU) shall be prepared for review and endorsement of the DIP. The VMU shall include a representative portion of both the façade and exoskeleton. The dimensions and precise location to be agreed in consultation with the DIP. Prototypes already in progress may form part of a VMU prepared to satisfy this condition with the DIP's endorsement</p> <p>(d) to ensure high quality design resolution of the development key cross sections, partial plans and partial elevations through external walls, balconies, pergolas and other key external details shall be prepared for review and endorsement of the DIP. Drawings are to be fully annotated at a scale of 1:50 (or if necessary 1:20) showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented.</p> <p>(e) the DIP shall provide independent, expert and impartial advice in relation to the achievement of design excellence and ensure the design integrity of the competition winning scheme is maintained or enhanced throughout the detailed design and construction phases of the development</p> <p>(f) the Applicant shall consider the advice of the DIP and incorporate its recommendations into the development. Any departures from the DIP recommendations must be justified.</p>			
<p>A10. The architectural design team comprising Moreau Kusunoki and Genton (the Design Team) is to have direct ongoing involvement in the design documentation, contract documentation and construction stages of the project. In addition:</p> <p>(a) evidence of the Design Team's engagement is to be provided to the Planning Secretary prior to the construction of the built form of the museum;</p> <p>(b) the Design Team is not to be changed without prior written notice and approval of the Planning Secretary; and</p>			X
A11. The maximum number of serviced apartments shall not exceed 30 apartments.			X
A12. The maximum number of dormitory beds provided within the dormitory shall not exceed 56 beds for students and five beds for teachers.			X
A13. Residents accommodated within the serviced apartments and dormitory accommodation must be associated with the museum. The accommodation components are not to be utilised for commercial purposes not associated with the museum.			X
A14. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	X	X	X
A15. Any advice or notice to the consent authority must be served on the Planning Secretary.	X	X	X
<p>A16. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifier for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	X	X	X
<p>A17. With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	X	X	X
A18. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X	X
A19. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	X	X	X
<p>A20. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with:</p> <p>(a) the relevant requirements of the BCA;</p>			X

Note 1: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.			
A21. The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.			X
A22. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	X	X	X
A23. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	X	X	X
A24. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. Note 1: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	X	X	X
A25. The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	X	X	X
A26. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	X	X	X
A27. The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	X	X	X
A28. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	X	X	X
A29. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X
A30. Within three months of: (a) the submission of a compliance report under Condition A33 ; (b) the submission of an incident report under Conditions A25 and A26 ; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under Condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	X	X	X
A31. If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	X	X	X
A32. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).			X
A33. Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.			X
A34. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.			X
A35. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing			X

annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
A36. Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	X	X	X
A37. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	X	X	X
A38. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date or timing upon which the audit must be commenced.	X	X	X
A39. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition A1 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	X	X	X
A40. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	X	X	X
A41. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	X	X	X

Condition	Early Works	Willow Grove	Main Works
PART B- PRIOR TO DEMOLITION, DECONSTRUCTION AND RELOCATION OF HERITAGE ITEMS			
B1. Prior to any works commencing in relation to the following buildings (including demolition, deconstruction and/or alteration) archival photographic recordings must be undertaken for each building. The archival recordings should specifically include a detailed account of internal and external components of the buildings and context photographs of the existing site as viewed from the street and its surroundings. A copy of the final recordings shall be provided to Council: (a) Willow Grove, 34 Phillip Street; (b) Substation No.19, 42 Phillip Street; and (c) St George's Terrace, 44 Phillip Street.	X	X	
B2. No work shall commence on the deconstruction of Willow Grove until a detailed Relocation Framework and Methodology Plan (RFMP) for the site selection, deconstruction and relocation of Willow Grove is prepared by the Applicant and submitted to and approved by the Planning Secretary. The RFMP must include (but shall not be limited to): (a) a detailed outline of the site selection process, development approvals pathways and consultation that will be undertaken to determine a new site for Willow Grove (b) detailed engineering and heritage assessment(s) to determine the methodology for the deconstruction and relocation process, with input from a suitably qualified heritage specialist and/or a heritage engineer for sensitive demolition and relocation works and with reference to the Willow Grove Conservation Management Plan and the Addendum Statement of Heritage Impact prepared by Advisian (October 2020); (c) detailed consideration of the impact and mitigation measures required to avoid and minimise impacts of the deconstruction and relocation process of heritage fabric (d) details regarding the storage of the retained fabric (e) details of the engagement of a suitably qualified heritage specialist to oversee the deconstruction, relocation and reconstruction of Willow Grove. The heritage specialist shall be retained for the duration of the works and shall not be changed without prior written notice and approval of the Planning Secretary.		X	

Condition	Early Works	Willow Grove	Main Works
PART C- PRIOR TO CONSTRUCTION COMMENCING			
C1. Prior to commencement of construction of above ground works, the Applicant shall submit to the Planning Secretary for approval amended drawings relating to the undercroft and showing the provision of fixed, permeable, permanent screens that prevent access to the undercroft (other than for maintenance purposes) and allow the passage of flood waters. The amended design shall be prepared together with: (a) a Flood Impact Assessment, which demonstrates the screens will not adversely impact on the free-flow of flood waters; (b) a Crime Prevention through Environmental Design assessment, which demonstrates the amended design would not have an adverse security impact; and			X

(c) a Design Report, which demonstrates the amended design has been integrated into the overall design of the development and achieves the design excellence expectations applicable to the whole project.			
C2. Prior to submitting the amended drawings and documents (Condition C1) to the Planning Secretary for approval, the Applicant shall submit the detailed drawings and documents to the DIP (including an additional member/advisor with flood engineering qualifications and experience) for its review. Any advice provided by the DIP shall be considered and incorporated into the design. Where recommendations have not been incorporated provide clear justification for the departure. A copy of the DIP meeting minutes shall be included with the package of information submitted to the Planning Secretary.			X
C3. Prior to commencement of construction of above ground works, the Applicant shall explore options to amend the design of the ground floor Presentation Space 1 of the Eastern Building to integrate the museum and St Georges Terrace and activate the open space between the two buildings and between Presentation Space 1 and Phillip Street. An options analysis shall be presented to the DIP and all feasible options should be explored and pursued. The final options analysis and recommended amendments shall be submitted to and approved by the Planning Secretary prior to construction of the built form of the museum.			X
C4. Prior to commencement of construction of above ground works, the Applicant shall prepare detailed public domain and landscape plans (drawn to scale by a registered landscape architect) and an updated Arboricultural Impact Assessment (AIA) to be submitted to and approved by the Planning Secretary. Detailed landscaping plans and AIA shall include: (a) the location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots including: (i) an assessment of the potential to retain existing trees numbered 2, 3, 4 and 8 (as identified within the document titled <i>Arboricultural Impact Assessment _Revision A</i> , prepared by Tree IQ and dated 16 April 2020) on the site, in addition to the planting of 120 new / replacement trees; (ii) an assessment of the potential to increase the provision of trees planted above the undercroft area within, or at the periphery of, Presentation Space 1 open space; (iii) new / replacement tree planting, which shall: • comprise a minimum of 120 native trees • detail the location, species, maturity and height at maturity of plants to be planted on-site • unless otherwise agreed in consultation with the Planning Secretary, comprise species (trees, shrubs and groundcovers) characteristic of the Cumberland Plain Woodland, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity; • unless otherwise agreed with the Planning Secretary, comprise advanced tree planting stock (minimum pot container size of 100 litres or greater); • achieve a site wide tree canopy cover of no less than 30% (when mature); (b) unless otherwise agreed with the Planning Secretary, species (trees, shrubs and groundcovers) characteristic of the Cumberland Plain Woodland, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity; (c) the provision of an additional lift conveniently located to the Civic Link stairs (potentially within the eastern elevation of the Western Building) providing 24 hour a day seven days a week public access between the Civic Link ground floor and lower ground floor / the Parramatta River foreshore; (d) details of activation, connectivity and public accessibility of the following open spaces, including consideration of level changes, landscape design, furniture and other structures, ground plane, micro-climate, security, relationship to proposed/existing buildings and spaces and spatial programming: (i) the Presentation Space 1 open space; (ii) the open space bounded by St George's Terrace, the Eastern Building, Phillip Street and the Civic Link and the space between (north of) St George's Terrace and (south of) the Eastern Building; (iii) the Civic Link; (iv) the Riverside Lawn and Sloped Embankment; (v) Parramatta River foreshore between Church Street and Wilde Avenue. (vi) Wilde Avenue public footpath to east of museum (e) details of weather protection adjacent to / as part of buildings fronting open space / public domain, demonstrating consideration of public amenity in all weathers, all year round, 24 hours. (f) location and details of existing and proposed surface materials and structures on the site; (g) consideration of the existing and likely location and depth of services; (h) detailed grading plan with existing and proposed levels, falls, and pits;			X

<p>(i) details of soil depths including finished levels and any mounding;</p> <p>(j) show that any trees planted above or on the building slab are planted in accordance with the recommendations of the document titled <i>Aboricultural Impact Assessment</i> _Revision A, prepared by Tree IQ and dated 16 April 2020, with the exception of the minimum tree soil depth, which must be no less than 1.0 m for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers;</p> <p>(k) details of drainage, waterproofing and watering systems;</p> <p>(l) include detailed tree protection measures to ensure retained trees 1 and 40 are adequately protected / safeguarded during works. The tree protection measures shall be prepared by a suitably qualified arboriculturist.</p> <p>(m) confirmation of consultation with Council about whether it requires the provision of new or replacement street tree planting at the Phillip Street and Wilde Avenue frontages of the site. If required, the species and spacing of trees to be determined in consultation with Council; and</p> <p>(n) include the provision of nest boxes suitable to native fauna likely to use the site.</p>			
<p>C5. Prior to submitting the detailed landscaping plan (Condition C4) to the Planning Secretary for approval, the Applicant shall:</p> <p>(a) submit the detailed landscape plan to the DIP (including an additional member/advisor with landscape architecture qualifications and experience) for its review. Any advice provided by the DIP shall be considered and incorporated into the landscape design. Where recommendations have not been incorporated provide clear justification for the departure. A copy of the DIP meeting minutes shall be included with the package of information submitted to the Planning Secretary.</p> <p>(b) consult with the owner(s) of 32 Phillip Street about the design and layout of the landscaping located between the eastern boundary of 32 Phillip Street and the Civic Link. Evidence of consultation and its outcome shall be included with the package of information submitted to the Planning Secretary.</p>			X
<p>C6. The height of the buildings shall not exceed the following approved maximums, including plant enclosures and lift overruns and excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifier prior to construction of the built form of the museum:</p> <p>(a) Western Building must not exceed RL 79.2 m</p> <p>(b) Eastern Building must not exceed RL 60.8 m.</p>			X
<p>C7. Prior to the construction of the built form of the museum, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>			X
<p>C8. Prior to the construction of the built form of the museum, evidence must be submitted to the Certifier demonstrating that the development has incorporated all design and construction measures as identified in the ESD report titled <i>'Powerhouse SSDA Report – ESD'</i> Issue 05, prepared by ARUP and dated 15 September 2020.</p>			X
<p>C9. Prior to the construction of the built form of the museum, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by registering for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier.</p>			X
<p>C10. Prior to the construction of the landscape and built form of the museum, evidence must be submitted to the Certifier demonstrating that the mitigation measures contained within the CPTED report titled <i>'Powerhouse SSDA report – Security CPTED Assessment'</i> Issue 03, prepared by ARUP and dated 22 April 2020 as updated by <i>'Powerhouse SSDA report – Security CPTED Assessment Addendum'</i> Issue 05, prepared by ARUP and dated 8 October 2020.</p>			X
<p>C11. Prior to the construction of the built form of the museum, evidence must be submitted to the Certifier demonstrating that the materials used on the façades of the building do not exceed a maximum normal specular reflectivity of 20% so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.</p>			X
<p>C12. Prior to the construction of the built form of the museum, evidence shall be submitted to the Certifier confirming the development complies with the following requirements for vehicle parking, secure bicycle parking and end-of- trip facilities:</p> <p>a) the provision of two servicing vehicle spaces within the loading dock at the ground floor level of the Western Building;</p> <p>b) all servicing vehicles are able to enter and leave the site in a forward direction;</p> <p>c) the swept path of the longest vehicles entering and exiting the site, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2;</p> <p>d) a minimum of 78 bicycle parking spaces must be provided on the site, including:</p>			X

<ul style="list-style-type: none"> i) three spaces for serviced apartments ii) 15 spaces for staff together with appropriate end of trip facilities (male and female showers, lockers and changing area) iii) 60 spaces for visitors located within the public domain e) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; 			
<p>C13. Prior to the installation of mechanical plant and equipment for each relevant stage, for the design of mechanical plant and equipment, the Applicant must:</p> <p>(a) incorporate the noise mitigation recommendations in the Noise Report titled <i>Noise and Vibration Impact Assessment</i> _Issue 02, prepared by ARUP and dated 22 April 2020, as amended by letter titled Powerhouse Parramatta SSDA Acoustic Response to Submissions _prepared by ARUP and dated 26 August 2020, into the design, location and treatment of mechanical plant; and</p> <p>(b) obtain certification from an appropriately qualified acoustic engineer that the proposed noise mitigation measures will achieve compliance with (a) and the Noise Policy for Industry and any other relevant guidelines</p> <p>The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Report.</p>			X
<p>C14. Prior to the construction of the built form of the museum, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.</p>			X
<p>C15. Prior to the construction for each relevant stage for footpath or public domain works located outside the site boundary, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	X	X	X
<p>C16. Prior to the construction of the built form of the museum, a comprehensive Heritage Interpretation Plan (HIP) for the site is to be prepared in consultation with Council and relevant stakeholders and shall:</p> <ul style="list-style-type: none"> a) be informed by the document titled <i>Powerhouse Parramatta Heritage Interpretation Strategy</i> _dated September 2020 and the City of Parramatta draft Heritage Interpretation Guidelines 2017 (or its successor) b) provide detailed design of the interpretive content for the site including programmatic interpretation strategies, physical, visual and oral histories, key heritage conservation values of Willow Grove and the site's archaeology. 			X
<p>C17. The HIP shall be submitted to and approved by the Planning Secretary. The recommendations of the HIP are to be implemented in conjunction with the proposed development.</p>			X
<p>C18. Prior to the construction of the built form of the museum the Applicant must submit evidence to the Certifier demonstrating that the design of the development has:</p> <p>(a) incorporated the management and mitigation measures contained with the document titled 'Flood Risk and Stormwater Management Report Rev 2' _prepared by ARUP and dated 22 April 2020, as amended by the Addendum dated 16 September 2020 and Technical Note submitted with letter dated 2 November 2020, 19 and Technical Notes dated 14 January and 2 February 2021</p> <p>(b) addressed the following flood management and mitigation specifications: (i) all electrical connections and flood sensitive equipment should be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard. Where it is not practical and feasible to install the equipment above the 1% AEP flood level plus 500 mm freeboard, the installations should generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities</p> <p>(ii) the undercroft must be designed to withstand and allow flow of floodwater ingress for up to the Probable Maximum Flood (PMF) event. Suitable measures must be provided to ensure This includes protection of lifts, stairwells and ventilation shafts</p> <p>(iii) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event</p> <p>(iv) the height of the retaining wall that supports the western side of the Dirrabarri ramp and wraps around the corner of 330 Church must be increased to 1% AEP + 500 mm freeboard (7.5 m AHD)</p> <p>(v) the fire system is to be designed to work at its full potential in a 1% AEP + 500 mm flood event</p> <p>(vi) the emergency electricity generators are to be designed to maintain climate control standards suitable for the collections to be displayed in the various museum spaces as specified by the Museum of Applied Arts and Sciences.</p>			X
<p>C19. Prior to construction of the built form of the museum the Applicant shall obtain the appropriate approvals/licences from Council / NSW Office of Water for any dewatering of the site required as a result of the proposed works.</p>			X
<p>C20. Prior to the construction of the built form of the museum, a Water Sensitive Urban Design strategy for the site is to be prepared in consultation with Council and shall be informed by:</p> <p>(a) the 'Flood Risk and Stormwater Management Report Rev 2' prepared by ARUP and dated 22 April 2020, as amended by the Addendum dated 16 September 2020 and Technical Note submitted with letter dated 2 November 2020, 19 and Technical Notes dated 14 January and 2 February 2021</p>			X

(b) the best practice guidance contained within the Parramatta Development Control Plan for Water Sensitive Urban Design 2011 and Water Sensitive Urban Design Technical Guidelines for Western Sydney 2004.			
C21. Prior to construction of the built form of the museum the Applicant shall submit amended plans to the Certifier incorporating the requirements and mitigation measures of the Water Sensitive Urban Design strategy (Condition C20).			X
C22. Prior to construction of the built form of the museum the Applicant shall submit to Council engineering details prepared and certified by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent of the detailed design and alignment of Council's stormwater infrastructure to be/ relocated within the property boundary. The drainage shall be designed in accordance with Council's requirements.			X
C23. Prior to construction of the built form of the museum the Applicant shall submit to the Certifier the final detailed design and alignment of Council's stormwater infrastructure required under Condition C22 .			X
C24. Prior to the construction of the built form of the museum a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must submit to the Certifier a design certificate certifying that: a) the proposed drainage system has been designed for the 1% AEP flood event; b) inlet structures to any proposed overland flow pipe are to be designed assuming 50% blockage to kerb inlets; and c) drainage connections to the existing Council stormwater drainage system have been made as per Council's requirements. Evidence of consultation with Council must be included.			X
C25. The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	X	X	X
C26. If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	X	X	X
C27. Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	X	X	
C28. At least 48 hours before the commencement of construction (if the requirement is triggered) until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	X	X	X
C29. Prior the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifier and Council.	X	X	X
C30. Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must	X	X	X

provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.			
C31. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	X	X	X
C32. Prior to the commencement of construction of the built form of the museum written advice must be obtained from the relevant utility providers / authorities (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.			X
C33. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of above ground works, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			X
<p>C34. Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	X	X	X
<p>C35. Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition D12);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see Condition D13);</p> <p>(d) Construction Soil and Water Management Sub-Plan (see Condition D14);</p> <p>(e) Construction Flood Emergency Response (see Condition D15);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	X	X	X
<p>C36. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network. The CTPMSP shall be prepared in consultation with, and endorsed by, TfNSW and shall specify, but not be limited to, the following:</p> <p>(a) a description of the development;</p> <p>(b) location of any proposed work zone(s);</p> <p>(c) details of crane arrangements, including location of any crane(s) and crane movement plan;</p> <p>(d) haulage routes;</p> <p>(e) proposed construction hours;</p> <p>(f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods;</p>	X	X	X

<p>(g) construction vehicle access arrangements;</p> <p>(h) construction program and construction methodology, including any construction staging;</p> <p>(i) a detailed plan of any proposed hoarding and/or scaffolding;</p> <p>(j) measures to avoid construction worker vehicle movements within the CBD;</p> <p>(k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail Builder;</p> <p>(l) identify any potential impacts to general traffic, cyclists, pedestrians, bus services and any light rail within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CTPMSP; and</p> <p>(m) identify the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project, Sydney Metro West Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p> <p>Note: The Applicant shall provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and TfNSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.</p>			
<p>C37. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) incorporate recommendations of the noise report titled 'Noise and Vibration Impact Assessment' Issue 02, prepared by ARUP and dated 22 April 2020— as amended by letter 'Powerhouse Parramatta SSDA Acoustic Response Submissions' prepared by ARUP and dated 26 August 2020;</p> <p>(c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);</p> <p>(d) hours of construction in accordance with Conditions E4 to E7;</p> <p>(e) outline how noise and vibration impacts would be monitored during construction</p> <p>(f) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers;</p> <p>(g) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition D10.</p>	X	X	X
<p>C38. The Construction Soil and Water Management Plan (CSWMSP) must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(c) include an Acid Sulfate Soils Management Plan including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas;</p> <p>(d) provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site;</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI.</p>	X	X	X
<p>C39. The Construction Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);</p> <p>(c) include details of:</p> <p>(i) the flood emergency responses for the construction phase of the development;</p> <p>(ii) predicted flood levels;</p>	X	X	X

(iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees, contractors and any other relevant persons associated with the site.			
C40. Prior to construction certificate or preparatory, demolition or excavation works, the Applicant shall consult with Parramatta Light Rail (PLR) project (DA.PLR@transport.nsw.gov.au) within TfNSW to: (a) coordinate any interfacing works that will affect the PLR project; and (b) identify any utilities that have been relocated and/or installed by Parramatta Light Rail prior to the commencement of work.	X		X
C41. Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	X	X	X
C42. Prior to the installation of outdoor lighting for the relevant construction stages, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	X	X	X
C43. A separate application must be lodged and consent obtained from City of Parramatta for any works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Parramatta, before the commencement of construction works within the road reserve.	X	X	X
C44. Prior to the commencement of external landscape works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained with the document titled <i>'Powerhouse SSDA Report – Wind Impact Assessment'</i> Issue 01, prepared by ARUP and dated 17 April 2020.			X
C45. Prior to the commencement of construction for the relevant construction stage, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	X		
C46. Prior to the commencement of construction of the built form of the museum and following test excavations, the Applicant shall prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) in consultation with the RAPs (Condition D32), and Heritage NSW ACH. The ACHMP shall: (a) be informed by the document titled <i>Aboriginal Cultural Heritage Assessment Report</i> _Issue 4, prepared by Curio Projects and dated 21 January 2021 (ACHAR); (b) be informed by the results of the test excavations and implemented prior to any open area salvage as envisaged by the ACHAR; and (c) recognise and acknowledge the continued Aboriginal connection of the project area to the Aboriginal community and provide recommendations to be included in the Heritage Interpretation Strategy (Condition C16) to be prepared and implemented for the project.			X
C47. The project must endeavour through detailed design to avoid physical impacts to State significant historical archaeology by the proposal, including the use of existing disturbed areas of the site. Prior to the commencement of construction, the Applicant shall undertake a program of archaeological testing to inform the final design of the proposal. The testing shall aim to understand the nature, extent and significance of the surviving archaeological deposits as set out in the document titled <i>'Powerhouse Site, Parramatta Final Archaeological Research Design'</i> Issue 3, prepared by Curio Projects and dated 23 April 2020, as amended by the document titled <i>'Addendum Historical Archaeology Impact Assessment Report'</i> Issue 3, prepared by Curio Projects and dated 15 September 2020.	X		X
C48. If testing (Condition D24) identifies an archaeological resource of significance (local, State or both) which cannot be avoided through detailed design, the project shall undertake archaeological open area salvage.	X		X
C49. Prior to the commencement of any works associated with the archaeological open area salvage associated with Condition D25 , the Applicant must prepare a revised historical archaeological research design and excavation methodology (HARDEM). The HARDEM shall be prepared ahead of the salvage stage in consultation with the Heritage Council of NSW and submitted to the Planning Secretary for approval.	X		X
C50. A final archaeological excavation report shall be prepared within 12 months of the completion of archaeological excavation and copies provided to the Planning Secretary, Heritage Council of NSW and Council. The archaeological excavation report shall include detailed findings of the project, including any significant artefacts recovered, where they are located and information about their ongoing conservation and protection in perpetuity by the land owner. The final report shall respond to the HARDEM and identify the final repository for the archaeological collection from the excavations.	X		X
C51. The Applicant shall nominate a suitably qualified and experienced historical archaeologist to manage the historical archaeological program according to Conditions D24 to D27 . This person must fulfil the Heritage Council's Excavation Director Criteria for the excavation of State significant archaeological sites.	X		

Condition	Early Works	Willow Grove	Main Works
PART D- DURING CONSTRUCTION			
<p>D1. Within twelve months of the deconstruction of Willow Grove the Applicant shall update and amend the RFMP (Condition B2), in consultation with Council, the NSW Heritage Council, the local community, key stakeholders and landowners/managers, and submit it for approval of the Planning Secretary. The updated RFMP shall include (but shall not be limited to):</p> <p>(a) details of the relocation site, including an options analysis which informed the site selection, heritage impact assessment and consideration of the appropriateness of the new setting for Willow Grove;</p> <p>(b) the program for the relocation process, including details of any additional approvals required to reconstruct or the use Willow Grove at the selected site and a commitment to a delivery date for Willow Grove in its new location;</p> <p>(c) opportunities for the appropriate future use for the relocated building; and</p> <p>(d) details of consultation undertaken, confirmation of any issues raised during consultation, how any issues raised have been addressed and justification for alternative approaches to any issues raised.</p>			X
D2. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifier.	X	X	X
<p>D3. A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) 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 must be displayed on the site notice; and</p> <p>(e) 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.</p>	X	X	X
D4. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X	X
<p>D5. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p>	X	X	X
<p>D6. Construction activities may be undertaken outside of the hours in condition E4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers.</p>	X	X	X
D7. Notification of such construction activities as referenced in condition E5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X
<p>D8. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	X	X	X
D9. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X	X
D10. All construction vehicles are to be contained wholly within the Site, except if located in an approved on-street work zone, and vehicles must enter the Site before stopping.	X	X	X
D11. A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	X	X	X

D12. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	X	X	X
D13. The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	X	X	X
D14. The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	X	X	X
D15. The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP.	X	X	X
D16. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under Conditions E4 to E7 .	X	X	X
D17. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	X	X	X
D18. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	X	X	X
D19. Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	X	X	X
D20. Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X
D21. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition E20.	X	X	X
D22. The limits in Conditions D20 and D21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition (a) of this consent.	X	X	X
D23. The Applicant shall refer to the minimum working distances in Table 25 of the document titled ' <i>Noise and Vibration Impact Assessment</i> ' Issue 02, prepared by ARUP and dated 22 April 2020, and undertake vibration monitoring at the nearest potential affected building where vibration intensive works are required within these minimum distances. Vibration monitoring should be capable of real-time alerts where measured vibrations exceed criteria.	X	X	X
D24. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X
D25. During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X
D26. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works	X	X	X

and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.			
D27. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	X	X	X
D28. All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the Council's requirements.	X	X	X
D29. The following requirements apply: (a) all loading and unloading associated with construction activity must be accommodated on site. (b) a Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council. (c) in addition to any approved Works Zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level. (d) where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval under Section 68 of the Local Government Act 1993 must be obtained.	X	X	X
D30. For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the document titled ' <i>Arboricultural Impact Assessment</i> ' Revision A, prepared by Tree IQ and dated 16 April 2020; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	X	X	X
D31. In the event that the construction and excavation works results in the Parramatta Sand Body (PSB) being encountered on the site the Applicant shall consult with the Heritage Council NSW and: (a) shall endeavour to retain evidence of the PSB on the site; and (b) where works would impact the PSB the Applicant shall engage a suitably qualified geomorphologist to undertake an investigation of the PSB and comparative analysis with other identified parts of the PSB, including State Heritage Register sites at Parramatta Park and Old Government House, North Parramatta (Cumberland District Hospital Group) and Robin Thomas Reserve by the Light Rail. A copy of the geomorphological assessment shall be submitted to the Heritage Council NSW.	X		X
D32. The remediation and construction shall be carried out in accordance with the contaminated land remediation management and mitigation measures contained with the document titled ' <i>Infrastructure NSW Remedial Action Plan 58352/128675 (Rev1)</i> ' prepared by JBS&G and dated 23 October 2020. In addition: (a) any variations to the approved RAP shall be approved in writing by the Site Auditor; and (b) if work is to be carried out / completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	X		
D33. Following completion of remedial works, the Applicant must submit a relevant Site Audit Report and Site Audit Statement prepared by an EPA accredited Site Auditor to verify the relevant part of the site is suitable for its intended use.	X		
D34. The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre- existing contamination on the site that would result in significant contamination.	X		
D35. The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.	X		
D36. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment	X	X	X

and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.			
D37. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	X	X	X
D38. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X
D39. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	X	X	X
D40. The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	X	X	X
D41. The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	X	X	X
D42. The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	X	X	X