



COPY

LIVERPOOL CITY COUNCIL

1 Hoxton Park Road, Liverpool, N.S.W. 2170 Telephone: (02) 821 9222

'PROUD OF OUR PAST, CONFIDENT IN OUR FUTURE'

3rd August 1990

FILE No:	P 3825.270
LOCATION CODE:	4005
SUBJECT No:	202
FOLIO No:	200
DOCUMENT TYPE:	.03
FOLLOW-UP CODE:	-

Your reference: P 3825.270
Our reference: Judy McKittrick:vc
Enquiries: 821 9290

TO:



ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. 337/90 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 337/90 relating to:

PROPERTY: PT LOT 865, D.P. 2475, NO. 18 TENTH AVENUE, AUSTRAL

ZONING: SPECIAL USES 5(a) SCHOOL LIVERPOOL PLANNING SCHEME

The Development Application has been determined by granting of consent subject to conditions specified in this Notice.

PROPOSAL: EXTENSIONS TO EXISTING KINDERGARTEN

CONDITIONS:

1. Development to take place generally in accordance with Development Application received 14th June, 1990 and accompanying stamped plans, except as modified by the undermentioned conditions.
2. External materials are to complement existing external materials of kindergarten classroom. Details to be included on the building application plans.
3. Compliance with Council's Building and Health requirements as under:
 - 3.1 The proposal is situated outside a fire zone; has a rise in storeys of one, is classified as Class IXb and must comply with minimum Type 5 construction.
 - 3.2 Building application is to be submitted with the following details:-
 - (a) Three sets of plans drawn to a suitable scale and specifications.
 - (b) Structural Engineer's plans for all structural elements of the building.

.../2

COPY

FILE No:
LOCATION CODE:
SUBJECT No:
FOLIO No:
DOCUMENT TYPE:
FOLLOW-UP CODE:

Mrs Mary Harper

- 3.3 All waste products associated with the use of the building are to be stored in a designated storage area approved by the Health and Building Department.
 - 3.4 Details of all external finishes to be submitted with the building application.
 - 3.5 Building works are not to be carried out on Sundays.
 - 3.6 Glazing materials used in the building/s are to comply with Clause 53.4 of Ordinance 70 and the relevant parts of Australian Standards:
 - (a) 1288 "S.A.A. Glass Installation Code"; and
 - (b) 2208 "Safety Glazing Materials for Use in Buildings (Human Impact Considerations)."
 - 3.7 Additional set of plans are to be provided with the building application for referral and comments from the Fire Safety Division, NSW Fire Brigade.
4. Compliance with Council's Engineering Services Department's requirement as under:
 - 4.1 Stormwater to be connected to existing system.

Notes:

- (1) To ascertain the date upon which the Consent becomes effective refer to Section 93 of the Act.
- (2) To ascertain the extent to which the Consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.

For and on behalf of the
TOWN CLERK/CITY MANAGER

JMCK

6.8.90

B3825.270
Mr B Cohen:cb
821-9389

22 February 1994

Sunscreen Carports
5/14 Elizabeth Street
WETHERILL PARK 2164

As per Building Services Corporation Act, 1989	
<input checked="" type="checkbox"/>	B.S.C. Insurance Premium paid
<input type="checkbox"/>	B.S.C. Insurance Premium is not applicable.
Per: 	

**LOCAL GOVERNMENT ACT, 1993 AND REGULATIONS AND
BUILDING CODE OF AUSTRALIA (BCA) 1991**

**NOTICE TO APPLICANT OF DETERMINATION OF
A BUILDING APPLICATION**

Being the applicant in respect of Building Application No. 355/94 and pursuant to Section 99 of the Act, Notice is hereby given of the determination by the Approval Authority of the Building Application No. 355/94 relating to:

PROPERTY: LOT 865, DP 2475, EDMONDSON AVENUE, AUSTRAL
OWNER: AUSTRAL PUBLIC SCHOOL, EDMONDSON AVENUE, AUSTRAL
BUILDER: SUNSCREEN CARPORTS, 5/14 ELIZABETH ST, WETHERILL PARK

The Building Application has been determined on 22 February 1994 by granting of approval which operates from 22 February 1994 subject to conditions specified in this Notice.

DESCRIPTION: PROPOSED CLASS 10a AWNINGS

CONDITIONS:

THIS IS TO CERTIFY that the attached stamped plans and specification have been approved by Council on the date hereon, subject to the following conditions.

GENERAL

1. Compliance with the Local Government Act, 1993 and Regulations thereunder.
2. 48 hours notice in writing to be given to Council. Inspections are required at the following stages of construction:-
 - (a) All trenches and steel reinforcement prior to pouring of concrete;
 - (b) Framework when complete prior to the fixing of wall sheeting;
 - (c) Stormwater drainage lines prior to backfilling;
 - (d) Completion of all works.
3. Stamped approved building plans must be submitted to The Water Board prior to commencement of work. Failure to do so will render the owner liable to a penalty and may result in the demolition of the work. A Regional Office of the Board is located cnr. Bigge & Moore Streets, Liverpool, Telephone 821 0555.
4. No trees are to be lopped or removed without prior Council approval.
5. Electrical installations must be in accordance with the requirements of Prospect Electricity. All enquiries relating to electrical installations should be directed to that Authority.

SITING, SURVEY REPORTS, FLOODING

6. The awnings are to be sited in accordance with approved site plan.

FOOTINGS, SLABS, STRUCTURAL DETAILS

7. Footings to be taken to solid and uniform bearing and a minimum of 450 mm deep.

DRAINAGE

8. Roof gutters and downpipes to be installed and to be connected to the existing stormwater drainage system.

MISCELLANEOUS

9. The awnings are not to be enclosed without prior written approval being obtained from Council.
10. The awnings are to be completed to conform with existing development and amenity of the area.

NOTES:

- A** All buildings to be sited well clear of any easements affecting the allotment. The applicant should ascertain if any easements do exist and if so obtain full details of such prior to construction commencing.
- B** Telecom recommends prewiring for telephone services during construction of dwellings or dwelling additions. Contact Telecom for further details.
- C** A review of this approval may be requested by the applicant within twenty eight (28) days of the determination subject to an appropriate fee..
- D** If you are aggrieved by any of the aforementioned conditions of approval you are advised of your right of appeal to the Land and Environment Court of NSW. However, any items may be clarified by contacting your Senior Environmental Health and Building Surveyor at Council's Offices.
- E** Construction/civil work is not permitted on the site between the hours of 6 pm to 7 am Monday to Saturday with no work permitted on Sundays or Public Holidays, unless otherwise approved by the Planning & Development Department.
- F** In order to improve fire safety it is suggested that smoke detectors be installed.
- G** Contact should be made with Prospect Electricity to ascertain maximum clearance between the proposal and overhead electricity supply lines to the property.
- H** Unimpeded access must be available to Prospect Electricity during and after building for the electricity meters and metering equipment.
- I** ANY FAILURE TO COMPLY WITH THE CONDITIONS OF APPROVAL MAY RESULT IN LEGAL ACTION BEING INSTIGATED AND THE PRECLUSION OF A BUILDING CERTIFICATE AT THE COMPLETION OF WORKS.
- J** The conditions are imposed taking into account the Local Government Act, 1993 and Regulations thereunder, relevant standards and site conditions.
- K** This approval shall lapse two (2) years from the date on which the approval operates as adopted by Council.



Bernie Cohen

SENIOR ENVIRONMENTAL HEALTH & BUILDING SURVEYOR



Our Ref: DA-1032/2008
 Contact: Keira Vergis
 Ph: (02) 9821 9336
 Date: 9 April 2008

FILE COPY

AUSTRAL PUBLIC SCHOOL
 C/- BRETT WARWICK
 219 EDMONDSON AVE
 AUSTRAL NSW 2179

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**NOTICE OF DETERMINATION OF
 A DEVELOPMENT APPLICATION**

Being the applicant in respect of Development Application No. DA-1032/2008 and pursuant to Section 81 (1) (a) of the Act, Notice is hereby given of the determination by Liverpool Council as Consent Authority of the above described Development Application relating to:

- OWNERS:** EDUCATION DEPARTMENT
 C/- LIVERPOOL AREA OFFICE
 BIGGE ST LIVERPOOL
 2170
- LAND:** 205 EDMONDSON AVENUE, AUSTRAL NSW 2179
 LOT 865 DP 2475, LOT 1 DP 398105, LOT 1 DP 398106,
 LOT 1 DP 509613, LOT 2 DP 509613, LOT 1 DP 512119
- PROPOSED DEVELOPMENT:** Install 50000 Litre Rainwater Tank
- BUILDING CLASSIFICATION:** Class 10b
- DETERMINATION:** Approved
- CONSENT TO OPERATE FROM:** 9 April 2008
- CONSENT TO LAPSE ON:** 9 April 2010
 (Unless physically commenced)
- ATTACHMENTS:** Conditions of Approval

Before commencing the development please read the Development Consent carefully and make sure that you understand all the conditions that have been imposed. Please contact Liverpool City Council regarding any enquiry you may have in respect of the following conditions.

If you do not understand this letter/application, please ring the Telephone Interpreter Service (131 450) and ask them to contact Council (1300 362 170). Office hours are 8.30 am to 5.00 pm, Monday to Friday.

ARABIC

إذا لم تستطع فهم هذا الطلب، الرجاء الاتصال بخدمة الترجمة الهاتفية على رقم 131 450 واسألهم أن يتصلوا بالبلدية على رقم 1300 362 170. دوام ساعات العمل هي من الساعة 8.30 صباحاً إلى 5.00 بعد الظهر من الاثنين إلى الجمعة.

CHINESE

如您看不懂此信 / 申請書，請打電話給「電話翻譯服務台」(131 450)，請他們聯絡市政廳(市政廳電話 1300 362 170)。市政廳辦公時間，星期一至星期五，上午八時三十分至下午五時。

CROATIAN

Ako ne razumijete ovo pismo/aplikaciju, molimo nazovite Službu prevodilaca i tumača (Translating and Interpreting Service - na broj 131 450) i zamolite ih da nazovu Općinu (na 1300 362 170). Radno vrijeme je od 8.30 ujutro do 5.00 popodne, od ponedjeljka do petka.

GERMAN

Wenn Sie diesen Brief/Antrag nicht verstehen können, rufen Sie bitte den Telefon Dolmetscher Dienst (Telephone Interpreter Service) (131 450) an und lassen Sie sich vom Personal mit dem Gemeinderat (Council) in Verbindung setzen (1300 362 170). Geschäftsstunden sind von 8:30 bis 17:00 Uhr, montags bis freitags.

GREEK

Αν δεν καταλαβαίνετε αυτή την επιστολή/αίτηση, σας παρακαλούμε να τηλεφωνήσετε στην Τηλεφωνική Υπηρεσία Διερχομένων (131 450) και να τους ζητήσετε να επικοινωνήσουν με το Δημοτικό Συμβούλιο (1300 362 170). Τα γραφεία του είναι ανοιχτά από τις 8.30π.μ. μέχρι τις 5.00μ.μ. από Δευτέρα μέχρι και Παρασκευή.

HINDI

अगर आप इस पत्र/आवेदन को पढ़कर समझ नहीं पा रहे हैं तो कृपया टेलीफोन संवाद-सहायक सेवा (131 450) को फोन करें और उनसे काउंसिल (1300 362 170) में संपर्क करने को कहें। कार्यालय का समय सोमवार से शुक्रवार तक प्रातः ८:३० बजे से सायं ५:०० तक है।

ITALIAN

Se non comprendi questa lettera/questo modulo di domanda, telefona al Servizio traduzioni e interpreti al numero 131 450 chiedendo di essere messo in contatto con il Comune (telefono 1300 362 170). Orario d'ufficio: ore 8.30 -17.00, dal lunedì al venerdì.

KHMER

បើលោកអ្នកមិនយល់ពីអត្ថន័យឬការប្រតិបត្តិនេះទេ សូម ទូរស័ព្ទទៅសេវាកម្មប្រែភាសាភាសាចូរស័ព្ទ (លេខ 131 450) ហើយស្នើសុំឲ្យគេទាក់ទងសាលាក្រុង (លេខ 1300 362 170)។ ពេលម៉ោងធ្វើការគឺម៉ោង 8 កន្លះព្រឹកដល់ម៉ោង 5 ល្ងាច ពីថ្ងៃច័ន្ទដល់ថ្ងៃសុក្រ

MACEDONIAN

Ako ne go razbirate ova pismo/aplikacija, ve molime da se javite vo Telefonската преведувачка служба на 131 450 и замолете ги да стапат во контакт со Општината на 1300 362 170. Работното време е од 8.30 часот наутро до 5.00 часот попладне од понеделник до петок.

MALTESE

Jekk ma tifhimx din l-ittra/applikazzjoni, jekk joghgbok ċempel lis-Servizz ta' l-Interpretu bit-Telefon (131 450) u itlobhom jikkuntattjaw il-Kunsill (1300 362 170). Il-hinijiet ta' l-Uffiċċju huma mit-8.30a.m. sal-5.00p.m., mit-Tnejn sal-Ġimgħa.

POLISH

Jeśli nie rozumiesz treści niniejszego pisma/podania, zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service) pod numer 131 450 i poproś o telefoniczne skontaktowanie się z Radą Miejską pod numerem 1300 362 170. Godziny urzędowania: 08.30-17.00 od poniedziałku do piątku.

SERBIAN

Ako ne razumete ovo pismo/aplikaciju, molimo vas da nazovete Telefonsku prevodilačku službu (131 450) i zamolite ih da kontaktiraju Opštinu (1300 362 170). Radno vreme je od 8.30 ujutro do 5.00 popodne, od ponedeljka do petka.

SPANISH

Si Ud. no entiende esta carta/solicitud, por favor llame al Servicio Telefónico de Intérpretes (131 450) y pídales que llamen a la Municipalidad (Council) al 1300 362 170. Las horas de oficina son de 8:30 am a 5:00 pm, de lunes a viernes.

TURKISH

Bu mektubu veya müracaatı anlayamazsanız, lütfen Telefon Tercüme Servisi'ne (131 450) telefon ederek Belediye ile (1300 362 170) ilişkiye geçmelerini isteyiniz. Çalışma saatleri Pazartesi - Cuma günleri arasında sabah saat 8:30 ile akşam 5:00 arasındadır.

VIETNAMESE

Nếu không hiểu thư/đơn này, xin Quý Vị gọi cho Telephone Interpreter Service (Dịch Vụ Thông Dịch Qua Điện Thoại), số 131 450, và nhờ họ liên lạc với Council (Hội Đồng), số 1300 362 170. Giờ làm việc là 8 giờ 30 sáng đến 5 giờ 00 chiều, Thứ Hai đến Thứ Sáu.

CONDITIONS:

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies.

A. THE DEVELOPMENT

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies:

GENERAL

1. Development must be carried out in accordance with Development Application received **4 April 2008** and:

- Plans marked L.C.C.1, dated 15/2/2008

Marked **DA 1032/2008**, except where modified by the following conditions. (A1.1)

B. OPERATIONAL MATTERS

These conditions pertain to the use of the site and have been imposed to ensure that the development and its operations do not interfere with the amenity of the surrounding area.

WASTE STORAGE AND DISPOSAL - GENERAL

2. The Waste Management Plan submitted to and approved by Council must be adhered to at all times throughout all stages of the development. The applicant is required to keep supporting documentation (receipts/dockets) of waste/recycling/disposal methods carried out, which must be produced upon the request of Council or any other authorised officer.

Note: Any non-compliance with this requirement will result in penalties being issued. (B22.1)

C. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with, or incorporated in, the detailed plans and specifications which accompany the Construction Certificate:

STRUCTURAL DETAILS / SEDIMENT CONTROL / SITE FILLING / RETAINING WALLS / BUILDING CODE OF AUSTRALIA:

3. All aspects of construction must comply with the applicable performance requirements of the Building Code of Australia 2006. Compliance with the performance requirements can only be achieved by:

- Complying with the Deemed to Satisfy Provisions; or

- Formulating an 'Alternative Solution' that complies with the performance requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).
 - Should an Alternative Solution under the Building Code of Australia 2006 be proposed, Council's building surveyor must be involved in the preparation of the Fire Engineered Design Brief (FEDB).
 - Any alternative solution concerning fire safety must be reviewed by the NSW Fire Brigade (Fire Safety Division). Their comments are to be forwarded to Council prior to the issue of a Construction Certificate. (C12.1)
4. Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, must be designed strictly in accordance with the manufacturers details or by a practising structural engineer. (C12.3)
 5. Structural supporting elements or bracing of the building must be designed and certified by a qualified chartered structural engineer and must meet ground conditions. (C12.5)

FEE PAYMENT

6. Prior to the issue of a Construction Certificate or unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. For the calculation of payments such as Long Service Levy, the payment must be based on the value specified with the Development Application being **\$ 50,000.00** (C9.1)
7. The following fees are applicable and payable, prior to the issue of a Construction Certificate:
 - K&G/Road Damage Deposit Inspection Fee
Where the costs of development is in excess of \$20,000 or in ground/above ground swimming pool excavated by machinery
 - Long Service Levy Fee
Based on 0.35% of the cost of building work where the costing of the Construction Certificate is \$25,000 or more.

These fees are reviewed annually and will be calculated accordingly. (C9.2)

D. PRIOR TO ANY WORK COMMENCING ON THE SITE

The following conditions are to be complied with prior to any work commencing on the site:

CONSTRUCTION CERTIFICATES

8. Detailed engineering plans and specifications relating to the work must be endorsed with a Construction Certificate, in accordance with Section 81A of the Act, and a copy submitted to Council, with payment of any relevant fees. The fees will include damaged deposit, road opening, damaged inspection fee and any required Section 94 payment or

bond. You are required to contact Council's Customer Service Centre to confirm the current amounts. (D1.1)

9. Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans. (D1.2)
10. Where this consent requires both engineering and building works to be undertaken, a separate Construction Certificate must be issued for each category of works i.e., a separate Civil Engineering Construction Certificate and a separate building Construction Certificate. (D1.3)

NOTIFICATION / PRINCIPAL CERTIFYING AUTHORITY

11. The applicant must advise Council of the name, address and contact number of the accredited certifier, in accordance with Section 81A (4) of the Act. (D2.1)
12. The applicant must advise Council, of intended date to commence the work which is the subject of this consent by completing a Notice of Commencement of Building Works Form available from Council's Customer Service Centre. A minimum period of two (2) working days, notification must be given. (D2.2)
13. A written notice of intention must be given to the owner of the adjoining allotments of land outlining the particulars of the proposed work which involves:
 - Any excavation, below the base of the footings of a building on an adjoining allotment of land.
 - The notice must be given seven (7) days prior to the commencement of work. (D2.3)
14. A sign must be erected in a prominent position on the work site. The sign must state:
 - Unauthorised entry to the premises is prohibited, and
 - The name of the builder or other person in control of the premises, and a telephone number at which the builder or other person may be contacted outside working hours. (D2.4)
15. Building work that involves residential building work (within the meaning of the Home Building Act 1989) must not commence unless the Principal Certifying Authority for the development to which the work relates:
 - In the case of work to be done by a licensee under that Act:
 - ♦ Has been informed in writing of the licensee's name and contractor licence number; and,
 - ♦ Is satisfied that the licensee has complied with the requirements of Part 6 of the Act; or,
 - In the case of work to be done by any other person:

- ♦ Has been informed in writing of the person's name and owner-builder permit number, or has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definitions of owner-builder work in Section 29 of the Act and, is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for doing the work are changed in such a manner as to render out of date, any information or declaration previously given under either of those paragraphs.

Note: A certificate issued by an approved insurer under Part 6 of the *Home Building Act, 1989* for the purposes of this condition is sufficient evidence that the person has complied with the requirements of that Part. (D2.5)

SITE FACILITIES

16. Adequate waste disposal methods and builders storage facilities must be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to. (D3.1)
17. Access to the site must be provided only via the all weather driveway on the property and is not to be provided from any other site, or location. (Refer to Council's Sediment and Erosion Control Policy). (D3.2)

NOTIFICATION OF SERVICE PROVIDERS

18. Construction Certificate plans submitted to Council must be approved by Sydney Water to verify that the development meets its requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.(D4.1)

E. DURING CONSTRUCTION/ WORKS

The following conditions must be complied with whilst works occurring on the site:

HOURS OF OPERATION (CONSTRUCTION)

19. Construction/ civil work is only permitted on the site between the hours of 7am to 6pm Monday to Friday, and between 8am to 1pm on Saturdays. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council. (E3.1)
20. Deliveries must only occur between the hours of 7am and 7pm Monday to Friday, and between 7am and 7pm on Saturdays, and must not occur at any time on Sundays or Public Holidays. (E3.2)

BUILDING WORK

21. Compliance certificates issued by an appropriately accredited person under the *Environment Protection Act, 1997* must be supplied to the Principal Certifying Authority, for the nominated components of construction:
 - After the building work has been completed, and prior to any Occupation Certificate being issued in relation to the building.

Note: These certificates or documentary evidence must be submitted to Council with any Occupation Certificate issue for the development. The certificate must be submitted to Council together with the required registration fee payment. (E4.1)

GENERAL SITE WORKS

22. The cost of any necessary adjustments to utility mains and services must be paid by the applicant. (E8.1)
23. Care must be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the 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. (E8.2)
24. Alterations to the natural surface contours must not impede or divert natural surface water runoff in such a way that it causes a nuisance to adjoining property owners. (E8.5)

F. PRIOR TO OCCUPATION OF THE BUILDING/ PREMISES

The following conditions must be complied with prior to the occupation of the building:

GENERAL

25. The premises must not be occupied until an Occupation Certificate is issued by the Principal Certifying Authority. Copies of all documents relied upon for the issue of the Occupation Certificate must be attached to the Occupation Certificate and registered with Council. These documents must include surveyor reports and compliance certificate. (F1.1)
26. Prior to the issue of an Occupation Certificate, all landscaping works, driveways, fencing, car parks, driveway and traffic management signposting and/or line marking required as part of this consent must be completed in accordance with the approved plans and the conditions of this consent to the satisfaction of Council. (F1.2)

TERMITE PROTECTION

27. To protect the buildings from subterranean termites, termite barriers must be installed in accordance with AS 3660.1-1995 to the underside and penetrations of the concrete slab floor.

In addition, a durable notice must be permanently fixed inside the metre box indicating:

- The method of protection;
- The date of installation of the system;
- Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
- The need to maintain and inspect the system on a regular basis.

Certification from a licensed pest controller must be submitted to the Principal Certifying Authority validating that the termite protection system installed complies with AS3660.1.
(F6.1)

ADVICE

The following matters are included as advice relevant to this application:

- (i) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 82A of the *Environmental Planning and Assessment Act, 1979* gives you the right to request a review of the determination within 12 months after the date of the determination.
- (ii) If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act, 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
- (iii) In accordance with Section 95 of the Act, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within two (2) years of the date of this notice. The applicant may apply to Council for an extension of one (1) year.
- (iv) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 79C of the *Environmental Planning and Assessment Act, 1979*.
- (v) The applicant is advised to consult with:
 - Sydney Water;
 - Integral Energy;
 - Natural Gas Company; and
 - A local telecommunications carrier.
- (vi) Regarding the requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, whether on site or on the adjacent public road(s), Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made regarding Sydney Water's requirements for the eventual operation of the approved use.
- (vii) Builder's insurance is optional for the owner builder. However, you are advised that if the residential premise is sold within seven (7) years of completion, an Insurance Certificate is to be obtained and attached to any Contract of Sale.
- (viii) "DIAL BEFORE YOU DIG" – DIAL 1100
Before any excavation work starts, contractors and others should phone "Dial Before You Dig" service to access plans/information for underground pipes and cables. Phone 1100 during business hours, or alternatively visit the following website for more information;
www.dialbeforeyoudig.com.au
- (ix) Letterboxes must be provided in accordance with the requirements of Australia Post as set out in the brochure titled 'Requirements for the positioning and dimensions of mailboxes in

new commercial and residential developments'. A copy of the brochure may be obtained from Australia Post.

- (x) A temporary security fence to Workcover Authority requirements is to be provided to property during the course of construction.

*Note – Fencing is not to be located on Council's Reserve area

- (xi) You are advised that the placement of a concrete path around your home may render your home vulnerable to termite attack. To minimise the possibility of any damage, ensure that a minimum of 75mm clearance is provided between the base of the weephole and the level of the path.

- (xii) The developer must apply to Council for a Section 138 permit pursuant to the *Roads Act*, 1993, as well as the utility company for any utility connection work which may cross an existing road reserve. All trench restorations must be undertaken in accordance with Council's restoration backfill specification, and fees, and charges. This information is available from Council's Customer Service Centre.

Yours faithfully



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