

## Department of Planning and Environment

Our ref: SUB23/236955

Mr John Ajaka  
CEO  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

2 November 2023

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### Subject: Notice of proposed seniors housing development

Dear Mr Ajaka

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a seniors housing development, and invite Council's written comments on the development proposal:

- Property:** 35-39 West St, Lurnea  
Lots 15, 16 & 17 in DP 215559  
5 Leo Avenue, Lurnea (Lot 11 in DP 215559) – for stormwater pipe extension, easement and tree removal only.
- Proposal:** Demolition of 3 existing dwellings and associated structures, removal of trees and the construction of a 12 dwelling seniors housing development containing 6 x 1-bedroom and 6 x 2-bedroom independent living units, associated landscaping and fencing, parking for 6 cars (including 3 accessible spaces) and consolidation into a single lot; and the construction of a stormwater pipe extension and easement over Lot 11 in DP 215559, No. 5 Leo Avenue.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents were lodged on the Planning Portal on 13 October 2023, reference number **P5-2023-127**, for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Demolition plan
- Block analysis plan
- Landscape plan
- Stormwater plan
- Waste Management Plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report

Please email Council's comments to Howard Taylor, Planner, LAHC at [howard.taylor1@fac.s.nsw.gov.au](mailto:howard.taylor1@fac.s.nsw.gov.au) by **27 November 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au).

Yours sincerely,



Lynne Welch

**Manager, Community Engagement**  
**NSW Land and Housing Corporation**

Howard Taylor  
NSW Land and Housing Corporation  
Locked Bag 5112  
Parramatta NSW 2134

**Sent by email:** [howard.taylor1@facs.nsw.gov.au](mailto:howard.taylor1@facs.nsw.gov.au)  
**Cc:** [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au)

**Re: Seniors Housing Development at 35-39 West St, Lurnea**

Dear Howard Taylor,

Thank you for inviting Liverpool City Council comment to the proposed Seniors Housing development by Land and Housing Corporation NSW at 35-39 West Street, Lurnea. The development is 'development without consent' under Chapter 3, Part 5, Division 8 of the *State Environmental Planning Policy (Housing) 2021*.

Council supports the development of diverse housing within the Liverpool Local Government Area, to meet the needs of the Liverpool community. The provided documentation has been reviewed, and matters for further consideration are within Attachment 1 of this letter, and summarised as follows:

- General planning and urban design comments regarding solar access, parking, communal and private open space, and landscaping;
- Waste Management considerations;
- Environmental Health advisory conditions;
- Stormwater advisory conditions;
- Engineering advisory conditions; and
- Traffic and transport advisory conditions.

Council recognises that it is not a consent authority, and that the development is permitted without consent. Notwithstanding this, Attachment 1 includes a list of recommendations which should be addressed for the development to proceed.

Should you wish to discuss this matter further, please contact Liana Pham, Strategic Planner on (02) 8711 7461 or [phamli@liverpool.nsw.gov.au](mailto:phamli@liverpool.nsw.gov.au).

Yours sincerely,



**Nancy-Leigh Norris**  
Executive Planner

**Attachments:**

1. LCC Comments on Seniors Housing Development at 35-39 West St, Lurnea

## Attachment 1: Comments on Seniors Housing Development at 35-39 West St, Lurnea

### 1. General Planning Comments

#### State Environmental Planning Policy (Housing) 2021

The proposed development for Seniors Housing is development without consent under Chapter 3, Part 5, Division 8 of *SEPP (Housing) 2021* (the SEPP). Seniors Housing is not listed as a permissible use under the R2 Low Density Residential zone of the *Liverpool Local Environmental Plan 2008* (LLEP 2008); however this zone use is a prescribed zone under Cl. 79 of the SEPP, therefore is a permissible use. The SEPP requires the following clauses to be considered as part of development without consent:

- **Cl. 84(2)(c)(iii)**: Building height plane is not applicable as only 2 storeys are proposed.
- **Cl. 85**: Schedule 4 'Standards concerning accessibility and useability for hostels and independent living units' applies.
- **Cl. 88**: The future occupants are to meet the requirements of this clause.
- **Cl. 89**: Not applicable, as development is within a residential zone.
- **Cl. 108**: Non-discretionary development standards within this clause are to be considered, as discussed below.

#### Relevant Development Standards

It is noted that the LLEP 2008 and DCP are not required for assessment, however are relevant for consideration regarding the context of the development within the Liverpool Local Government Area (LGA).

##### a. Height of Building - Cl. 108(2)(a)

The maximum height of the proposed development is 8.96m which slightly exceeds the 8.5m height of buildings standard in the LLEP 2008, however it is compliant with the maximum height of 9.5m in the SEPP.

##### b. Floor Space Ratio - Cl. 108(2)(c)

The Floor Space Ratio under the SEPP is 0.5:1. The proposed FSR of the development is 0.59:1. However, it is noted when calculated under the provisions of the LLEP 2008, the FSR is 0.55:1. A reduction in FSR is recommended to suit the scale of the R2 Low Density Residential zone.

##### c. Landscaping and Deep Soil - Cl. 108(2)(d)&(f)

The proposed development provides additional landscaping and deep soil areas than required by the SEPP. However, it is noted that there is no footpath connection from the back access to the service area. For maintenance purposes, this should be concrete paving (refer to Figure 1 below). This change will decrease the rear deep soil zone.

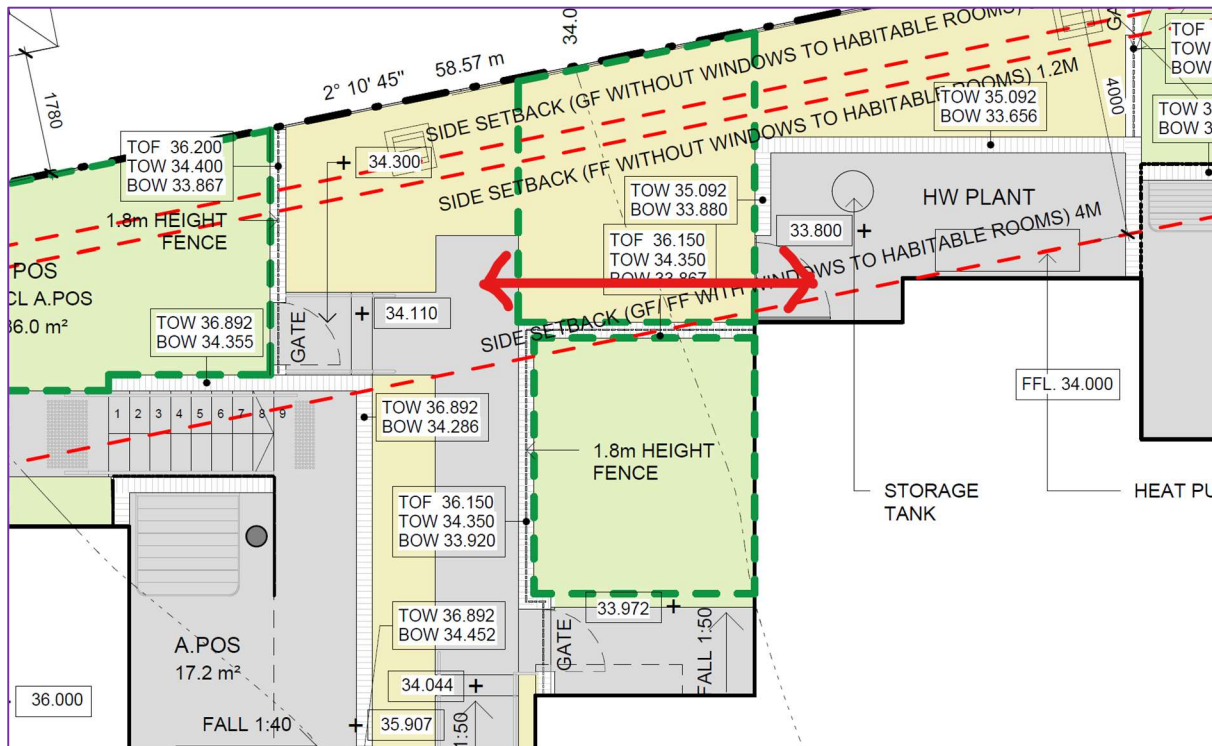


Figure 1: Recommended concrete path

Additionally, the NSW Seniors Housing Design Guide, Chapter 6.12 Building Communities, contains the objectives 6.12.2 and 6.12.3 encourages developments to provide safe places for residents to come together. No communal areas have been provided within the proposed development, and there is an opportunity to include places to gather in the rear landscape areas, as noted in Figure 2 below. These areas are to be accessible.

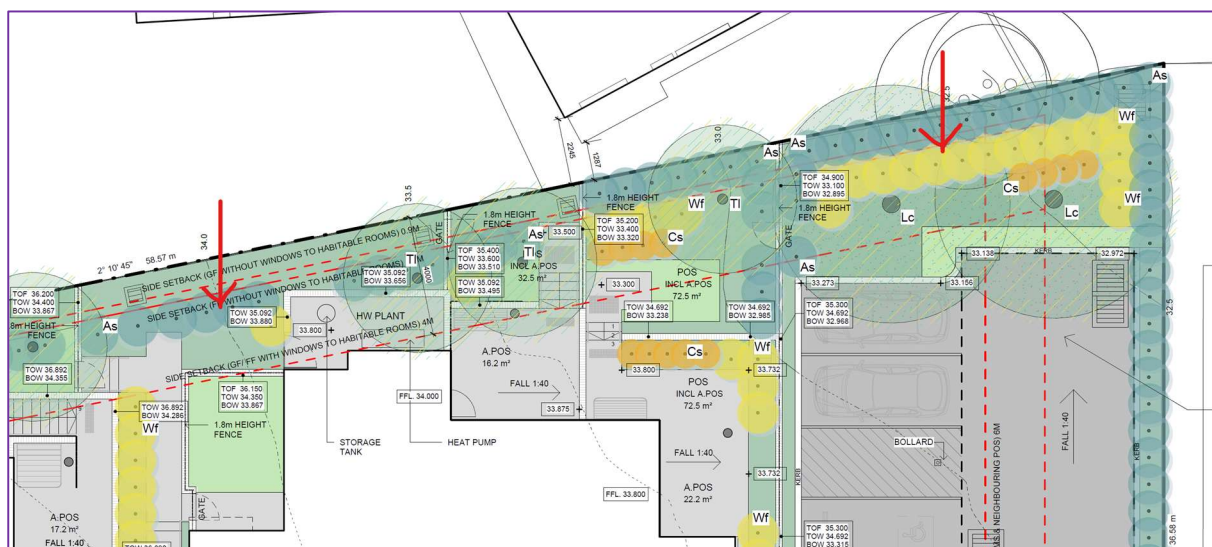


Figure 2: Recommended Communal Open Space

Retained trees must be consistent within all plans and must be shown in the landscape plan. Additionally, street tree planting is recommended to be provided, as planting is only proposed

inside the lot boundary. On-street tree planting is to be of a height which does not compromise the existing power lines.

d. Solar Access - Cl. 108(2)(g)

The development meets the requirements of the SEPP as 92% of dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces, which is greater than the 70% required.

Unit #02 does not achieve solar access despite that the unit having three sides open. It is recommended that the layout of this unit is revised, by moving the bathroom inward and bringing the living area outward to achieve better solar access and improve quality of interior space.

e. Private Open Space Cl. 108(2)(h)&(i)

The Private Open Space meets the requirements of the SEPP.

f. Parking - Cl. 42(1)(d)

Provision of parking meets the requirements of the SEPP, as the subject site is classified as an accessible area, and the parking provisions of Cl. 42(1)(d) apply. Despite this, the level of car parking is inadequate compared to the requirements of the DCP, which would total 18 parking spaces for development of similar scale. It is advised that additional car parking is provided, alternatively number of dwellings are reduced.

g. Setbacks

The proposed development is generally compliant with the setback requirements in the DCP. The coversheet notes a rear setback of 14.3m, however this is an error and does not occur within the plans.

## **SEPP (Housing) 2021 - Design Principles**

Chapter 3, Part 5, Division 6 contains design principles, for assessment, as follows:

a. Neighbourhood amenity and streetscape – Cl. 99

The subject site is located within the suburb of Lurnea, which is characterised by low density, single storey, old dwelling houses. Whilst the proposed multi-dwelling, 2-storey development will be different from the existing streetscape, the development is considered keeping with other redevelopment in the area, as there already are recently developed semi-detached dwellings built on the opposite side across the West Street. However, a reduction in FSR will assist in matching the low density scale of the area.

b. Visual and acoustic privacy – Cl. 100

Majority of units (8 of 12) are located away from neighbouring properties and have outlooks to the street, parking and/or landscaped areas. There are four units (01, 03, 07, 10) which are closer to the adjacent property at 19 Jedda Road. The Private Open Spaces of these units are provided with screening to minimise opportunities for overlooking the adjacent property.



Kitchen and Living room windows of Unit 06 can be viewed from the street. The height of the windowsill is recommended to be 1.5m (or 1m at a minimum).

c. Solar access and design for climate – Cl. 101

Refer to previous comments regarding solar access above.

d. Stormwater - Cl 102

It is recommended that:

- Onsite detention (OSD) basin/tank shall be provided to limit the stormwater flow to the pre-development level;
- On-site water quality treatment facilities shall be provided to ensure that stormwater runoffs leaving the site comply with Council's water quality standards; and
- Semi-pervious paving shall be utilised to better manage stormwater and reduce stormwater run-off.

More specific comment and advice on stormwater management is provided in Section 4 of this Attachment.

e. Crime prevention - Cl 103

It is considered that this clause is sufficiently addressed in the proposal.

f. Accessibility - Cl 104

An Access Assessment Report was prepared against the requirements in *Schedule 4 of the Housing SEPP 2021*; *Clause 93 the Housing SEPP 2021*, and *Part D4 of the National Construction Code 2022 ("NCC 2022")*. The Report concludes that the design depicted in the project documentation is readily capable of achieving compliance with the applicable nominated accessibility provisions. Council is satisfied with the report and its recommendation that the proposed development be constructed as per the comments and requirements contained in the report, subject to further consideration of other accessibility matters below.

The development must include direct access from the street to the main building entrance for easy drop-off and emergency service access like ambulances, refer to Figure 3 below.



Figure 3: Recommended access path location and bus shelter

Easy access to public transport must be a priority. There is an existing bus stop in front of the development (at the intersection of Jedda Road and West St). This is an opportunity to align the design of the pedestrian access to the building (from Jedda street), the pedestrian pathway to the bus stop. It is advised that a bus stop shelter with seats and shade is included as tentatively shown in Figure 3.

Residents might have mobility issues that do not require wheelchairs but might decrease their ability to easily move through ramps, use of handrails must be investigated.

Additionally, the lift must be big enough to allow access to an ambulance stretcher.

g. Waste management – Cl. 105

Refer to Section 2 of this attachment for advice.

## **2. Waste Management**

### **Asbestos Removal**

Regarding the Waste Management Plan (WMP) provided, it is mentioned that there will be an estimated 3.6 cubic metres of asbestos sheeting generated from the demolition process. This figure is somewhat on the low side, considering that the internal wet area linings and the eaves linings will almost certainly be of the same material. Given the amount of asbestos on site, the WMP must state that a licensed asbestos contractor will be used for all aspects of the work involving asbestos, and that all applicable legislation, regulations, and safe work practices from SafeWork NSW will be followed. Council would like to know which licensed disposal facility the asbestos materials will be disposed of at, the current description of “Dispose – in accordance with relevant authority Requirements” gives no guidance as to where this will go.

### **Garbage Bins & Storage Area**

In relation to ‘knock-down and rebuild’ proposals, the domestic waste bins issued by LCC that are servicing the three existing dwellings to be demolished, must be emptied and surrendered to Council before the commencement of any demolition or site clearing works. Once an Occupation Certificate for the development is issued at the conclusion of the building works, and prior to any residents moving in, Council is to be contacted in order to arrange the delivery of the bins the development will require, in this case 6 x 240L red-lid bins, 6 x 240L yellow-lid recycling bins and 2 x 240L green (garden) bins – see below. Please note, Council will be bringing in a FOGO waste service in 2025, which will see all solid food waste being added to the green lid bins.

No detail is provided regarding intended bin area signage. The bin storage areas must have highly visible, permanent, weatherproof signage with a high graphic content, suitable for correct interpretation of what materials must be placed in each bin, by people with limited English language skills.



The 2 green lid bins shown, specifically for organic garden waste at the present time, are shown as being mixed in with the other bins in the waste storage area, and therefore accessible to all residents. It is Council's strong preference that green (garden) bins be kept secure, so that they can only be accessed by the individuals who will be tasked with maintaining the common areas. It is Council's experience that when included with other bins in a communal waste area, green garden bins are subject to an unacceptable level of contamination, which leads to issues with managers of the facility, and potentially charges for contaminated bins. Administrative controls tend not to work in this situation, so actual physical separation controls will be needed.

The bin storage areas must not be open at the front. They are to be secured from the street by a gate, akin to a pool fencing gate, so that residents can open the gate to take bins out, but passers-by cannot wander in and access the bins. This will help to minimise issues with bin raiding and potential contamination from non-residents.

### **Ongoing Management**

The WMP provides no guidance as to the cleaning regime of the facilities. Council does not provide any cleaning service to the bin bay, so it should be clearly stated in the WMP that the regular cleaning of all bin storage areas will be the responsibility of the management of the premises, and their agents. The bin bay area must not serve as a de facto dumping area for household items, all unwanted household items must remain inside their residence of origin. Residents must follow the established procedures for booking in a waste collection with Council, either through Council's website or through LCC Customer Service. Items for which a collection has been booked, can be placed at kerbside the afternoon before collection, no earlier. This must be clearly conveyed to all residents and written into the administrative controls/by-laws for the development.

Lastly, the WMP should give some indication of the administrative arrangements that will be in place to provide monitoring, information and advice to residents from the management of the facility, including corrective actions if necessary. This is to ensure that the correct materials are being placed in the correct bins and obviate any need to impose extra charges through the rates, as a result of contaminated bin fees. Bins must not be overloaded, lids must be fully closed, or they will not be emptied.

### **3. Environmental Health Advisory Conditions**

#### **Land Contamination**

No record of any dumping or impact from any hazardous material or potentially contaminating activities at the 3 lots. Council is satisfied that the land would be suitable for the proposed development.

#### **Noise**

The site is not impacted by any potentially noise generating activities.

1. Development should consider the accumulative noise impacts associated with the mechanical ventilation system given the proposed building design, the location and surrounding land uses.
2. The development must demonstrate compliance with Part 5, Section 100 (a)&(b) of *SEPP (Housing) 2021*. This should be assessed in conjunction with the above point.
3. Development should consider potential noise impacts from construction and development. A construction noise and vibration assessment should be considered due to the potential noise and vibration impacts on neighbouring residents. The Construction Noise and Vibration Assessment shall take into consideration and be consistent with the following documents:
  - a) *'Interim Construction Noise Guideline'* published by the Department of Environment and Climate Change NSW (DECC 2009/265) dated July 2009,
  - b) *Assessing Vibration: A Technical Guideline* published by the Department of Environment and Conservation (NSW EPA), February 2006
  - c) Structural damage criteria as presented in German Standard DIN4150 - Part 3 "*Structural vibration in buildings – Effects on structures*" and British Standard BS7385-Part 2: 1993 "*Evaluation and Measurement for Vibration in Buildings*".
4. General use items such as any heat pumps, air conditioning units, and/or pumps must be designed to operate in accordance with the requirements of the *Protection of the Environment Operations (Noise Control) Regulation 2017*.

#### **General construction**

5. A construction Environmental management plan should be developed and implemented during the construction/development phase. The environmental site management measures must remain in place and be maintained throughout the period of the development. The CEMP must address all environmental aspects of the development's construction phases, and include (where relevant), but not be limited to, the following:
  - Asbestos Management Plan;
  - Project Contact Information;
  - Site Security Details;

- Timing and Sequencing Information;
- Site Soil and Water Management Plan;
- Noise and Vibration Control Plan;
- Dust Control Plan;
- Air Monitoring;
- Odour Control Plan;
- Health and Safety Plan;
- Waste Management Plan;
- Incident management Contingency; and
- Unexpected Finds Protocol.

### **Regulated systems**

6. Council must be notified if any warm water systems and/or water-cooling systems are installed as part of the development. These systems as defined under the *Public Health Act 2010* must comply with the *Public Health Act 2010*, *Public Health Regulation 2022*, AS/NZS 3666:2011 Air handling and water systems of buildings and the NSW Guidelines for Legionella Control in Cooling Water Systems published by Health Protection NSW and any subsequent revision endorsed by NSW Health.

### **External lighting/General lighting**

7. Any required external lighting or general illumination of the site must be arranged in accordance with the requirements and specifications of AS 4282:2019 - Control of obtrusive effects of outdoor lighting, so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

### **Building alarms**

8. Any building intruder alarm/s associated with the development must only be permitted to operate in accordance with Clause 42 of the Protection of the Environment Operations (*Noise Control*) Regulation 2017.

## **4. Stormwater Advisory Conditions**

1. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Tonkin, project number: 211913, Drawing Numbers: 301, 302, Revision E; dated: 15.09.23 and 601, Revision D; dated 15.09.23.
2. The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

3. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwaters and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.
4. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.
5. Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link.

## **5. Engineering Advisory Conditions**

### **General**

1. All roadworks, drainage works and dedications, required to affect the consented development shall be undertaken at no cost to Liverpool City Council.
2. Prior to the issue of a Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:
  - Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
  - Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)
  - Road occupancy or road closures
3. All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications.
4. Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with Liverpool City Council (being the Roads Authority under the Roads Act), for the provision of stormwater drainage works in Leo Avenue.
5. Engineering plans are to be prepared in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.
6. All retaining walls shall be of masonry construction and must be wholly within the property, including footings and agricultural drainage lines. No retaining walls are permitted on property boundaries where there will be a significant increase in levels 300mm and above which may affect local overland flow paths. Existing levels on property boundaries shall be maintained to ensure privacy to adjoining properties.

Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer and a construction certificate must be obtained prior to commencement of works on the retaining wall.

7. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1 and AS2890.6 and Liverpool City Council's Development Control Plan.
8. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in West Street, Jedda Road and Leo Avenue is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 50m either side of the development.

#### **Prior to Commencement of Works**

9. Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Landcom's publication "Managing Urban Stormwater – Soils and Construction (2004)" – also known as "The Blue Book".

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

10. Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be always available on site.

Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.

11. Prior to commencement of works investigations shall be undertaken on the subject development site on any existing stormwater lines that may still be active through or traversing the site. If the investigations reveal that an existing stormwater line is present, then all cost to relocate and divert around the subject site shall be burdened by the developer (Land and Housing Corporation).

#### **Requirements during Construction**

12. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
13. All earthworks shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works. The level of testing shall be determined by the Geotechnical Testing Authority/ Superintendent in consultation with the Principal Certifying Authority.

**Prior to the issue of an Occupation Certificate**

14. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.
15. Prior to the issue of an Occupation Certificate, works-as-executed drawings and compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

An original set of works-as-executed drawings and electronic copies on a USB of compliance documentation shall also be submitted to Liverpool City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

16. Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the:
  - a) On-site detention system
  - b) Stormwater Quality pre-treatment system/s
    - Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
    - Have met the design intent regarding any construction variations to the approved design.
    - Any remedial works required to been undertaken have been satisfactorily completed. Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.
17. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:
  - a) On-site detention system
  - b) Stormwater Quality pre-treatment system/sShall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.



18. Prior to the issue of an Occupation Certificate, any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Liverpool City Council.

Any rectification works within West Street, Jedda Road and Leo Avenue will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

19. A maintenance bond in the form of a bank Guarantee or cash bond (\$TBA), shall be lodged with Council prior to the issue of an Occupation Certificate (interim or final). The bond shall cover maintenance and any damage to roads, drainage lines, public reserves or other council property or works required as a result of work not in accordance with Council's standards, and /or development consent conditions. The bond will be held by Council for a minimum period of 12 months from the date of Council acceptance of final works.
20. The existing 1.2m wide footpath fronting the development site shall be reconstructed to a 1.5m wide by 100mm thick (with one layer of SL72 reinforcing mesh) concrete path paving.
21. The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
22. Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.

## **6. Traffic and Transport**

The development is to be compliant with the Liverpool DCP, Australian Standards, State Environmental Planning Policy (Housing) requirements. Additionally, the applicant is to:

- provide/address the service access for the removalists;
- assess adequacy of the streetlight along the property frontage and, if required, to upgrade the street lighting to Council's and Endeavour Energy specifications;
- provide paved footpath along the full frontage of the development site;
- restore all redundant driveways;
- provide parking restrictions along the full frontage of the development site, with Council's approval;
- meet other standard conditions as follows:

**Prior to Issue of Construction Certificate**

**B048 A - Provision of Services – Street Lighting - Street Lighting Upgrade**

The applicant/developer shall engage the services of an Endeavour Energy accredited ASP Level 3 service provider to assess adequacy of the existing streetlight in front of the development site. If street light improvement is required, the consultant is to lodge [Endorsement of Public Lighting Design Application Form](#). The application is available on Council website and can be lodged online.

This form is to be used to seek Council requirements for upgrading or installing new streetlights at all frontages.

The upgrade shall include undergrounding of existing aerial power lines, communication cables and replacement of existing street light poles with Endeavour Energy approved Macarthur Poles as specified by Council in the public lighting design brief.

**B408 Access, Car Parking and Manoeuvring – General**

The Certifying Authority shall ensure and certify that vehicular access, circulation, manoeuvring, pedestrian, and parking areas associated with the subject development have been designed and are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Council's Development Control Plan.

**B410 Access, Car Parking and Manoeuvring – Detail**

The Certifying Authority shall ensure and certify that:

1. Off street access and parking complies with AS2890.1,
2. Vehicular access and internal manoeuvring have been designed for the longest vehicle expected to service the development site, in accordance with AS2890.2,
3. Sight distance at the street frontage has been provided in accordance with AS 2890.1,
4. All vehicles can enter and exit the site in a forward direction, and/or
5. Requirements of the Disability Discrimination Act 2002, Disability Standards.

**B560 Road Works**

Works within the public road reserve shall not commence until the design drawings including the associated signs and line marking scheme have been approved by Council's Traffic Management Section.

**D900 Public Domain Works – Street Lighting**

If required, Council and Endeavor Energy approved street lighting design along the property are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council.

All street lighting must comply with the service provider Street Lighting Policy and illumination requirements and Council's Street Lighting policy. All cost associated with the installation of street lighting shall be borne by the developer.

**B555 Detailed Design Drawings**

Detailed design drawings of the parking spaces, paved footpath along the property frontage, restoration of the redundant driveways, parking restrictions signs and line markings are to be submitted to Council for approval using [Approval of Traffic Facilities including Signs and Line Marking Schemes Application Form](#). The application is available on Council website and should be lodged online. The drawings are to be prepared by a suitably qualified person.

**Prior to Works Commencing****B158 Construction Traffic Management Plan (CTMP)**

A construction traffic management plan (CTMP) prepared by a suitably qualified person is to be submitted to and endorsed by Council's Transport Management Section. The CTMP is to be submitted using [Assessment of Construction Traffic Management Plan application form](#). The application is available on Council website and can be lodged online. Comments on the CTMP will be provided and the updated CTMP are to be implemented during construction.

A copy of the endorsed CTMP and traffic control plans are to be available on the works site for inspection by authorised Council officers.

Construction shall not commence until the assessed construction traffic management plan has been endorsed. The endorsed CTMP is to be implemented during construction.

**D155 Work Zone**

A Works Zone application is required if on-street parking is affected with commuter parking and there is insufficient off-street parking space.

A [Works Zone Application Form](#) is available on Council website and can be lodged online by attaching all required documents indicated on the application form.

## **C201 Road Occupancy Permit**

Road occupancy and road opening approvals will be required from Council to undertake works within the existing road reserve. The following applications are available on Council's website and can be lodged online attaching all required documents indicated on the application form.

- [Road Occupancy Application Form](#)
- [Road Opening Application Form](#)

## **During Construction**

### **D140 Car Parking Areas**

Car parking spaces and driveways must be constructed of a minimum two coat finish seal or better.

All parking spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities.

The design of these spaces must comply with Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off-Street Car Parking.

All car parking areas are to be appropriately line marked and sign posted in accordance with the Council approved stamped plans.

All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.

The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.

### **D165 Public Domain Works**

All works within the road reserve, including the approved sign and line making scheme, are to be carried out by the applicant, at no cost to Council, in accordance with the TfNSW/RMS 'Delineation Guidelines'.

## **Prior to the Issue of an Occupation Certificate**

### **E900 Public Domain Works – Street Lighting**

The approved street lighting designs are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council. Endeavour Energy pole

numbers and the date poles were energised are to be submitted to Council's Traffic Management Section prior to submitting OC or SC application.

All cost associated with the installation of street lighting shall be borne by the developer.

### **Conditions Relating to Use**

#### **G190      Parking Spaces**

The following parking spaces should be used solely for the purpose it has been provided.

1. Unrestricted resident car parking
2. Visitor car parking
3. Accessible car parking

Our ref: SUB23/236959

[REDACTED]  
19 Jedda Road  
LURNEA NSW 2170

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



2 November 2023

**Subject: 35-39 West Street, Lurnea – Seniors Housing Development**

Dear [REDACTED]

I am writing from the NSW Land and Housing Corporation (LAHC) to tell you about our plans to redevelop the housing site at 35-39 West Street, Lurnea and seek your feedback on our detailed design.

### What we are proposing

We are proposing to replace the existing aged properties with a new two-storey seniors' housing development which will include:

- 12 (units) homes in total – 6 one-bedroom units and 6 two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site

### What is happening now?

We have recently completed a detailed design for 35-39 West Street, Lurnea. We now invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the design.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.



### How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: **CommunityEngagement@dcj.nsw.gov.au** or phone: 1800 738 718.

All feedback should be received **by 27 November 2023** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch

**Manager, Community Engagement  
NSW Land and Housing Corporation**

### About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit **<https://www.dpie.nsw.gov.au/land-and-housing-corporation>**



## Appendix G – Response to Liverpool City Council Recommended Conditions

Council's Recommended Conditions	Response
<b>Environmental Health Advisory Conditions</b>	
<p><b>Land Contamination</b></p> <p>No record of any dumping or impact from any hazardous material or potentially contaminating activities at the 3 lots. Council is satisfied that the land would be suitable for the proposed development.</p>	<p>Noted.</p> <p>Additional Identified Requirement not required.</p>
<p><b>Noise</b></p> <p>The site is not impacted by any potentially noise generating activities.</p> <ol style="list-style-type: none"> <li>1. Development should consider the accumulative noise impacts associated with the mechanical ventilation system given the proposed building design, the location and surrounding land uses.</li> <li>2. The development must demonstrate compliance with Part 5, Section 100 (a)&amp;(b) of SEPP (Housing) 2021. This should be assessed in conjunction with the above point.</li> <li>3. Development should consider potential noise impacts from construction and development. A construction noise and vibration assessment should be considered due to the potential noise and vibration impacts on neighbouring residents. The Construction Noise and Vibration Assessment shall take into consideration and be consistent with the following documents: <ol style="list-style-type: none"> <li>a) 'Interim Construction Noise Guideline' published by the Department of Environment and Climate Change NSW (DECC 2009/265) dated July 2009,</li> <li>b) Assessing Vibration: A Technical Guideline published by the Department of Environment and Conservation (NSW EPA), February 2006</li> <li>c) Structural damage criteria as presented in German Standard DIN4150 - Part 3 "Structural vibration in buildings – Effects on structures" and British Standard BS7385-Part 2: 1993 "Evaluation and Measurement for Vibration in Buildings".</li> </ol> </li> <li>4. General use items such as any heat pumps, air conditioning units, and/or pumps must be designed to operate in accordance with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017.</li> </ol>	<p>Noted.</p> <p>As per Council's comment, the site is not impacted by any potential noise generating activities.</p> <ol style="list-style-type: none"> <li>1. Accumulative noise impacts associated with proposed mechanical ventilation systems such as proposed air conditioning units, has been addressed in Identified Requirement No. 85 to ensure the installation and ongoing use of the units comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017.</li> <li>2. Assessment against Part 5, Section 100 of the Housing SEPP is addressed in Section 6.5.6 of the REF.</li> <li>3. As per Section 6.5.6 of the REF, the development has been designed to ensure acoustic impacts towards adjoining properties are considered. Due to the nature of the use (residential - seniors housing), it is considered that no further assessment relating to noise and vibration is warranted.</li> <li>4. Noted as per above.</li> </ol>
<b>General Construction</b>	

## Appendix G – Response to Liverpool City Council Recommended Conditions

A Construction Environmental Management Plan should be developed and implemented during the construction/development phase. The environmental site management measures must remain in place and be maintained throughout the period of the development. The CEMP must address all environmental aspects of the development's construction phases, and include (where relevant), but not be limited to, the following:

- Asbestos Management Plan;
- Project Contact Information;
- Site Security Details;
- Timing and Sequencing Information;
- Site Soil and Water Management Plan;
- Noise and Vibration Control Plan;
- Dust Control Plan;
- Air Monitoring;
- Odour Control Plan;
- Health and Safety Plan;
- Waste Management Plan;
- Incident management Contingency; and
- Unexpected Finds Protocol.

A Construction Environmental Management Plan is not required as general site management conditions have been addressed by standard Identified Requirements within the Activity Determination.

### External lighting/General Lighting

Any required external lighting or general illumination of the site must be arranged in accordance with the requirements and specifications of AS 4282:2019 - Control of obtrusive effects of outdoor lighting, so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

Noted.

NSW Land and Housing Corporation is required to comply with all applicable Australian Standard Requirements including external/general lighting provisions.

### Building Alarms

Any building intruder alarm/s associated with the development must only be permitted to operate in accordance with Clause 42 of the Protection of the Environment Operations (Noise Control) Regulation 2017.

Not applicable.

No building intruder alarms are to be installed within the premises.

### Stormwater Advisory Conditions

A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Tonkin, project number: 211913, Drawing Numbers: 301, 302, Revision E; dated: 15.09.23 and 601, Revision D; dated 15.09.23.

Noted.

Development will be carried out substantially in accordance with plans/documents listed in Identified Requirement No. 1.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Noted.

Stormwater design complies and is generally addressed in standard Identified Requirement Nos. 6-9, 14 & 35.

No inclusion of additional Identified Requirement is needed.

## Appendix G – Response to Liverpool City Council Recommended Conditions

Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwaters and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.	<p>Noted.</p> <p>Engineering and Stormwater measures and plans are addressed in standard Identified Requirement No 42. All engineering drawings and associated documentation will be in accordance with approved plans and will form part of the construction documentation, to be approved by NSW Land and Housing Corporation.</p> <p>It is also noted that under Section 6.28 (previous S.109R) of the <i>Environmental Planning and Assessment Act 1979</i>, the NSW Land and Housing Corporation, as a Crown authority, is authorised to certify its own building works as complying with the state's building laws (ie the Building Code of Australia) and is therefore exempt from the need to obtain a Construction Certificate under Section 6.7 of the Act.</p>
Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.	<p>Noted.</p> <p>As detailed above in standard Identified Requirement No. 42.</p>
Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link.	<p>Noted.</p> <p>The proposed Stormwater Concept Design for the development has been undertaken with the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) in accordance with Liverpool City Council's water sensitive urban design (WSUD). This is demonstrated through the use of stormfilter cartridges, treating stormwater flows from the site and resulting in a 90% gross pollutant reduction.</p>
<b>Engineering Advisory Conditions</b>	
<b>General</b>	
All roadworks, drainage works and dedications, required to affect the consented development shall be undertaken at no cost to Liverpool City Council.	<p>Noted.</p> <p>All proposed works will be undertaken at no cost to Liverpool City Council.</p>
<p>Prior to the issue of a Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)</li> <li>• Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)</li> </ul>	<p>Not applicable.</p> <p>NSW Land and Housing Corporation, as a Public Authority does not require approval to undertake work in the road reserve.</p> <p>Clause 5 of Schedule 2 of the savings, transitional and other provisions of the <i>Roads Act 1993</i> provides that a Public Authority, such as the NSW Land and Housing Corporation, does not require consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road.</p>

## Appendix G – Response to Liverpool City Council Recommended Conditions

- Road occupancy or road closures

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications.	All works will be carried in accordance with the Activity Determination.
Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with Liverpool City Council (being the Roads Authority under the Roads Act), for the provision of stormwater drainage works in Leo Avenue.	Not applicable, for the reasons stated previously. No land subdivision proposed.
Engineering plans are to be prepared in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.	Noted. As detailed above.
All retaining walls shall be of masonry construction and must be wholly within the property, including footings and agricultural drainage lines. No retaining walls are permitted on property boundaries where there will be a significant increase in levels 300mm and above which may affect local overland flow paths. Existing levels on property boundaries shall be maintained to ensure privacy to adjoining properties.  Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer and a construction certificate must be obtained prior to commencement of works on the retaining wall.	Noted.  Proposed retaining walls are wholly within the property and will be completed in accordance with the approved plans.  This is addressed in standard Identified Requirement No. 14.
Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1 and AS2890.6 and Liverpool City Council's Development Control Plan.	Noted. As detailed above, NSW Land and Housing Corporation is required to comply with all applicable Australian Standard Requirements.
Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in West Street, Jedda Road and Leo Avenue is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 50m either side of the development.	Addressed by inclusion of additional Identified Requirement No. 82 to ensure a Dilapidation Report is provided to Council prior to commencement of works.
<b>Prior to Commencement of Works</b>	
Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure	Noted.  Generally addressed in standard Identified Requirement No. 13.

## Appendix G – Response to Liverpool City Council Recommended Conditions

<p>compliance with the Protection of the Environment Operations Act 1997 and Landcom's publication "Managing Urban Stormwater – Soils and Construction (2004)" – also known as "The Blue Book".</p> <p>The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.</p>	
<p>Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.</p> <p>Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be always available on site.</p> <p>Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.</p>	<p>Addressed by inclusion of additional Identified Requirement No. 83 for a Traffic Management Plan to be prepared and submitted to NSW Land and Housing Corporation, during the construction documentation stage.</p>
<p>Prior to commencement of works investigations shall be undertaken on the subject development site on any existing stormwater lines that may still be active through or traversing the site. If the investigations reveal that an existing stormwater line is present, then all cost to relocate and divert around the subject site shall be burdened by the developer (Land and Housing Corporation).</p>	<p>Noted.</p> <p>Standard Identified Requirement No. 15 has been amended to also include any existing stormwater line to address this condition.</p>
<p><b>Requirements during Construction</b></p>	
<p>Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.</p>	<p>Noted.</p> <p>As detailed above, erosion and sediment control measures are addressed in standard Identified Requirement No. 13.</p>
<p>All earthworks shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works. The level of testing shall be determined by the Geotechnical Testing Authority/ Superintendent in consultation with the Principal Certifying Authority.</p>	<p>Noted.</p> <p>As detailed above, NSW Land and Housing Corporation is required to comply with all applicable Australian Standard requirements and all works will be undertaken as per approved, stamped plans/documents listed in Identified Requirement No. 1.</p>
<p><b>Prior to the issue of an Occupation Certificate</b></p>	
<p>Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local</p>	<p>Not applicable.</p> <p>As detailed above, NSW Land and Housing Corporation as a Public Authority does not require consent from a</p>



## Appendix G – Response to Liverpool City Council Recommended Conditions

Government Act approval have been inspected and signed off by Liverpool City Council.	Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road. Also, LAHC, as a Crown authority, is not required to obtain Occupation Certificates under Section 6.9 of the <i>Environmental Planning and Assessment Act 1979</i> .
<p>Prior to the issue of an Occupation Certificate, works-as-executed drawings and compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.</p> <p>An original set of works-as-executed drawings and electronic copies on a USB of compliance documentation shall also be submitted to Liverpool City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.</p>	<p>Noted.</p> <p>Works-as-executed drawings and documents addressed in standard Identified Requirement No. 72.</p>
<p>Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the:</p> <ul style="list-style-type: none"> <li>a) On-site detention system</li> <li>b) Stormwater Quality pre-treatment system/s <ul style="list-style-type: none"> <li>• Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.</li> <li>• Have met the design intent regarding any construction variations to the approved design.</li> <li>• Any remedial works required to been undertaken have been satisfactorily completed. Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.</li> </ul> </li> </ul>	<p>Noted.</p> <p>NSW Land and Housing Corporation will ensure stormwater works have been completed in accordance with the approved plans and requirements of this Activity Determination. As noted above, works-as-executed documents will be prepared and submitted to NSW Land and Housing Corporation and Council prior to occupation.</p>
<p>Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:</p> <ul style="list-style-type: none"> <li>a) On-site detention system</li> <li>b) Stormwater Quality pre-treatment system/s</li> </ul> <p>Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.</p>	<p>Noted.</p> <p>Addressed in standard Identified Requirement no. 72.</p>
A maintenance bond in the form of a bank Guarantee or cash bond (\$TBA), shall be lodged with Council prior to	The payment of a bank guarantee or cash bond is not considered to be appropriate for a Crown authority. The

## Appendix G – Response to Liverpool City Council Recommended Conditions

the issue of an Occupation Certificate (interim or final). The bond shall cover maintenance and any damage to roads, drainage lines, public reserves or other council property or works required as a result of work not in accordance with Council's standards, and /or development consent conditions. The bond will be held by Council for a minimum period of 12 months from the date of Council acceptance of final works.	NSW Land and Housing Corporation will undertake the works to meet the agreed standards and specifications.
The existing 1.2m wide footpath fronting the development site shall be reconstructed to a 1.5m wide by 100mm thick (with one layer of SL72 reinforcing mesh) concrete path paving.	Footpath paving currently exists across the street frontages of the development site and has been assessed as providing a suitable access pathway which meets accessibility requirements and gradients. It is therefore not proposed to reconstruct the footpath.
The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.	Noted.  Addressed in standard Identified Requirement No. 67, costs of any necessary adjustments to utilities are borne by the NSW Land and Housing Corporation.
Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.	Noted.  Addressed in standard Identified Requirement No. 68 where any costs related to damages to adjoining properties are borne by the building contractor.
<b>Traffic and Transport Conditions</b>	
<p>The development is to be compliant with the Liverpool DCP, Australian Standards, State Environmental Planning Policy (Housing) requirements. Additionally, the applicant is to:</p> <ul style="list-style-type: none"> <li>• provide/address the service access for the removalists;</li> <li>• assess adequacy of the streetlight along the property frontage and, if required, to upgrade the street lighting to Council's and Endeavour Energy specifications;</li> <li>• provide paved footpath along the full frontage of the development site;</li> <li>• restore all redundant driveways;</li> <li>• provide parking restrictions along the full frontage of the development site, with Council's approval;</li> <li>• meet other standard conditions as follows:</li> </ul>	<p>Noted.</p> <p>The development is found to be in compliance with the applicable planning policies, standards and guidelines, addressed in the REF. It is noted that:</p> <ul style="list-style-type: none"> <li>• the current building access arrangement is considered acceptable</li> <li>• no changes to street lighting are proposed as part of the development. As detailed above, costs of any necessary adjustments to utilities are borne by the NSW Land and Housing Corporation</li> <li>• footpath paving currently exists across the street frontages of the development site</li> <li>• all redundant driveways shall be restored – addressed in standard Identified Requirement No. 11.</li> </ul>
<b>Prior to the issue of a Construction Certificate</b>	
<b>A – Provision of Services – Street Lighting – Street Lighting Upgrade</b>	LAHC is only responsible for the repair or reconstruction of any public assets damaged during demolition or the construction of the development, not repairs to or replacement of assets already damaged prior to

## Appendix G – Response to Liverpool City Council Recommended Conditions

<p>The applicant/developer shall engage the services of an Endeavour Energy accredited ASP Level 3 service provider to assess adequacy of the existing streetlight in front of the development site. If street light improvement is required, the consultant is to lodge Endorsement of Public Lighting Design Application Form. The application is available on Council website and can be lodged online.</p> <p>This form is to be used to seek Council requirements for upgrading or installing new streetlights at all frontages.</p> <p>The upgrade shall include undergrounding of existing aerial power lines, communication cables and replacement of existing street light poles with Endeavour Energy approved Macarthur Poles as specified by Council in the public lighting design brief.</p>	<p>commencement of work on the site. There no nexus between the carrying out of the proposed development and the improvement of existing streetlighting. In this regard, a reassessment of street lighting and/or street lighting upgrades is not required to be undertaken as part of the proposal.</p> <p>It is noted that sufficient pathway and external lighting will be incorporated into the design of the development and lighting details will be further detailed during the construction documentation stage.</p>
<p><b>Access, Car Parking and Manoeuvring – General</b></p> <p>The Certifying Authority shall ensure and certify that vehicular access, circulation, manoeuvring, pedestrian, and parking areas associated with the subject development have been designed and are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Council's Development Control Plan.</p>	<p>Noted.</p> <p>As detailed above, NSW Land and Housing Corporation is required to comply with all applicable Australian Standard Requirements including access and car parking provisions.</p>
<p><b>Access, Car Parking and Manoeuvring – Detail</b></p> <p>The Certifying Authority shall ensure and certify that:</p> <ol style="list-style-type: none"> <li>1. Off street access and parking complies with AS2890.1,</li> <li>2. Vehicular access and internal manoeuvring have been designed for the longest vehicle expected to service the development site, in accordance with AS2890.2,</li> <li>3. Sight distance at the street frontage has been provided in accordance with AS2890.1,</li> <li>4. All vehicles can enter and exit the site in a forward direction, and/or</li> <li>5. Requirements of the Disability Discrimination Act 2002, Disability Standards.</li> </ol>	<p>Noted.</p> <p>NSW Land and Housing Corporation, as a Crown authority, will ensure all proposed access, car parking and manoeuvring details will be completed in accordance with the relevant Australian Standards. It is noted that AS2890.2 applies to off-street commercial vehicle facilities which does not apply to the development.</p> <p>Standard Identified Requirement No. 12 generally addresses this requirement.</p>
<p><b>Road Works</b></p> <p>Works within the public road reserve shall not commence until the design drawings including the associated signs and line marking scheme have been approved by Council's Traffic Management Section.</p>	<p>Noted.</p> <p>Addressed by inclusion of additional Identified Requirement No. 84 to ensure works within the road reserve are in accordance with Council's requirements. Furthermore, standard Identified Requirement No. 10 requires NSW Land and Housing Corporation to ensure proposed vehicular crossings are designed in accordance with Council's requirements and drawings/plans are to be submitted to Council. .</p>

## Appendix G – Response to Liverpool City Council Recommended Conditions

<p><b>Public Domain Works – Street Lighting</b></p> <p>If required, Council and Endeavor Energy approved street lighting design along the property are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council.</p> <p>All street lighting must comply with the service provider Street Lighting Policy and illumination requirements and Council's Street Lighting policy. All cost associated with the installation of street lighting shall be borne by the developer.</p>	<p>Not applicable.</p> <p>Street lighting upgrades will not be undertaken as per detailed response above.</p>
<p><b>Detailed Design Drawings</b></p> <p>Detailed design drawings of the parking spaces, paved footpath along the property frontage, restoration of the redundant driveways, parking restrictions signs and line markings are to be submitted to Council for approval using Approval of Traffic Facilities including Signs and Line Marking Schemes Application Form. The application is available on Council website and should be lodged online. The drawings are to be prepared by a suitably qualified person.</p>	<p>Detailed design drawings of parking spaces, paved footpath, restoration of any redundant driveways and other works within the road reserve will form part of the detailed construction documentation stage and an additional Identified Requirement is not considered necessary.</p>
<p><b>Works prior to commencing</b></p>	
<p><b>Construction Traffic Management Plan (CTMP)</b></p> <p>A construction traffic management plan (CTMP) prepared by a suitably qualified person is to be submitted to and endorsed by Council's Transport Management Section. The CTMP is to be submitted using Assessment of Construction Traffic Management Plan application form. The application is available on Council website and can be lodged online. Comments on the CTMP will be provided and the updated CTMP are to be implemented during construction.</p> <p>A copy of the endorsed CTMP and traffic control plans are to be available on the works site for inspection by authorised Council officers.</p> <p>Construction shall not commence until the assessed construction traffic management plan has been endorsed. The endorsed CTMP is to be implemented during construction.</p>	<p>Addressed by inclusion of additional Identified Requirement No. 83 for a Construction Traffic Management Plan, prepared by a suitably qualified traffic engineer, to be submitted to NSW Land and Housing Corporation during the construction documentation stage.</p>
<p><b>Work Zone</b></p> <p>A Works Zone application is required if on-street parking is affected with commuter parking and there is insufficient off-street parking space. A Works Zone Application Form is available on Council website and can</p>	<p>Noted.</p>

## Appendix G – Response to Liverpool City Council Recommended Conditions

be lodged online by attaching all required documents indicated on the application form.	
<p><b>Road Occupancy Permit</b></p> <p>Road occupancy and road opening approvals will be required from Council to undertake works within the existing road reserve. The following applications are available on Council's website and can be lodged online attaching all required documents indicated on the application form.</p> <ul style="list-style-type: none"> <li>• Road Occupancy Application Form</li> <li>• Road Opening Application Form</li> </ul>	<p>Not applicable.</p> <p>As per above, LAHC as a Public Authority, does not require consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road.</p>
<b>During construction</b>	
<p><b>Car Parking Areas</b></p> <p>Car parking spaces and driveways must be constructed of a minimum two coat finish seal or better.</p> <p>All parking spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities.</p> <p>The design of these spaces must comply with Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off-Street Car Parking.</p> <p>All car parking areas are to be appropriately line marked and sign posted in accordance with the Council approved stamped plans.</p> <p>All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.</p> <p>The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.</p>	<p>As detailed above, NSW Land and Housing Corporation, will ensure car parking and car parking areas will be completed in accordance with Council's DCP and applicable Australian Standards.</p>
<p><b>Public Domain Works</b></p> <p>All works within the road reserve, including the approved sign and line making scheme, are to be carried out by the applicant, at no cost to Council, in accordance with the TfNSW/RMS 'Delineation Guidelines'.</p>	<p>Noted.</p> <p>As detailed above, this is generally addressed in Identified Requirement Nos. 11 and 72.</p>
<b>Prior to the issue of an Occupation Certificate</b>	
<p><b>Public Domain Works – Street Lighting</b></p> <p>The approved street lighting designs are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council.</p>	<p>Not applicable.</p> <p>Street lighting upgrades will not be undertaken, as per detailed response above.</p>

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Endeavour Energy pole numbers and the date poles were energised are to be submitted to Council's Traffic Management Section prior to submitting OC or SC application. All cost associated with the installation of street lighting shall be borne by the developer.

### Conditions relating to use

#### Parking Spaces

The following parking spaces should be used solely for the purpose it has been provided.

1. Unrestricted resident car parking
2. Visitor car parking
3. Accessible car parking

Noted.

Proposed onsite car parking spaces will solely be used for tenants only. NSW Land and Housing Corporation will ensure this is managed appropriately.