

Attachment A

Amended Conditions of Consent

SCHEDULE 1 – DEFERRED COMMENCEMENT CONDITIONS (CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

The following deferred commencement conditions must be satisfied prior to the consent becoming operative:

PART A

DEFERRED COMMENCEMENT CONDITION

(CONDITION TO BE SATISFIED PRIOR TO CONSENT OPERATING)

- The consent is not to operate until the following condition is satisfied, within **24 months** of the date of this determination:
 - (1) VOLUNTARY PLANNING AGREEMENT**
 - (a) That a Voluntary Planning Agreement (VPA) in accordance with the public benefit offer made by Combined Projects (Zetland) Pty Ltd is to be executed and submitted to Council;
 - (b) The payment of the monetary contribution must be provided to Council in accordance with the VPA;
 - (c) The guarantee must be provided to Council in accordance with the Planning Agreement at the time of execution; and
 - (d) The Planning Agreement, as executed, must be registered on the Title of the land in accordance with the Planning Agreement.
- Evidence that will sufficiently enable Council to be satisfied as to those matters identified in the deferred commencement condition, as indicated above, must be submitted to Council with **24 months** of the date of this deferred commencement consent, failing which, this deferred commencement consent **will lapse** pursuant to section 95(6) of the Environmental Planning and Assessment Act 1979;
- The consent will not operate until such time that the Council notifies the applicant in writing that deferred commencement consent condition, as indicated above, has been satisfied; and
- Upon Council giving written notification to the applicant that the deferred commencement condition has been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent as shown in Part B (Conditions of Consent (Once the Consent is in Operation)) of the subject report.

PART B

CONDITIONS OF CONSENT

(ONCE THE CONSENT IS IN OPERATION)

Upon written confirmation from Council that the deferred commencement condition has been satisfied, the consent will become operational from the date of that written confirmation, subject to the conditions of consent as shown in the subject report, and any other additional conditions reasonably arising from consideration of the deferred commencement consent condition.

SCHEDULE 1

Approved Development/Design Modifications/Covenants and Contributions/Use and Operation

(1) STAGED DEVELOPMENT APPLICATION

Pursuant to Clause 100 of the Environmental Planning and Assessment Regulation 2000, this Notice of Determination relates to a Stage 1 development application and a subsequent development application (Stage 2) or applications are required for any work on the site.

(2) APPROVED STAGE 1 DEVELOPMENT

- (a) Development consent is limited to a Stage 1 concept plan building envelope and indicative land uses within this envelope, in accordance with Development Application D/2015/98, dated 29 January 2015 (as amended) and the following drawings:

Drawing Number	Architect	Date
DA – 2101 – Issue B P2 Basement Plan Envelope	Candalepas Associates + Wendy Lewin WMK Architecture	23 June 2015 7/03/2018
DA – 2102 – Issue B P2 Ground Floor Plan Envelope	Candalepas Associates + Wendy Lewin WMK Architecture	23 June 2015 7/03/2018
DA – 2103 – Issue B P2 Typical Floor Plan Envelope	Candalepas Associates + Wendy Lewin WMK Architecture	23 June 2015 7/03/2018
DA – 2104 – Issue B P2 Top Level Floor Plan Envelope	Candalepas Associates + Wendy Lewin WMK Architecture	23 June 2015 7/03/2018

Drawing Number	Architect	Date
DA – 2201 – Issue B P2 Section AA Envelope	Candalepas Associates + Wendy Lewin WMK Architecture	23 June 2015 7/03/2018
DA – 2202 – Issue B P2 Section BB Envelope	Candalepas Associates + Wendy Lewin WMK Architecture	23 June 2015 7/03/2018
DA – 2301 – Issue B P2 Elevations North and East Proposed Envelope	Candalepas Associates + Wendy Lewin	23 June 2015 7/03/2018
DA – 2302 – Issue B P2 Elevations South and West Proposed Envelope	Candalepas Associates + Wendy Lewin WMK Architecture	23 June 2015 7/03/2018

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.
- (c) Any future Stage 2 development must be in accordance with the concept plans approved via this Stage 1 development consent.

Amended via Section 4.55(2) - D/2015/98/B

(3) MATTERS NOT APPROVED IN STAGE 1 DEVELOPMENT CONSENT

The following matters are not approved as part of this Stage 1 development consent:

- (a) any works, including demolition, excavation, construction and public domain improvements (with the exception of tree removal as per condition 22);
- (b) subdivision;
- (c) layout, mix and number of residential units;
- (d) the precise quantum of commercial and residential floor space;
- (e) any additional 10% design excellence floorspace allowable under *Clause 6.21 of the Sydney Local Environmental Plan 2012*.
- (f) the provision of vehicular access to the basement parking levels from the locations shown on drawing no. DA – 2102, Issue B, prepared by Candalepas Associates + Wendy Lewin, dated 23 June 2015;
- (g) the number of basement parking levels and the configuration and layout of the basement levels;
- (h) the location of ramp access into the basement parking level(s);

- (i) the number of on-site car parking spaces, bicycle spaces, car share or loading spaces/zones;
- (j) the siting of the substation near the eastern boundary of the site (nor the associated vehicular access off Bourke Street), as shown on drawing no. DA – 2102, Issue B, prepared by Candalepas Associates + Wendy Lewin, dated 23 June 2015;
- (k) ground floor RL levels.

(4) COMPLIANCE WITH VOLUNTARY PLANNING AGREEMENT

The terms of the Planning Agreement entered into in accordance with Deferred Commencement Condition (1) *Voluntary Planning Agreement and as amended* must be complied with.

Amended via Section 4.55(2) - D/2015/98/B

(5) STAGE 2 TO BE CONTAINED WITHIN APPROVED ENVELOPE

The detailed Stage 2 design, including services, must be contained within the building footprint and envelope approved as part of this consent and comply with relevant planning controls.

(6) BUILDING HEIGHT

The maximum height of any future building on the site must not exceed RL 44.70 (AHD).

(7) FLOOR SPACE RATIO

The following applies to floor space ratio:

- (a) The floor space ratio for the proposal must not exceed the maximum 2:1 calculated in accordance with Clauses 4.4, 4.5 and 6.14 of Sydney Local Environmental Plan 2012 (as amended).
- (b) Notwithstanding clause (a) above, the maximum floor space ratio may be increased up to 2.2:1 only if the consent authority is satisfied that the resulting Stage 2 development exhibits design excellence and is the result of a competitive design process which satisfies the requirements of any relevant local environmental plan and/or development control plan.

(8) DESIGN EXCELLENCE AND COMPETITIVE DESIGN PROCESS

A competitive design process in accordance with the provisions of Sydney Local Environmental Plan 2012 shall be:

- (a) conducted prior to lodgement of a Stage 2 development application.
- (b) A design excellence strategy is to be prepared in accordance with the requirements of Sydney Development Control Plan 2012 and is to be approved by the Director City Planning, Development and Transport prior to the commencement of the design competition.
- (c) The detailed design of the development must exhibit design excellence.

(9) BASEMENT CAR PARK

The Stage 2 development application must incorporate the following design modification:

- (a) the basement car park is to be setback 4 metres from the western property boundary, so as to ensure that the trees located on the neighbouring property (904 Bourke Street) are not adversely impacted as a result of excavation.

(10) ACTIVATION ALONG EXISTING AND FUTURE STREET FRONTAGES

The detailed design of the development should have particular regard to the ground floor interfaces with the public domain along the existing Bourke Street site frontage and the proposed future street frontage (western and southern boundaries). In particular, these site frontages are to be designed to achieve activation.

(11) STAGE 2 DEVELOPMENT APPLICATION TO COMPLY WITH RELEVANT PLANNING CONTROLS

The Stage 2 development must be designed to comply with “State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development” (as amended), the Apartment Design Guide (ADG), and the provisions of Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and Sydney Development Control Plan 2012 (Sydney DCP 2012).

In particular, attention is drawn to the following:

- (a) The building separation distances specified within the ADG relating to visual privacy ***unless appropriate privacy screening devices are approved under any future detailed development consent.***
- (b) The minimum floor to floor and floor to ceiling heights within the ADG and Sydney DCP 2012 ***unless a reduced floor to ceiling height is approved under any future detailed development consent.***
- (c) Apartment sizes and room dimensions, and private open space sizes and dimensions within the ADG and Sydney DCP 2012;
- (d) The apartment and room depths specified within the ADG to ensure adequate natural ventilation, natural cross ventilation, solar and daylight access;
- (e) The ADG specification for at least 70% of apartments within a development to receive a minimum of 2 hours of direct solar access between 9am and 3pm on 21 June;
- (f) The ADG specification for at least 60% of apartments within a development to be naturally cross ventilated;
- (g) The ADG specifications relating to residential storage size volumes and characteristics;
- (h) Provisions relating to car parking and bicycle parking contained within Sydney LEP 2012 and Sydney DCP 2012;

- (i) The six (6) storey height control which applies to the site as per section 4.2.1.1 of Sydney DCP 2012;
- (j) The dwelling mix requirements of Section 4.2.3.12 of Sydney DCP 2012;
- (k) The adaptable dwelling mix requirements of Section 3.12.2 of the Sydney DCP 2012;
- (l) The requirements of the ADG and Sydney DCP 2012 regarding the on-site provision of an area or areas of communal open space;
- (m) The provisions of Section 3.11.10 of the Sydney DCP 2012 which apply in relation to vehicle access for developments greater than 1,000 sq.m;
- (n) The requirement for the provision of through-site links on sites greater than 5,000 sq.m as per Section 3.1.2.2 of the Sydney DCP 2012;
- (o) The requirements of Section 3.1.6 of the Sydney DCP 2012 relating to sites greater than 5,000 sq.m, which ask for a range of complimentary uses and housing types, including single storey apartments, *and* garden apartments; *and ~~maisonette apartments or terrace houses be provided; and at least 5% of the total dwellings on the site are to be terrace houses or maisonette apartments~~*
- (p) The requirements of Section 4.2.5.2 of the Sydney DCP 2012 relating to courtyard buildings.

Amended via Section 4.55(2) - D/2015/98/B

(12) ACCESS AND CIRCULATION

Details demonstrating how access can be achieved from the public domain (as it exists at the time of lodgement of the Stage 2 development application) to all apartments within the development are to be submitted with the Stage 2 development application. This is to ensure that all apartments within the development have adequate access from the public domain, and that no apartments rely on access from the proposed future street which may not be constructed until after the completion of the subject development.

(13) ACOUSTIC REPORT

The Stage 2 development application is to be accompanied by an acoustic report prepared by a suitably qualified acoustic consultant* which demonstrates that the development will be capable of achieving adequate levels of acoustic amenity for future occupants.

*Note: "Suitably qualified acoustic consultant" means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society, Institution of Engineers Australia or the Association of Australian

(14) ACID SULFATE SOILS MANAGEMENT PLAN

An Acid Sulfate Soils Management Plan is to be submitted with the Stage 2 development application.

(15) ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The building(s) proposed in the Stage 2 development application must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia.

(16) EXISTING STRATA SCHEME

Any future Stage 2 development application which proposes demolition of the existing buildings on the site will require termination and extinguishment of the existing Strata Scheme (SP36360) prior to the demolition of the buildings. Registration of the termination instrument is subject to approval and endorsement by Council under Section 28 of the Strata Schemes (Freehold Development) Act 1973.

(17) DETAILED ENVIRONMENTAL SITE INVESTIGATION

A Detailed Environmental Site Investigation (DESI) is to be submitted with the Stage 2 development application and is to be carried out by a suitably qualified and competent environmental consultant and submitted to Council's Area Planning Manager for further review in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites, EPA Sampling Design Guidelines 1995, Contaminated Land Management Act 1997 and SEPP 55 Remediation of Land" confirming that the site is suitable (or will be suitable, after remediation) for the proposed use.

Where the DESI states that the site requires remediation, a Remediation Action Plan (RAP) is to be prepared by a suitably qualified and competent environmental consultant in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites and the Contaminated land Management Act 1997 and submitted to the Council's Area Planning Manager for approval.

Note: SITE AUDITOR REVIEW

Where a site is subject to significant contamination or past contaminating activities the City may additionally request that the DESI and any subsequent Remediation Action Plan be peer reviewed by a Site Auditor and a Section B Site Audit Statement provided to Council prior to consent being given from the Auditor confirming that the extent of contamination has been appropriately determined and that the site can be made suitable if the site is remediated in accordance with the proposed sand referenced RAP.

Where the DESI concludes that the site is suitable for the proposed use the City may request that a Section A Site Audit Statement be obtained from a Site Auditor to confirm site suitability.

(18) RMS CONDITION – LAYOUT OF PROPOSED PARKING AREAS

The applicant is advised that in the Stage 2 DA, the layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1-2004 and AS 2890.2 – 2002 for heavy vehicle usage.

(19) RMS CONDITION – CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The applicant is advised that approval of a future Stage 2 DA will require the submission and approval of a Construction Traffic Management Plan prior to the issue of a Construction Certificate. The Construction Traffic Management Plan is to detail construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.

(20) BASIX CERTIFICATE

With respect to the proposed residential building works, a BASIX Certificate which demonstrates compliance with the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 must be submitted with the Stage 2 Development Application.

(21) PUBLIC ART

- (a) A Public Art Strategy is to be developed for the site/development in accordance with Sydney Development Control Plan 2012 and the Public Art Policy. This Strategy shall form part of the documentation lodged as part of a future Stage 2 Development Application.
- (b) The requirement to accommodate public art as part of the redevelopment of the site must form part of the competitive design process brief and the nominated location should be included as part of any future Stage 2 Development Application.

(22) WASTE MANAGEMENT FACILITIES

The Stage 2 development application shall demonstrate:

- (a) compliance with Council’s requirements for waste management facilities as per Council’s *“Policy for Waste Minimisation in New Developments 2005”*;
- (b) that adequate provision has been made within the basement for the storage and on-site collection of commercial and residential waste.

(23) TREES APPROVED FOR REMOVAL

All trees detailed in the following table are approved for removal through the Stage 1 development consent:

Trees approved for removal:

Tree No	Botanical/Common Name	Location
3-9	Melaleuca quinquenervia (Paperbark)	On-site
10	Acacia decurrens (Wattle)	On-site
11-12	Melaleuca quinquenervia (Paperbark)	On-site

Reference shall be made to the Arboricultural Impact Assessment prepared by “The Ents Tree Consultancy” dated 8 May 2015 for existing tree numbers and locations.

(24) TREES THAT MUST BE RETAINED IN STAGE 2 DESIGN

Approval is NOT granted for the removal of the following trees, which Council has determined to be prominent landscape elements that must be retained and protected throughout the proposed development:

Trees to be retained in Stage 2 Design:

Tree No	Botanical/Common Name	Location
1-2	Platanus x hybrida (Plane tree)	Street trees
13-18	Callistemon viminalis (Bottlebrush)	Adjacent western boundary (within 904 Bourke Street)
19-20	Eucalyptus saligna (Sydney Blue Gum)	
21	Pittosporum undulatum (Native Daphne)	
22	Eucalyptus botryoides (Swamp Mahogany)	

Reference shall be made to the Arboricultural Impact Assessment prepared by “The Ents Tree Consultancy” dated 8 May 2015 for existing tree numbers and locations.

(25) TREE PRUNING WORKS

Consent from the City’s Tree Management team must be obtained prior to any pruning works being undertaken on any existing trees which are to be retained as part of the Stage 2 design. There shall be no canopy pruning of these trees without prior approval from the City’s Tree Management team.

(26) SITE LANDSCAPING

Detailed landscape plans are to be submitted with any future Stage 2 development application and are to show:

- (a) Large scale tree planting within the deep soil landscaped strip on the eastern side of the site;
- (b) The provision of communal open space in the form of roof terraces. Any lifts providing access to the roof terraces and structures associated with the roof terraces (eg. pergolas, shading devices etc.) are to be contained within the approved building envelope.

(27) TRAFFIC WORKS

Any proposal for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Local Pedestrian, Cycling and Traffic Calming Committee prior to any works commencing on site.

(28) PARKING DESIGN

As per condition 3, approval is not granted for the configuration and layout of basement car parking levels nor the number of on-site car parking spaces, bicycle spaces, car share or loading spaces/zones as part of this Stage 1 consent.

The number of car parking spaces, bicycle spaces, car share and loading spaces/zones on site is to be determined as part of the Stage 2 development application.

The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities.

(29) SERVICE VEHICLES

As part of the Stage 2 development application, adequate spaces must be provided to allow manoeuvring and turning of different sized vehicles. The design, layout, signage, line marking, lighting and physical controls for all service vehicles must comply with the minimum requirements of Australian Standard AS 2890.2 – 2002 Off- Street Parking Part 2: Commercial vehicle facilities.

(30) LOADING WITHIN SITE

The Stage 2 development application is to demonstrate that all loading and unloading operations associated with servicing the site can be carried out within the confines of the site at all times, and must not obstruct other properties / units or the public way.

(31) VEHICLES TO ENTER AND LEAVE SITE IN A FORWARD DIRECTION

The Stage 2 development application is to demonstrate that development on the site has been configured to allow all vehicles to be driven onto and off the site in a forward direction.

(32) CAR SHARE SPACES

The Stage 2 development application is to make provision for car share spaces as follows:

- (a) Car share parking spaces are to be provided in accordance with Sydney Development Control Plan 2012. A minimum of 1 car share space per 50 car spaces for the exclusive use of car share scheme vehicles are to be provided. The Stage 2 basement plans must show where these spaces are to be located.
- (b) The spaces must be retained as common property of the Owners Corporation of the site, and not sold or leased to an individual owner/occupier at any time.
- (c) The spaces must be made available to car share operators without a fee or charge.
- (d) The spaces must be sign posted for use only by car share vehicles and well lit.
- (e) The spaces must be publicly accessible at all times.
- (f) The car share spaces are to be available at the same time that the car park commences operation.

[Note: It is recommended that the applicant discuss the proposed location of car share parking spaces with car share operators to ensure the commercial requirements of the operator can be accommodated.]

(33) BICYCLE PARKING AND END OF TRIP FACILITIES

Details of the location, number and class of bicycle parking must be included in the Stage 2 Development Application.

Bicycle parking for residents and employees is to be provided in the uppermost basement parking level. Class 2 facilities, or a combination of Class 1 and Class 2 facilities, are considered acceptable for residents. Employee bicycle parking is to be provided in close proximity to end-of-trip facilities.

All visitor bicycle parking is to be provided at-grade in an easily accessible and visible location.

Note: Council supports the provision of innovative bicycle parking solutions in new development. Should the applicant wish to discuss bicycle parking options, please contact the City Access and Transport Unit.

(34) ELECTRICITY SUBSTATION

As per condition 3, the siting of the substation near the eastern boundary of the site with associated vehicular access from Bourke Street is not approved as part of this Stage 1 consent. The size and location of the substation is to be submitted for approval of Council as part of the Stage 2 development application. The applicant is advised to discuss requirements relating to substations with Ausgrid prior to the submission of the Stage 2 development application.

SCHEDULE 2

PRESCRIBED CONDITIONS

The prescribed conditions in accordance with Division 8A of the *Environmental Planning and Assessment Regulation 2000* apply to the development.

Clause 98 Compliance with *Building Code of Australia* and insurance requirements under the *Home Building Act 1989*

Clause 98A Erection of signs

Clause 98B Notification of *Home Building Act 1989* requirements

Clause 98C Conditions relating to entertainment venues

Clause 98D Conditions relating to maximum capacity signage

Clause 98E Conditions relating to shoring and adequacy of adjoining property

Refer to the NSW State legislation for full text of the clauses under Division 8A of the *Environmental Planning and Assessment Regulation 2000*. This can be accessed at: <http://www.legislation.nsw.gov.au>

SCHEDULE 3

TERMS OF APPROVAL

The Terms of Approval for Integrated Development as advised by the NSW Office of Water are as follows:

General

- (35) An authorisation shall be obtained from NSW Office of Water for the take of groundwater as part of the activity. Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application. The authorisation shall be subject to a currency period of 12 months from the date of issue and will be limited to the volume of groundwater take identified in the authorisation.
- (36) The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be in contact with groundwater watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for reasonably foreseeable high water table elevations to prevent potential future inundation.
- (37) Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.

Prior to excavation

- (38) Measurements of groundwater levels beneath the site from a minimum of three monitoring bores shall be taken. These measurements should be included in a report provided to the NSW Office of Water in support of the dewatering licence application, along with a schedule and indicative level predictions for the proposed ongoing water level monitoring from the date of consent until at least two months after the cessation of pumping shall be included in the report.
- (39) A reasonable estimate of the total volume of groundwater to be extracted shall be calculated and a report provided to the NSW Office of Water. Details of the parameters (e.g. permeability predicted by slug-testing, pump-testing or other means) and calculation method shall be included in the report submitted to the NSW Office of Water in support of the dewatering licence.
- (40) A copy of a valid development consent for the project shall be provided in the report to the NSW Office of Water.
- (41) Groundwater quality testing shall be conducted on a suitable number of samples using a suitable suite of analytes and completed by a NATA-certified laboratory, with the results collated and certificates appended to a report supplied to the NSW Office of Water. Samples must be taken prior to the substantial commencement of dewatering, and a schedule of the ongoing testing throughout the dewatering activity shall be included in the report. Collection and testing and interpretation of results must be done by suitably qualified persons and NATA certified laboratory identifying the presence of any contaminants and comparison of the data against accepted water quality objectives or criteria.

- (42) The method of disposal of pumped water shall be nominated (i.e. reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided to the NSW Office of Water. The disposal of any contaminated pumped groundwater (sometimes referred to as “tailwater”) must comply with the provisions of the Protection of the Environment Operations Act 1997 and any requirements of the relevant controlling authority.
- (43) Contaminated groundwater (i.e. above appropriate NEPM 2013 investigation thresholds) shall not be reinjected into any aquifer without the specific authorisation of the NSW Environment Protection Authority (any such discharge would be regulated through a licence issued under the Protection of the Environment Operations Act 1997). The reinjection system design and treatment methods to remove contaminants shall be nominated and a report provided to the NSW Office of Water. The quality of any pumped water that is to be reinjected must be compatible with, or improve the intrinsic or ambient groundwater in the vicinity of the reinjection site.

During excavation

- (44) Engineering measures designed to transfer groundwater around the basement shall be incorporated into the basement construction to prevent the completed infrastructure from restricting pre-existing groundwater flows.
- (45) Piping, piling or other structures used in the management of pumped groundwater shall not create a flooding hazard. Control of pumped groundwater is to be maintained at all times during dewatering to prevent unregulated off-site discharge.
- (46) Measurement and monitoring arrangements to the satisfaction of the NSW Office of Water are to be implemented. Monthly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a report provided to the NSW Office of Water after dewatering has ceased. Daily records of groundwater levels are to be kept and a report provided to the NSW Office of Water after dewatering has ceased.
- (47) Pumped groundwater shall not be allowed to discharge off-site (e.g. adjoining roads, stormwater system, sewerage system, etc) without the controlling authorities approval and/or owners consent. The pH of discharge water shall be managed to be between 6.5 and 8.5. The requirements of any other approval for the discharge of pumped groundwater shall be complied with.
- (48) Dewatering shall be undertaken in accordance with groundwater-related management plans applicable to the excavation site. The requirements of any management plan (such as acid sulfate soils management plan or remediation action plan) shall not be compromised by the dewatering activity.
- (49) The location and construction of groundwater extraction works that are abandoned are to be recorded and a report provided to the NSW Office of Water after dewatering has ceased. The method of abandonment is to be identified in the documentation.
- (50) Access to groundwater management works used in the activity is to be provided to permit inspection when required by the NSW Office of Water under appropriate safety procedures.

Following excavation

- (51)** All monitoring records must be provided to the NSW Office of Water after the required monitoring period has ended together with a detailed interpreted hydrogeological report identifying all actual resource and third party impacts.