Attachment A

Recommended Conditions of Consent

SCHEDULE 1 - DEFERRED COMMENCEMENT CONDITIONS

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

(A) PART A - DEFERRED COMMENCEMENT CONDITIONS

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) The Voluntary Planning Agreement between the Council of the City of Sydney and Markham Real Estate Partners Green Square Pty Ltd, which was placed on public exhibition between 10 June 2020 and 8 July 2020 must be executed and submitted to Council; and

(b) The Voluntary Planning Agreement, as executed, must be registered on the title of the land.

(2) Evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 24 months of the date of determination of this deferred commencement consent failing which, this deferred development consent will lapse pursuant to section 4.53(6) of the Environmental Planning and Assessment Act 1979.

(3) The consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied.

(4) Upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent, as detailed in Part B Conditions of Consent.

PART B – CONDITIONS OF CONSENT

(ONCE THE CONSENT IS IN OPERATION)

Upon written confirmation from Council that the deferred commencement conditions contained in Part A above have been satisfied, the consent will become operative from the date of that written confirmation, subject to the following conditions of consent:

SCHEDULE 1A

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

Note: Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

(1) CONCEPT DEVELOPMENT APPLICATION

Pursuant to Division 4.4 of the *Environmental Planning and Assessment Regulation 2000,* and Clause 100 of the *Environmental Planning and Assessment Regulation 2000,* this Notice of Determination relates to a concept development application and a subsequent development application or applications (detailed design) are required for any work on the site.

(2) APPROVED DEVELOPMENT

(a) Development consent is limited to a concept plan building envelope and indicative land uses including office premises, shops and ancillary car parking, in accordance with Development Application No. D/2019/817 dated 1 August 2019 and the following drawings prepared by Bates Smart:

Drawing Number	Drawing Name	Date
DA 106	Building Envelope Street Elevations	March 2020
DA 109	Building Envelope Plans	March 2020
DA 115	Deep Soil Zone	March 2020

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.

(3) MATTERS NOT APPROVED

The following matters are not approved and do not form part of this concept development consent:

(a) Any works, including demolition, excavation and/or construction;

(b) The precise total quantum of floor space;

(c) The proportion of land uses;

(d) The indicative floor layouts of the building;

(e) Any basement levels, the precise location of vehicular access, the numbers, configuration and layout of car parking spaces, levels, bicycle spaces, car share spaces, service vehicle and truck loading spaces;

(f) Physical tree removal;

(g) The siting and location of a substation;

(h) The number of storeys contained within the building envelope; and

(i) A design excellence uplift in floor space ratio.

(4) DETAILED DESIGN

(a) The detailed design development application must address the following requirements:

(i) A deep soil zone with a minimum area of 297sqm and minimum dimension of 3m must be provided within the new property boundaries. Deep soil zones must be unencumbered by structures within, above or below the zone, and must be adequately remediated as necessary.

(ii) All elevations should be designed with at least two distinct building components each with its own architectural character, having regard to Section 4.2.4 of the Sydney DCP 2012.

(iii) The alignment of the street wall at the northern elevation is to match Geddes Avenue and address the street wall relationship with 338 Botany Road to the east.

(iv) Facade activation of all street facing elevations and through-site link to be developed further. O'Riordan Street in particular is to comply with Section 3.2.3 of the Sydney DCP 2012 with regard to active frontages.

(v) Any exposed blank walls should be provided with a visually interesting treatment of high quality design.

(vi) Any required substation is to be integrated into the fabric of the building and must not be a free standing kiosk substation. The substation should not compromise activation of the streetscape or public domain.

(vii) All roof level services are to be concealed within an integrated parapet wall. Enclosures and screening of any plant areas and essential services are to be of high quality material equal in standard to the facade.

(viii) The floor to ceiling heights and floor to floor heights must comply with the minimum heights specified in Section 4.2.1.1 of the Sydney DCP 2012.

(ix) The provision of green wall/s and roofs should be explored in accordance with the provisions of Section 5.8.7.4 of the Sydney DCP 2012.

(x) External sun shading to any glazed elevations.

(b) The competitive design process brief shall incorporate the above design requirements.

(5) BUILDING ENVELOPE

Subject to the other conditions of consent, the building envelope is only approved on the basis that the ultimate building design, including services, shading devices and the like will be entirely contained within the approved envelope and provide an appropriate relationship with neighbouring buildings.

(6) FLOOR SPACE RATIO

(a) The Floor Space Ratio of the proposal must not exceed the maximum permitted under Clauses 4.4, 6.13 and 6.14 calculated in accordance with the Sydney LEP 2012.

(b) Notwithstanding (a), the proposal may be eligible for up to 10% additional floor space pursuant to the provisions of Clause 6.21(7) of the Sydney LEP 2012 if the consent authority is satisfied that the resulting detailed design development application exhibits design excellence and is the result of a competitive design process.

(7) BUILDING HEIGHT

The maximum building height including all roof top plant and equipment must not exceed 12m to Johnson Street and 22m to O'Riordan Street and Geddes Avenue as defined in Sydney LEP 2012.

(8) COMPLIANCE WITH VOLUNTARY PLANNING AGREEMENT

The terms of the planning agreement entered into in accordance with Deferred Commencement Condition 1 are to be complied with.

(9) COMPETITIVE DESIGN PROCESS

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

(a) conducted in accordance with 'Design Excellence Strategy for 22 O'Riordan Street, Alexandria and prepared by Mecone (Council ref: 2020/236045); and

(b) conducted prior to the lodgement of a detailed design (Stage 2) development application for the site.

The detailed design of the building must exhibit design excellence, in accordance with Clause 6.21 of Sydney LEP 2012.

(10) ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Details are to be provided with the subsequent development application for the detailed design of the building to confirm that the building has adopted the following proposed Ecologically Sustainable Development targets reflected in the Design Excellence Strategy referred to in Condition 9:

(a) 6 star NABERS energy base building rating;

(b) inclusion of renewable energy systems (photovoltaics, solar water/heat pump and domestic water heating);

(c) water efficiency design measures that would enable the development to achieve a NABERS water rating of 4 stars; and

(d) onsite capture and re-use of rainwater for 2 or more non-potable end-uses (e.g. irrigation, toilet flushing), or alternatively provide in-building connectivity to enable future connection to the Green Square Town Centre recycled water scheme.

The ESD targets are to be carried through the competition phase, design development, construction, and through to completion of the project.

(11) PUBLIC ART

(a) Public art is to be provided as part of any detailed design development application in accordance with the 'Public Art Strategy', prepared by Mecone.

(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 detailed design application.

(12) TENANCIES

Any individual "shop" tenancies proposed as part of any detailed design development application cannot exceed 1,000sqm as per Clause 7.23 of the Sydney LEP 2012.

(13) FLOOD PLANNING LEVELS

The future detailed design development application must demonstrate compliance with flood planning levels in the design of buildings and structures on the site.

(a) Floor level entries, including any openings to basement, lift wells and lobbies, must comply with the City's Interim Floodplain Management Policy for setting floor levels and the Flood Report prepared by Taylor Thomson Whitting (NSW) Pty Ltd, dated 7 April 2020; and

(b) In addition to the above, a site specific flood assessment report must be submitted with any subsequent detailed development application for the

detailed design and construction of the development, addressing the Geddes Avenue connector road extension.

(14) THROUGH SITE LINK

Any Stage 2/Detailed Design Development Application is to provide details of the location, dimensions and stratum limits (if any) of the proposed Through Site Link which will also be the subject of an Easement for Public Access and associated Positive Covenant.

(15) BICYCLE PARKING AND END OF TRIP FACILITIES

(a) Any subsequent development application for the detailed design of the building must include a Bicycle Parking Plan and End of Trip Facilities are to be provided in accordance with Section 3.11.3 of the SDCP 2012.

(b) The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities and 'Austroads Bicycle Parking Facilities: Guidelines for Design and Installation' document.

(c) Class 2 (also known as Class 'B' bicycle parking) is required for residential bicycle parking.

(16) LAND CONTAMINATION

(a) No development works are to be undertaken on the site until such time as a detailed design (stage 2) development application has been submitted to and approved by the City.

(b) The detailed design development application must include documentation that demonstrates the requirements of State Environmental Planning Policy No 55 are addressed. To address the requirements of SEPP No 55 the hierarchy of assessment may include but not be limited to the following:

(i) Preliminary Environmental Site Assessment (PESA) (Also known as Stage 1)

(ii) Detailed Environmental Site Assessment (DESA) (Also known as Stage 2)

(iii) Remediation Action Plan (RAP)

(iv) Review by NSW EPA Site Auditor

(v) Site Validation Report

(vi) Site Audit Statement (SAS)

(17) LAND DEDICATION – NO LONG TERM ENVIRONMENTAL MANAGEMENT PLAN

Any land that is to be dedicated to the City as part of the associated Voluntary Planning Agreement must be remediated as required and not be encumbered

by an Environmental Management Plan or Long Term Environmental Management Plan.

(18) ACID SULPHATE SOILS

As part of any detailed development application, one of the following must be provided:

(a) Evidence that an acid sulphate soils management plan is not required; or

(b) An acid sulphate soils management plan.

(19) TRANSPORT IMPACT STUDY / TRANSPORT ACCESS GUIDE

A Transport Impact Study and Transport Access Guide are required to be submitted as a part of the subsequent detailed development application to demonstrate that the traffic generation from the proposed development will not impact adversely to the adjacent road network. In estimating trip generation Sydney average value from the RMS technical direction TDT 2013/04a should not be used. Trip generation coefficient from comparable sites (such as Rockdale in the RMS document) or survey data from similar site should be used in the assessment.

The Transport Access Guide (travel plan) is to provide site specific measures to promote and maximise the use of more sustainable modes of travel.

(20) ON SITE LOADING AREAS AND OPERATION

The detailed development application must ensure all loading and unloading operations associated with servicing the site, including garage collection, can be carried out within the confines of the site, at all times and must not obstruct other properties/units or the public way.

At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.

(21) SWEPT PATH ANALYSIS

A swept path analysis is to be undertaken to show how the largest vehicle can enter and exit the subject site. These will be used to determine the largest vehicle permitted to service the site and the width of the driveway crossing. The width of the driveway crossing is to be minimised as much as possible, in accordance with Section 3.11.11(7) of the Sydney Development Control Plan 2012.

The swept path diagrams are to be submitted as part of any detailed design development application for the site.

(22) VEHICLES ACCESS

All vehicles must enter and depart the site in a forward direction.

(23) WASTE COLLECTION

The detailed design development application must demonstrate compliance with the City's Guidelines for Waste Management in New Developments. The design of the building must ensure that it can accommodate onsite waste collection, including meeting the requirements set out in section 3.11.13 of Sydney Development Control Plan 2012; and be accompanied by a waste management plan addressing section 3.11.13 and Guidelines for Waste Management in New Developments.

(24) LANDSCAPING OF THE SITE

(a) A detailed landscape plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted with any future detailed design development application. The plan must include:

(i) Location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features;

(ii) Details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable). The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers;

(iii) Location, numbers, type and supply of plant species, with reference to the relevant Australian Standard;

(iv) The design must provide a minimum 15% canopy cover across the site. This must be provided by 30% of the species having a mature height of 6-8 metres, 30% mature heights of 10-15 metres and 40% mature heights of 20-30 metres;

(v) New trees must be planted in natural ground with adequate soil volumes to allow maturity to be achieved. Planter boxes will not be accepted for tree planting;

(vi) New trees must be appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;

(vii) Details of planting procedure and maintenance; and

(viii) Details of drainage, waterproofing and watering systems.

(25) SIGNAGE STRATEGY

A detailed signage strategy developed in accordance with Section 3.16.1 of the Sydney DCP 2012 must be submitted with any detailed design development application or applications. The signage strategy must include information and scale drawings of the location, type, construction, materials and total number of signs proposed for the development.

(26) STREET TREES AND STAGE 2 (DETAILED DESIGN APPLICATION)

(a) All street trees surrounding the site must be included for retention with any future Stage 2 Development Application.

(b) Any design elements (awnings, street furniture, footpath upgrades etc.) within the public domain must ensure appropriate setbacks are provided from the street tree to allow maturity of the tree to be achieved.

(c) The location of any new driveway shall ensure it does not require the removal of any existing street tree. The driveway/s shall be appropriately setback so as it does not adversely impact on any existing street tree both below and above ground.

(27) ARBORICULTURAL IMPACT ASSESSMENT

(a) An Arboricultural Impact Assessment (AIA) prepared by a qualified Arborist with a minimum Australian Qualification Framework (AQF) of Level 5 in Arboriculture must be submitted with the Stage 2 Development Application.

(b) The report must reflect current industry practices, with particular reference to the Australian Standard 'Protection of trees on development site' (AS4970-2009) and must include;

(i) Identify and include correct botanical and common names of all trees within the proposed development site and must also include trees growing within neighbouring properties (within a 5 metres radius) that are likely be to be affected by the development.

(ii) An assessment of all trees health, vigour and structural condition.

(iii) Provide an assessment detailed in a tree schedule / table for each tree surveyed. The tree assessment should be conducted and recorded in accordance with industry best practice.

(iv) Include a suitably scaled plan of the site showing the location of all trees assessed in the report.

(v) Identify all trees to be retained and removed during construction and development.

(vi) A discussion of all options available, including reasons as to why trees are, or are not being recommended for removal or retention.

(vii) Recommendations of any design modifications, construction techniques and/or other protection methods required to minimise adverse impact on trees that should be retained during the demolition & construction works, and into the long term.

(viii) Details of the tree protection measures in accordance with AS4970-2009 Protection of trees on development site.

(ix) Details on the trunk protection (method / materials/ duration).

(x) Details of any pruning required for construction and development. This must include number of branches and orientation, branch diameter, percentage of live canopy to be removed. This information must also be detailed on either a diagram or photograph of the tree.

(xi) Information on the Arborist's involvement during the works is also required.

(xii) Any other works that must be prohibited throughout construction and development on site.

(28) ROADS AND MARITIME SERVICES CONDITIONS

(a) Future development applications will be subject to concurrence under Section 138 of the *Roads Act 1993* if existing vehicle access points along O'Riordan Street are being removed;

(b) Pedestrian safety is to be considered in the design of the entry via the new GS2AC road on the site's northern boundary; and

(c) Revised trip generation rates applying land use rates per square metre are to be provided with any Traffic Impact Assessment submitted with a future detailed design development application.

(29) AUSGRID CONDITIONS

Proximity to Existing Network Assets

(a) Underground cables

There are existing underground electricity network assets in O'Riordan St, Johnson St. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable. Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

(b) Substation

There are existing electricity substation assets within the proposed Development site. The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations,

BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres. Exterior parts of buildings within 3 metres in any direction from substation ventilation openings, including duct openings and louvered panels, must have a fire rating level (FRL) of not less than 180/180/180 where the substation contains oil-filled equipment, or 120/120/120 where there is no oil filled equipment and be constructed of non-combustible material. The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHZ) (ICNIRP 2010).

For further details on fire segregation requirements refer to Ausgrid's Network Standard 113. Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.

For further details refer to Ausgrid's Network Standard 143.

SCHEDULE 2

The prescribed conditions in accordance with Clause 98 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* requirement
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

Other Integrated Development Approvals

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

(30) Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application.

(31) An authorisation under the relevant water legislation, such as an Approval, is also required for the works involved in extracting the groundwater. For avoidance of doubt, these terms do not represent any authorisation for the construction or installation of such works.

(32) 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 impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation.

(33) Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and: a. any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure; and b. any elevated water table is more than 1.0 m below the natural ground surface existent at the location immediately prior to the construction of the structure; and c. where the habitable part of the structure (not being footings or foundations) is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.

(34) 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.

(35) The Applicant is bound by the above terms and any other terms and conditions of the subsequent authorisation(s) required for the extraction of groundwater and the associated works under the relevant water legislation.

(36) Measurement and monitoring arrangements to the satisfaction of WaterNSW are to be implemented. Weekly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a completion report provided after dewatering has ceased. Records of groundwater levels are to be kept and a summary showing daily or weekly levels in all monitoring bores provided in the completion report.

(37) Following cessation of the dewatering operations and prior to the surrender of any associated authorisation, the applicant shall submit to WaterNSW the

completion report which shall include: a. detail of the volume of water taken, the precise periods and location of water taken, the details of water level monitoring in all of the relevant bores; and b. The location and construction of groundwater extraction works that are decommissioned c. a water table map depicting the aquifers settled groundwater condition and a comparison to the baseline conditions; and d. a detailed interpreted hydrogeological report identifying all actual resource and third party impacts, including an assessment of altered groundwater flows and an assessment of any subsidence or excessive settlement induced in nearby buildings and property and infrastructure.

(38) The Department of Planning, Industry and Environment Water has determined that an authorisation to account for the temporary and transient impacts on groundwater systems associated with the proposed development for up to twelve months is required (to be issued by WaterNSW).

(39) All required monitoring and reporting arrangements are to be designed to demonstrate the activity meets due diligence with respect to the Water Management Act 2000, the relevant water sharing plan(s) and the NSW Aquifer Interference Policy during construction and occupation phases of the building.

(40) At the time of application for a Construction Certificate, the developer must be able to demonstrate to the consent authority that an authorisation for the pumping of groundwater for temporary construction dewatering has been obtained for the relevant groundwater source from which water is being taken.

(41) At the time of application for an Occupation Certificate, the developer must be able to demonstrate to the consent authority that any unexpected groundwater pumping (resulting from poor construction methods, materials or inadequate waterproofing) has been authorised by a water access licence purchased for the relevant groundwater source from which water is being taken and must be able to demonstrate no impact on neighbouring sites or the integrity of the aquifer.

(42) A Site Hydrogeology Report prepared and certified by a qualified, experienced and practising hydrogeologist must be provided with the authorisation application that includes, but is not limited to, the following: a. pre-development (existing) conditions in the form of a baseline monitoring record and comprehensive groundwater system description:

(a) site and neighbouring area stratigraphy, formation description, site groundwater levels, groundwater flow paths, site aquifer and aquitard (if relevant) hydraulic characterisation

(b) groundwater quality and specific consideration of groundwater potentially affected by contamination from surrounding land uses or acid sulfate soils where they are found to exist

(c) neighbouring users, groundwater dependent ecosystems, water bodies and other relevant features within a one kilometre radius of the subject site

(d) the above site information must not date more than six months prior to the date of lodgement of the development application to account for

climate trends and maintain the currency of groundwater data xcavation phase (during dewatering), in the form of a comprehensive impact prediction description as well as a monitoring and management strategy (the latter equivalent to the requirements for a Dewatering Management Plan):

(i) predicted groundwater modelling impacts (extent, magnitude and duration) that are developed through suitable methods comprising either numerical modelling in high risk areas, analytical solutions in low risk areas;

(ii) corresponding trigger levels (levels, quality, flow, volume and ground surface settlement) to manage any potential impacts;

(iii) construction techniques and approaches that will be used to prevent any ongoing groundwater pumping at the same time as not causing any obstruction to natural groundwater behaviour;

(iv) details of monitoring (groundwater levels, quality as required, rate of inflows, metered pumping);

(v) where a risk of ground settlement is identified due to the proposed dewatering, the proponent is to provide a program of monitoring, trigger and responses to Council (Note while it is the Proponent's responsibility to identify the risk, the Department recommends that Council enforce this requirement for all applications in all high risk areas which includes sand formations or other unconsolidated ground). 10 Valentine Avenue Parramatta 2150 | Locked Bag 5123 Parramatta 2124 | dpie.nsw.gov.au | 4 c. post-excavation phase (during aboveground construction) in the form of a comprehensive post-dewatering impact review (equivalent to the requirements for a Dewatering Completion Report):

a. collation of monitoring records,

b. analysis of actual impacts compared to predicted impacts, noting that some impacts may be delayed,

c. magnitude and extent of potential long-term effects from the completed structure

d. arrangements for reporting (measurements, technical analysis and future predictions) to the relevant authority d. occupational phase (after building completion) in the form of an annual groundwater monitoring plan:

i. monthly monitoring to demonstrate the magnitude of groundwater pumping after construction, either through satisfactory photographic and documented evidence of no visible seepage into the building or, if inflows cannot be prevented, measured flow rates into all pump-out sumps

ii. recording arrangements to document ongoing compliance, event-based notification of unexpected groundwater take to the relevant authority and annual reporting arrangements.

(43) All monitoring data collected for the development and all monitoring and management reports are to be provided in electronic format (tabulated and raw corrected data) to the Department of Planning, Industry and Environment Water

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