

## A. THE DEVELOPMENT

### Approved Plans

1. Development the subject of this determination notice must be carried out strictly in accordance with the following plans/reports marked as follows:

### Plans

Plan Name	Plan Number	Reference/Revision	Date	Prepared By
BASIX Commitments 1/2	A-1000	13-23665/C	12/03/2015	Joshua Farkash & Associates Pty Ltd
BASIX Commitments 2/2	A-1001	13-23665/C	12/03/2015	Joshua Farkash & Associates Pty Ltd
Site Plan	A-1103	13-23665/I	10/07/2015	Joshua Farkash & Associates Pty Ltd
Basement Floor Plan – Level B1	A-2101	13-23665/G	12/03/2015	Joshua Farkash & Associates Pty Ltd
Basement Floor Plan – Level B2	A-2101/AG	13-23665/G	12/03/2015	Joshua Farkash & Associates Pty Ltd
Ground Floor Plan	A-2102	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Level 1 Floor Plan	A-2103	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Level 2 Floor Plan	A-2104	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Level 3 Floor Plan	A-2105	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Level 4 Floor Plan	A-2106	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Roof Plan	A-2107	13-23665/H	06/07/2015	Joshua Farkash &

				Associates Pty Ltd
Elevations – Building A 1/3	A-3101	13-23665/G	12/03/2015	Joshua Farkash & Associates Pty Ltd
Elevations – Building A 2/3	A-3102	13-23665/G	12/03/2015	Joshua Farkash & Associates Pty Ltd
Elevations – Building A 3/3	A-3103	13-23665/G	12/03/2015	Joshua Farkash & Associates Pty Ltd
Elevations – Buildings B & C 1/2	A-3104	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Elevations – Buildings B & C 2/2	A-3105	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Sections A-A & B-B	A-4101	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Sections C-C & D-D	A-4102	13-23665/G	06/07/2015	Joshua Farkash & Associates Pty Ltd
Adaptable Housing Buildings A, B, & C	A-6102	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Streetscape Elevations	A-9101	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
External Colours & Finishes	A-2101	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Site Plan-Subdivision	SP01	13-23665/H	06/07/2015	Joshua Farkash & Associates Pty Ltd
Landscape Plan/Cover Sheet	000	SS14-2860/G	10.07.2015	Site Image
Landscape Plan	101-104	SS14-2860/C	10.07.2015	Site Image
Landscape Details	501	SS14-2860/F	06.05.2015	Site Image
Civil	DA02	14075/F	July 2015	Diversi

Engineering Works Drawings				Consulting
Civil Engineering Works Drawings	DA03	14075/E	July 2015	Diversi Consulting
Civil Engineering Works Drawings	DA04	14075/E	July 2015	Diversi Consulting
Civil Engineering Works Drawings	DA05	14075/E	July 2015	Diversi Consulting
Civil Engineering Works Drawings	DA06	14075/D	July 2015	Diversi Consulting
Civil Engineering Works Drawings	DA07	14075/E	July 2015	Diversi Consulting
Hydraulic Services Plans	H01-H05	20140150/A	22.09.14	BSE

## Reports

Report Name	Reference/Revision	Date	Prepared By
Access Report	Revision C	07.10.14	Ergon Consulting
BCA Compliance Statement	Reference 2014/1123/14	1 October 2014	Steve Watson & Partners
Fire Engineering Compliance Statement	Reference 112799.DAL001	2 October 2014	Holmes Fire
Aboriginal Heritage Due Diligence Advice	Reference 140530-2	5 August 2014	AHMS
Flood Assessment Report	Reference S14311	15 August 2014	Neilly Davies & Partners Pty Ltd
Preliminary Stage 1 Environmental Site Assessment	Reference: E27532KGrpt	8 July 2014	Environmental Investigation Services
Stage 2 Environmental Site Assessment	Reference: E27532KGrpt2	23 April 2015	Environmental Investigation Services
BASIX Report	Revision 1	07/04/2015	Windtech
Waste Management Plan	N/A	May 2015	Joshua Farkash & Associates Pty Ltd
Acoustic	Reference:	25/02/2015	Acoustic Logic

Assessment	20140687.1/2502A/R2/RL		
	Revision 2		
Traffic Impact Report	Reference S14311.02.1 Revision E	26 May 2015	Neilly Davies & Partners Pty Ltd
Salinity Assessment and Management Plan	Reference: E27532KHrpt-SAL	27 August 2014	Environmental Investigation Services
Geotechnical Assessment	Reference: 27532SBrpt	10 September 2014	JK Geotechnics
Concept Drainage Strategy	Reference: DC14075-SWM-L04	21 July 2015	Diversi Consulting

except where modified by the undermentioned conditions.

### **Parking Allocation**

- Residential Parking space numbered 63, within the basement of Building A, as shown on plan No. A-2101, Revision G, prepared by Joshua Farkash and Associates, dated 12/03/2015 is to be re-designated for the purpose of visitor parking. These changes are to be clearly indicated on plans submitted with any future CC application.

### **Building Entries**

- The entrance to each building (being Buildings A, B and C) are to be redesigned to provide a distinguished and clearly defined entry point to the building, which is easily identifiable from the street. Amended plans are to be submitted to the satisfaction of Council's Manager – Development Assessment, prior to the release of any CC.

Reason: To create identifiable and aesthetically pleasing entry points to the buildings within the development.

### **Restriction to Traffic**

- Upon the completion of the proposed local road for the southern adjoining lot (i.e. 15 Rynan Avenue), traffic movement from the subject site is to be restricted to left in – left out only from the intersection of the proposed new road and Rynan Avenue. **A sign to that affect is to be placed in the above-mentioned location, to the satisfaction of Council's Manager of Development Engineering.**

### **Works at no cost to Council**

- All roadworks, drainage works and road dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council.

### **Mechanical Plant**

- Mechanical plant equipment shall be selected in consultation with a suitably qualified and experienced consultant to ensure compliance with the internal noise levels detailed within the DA Acoustic Assessment (Project Number 20140687.1, Document

## **B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions are to be complied with or addressed prior to issue of a Construction Certificate by the Principal Certifying Authority:

### **Special Infrastructure Contribution**

7. A special infrastructure contribution is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011.

Information about this special infrastructure contribution can be found on the Department of Planning and Environment's website. **You are required to contact** the NSW Department of Planning and Environment **to confirm the** arrangements for the making of a payment.

### **SECTION 94 PAYMENT (Liverpool Contributions Plan 2008 Edmondson Park)**

8. As a consequence of this development, Council has identified an increased demand for public amenities and public services. The following payment is imposed in accordance with Liverpool Contributions Plan 2008 Edmondson Park as amended.

The total contribution is **\$324,788.00**

A breakdown of the contributions payable is provided in the attached payment form.

### **Capital Works, Administration, Professional and Legal Fees Components**

Capital works, Administration, Professional and Legal Fees components will be adjusted quarterly in line with the Consumer Price Index (all groups index number for Sydney) using the following formula:

$$\text{Contribution at the time of payment} = \frac{C \times CPI_2}{CPI_1}$$

Where:

**C** = Original contributions as shown on the consent

**CPI<sub>2</sub>** = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at the time that the contribution is to be paid

**CPI<sub>1</sub>** = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics as at the time of granting the development consent

### **Land Component**

The value of the land component will be adjusted quarterly in line with the latest average land value estimate published by Council. The average land value estimate will be reviewed on a quarterly basis and determined by averaging residential land

values per square metres with the relevant catchment, over the previous quarter.

$$\text{Contribution at the time of payment} = \frac{C \times L_2}{L_1}$$

Where:

**C** = Original contributions as shown on the consent

**L<sub>2</sub>** = Latest Average Estimated Land Acquisition Cost per square metre published by the Council at the time that the contribution is to be paid

**L<sub>1</sub>** = Latest Average Estimated Land Acquisition Cost per square metre published by the Council at the time of granting the development consent

Where a developer undertakes to transfer land or provide a work which is included in the Contributions Plan, the appropriate payments may be reduced accordingly.

The Contributions Plan may be inspected at Council's Administration Centre, 33 Moore Street, Liverpool or at [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au).

*Please note. Payment must be accompanied by the attached form.*

### **Provision of Services**

9. An application to obtain a Section 73 Compliance Certificate under the Sydney Water Act 1994, must be lodged with Sydney Water. To facilitate this, an application must be made through an authorised Water Servicing Coordinator. Please refer to the "building and developing" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au), or telephone 13 20 92.

Following receipt of the application, a 'Notice of Requirements' will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of the 'Notice of Requirements' must be submitted to the PCA.

10. Written clearance from Endeavour Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the PCA.
11. Certification from an approved telecommunications carrier shall be submitted to Council confirming that satisfactory arrangements have been made to ensure the provision of underground telephone services to the approved development.
12. Written approval must be gained from Transgrid stating they have reviewed the proposed engineering design plans and that they consent to the issue of a CC by the PCA.

### **Fee Payments**

13. 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/Construction Certificate.

The following fees are applicable and payable:



- (a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more, or a swimming pool is to be excavated by machinery.
- (b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve.
- (c) Long Service Levy – based on 0.35% of the cost of building work where the costing of the CC is \$25,000 or more.

These fees are reviewed annually and will be calculated accordingly.

- 14. All fees associated with a road opening permit required for the connection, extension or amplification of any services within Council's road reserve must be paid to Council and receipts provided to the PCA. A separate form must be submitted in conjunction with payment of the fees. The fees include the standard road opening permit fee and any restoration fees that may be required as a result of the works.

#### **Site Development Work**

- 15. Site development work in the form of excavation, underpinning or shoring works must not take place, until such time as a CC has been issued.
- 16. All aspects of construction shall comply with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:
  - (a) *Complying with the Deemed to Satisfy Provisions; or*
  - (b) *Formulating an Alternative Solution, which 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).*

#### **Notification**

- 17. The certifying authority must advise Council, in writing of:
  - (a) The name and contractor licence number of the licensee who has contracted to do or intends to do the work, or
  - (b) The name and permit of the owner-builder who intends to do the work.

If these arrangements are changed, or if a contract is entered into for the work to be done by a different licensee, Council must be immediately informed.

#### **Fire Safety Measures**

- 18. A schedule specifying all of the essential fire safety services, both existing and proposed, which are required for the building, shall be attached to the CC and submitted to Council, in compliance with the provisions of the EP&A Regulation.

#### **Design Verification Statement**

- 19. In accordance with the EP&A Regulation and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Flat Development", the subject development must be undertaken or directed by a 'qualified designer' (i.e., a registered architect under the Architects Act). In this regard, a design verification statement shall be

submitted to the PCA. The PCA shall ensure that the statement prepared by the qualified designer provides the following:

- (a) A valid and current chartered architect's certificate number (as issued by the Board of Architects of NSW);
- (b) That the qualified designer has designed or directed the design of the subject development; and
- (c) That the plans and specifications lodged with the CC achieve or improve the design quality of the development for which the subject development consent was granted, having regard to the design principles set out in Part 2 of SEPP 65.

Note: The design verification statement must provide an explanation of the design in terms of the design quality principles set out in Part 2 of SEPP 65.

### **Crime Prevention Through Environmental Design**

20. The following Crime Prevention Through Environmental Design (CPTED) principles **are to** be incorporated into the building. Where necessary, plans shall be amended to reflect incorporation of the principles and/or details of such to be submitted to the PCA.
- (a) Back to base alarm systems shall be considered;
  - (b) Basement parking areas shall be painted a light colour;
  - (c) CCTV for the ground level, entry/exit points, car parks, lifts and the exterior of the building shall be considered;
  - (d) 'Way finding' signage should be utilised at all major interchanges such as lifts and stair wells;
  - (e) Lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS 1158. A lighting maintenance policy should be established. Security lighting should be installed in and around the building, and such shall not impact on any adjoining premises. The lighting should be vandal resistant, especially external lighting;
  - (f) Corrugated ramps should be considered to prevent skate boarding activities;
  - (g) Glazed tiling, patterned, porous and non solid surfaces reduce the reward for graffiti offenders;
  - (h) Any external approved palisade or pool style fencing shall be black in colour, unless otherwise noted on the approved plans/details;
  - (i) Access to the basement parking levels relating to the residential component of the building shall be controlled via a security controlled device.

### **Driveway/Services**

21. All driveways are to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into roads or swales, as appropriate, connecting into the major trunk drainage system.
22. Driveways entry points must be located clear of all utility services. It is recommended that discussion be held with the relevant authorities before construction works commence. Council does not accept any responsibility towards these services.



### Recommendations of Acoustic Report

23. The recommendations provided in the approved acoustic report, **prepared by Acoustic Logic, with reference 20140687.1/2502A/R2/RL, revision 2, dated 25/02/2015**, shall be implemented and incorporated into the design and construction of the development and shall be shown on plans accompanying the CC application.

### Retaining Walls on Boundary

24. All retaining walls shall be of masonry construction and must be wholly within the property boundary, including footings and agricultural drainage lines. Construction of retaining walls or associated drainage works along common boundaries shall not compromise the structural integrity of any existing structures.

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.

### S138 Roads Act – roadworks requiring approval of civil drawings.

25. 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, and approved by Liverpool City Council (being the Roads Authority under the Roads Act), for provision of road and drainage construction in Rynan Avenue

Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroad Guidelines and best engineering practice.

Note:

1. Where Liverpool City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.

### Construction Certificate for Subdivision Works

26. Prior to the issue of a Construction Certificate for subdivision works the Certifying Authority shall ensure that engineering plans are consistent with the Concept Drainage Strategy, Reference DC14075-SWM-L04, dated 21 July 2015 and with the stamped approved concept plan/s prepared by Diversi Consulting, listed below;

Reference/ Drg No	Rev	Drawing title	Date
14075- DA04	E	Bulk earthworks plan	10/07/2015
14075- DA05	E	Road and drainage plan	15/07/2015
14075- DA06	D	Road longitudinal sections and typical section	10/07/2015

and that all subdivision works have been designed in accordance with conditions of this consent, Liverpool City Council's Design Guidelines and Construction

Specification for Civil Works, any Roads Act approval issued, Austroad Guidelines and best engineering practice.

The subdivision works may include but are not limited to the following:

- Public and private roads
- Stormwater drainage including water quantity and quality treatment measures
- Interallotment drainage
- Private access driveways
- Sediment and erosion control measures
- Overland flowpaths
- Flood control measures
- Traffic facilities including roundabouts, intersection treatments, car parks, bus stops, cycleways, pathways etc.
- Earthworks
- Bridges, culverts, retaining walls and other structures
- Landscaping and embellishment works

The Construction Certificate must be supported by engineering plans, calculations, specifications and any certification relied upon.

#### Road design criteria table

27. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the proposed roads have been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works and the following criteria: add table

Road No.	Road Reserve Width	Carriageway Width	Verge	Footpath (1.5m wide)	ESA
Road No 1	14.2m	7.2m	3.5m on both side	1.5m on both sides	3x10 <sup>5</sup>
Road No 1 adjacent to public reserve	12.9m	7.2m	1.7m	1.5m on one side	3x10 <sup>5</sup>
Rynan Avenue Approx from CH105 to intersection Rynan Ave and Hoxton Park Road.	Half road construction	7.0m	4.8m	1.8m	2x10 <sup>6</sup>
Rynan Avenue Approx from CH105 to intersection Rynan Ave and Road 1	Half road construction	7.8m	4.0m	1.8m	2x10 <sup>6</sup>

#### Stormwater Concept Plan

28. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Diversi Consulting,

reference number 14075,, revision, dated 17/07/2015 and in accordance with the Concept Drainage Strategy, Reference: DC14075-SWM-L04, dated 21/07/2015 prepared by Diversi Consulting. **All pipe sizes are to be deleted from the above-mentioned concept plans. All pipe sizes are to be determined with the issue of the CC.**

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.

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 stormwater and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.

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.

#### **Stormwater Discharge – Basement Car parks**

29. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system for the basement car park has been designed in accordance with the requirements for pumped systems in AS3500.3:2003 and Council's Stormwater Drainage Design Specifications for pump out systems for basement carparks.

#### **Water Quality**

30. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that details of a stormwater pre-treatment system have been provided on the stormwater plans and that the design meets pollutant retention criteria in accordance Council's Development Control Plan.

The Construction Certificate must be supported by:

- Specification & installation details of the stormwater pre-treatment system
- The approval of an operation and maintenance manual/ schedule for the stormwater pre-treatment system

A copy of the approved operation and maintenance manual/ schedule shall be submitted to Liverpool City Council with notification of the Construction Certificate issue.

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

31. 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, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.
32. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that:
  - a) Off street access and parking complies with AS2890.1.
  - b) All cars can enter and exit the site in a forward direction

### **Impervious Areas**

33. The detailed drainage design required for the Construction Certificate is to assume the post development scenario impervious areas of 75% for all internal subdivided lots, 95% for road reserves and 85% for all contributing neighbouring catchments.

### **Overland Flow Path**

34. The stormwater plan shall take into consideration the upstream catchment areas that will drain through the site. The overland flow path proposed along Road 1 shall be capable of catering the flows for the 100 year ARI storm event. A freeboard of 300mm shall be provided to all habitable floor levels of the development site and adjoining properties.

### **Modification of Inlet Pit**

35. The existing inlet pit at the low point on Rynan Avenue shall be modified with a double grated inlet pit to increase the pit inlet capacity. The increased capacity is to be consistent with the submitted and approved Concept Drainage Strategy, reference DC14075-SWM-L04, dated 21 July 2015 and prepared by Diversi Consulting

### **Road Construction**

36. All roads to have Asphaltic Concrete constructed in 2 layers minimum 25mm each AC10 a total of 50mm.

### **Cut and Fill**

37. Cut and fill plans with details of design levels for proposed lots and proposed roads are to be submitted with any CC application to the satisfaction of the Principal Certifying Authority..

### **Redundant Laybacks**

38. The redundant laybacks are to be removed and the kerb and gutter restored to the Councils standard.

### **Finished Land Levels**

39. Finished land levels of Lot 1, 2 and 3 shall be no lower than the 1% AEP flood (i.e. 41m Australian Height Datum).

### **Habitable Floor levels**

40. Habitable floor levels shall be no lower than the 1% AEP flood plus half a metre freeboard (i.e.  $41\text{m} + 0.5\text{m} = 41.5\text{m}$  Australian Height Datum).

### **Flood Compatible Building Components**

41. The buildings shall be constructed from flood compatible building components below the 1% AEP flood plus half a metre freeboard (i.e.  $41\text{m} + 0.5\text{m} = 41.5\text{m}$  Australian Height Datum).

## **Traffic**

42. Plans are to be submitted for the local Traffic Committee's approval detailing the following;
- Internal roads designed for 50km/h including speed controlling facilities.
  - Street names, if available;
  - Road widths, traffic lanes, and footpath reserve, pedestrian and cycle path including pram-ramps in accordance with the LDGP 2008;
  - Street name sign locations;
  - Locations of the street lighting poles;
  - Driveway locations including design of kerb and gutter.
  - Location of bus stops on both sides of Rynan Avenue and a bus shelter adjacent to the proposed development.
43. The following traffic facilities detailed below are to be provided to prioritise traffic movements at the proposed intersection. Plans detailing the requirements below are to be submitted to the Local Traffic Committee for approval.
- 'BB' (double-barrier) line at least 10m on all approaches to the pram ramps or the kerb returns.
  - Pavement markings for safe and efficient circulation of traffic.
  - 'No Stopping' restrictions at intersections in accordance with the RMS guidelines and marked with yellow (Y14) edge-line (in accordance with AS 2700S). The yellow edge-line should be 6m past the BB line on both sides of the street in lieu of No Stopping signs; C3 yellow line-marking should be used at locations where No Stopping restrictions are required.
  - Pedestrian refuge should be in accordance with the RMS Technical Direction TDT-2011/01a.

## **C. PRIOR TO WORKS COMMENCING**

**The following conditions are to be complied with or addressed prior to works commencing on the subject site/s:**

### **Construction Certificates**

44. Detailed Civil engineering plans and specifications relating to the work shall be endorsed with a CC, in accordance with Section 81A of the Act, and a copy registered with Council.
45. Detailed engineering plans and specifications relating to the work shall be endorsed with a CC, in accordance with Section 81A of the EP&A Act, and a copy submitted to Council, with payment of any relevant fees.
46. Any CC 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.



## **Residential Building Work**

47. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*), must not be commenced until such time as a contract of insurance is in force in accordance with Part 6 of that Act.
48. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be commenced unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
  - (a) In the case of work for which a principal contractor is required to be appointed:
    - i. The name and licence number of the principal contractor; and
    - ii. The name of the insurer by which the work is insured under Part 6 of that Act,
  - (b) in the case of work to be done by an owner-builder:
    - i. the name of the owner-builder, and
    - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit,

Note: A certificate supporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part.

49. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates (not being the Council) has given the council written notice of the updated information.

## **Notification/Principal Certifying Authority**

50. The applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Section 81A (4) of the Act.
51. The PCA must advise Council of the intended date to commence work which is the subject of this consent by completing a notice of commencement of building works or subdivision works form, available from Council's Customer Service Centre. A minimum period of two (2) working days notice must be given.
52. Written notice of intention shall be given to the owner of the adjoining allotments of land, outlining the particulars of the proposed work, which involves:
  - (a) Any excavation, below the base of the footings of a building on an adjoining allotment of land.
  - (b) The notice shall be given seven (7) days prior to the commencement of work.
53. In the event the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the following is to be undertaken at full cost to the developer:



- (a) Protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

### **Facilities**

54. Toilet facilities must be available or provided at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

### **Construction Requirements**

55. Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed in compliance with work cover authority requirements.
56. The applicant/ builder shall be responsible to report to the Council any damage to Council's footpath and road carriageway as a consequence of demolition or excavation or building activities or delivery/ departure of materials associated with this site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder/ site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be organised with Council.
57. Structural supporting elements or bracing of the building must be designed and certified by a qualified chartered structural engineer having regards to supporting ground conditions.

### **Site Facilities**

58. Adequate refuse disposal methods and builders storage facilities shall 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.

### **Site Notice Board**

59. A sign must be erected in a prominent position on the premises on which work is to be carried out. The sign is to be maintained during work, and removed at the completion of work. The sign must state:
- (a) The name, address and telephone number of the principal certifying authority for the work; and
  - (b) The name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and

- (c) Unauthorised entry to the premises is prohibited.

### **Hoarding**

60. A construction hoarding of class B must be erected to prevent any substance from, or in connection with the construction site, falling onto a public area:

This applies, as follows:

- (a) If the work is likely to cause pedestrian or vehicular traffic in a public area to be obstructed or rendered inconvenient; or
- (b) If craning of materials is to occur across a public area or road reserve area.

Such hoarding or barrier must be designed and erected in accordance with Council's guidelines on hoarding construction. Relevant application under the Roads Act approval must be completed and fees paid prior to the construction of a hoarding on Council road reserve area.

### **Notification of Service Providers**

61. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick check agents details – see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and Developing then Building and Renovating

or telephone 13 20 92.

### **Reports**

62. No work or craning shall be undertaken within the adjoining public lands without the prior written consent of Council. In this regard Council may require a Traffic Management Plan to be submitted before giving its approval.

### **Waste Classification**

63. Prior to the exportation of waste (including fill or soil) from the site, the material shall be classified in accordance with the provisions of the POEO Act and NSW DECCW, (EPA) 'Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes'. The classification of the material is essential to determine where the waste may be legally taken. The POEO Act provides for the commission of an offence for both the waste owner and transporters if waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid and non liquid waste advice should be sought from the DECCW (EPA).

## **Environmental Management**

64. 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.

## **Traffic Control Plan**

65. 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 available on site at all times.

Note:

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

## **Dilapidation report**

66. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Rynan 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 20m either side of the development.

## **Matters to be addressed prior to commencement of Subdivision Works**

67. Work on the subdivision shall not commence until:

- a Construction Certificate (if required) has been issued,
- a Principal Certifying Authority has been appointed for the project, and
- any other matters prescribed in the development consent for the subdivision and the Environmental Planning and Assessment Act and Regulation have been complied with.

A Notice of Commencement is to be submitted to Liverpool City Council two (2) days prior to commencement of engineering works or clearing associated with the subdivision.

## **NEW CONDITION**

### **Demolition**

68. Prior to demolition the existing building(s) on the land must be investigated for the presence of asbestos. All asbestos must be removed and disposed of in accordance with all regulatory requirements, including those of WorkCover NSW and the Environment Protection Authority.

## **D. DURING CONSTRUCTION**

**The following conditions are to be complied with or addressed during construction:**

### **Building Work**

69. In the case of a class 2, 3 or 4 building, critical stage inspections must be carried out by the appropriate person in accordance with the EP&A Regulation, with Compliance Certificates issued for each inspection. The last critical stage inspection must be carried out by the PCA. The following components of construction are relevant:
- (a) after excavation for, and before the placement of, any footings, and
  - (b) prior to covering of waterproofing in any wet areas for a minimum of 10% of rooms with wet areas within a building, and
  - (c) prior to covering any stormwater drainage connections; and
  - (d) 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 OC issued for the development.

70. The building and external walls are not to proceed past ground floor/reinforcing steel level until such time as the PCA has been supplied with an identification survey report prepared by a registered surveyor certifying that the floor levels and external wall locations to be constructed, comply with the approved plans, finished floor levels and setbacks to boundary/boundaries. The slab shall not be poured, nor works continue, until the PCA has advised the builder/developer that the floor level and external wall setback details shown on the submitted survey are satisfactory.

*In the event that Council is not the PCA, a copy of the survey shall be provided to Council within three (3) working days.*

On placement of the concrete, works again shall not continue until the PCA has issued a certificate stating that the condition of the approval has been complied with and that the slab has been poured at the approved levels.

### **Hours of Construction Work and Deliveries**

71. Construction work/civil work/demolition work, including the delivery of materials, is only permitted on the site between the hours of 7:00am to 6:00pm Monday to Friday and 8:00am to 1:00pm Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

### **Security Fence**

72. A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction.

Note. Fencing is not to be located on Council's reserve area.

### **Termite Protection**

73. To protect the buildings from subterranean termite, termite barriers must be installed in accordance with AS 3660.1 to the underside and penetrations of the concrete slab floor. In addition a durable notice must be permanently fixed inside the metre box indicating:
- (a) The method of protection;
  - (b) The date of installation of the system;
  - (c) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
  - (d) The need to maintain and inspect the system on a regular basis

Certification from a licensed pest controller shall be submitted to the PCA certifying that the termite protection system installed complies with AS3660.1.

### **Disabled Access**

74. Access, parking and facilities for persons with disabilities to be provided in accordance with the provisions of the National Construction Code.

### **General Site Works**

75. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
76. Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and downslope/downstream of the site.
77. Any runoff entering the areas of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to present levels.
78. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
79. All dangerous and/or hazardous material shall be removed by a suitably qualified and experienced contractor, licensed by WorkCover NSW. The removal of such material shall be carried out in accordance with the requirements of WorkCover NSW. The material shall be transported and disposed of in accordance with DECCW (EPA) requirements.

### **Car Parking Areas**

80. Car parking spaces and driveways must be constructed of a minimum of two coat finish seal or better. The 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 to be appropriately line marked and sign posted in accordance with the approved 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.

### **Traffic Management**

81. All works within the road reserve are to be at the applicant cost and all signage is to be in accordance with the RTA's Traffic Control at Worksites Manual and the RTA's Interim Guide to Signs and Markings.
82. If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place, an application to have the restrictions moved, will need to be made.
83. Notice must be given to Council's Transport Planning section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.
84. Applications must be made to Council's Transport Planning section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closures and any other relevant information.

### **Waste Management Plan**

85. The Waste Management Plan submitted to and approved by Council must be adhered to at all times throughout all stages of the development. Supporting documentation (receipts/dockets) of waste/recycling/disposal methods carried out, is to be kept and 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.

### **Vegetation**

86. No additional trees are to be removed without the prior approval of Council.
87. All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
88. Clearing of bushland in addition to any clearing approved for this development application, whether it be removal of trees, groundcover or understorey, requires development consent.



89. No known environmental or noxious weeds or known invasive plant species shall be included in the landscaping/revegetation.
90. Mulch generated from exotic trees or other weed species cleared shall not be used on site. It shall be removed from the site and disposed of appropriately and in accordance with legislative requirements.
91. Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.

### **Landscaping Works**

92. Premium quality organic garden soil shall be incorporated into all planting areas in sufficient quantity to achieve optimum plant growing conditions.

### **Fencing**

93. Any gate associated with a front fence shall swing inwards from the property.

### **External**

94. Switchboards for utilities shall not be attached to the street and/or road elevations of the development.
95. Any external lighting is to incorporate full cut-off shielding and is to be mounted so as to not cause any glare or spill over light nuisance within the development, neighbouring properties or road users.
96. The plant associated with any air conditioning system is to be located a minimum of 3 metres from any property boundary, to the satisfaction of the PCA.
97. The windows of all first floor bathrooms, W.C. and ensuites shall be fitted with translucent obscure glazing to the satisfaction of the PCA.

### **Graffiti**

98. A graffiti resistant coating shall be applied to any fences or structures that have frontage to a public area, for example a roadway, public reserve etc.

### **Salinity**

99. Any works or activities shall adhere to the recommendations outlined in the approved Salinity Management Plan prepared for the site.
100. All building materials utilised below dampcourse level or water proof membranes are to be resistant to damage from salt damp. Dampcourses and water proof membranes are to have a high resistance to construction damage, are to be themselves resistant to damage from salt damp and are not to be bridged in any manner by porous materials.
101. Any site drainage or landscaping works are not to result in the significant mobilisation of soil salts on or off the site.

## **Contamination**

102. The development, including all civil works and demolition, must comply with the requirements of the Contaminated Land Management Act, 1997, State Environmental Planning Policy No. 55 – Remediation of Land, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA 1998).
103. All fill introduced to the site must undergo a contaminated site assessment. This assessment may consist of either:
  - (a) a full site history of the source of the fill (if known) examining previous land uses or geotechnical reports associated with the source site to determine potential contamination as per the NSW DECCW 'Waste Classification Guidelines' April 2008; or
  - (b) clearly indicate the legal property description of the fill material source site;
  - (c) provide a classification of the fill material to be imported to the site in accordance with the 'NSW DECCW 'Waste Classification Guidelines' April 2008.
  - (d) a chemical analysis of the fill where the site history or a preliminary contamination assessment indicates potential contamination or contamination of fill material; and
  - (e) must provide Council with copies of validation certificate verifying the material to be used is free of contaminants and fit for purpose re use in residential, commercial or industrial use.
104. Records of the following must be submitted to the principal certifying authority monthly and at the completion of earth works:
  - (a) The course (including the address and owner of the source site), nature and quantity of all incoming loads including the date, the name of the carrier, and the vehicle registration;
  - (b) The results of a preliminary contamination assessment carried out on any fill material used in the development.
  - (c) The results of any chemical testing of fill material.
105. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately after discovery. A Section 96 Application under the EP&A Act shall be made for any proposed works outside the scope of the approved development consent.

## **Air Quality**

106. Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
107. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the PCA may direct that such work is not to proceed.
108. All vehicles involved in the delivery, demolition or construction process departing from the property shall have their loads fully covered before entering the public roadway.

109. Gaseous emissions from the development shall comply with the requirements of the POEO Act and Regulations there under. Processes producing airborne particulate matter shall incorporate a suitable dust collection system.
110. All woodworking machines shall be fitted with a approved dust collection system and no sawdust or off-cuts shall be burnt on the premises.

### **Erosion Control**

111. All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for a period of greater than 14 days.
112. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
113. Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways is shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.

### **Water Quality**

114. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and there shall be measures in place in accordance with the approved erosion and sediment control plan.

### **Pollution Control**

115. Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.
116. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

### **Ventilation**

117. The premises shall be ventilated in accordance with the requirements of the BCA (if using deemed to satisfy provisions: AS 1668, Parts 1 & 2)
118. The design, construction, installation and commissioning of the mechanical ventilation systems(s) serving the premises shall be carried out in accordance with Australian Standard 1668 Parts 1 & 2.

The mechanical exhaust discharge point shall be designed and installed by an appropriately qualified person, and shall be positioned to comply with Section 3.7 of Australian Standard 1668 Part 2 – 1991.

## **Street Lighting**

119. Street lighting is to be provided for all new and existing streets within the proposed subdivision to Liverpool City Council's standards.

The developer shall submit a Public Lighting Design Brief to Council for approval for the provision of street lighting on all new public roads dedicated to Council. A street lighting design plan must be prepared by an accredited service provider for approval prior to construction. All street lighting must comply with the electricity 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.

## **Major Filling/ Earthworks**

120. 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.

## **Soil testing – Subdivisions**

121. Soil Testing is to be carried out to enable each lot to be classified according to AS2870 "Residential Slabs and Footings".

## **Service Conduits**

122. Services conduits must be placed across carriageways prior to the placing of any pavement material. In this regard, a copy of the services plans must be submitted to the Principal Certifying Authority prior to the placement of pavement material. Alternatively, the services crossings must be under bored.

## **Noise During Construction**

123. Construction noise shall not exceed the management levels defined within the Interim Construction Noise Guideline published by the NSW Department of Environment and Climate Change dated July 2009.

## **Complaints Register**

124. Prior to the commencement of Construction, the Applicant must ensure that the following is available during the construction of the Development:
- (a) a postal address to which written complaints may be sent;
  - (b) an email address to which electronic complaints may be transmitted; and
  - (c) a telephone contact line to enable complaints associated with the Development to be registered by the community.
125. The Applicant must keep a legible record of all complaints received in an up-to date Complaints Register. The Complaints Register must record, but not necessarily be limited to:

- (a) the date and time, where relevant, of the complaint;
- (b) the means by which the complaint was made (telephone, mail or email);
- (c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
- (d) the nature of the complaint;
- (e) any action(s) taken by the Applicant in relation to the complaint, including any follow-up contact with the complainant; and
- (f) if no action was taken by the Applicant in relation to the complaint, the reason(s) why no action was taken.
- (g) allocate an individual "complaint number" to each complaint received.

The Complaints Register must be made available for inspection on request of the Consent Authority and Liverpool City Council.

## **NEW CONDITION**

### **Demolition Work**

126. All demolition work is to be carried out in accordance with the requirements of AS 2601. Demolition is to be carried out strictly in accordance with the approved procedures and work plan.

## **E. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

**The following conditions are to be complied with or addressed prior to issue of either an Interim or Final Occupation Certificate by the Principal Certifying Authority:**

### **Certificates**

- 127. The premises must not be utilised until an OC is issued by the PCA. Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council.
- 128. The Principal Certifying Authority (Building) and/or the Accredited Certifier (Subdivision) shall ensure that all compliance certificates required by this development consent are referenced to the condition consent number. The Compliance Certificate is to state that the works as constructed comply fully with the required condition of consent being acted on by the certifier.
- 129. All required Compliances Certificates for the critical stage inspections carried out prior, during and at the completion of construction, must be submitted to Council together with the required registration fee payment.
- 130. A final fire or interim safety certificate is to be attached to any OC, except in the case of a Class 1a or Class 10 building(s). This must include all the "essential fire services" installed in the building.
- 131. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the PCA.



### **Display of Street Numbers**

132. Street numbers must be prominently displayed at the front of the development in a contrasting colour to the building materials and at the front of each individual unit to comply with the Local Government Act 1973, Section 124(8). The number should be a minimum height of 120mm and be visible at night.

### **Smoke Alarms**

133. Should the construction of the development (bulkheads etc) reveal that the smoke detectors cannot operate effectively, additional smoke detectors may be required to be installed in order that the detectors effectively protect the occupants of the building in accordance with the provisions of National Construction Code Part 3.7.2.

### **BASIX**

134. Supporting documentation issued by a suitable qualified person who has installed or carried out the works associated with the BASIX commitments shall be submitted to Council.

### **Landscaping**

135. Upon completion of the approved landscape works associated with the development and prior to the issue of any OC, an Implementation Report is to be submitted to the PCA attesting to the satisfactory completion of the landscape works in accordance with the approved landscape plan. The report is to be prepared by a suitably qualified person.

### **Design Verification Statement**

136. In accordance with the Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Flat Development", the subject development must be undertaken or directed by a 'qualified designer' (i.e., a registered architect under the Architects Act). In this regard, a design verification statement shall be submitted to the PCA assessing the development, upon completion of all works subject of this consent and its accompanying CC. The PCA shall ensure that the statement prepared by the qualified designer provides the following:

- (a) A valid and current chartered architect's certificate number (as issued by the Board of Architects of NSW);
- (b) That the completed development achieves the design quality of the development as shown in the plans and specifications submitted and approved with the CC, having regard to the design principles set out in Part 2 of SEPP 65.

### **Recommendations of Acoustic Report**

137. A Compliance Certificate or other documentation deemed suitable to the PCA is to be submitted to the PCA, detailing compliance with the following:
- (a) Certification is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria **given in Clause 102(3) of the State Environmental Planning Policy (Infrastructure) 2007 and in accordance with the approved acoustic report prepared by Acoustic Logic, with**



reference 20140687.1/2502A/R2/RL, revision 2, dated 25/02/2015, and that all recommendations have been fully implemented.

### **Air Conditioners**

138. All air handling, evaporative cooling, humidifying, warm water and water cooling systems installed on the premises shall comply with the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000, in accordance with the following:
- (a) All water cooling and warm water systems shall be designed, constructed and installed in accordance with AS 3666.1:1995, the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000 before being commissioned.
  - (b) All cooling towers and warm water systems shall be operated and maintained in accordance with AS 3666.2:1995, (or AS 3666.3:2000 subject to prior notification to Council) the Public Health Act 1991, and Public Health (Microbial Control) Regulation 2000.
  - (c) A true copy of the annual certificate as stipulated in Clause 9(2) of the Public Health (Microbial) Regulation 2000 that certifies the effectiveness of the process of disinfection used for the water cooling system, shall be submitted to Council prior to the period ending 30 June each year.
  - (d) The owner or occupier of the building shall be advised of the need to register and provide particulars of any water cooling, and warm-water systems as required under the provisions of the Public Health Act, 1991 and Regulation thereunder. Registration forms are available from Council.

### **Garbage Services**

139. The owner/developer of the site is to contact Liverpool City Council – Sustainable Environment section to determine the required number of waste/garbage bins for the residential component of the development as well as serving requirements. These waste/garbage bins are to be kept at all times within the residential waste/garbage compartment rooms except before and after collection days. Waste/garbage bins are to be returned to the compartment room as soon as practical after waste has been collected.

### **Liverpool City Council clearance – Roads Act/ Local Government Act**

140. 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.

### **Works as executed – General**

141. 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 copies 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.

### **Stormwater Compliance**

142. Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the:

a) Basement Carpark pump-out system

- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
- Have met the design intent with regard to any construction variations to the approved design.
- Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.

### **Restriction as to User and Positive Covenant**

143. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:

a) Basement carpark pump-out system

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.

### **Pump-out system**

144. Stormwater runoff from the proposed driveway to the underground garage shall be via a pump-out system subject to the following conditions:

- (a) The pump-out system shall be independent of any gravity drainage lines except at the site property boundary inspection pit where a surface grated inlet pit shall be constructed, from which a connection may be permitted to the gravity stormwater system.
- (b) Engineering details and manufacturer's specifications for pumps and switching system shall be submitted for approval prior to issue of construction certificate.
- (c) An 88B positive covenant shall be placed on the property title. This requires the property owner to be responsible for the proper maintenance and repair of the abovementioned pumps, pipes and pit system. Council is the Authority benefited and the property owner is burdened by this restriction. Evidence of the creation of the positive covenant shall be forwarded to Council prior to the issue of an OC.

### **Road Access**

145. Prior to issue of any occupation certificate, full width dedicated public road access shall be made available to the residential flat building site.

## **F. PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE**

**The following conditions are to be complied with or addressed prior to issue of a Subdivision Certificate by Council:**

### **Completion of subdivision works**

146. Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that all subdivision works required by this consent have been satisfactorily completed or that suitable arrangements have been made with Liverpool City Council for any outstanding works.

### **Rectification of Damage**

147. Prior to the issue of select a Subdivision 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 the adjoining road reservewill require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

### **Splay**

148. Prior to the issue of a Subdivision Certificate a 6m x 6m splay corner at all intersections is to be dedicated as road to Liverpool City Council on a plan of subdivision registered with the Land & Property Information Division of the Land & Property Management Authority. The dedication of road and subsequent registration shall be at no cost to Council.

### **Linemarking & Signage**

149. Prior to the issue of select a Subdivision Certificate, and installation of regulatory / advisory linemarking and signage, plans are to be lodged with Liverpool City Council and approved by the Local Traffic Committee.

Allow eight (8) weeks for approval by the Local Traffic Committee.

### **Street Naming**

150. Prior to the issue of a Subdivision Certificate an application for proposed street names must be lodged with and approved by Liverpool City Council and the signs erected on-site.

The proposed names must be in accordance with Council's Street Naming Policy:

Notes:

1. Allow eight (8) weeks for notification, advertising and approval.

### **Subdivision Compliance documentation**

151. Prior to the issue of a Subdivision Certificate the following compliance documentation shall be submitted to the Principal Certifying Authority. A copy of the following

documentation shall be provided to Council where Council is not the Principal Certifying Authority:

- a) Work as Executed (WAE) drawings of all civil works. The WAE drawings shall be marked in red on copies of the stamped Construction Certificate drawings signed, certified and dated by a registered surveyor or the design engineer. The Work as Executed drawings shall be prepared in accordance with Council's Design Guidelines. Electronic copies of the WAE shall be provided in PDF format and a DXF format to Council along with two hard copies of the WAE plans.
- b) The WAE drawings shall clearly indicate the 1% Annual Exceedence Probability flood lines (local and mainstream flooding).
- c) The WAE drawings shall be accompanied by plans indicating the depth of fill for the entire development site. The plans must show, by various shadings or cross hatchings, the depth of any fill within 0.3m depth ranges.
- d) CCTV footage in DVD format to Council's requirements and a report in "SEWRAT" format for all drainage within future public roads and public land. Inspections are to be carried out in accordance with the Conduit Inspection Reporting Code of Australia WSA 05-2006. Any damage that is identified is to be rectified in consultation with Liverpool City Council.
- e) Surveyor's Certificate certifying that all pipes and services are located wholly within the property or within appropriate easements and that no services encroach boundaries.
- f) Documentation for all road pavement materials used demonstrating compliance with Council Design Guidelines and Construction Specification.
- g) A Geotechnical Report certifying that all earthworks and road formation have been completed in accordance with AS3798 and Council's Design Guidelines and Construction specifications. The report shall include:
  - Compaction reports for road pavement construction
  - Compaction reports for bulk earthworks and lot regrading.
  - Soil classification for all residential lots
  - Statement of Compliance
- h) Structural Engineer's construction certification of all structures

#### **Linen Plans & 88B**

152. In order to enable a Subdivision Certificate to be issued for submission to the LPI Service, the applicant is required to lodge a separate application along with one (1) original and ten (10) copies of the proposed plan of subdivision and one (1) original and two (2) copies of the proposed 88b instrument if required.
153. The applicant shall pay the standard fee for purpose of subdivision certificate administration of plan checking and release
154. The final plan of subdivision must be supported by an 88B instrument to the approval of Council. The 88B instrument shall properly reflect the requirements of the conditions of development consent, the plans forming part of the consent, and Councils standards, codes and policy's. Part 2 of the 88B instrument shall contain a

provision that any easements, right of ways or covenants shall not be extinguished or altered without the written consent of Council.

155. Where common drainage lines or other drainage lines are required, a drainage easement shall be created in accordance with Council's minimum widths as scheduled in councils design specification for subdivisions (as amended).
156. The final plan of subdivision is to show the dedication of a road widening/service way/easement/right-of-way/6m x 6m/3m x 3m cut-off corner to Council, whichever is relevant.
157. A Restriction as to User over Proposed rear residue lot is to be created under Section 88B of the Conveyancing Act 1919 in the following terms:

No further development of the lot burdened is to take place unless it is approved by a Development Consent. Such approval is likely to require, but not be restricted to, construction of road and drainage works, the provision of lot fill, and payment of Section 94 Contributions and Special Infrastructure Contributions.

The restriction as to User may not be extinguished or altered except with the consent of Liverpool City Council.

**Note.** The final wording of the recital of the Restriction as to User is to be to Council's satisfaction.

158. Prior to the issuing of a Subdivision Certificate a restriction as to user and positive covenant shall be placed over the temporary sediment basin. , within the Lot 1 in favour of Council to ensure the continued maintenance and performance of the stormwater management system in accordance with Council's standard wording. The position of the on-site detention system is to be clearly indicated on the Final Plan of Subdivision.

#### **Temporary Turning Heads**

159. Prior to issue of a Subdivision Certificate a temporary turning facility shall be provided at the end of proposed road No 1 and designed in accordance with Council's standard cul-de-sac design requirements to accommodate recirculation of garbage truck traffic.

#### **Service Providers**

160. The following documentation is to be provided prior to the issue of the Subdivision Certificate
  - a). Written evidence (Section 73 Certificate) is to be submitted to the PCA prior to the issue of the subdivision certificate.
  - b). Notification of arrangement for the development from Endeavour Energy shall be submitted to Council.
  - c). Compliance Certificate for the development from an approved local telecommunications carrier shall be submitted to Council.

### **Footpaths**

161. Construction of 1.5m wide by 100mm thick (with one layer of SL72 reinforcing mesh) concrete path paving on one side of all residential access roads and both sides of all collector and distributor roads. Path paving will not be required in minor cul-de-sac with less than fifteen lots.

### **Dilapidation Report**

162. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.

### **Bonds**

163. A maintenance bond in the form of a bank Guarantee or cash bond (\$TBA) at time of payment, shall be lodged with Council prior to the issue of a Subdivision Certificate. 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.

### **Amended Subdivision Plan**

164. The approved subdivision shall be amended to incorporate 6m x 6m cut-off corner at the intersection of Rynan Avenue and Road No.1 and at the 90° bend of proposed Road No.1.

### **Easement**

165. An easement to drain water must be created over the stormwater drainage line proposed to be constructed within the residue lot 1 at the rear of the development site

### **Right of Carriageway**

166. A "Right of Carriageway" must be created over the temporary turning head to benefit Council.

### **Residue Lot**

167. The proposed residual Lot 1 is to remain as residual lot and shall not be released until the temporary basin and turning head is removed. At the end of the temporary use period all temporary structure shall be removed and the site shall be restored to pre-existing conditions.

### **Street Trees**

168. All proposed street trees must be planted or bonded prior to issue of a subdivision certificate.



### **Existing Drainage Lines**

169. All existing drainage line within the site that are to be used as part of the new development are to be checked via a CCTV investigation and result to be submitted to Council's Senior Land Development Engineer for approval prior to issue of any Construction Certificate.

### **Sediment Basin**

170. All necessary fencing and/or bollards must be provided to the sediment basin prior to the issue of any Subdivision Certificate.

### **Works-in-Kind**

171. Any Works in Kind to be carried out for the Council covered in Council's Section 94 Contribution Plan must be agreed to in writing prior to any works commencing. Any works carried out prior to receiving written approval from Council can not be paid by the Council or credits given.

## **G. CONDITIONS RELATING TO USE**

**The following conditions relate to the ongoing use of the premises:**

### **Waste**

172. All solid and liquid waste is to be removed from the site by a registered waste contractor.
173. All waste materials generated as a result of the development are to be disposed at a facility licensed to receive such waste.
174. All solid waste stored on site is to be covered at all times.

### **Car Parking/Loading**

175. A total of 144 off street car parking spaces must be provided in accordance with Council's requirements. The parking spaces shall be allocated as follows:
- 124 Spaces within the allocated basements for residential parking
  - 20 spaces designated for visitor parking relating to the residential units, inclusive of the requested change specified in condition 2 above.
176. All parking areas shown on the approved plans must be used solely for this purpose.
177. All loading and unloading must take place from the designated loading dock. This area is to be clearly marked/signposted for use by delivery vehicles only.
178. Any alarm installed on the site is to be "silent back to base" type.
179. The use of the premises including music and other activities shall not give rise to any one or more of the following:

- (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
- (b) An indoor sound pressure level in any place of different occupancy (and/ or public place) greater than 3dB(A) above the L90 background level or greater than 5db(A) at the boundary of any affected property in any octave band from 31.5Hz to 8,000 Hz centre frequencies inclusive between the hours of 7.00am to midnight daily and 0dB(A) above the L90 background between 12 midnight and 7.00 a.m. the following morning. However, when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this subclause does not apply to any such frequencies.
- (c) During the period of 12 midnight to 7.00a.m. the use shall be inaudible in any habitable room of any residential premises.
- (d) The emission of an "offensive noise" as defined under the POEO Act.

The method of measurement of vibration in (a) and sound levels in (b), (c) and (d) shall be carried out in accordance with AS 2973 for vibration measurements, AS 1055 for outdoor sound level measurements, and AS 2107 for indoor sound level measurements.

180. Noise associated with the use of the premises, including mechanical plant and equipment, shall not give rise to any one or more of the following:

- (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
- (b) An indoor sound pressure level in any place of different occupancy (and/ or public place) greater than 3dB(A) above the L90 background level or greater than 5db(A) at the boundary of any affected property in any octave band from 31.5Hz to 8,000 Hz centre frequencies inclusive between the hours of 7.00a.m to 10.00p.m daily and 0dB(A) above the L90 background between 10.00pm and 7.00 a.m. the following morning. However, when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this subclause does not apply to any such frequencies.
- (c) The emission of an "offensive noise" as defined under the POEO Act.

The method of measurement of vibration in (a) and sound levels in (b) and (c) shall be carried out in accordance with AS 2973 for vibration measurements, AS1055 for outdoor sound level measurements, and AS 2107 for indoor sound level measurements.

### **Environment**

181. The use of the premises shall not give rise to the emission into the surrounding environment of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health.

### **Waste Storage Area**

182. Waste must be adequately secured and contained within designated waste areas and must not leave the site onto neighbouring public or private properties.

183. Any bin bays must be:

- (a) Provided with mechanical ventilation;

- (b) Provided with a hose cock for hosing the garbage bin bay and a sewered drainage point in or adjacent to the bin storage area. The drainage point should have a fine grade drain cover sufficient to prevent coarse pollutants from entering the sewer. If the hose cock is located inside the bin storage bay, it is not to protrude into the space indicated for the placement of bins;
- (c) Provided with sufficient light to permit usage at night;
- (d) Allocated with sufficient space within the bin bay to allow for access to all required bins by residents and waste collectors, as well as manoeuvring of bins within the bay and for the removal and return of bins by the waste collector;
- (e) Provided with signage to be prominently displayed in each bin bay, or waste service room, as appropriate indicating that:
- (f) Garbage is to be placed wholly within the garbage bins provided;
- (g) Only recyclable materials accepted by Council are to be placed within the recycling bins;
- (h) The area is to be kept tidy;
- (i) A phone number for arranging disposal of bulky items;
- (j) Graphic illustrative content to be 50%.
- (k) Bin bay signs are available from Council;
- (l) Operation, maintenance and cleaning of the garbage chutes and associated waste cupboards, rooms, or equipment is the responsibility of the occupier and not of Council.

184. A permanent record of receipts for the removal of both liquid and solid waste from the site shall be kept and maintained up to date at all times. Such record shall be made available to the Consent Authority and Liverpool City Council's Officers, upon request.
185. Waste and recyclable material generated from the operations of the premises shall be managed in a satisfactory manner that does not give rise to offensive odour or encourage pest activity. All waste material shall be regularly removed from the premises. Waste shall not be permitted to accumulate near the waste storage bins.

## H. ADVISORY

- a) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 96AB of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within six months after the date on which the application is taken to have been determined.
- b) If you are dissatisfied with this decision, Section 97AA of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six months after the date on which the application is taken to have been determined.
- c) In accordance with Section 95 of the Environmental Planning and Assessment Act 1979, 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.
- d) In accordance with Section 98 of the Environmental Planning and Assessment Act 1979, an objector who is dissatisfied with the determination of a consent authority to grant consent to a development application for designated development (including designated development that is integrated development), may, within 28 days after the date on which the application is taken to have been determined, appeal to the Land and Environment Court.
- e) These conditions are imposed to control development, having regard to 79C of the Environmental Planning and Assessment Act 1979.
- f) The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the developer should investigate their liability under the Act.
- g) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.
- h) "DIAL BEFORE YOU DIG" DIAL 1100

Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

### i) TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision

of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800 810 443.

- j) Letter boxes must be provided in accordance with the requirements of Australia Post. In this regard, the developer is required to obtain approval from Australia Post for address numbering, and letter box positioning and dimensions.
- k) 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.
- l) The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required by other conditions of this consent.
- m) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain Salinity reports relating to some developments, no assessment may be made by Council in that regard. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential affect of Salinity to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction of any type affected by soil and or ground water Salinity.
- n) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- o) Care shall 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.



## ATTACHMENT (A)

### CONTRIBUTIONS PURSUANT TO SECTION 94 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

#### Liverpool Contribution Plan Edmondson Park 2008

**Note to the applicant:**

When remitting payment as specified in the Conditions of Consent to the approval, this Form must be submitted with your payment.

These figures have been calculated to the June 2015 CPI Quarter and will be adjusted at the time of payment in accordance with the conditions of consent.

**APPLICATION NO.:**

DA-898/2014

**APPLICANT:**

J. Farkash & Associates

**PROPERTY:**

5 Rynan Avenue Edmondson Park

**PROPOSAL:**

Removal of trees on site, four lot Torrens title subdivision and the construction of three residential flat buildings

<b><u>Facilities</u></b>	<b><u>Amount (\$)</u></b>	<b><u>Job No.</u></b>
Community Facilities - Land	\$8,072	GL.10000001870.10174
Community Facilities - Works	\$20,793	GL.10000001870.10175
Open Space and Recreation - Land	\$97,543	GL.10000001869.10176
Open Space and Recreation - Works	\$51,308	GL.10000001869.10177
Transport and Access - Land	\$62,787	GL.10000001865.10178
Transport and Access - Works	\$53,102	GL.10000001865.10179
Drainage - Land	\$3,763	GL.10000001866.10180
Drainage - Works	\$23,170	GL.10000001866.10181
Technical Study Fees Recoverable	\$997	GL.10000001872.10182
Professional Fees	\$3,253	GL.10000001872.10183
<b>TOTAL</b>	<b>\$324,788</b>	

----- OFFICE USE ONLY -----

**RECORD OF PAYMENT**

Total Amount paid: \_\_\_\_\_

Date: \_\_\_\_\_

Receipt No.: \_\_\_\_\_ Cashier: \_\_\_\_\_

## ATTACHMENT (B)

### General Terms of Approval RMS



Transport  
Roads & Maritime  
Services

10 November 2014

Our Ref: SYD14/01218 (A7883198)  
Your Ref: DA-898/2014

Received By

13 NOV 2014

Records

The General Manager  
Liverpool City Council  
Locked Bag 7064  
Liverpool BC NSW 18714

Attention: George Nehme

#### CONSTRUCTION OF 3 RESIDENTIAL FLAT BUILDINGS 5 RYNAN AVENUE, EDMONDSON PARK

Dear Sir/Madam,

I refer to your letter dated 20 October 2014 (Council Ref: DA-898/2014) with regard to the abovementioned development proposal, which was referred to Roads and Maritime under State Environmental Planning Policy 2007 (Infrastructure) for comment.

Roads and Maritime has reviewed the subject application and provides the following comments to Council for its consideration:

1. All construction activity associated with the proposed development is to be contained on site as no construction zones will be permitted on Camden Valley Way in the vicinity of the site.
2. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Camden Valley Way during construction activities.
3. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Roads and Maritime for determination prior to the issue of a construction certificate.
4. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
5. Should the post development storm water discharge from the subject site into the Roads and Maritime system exceed the pre-development discharge, detailed design plans and hydraulic calculations of any charges are to be submitted to Roads and Maritime for approval, prior to the commencement of works.

Details should be forwarded to:

Sydney Asset Management  
Roads and Maritime Services  
PO BOX 973 Parramatta CBD 2124

6. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004.
7. The proposed development should be designed such that road traffic noise from adjacent public roads is mitigated by durable materials, in accordance with EPA criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). Roads and Maritime's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
8. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:  
Project Engineer, External Works  
Sydney Asset Management  
Roads and Maritime Services  
PO Box 973 Parramatta CBD 2124.

Telephone 8848 2114  
Fax 8849 2766

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

9. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313.

Yours sincerely



**Pahee Rathan**  
**Senior Land Use Planner**  
**Network and Safety Management**