

ATTACHMENT 4: RECOMMENDED CONDITIONS OF CONSENT

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

A. THE DEVELOPMENT

Approved Plans

1. Development the subject of this determination notice must be carried out strictly in accordance with the accompanying plans and reports listed below and stamped DA-896/2015, except where modified by the undermentioned conditions or marked in red by Council:

(a) Architectural Plans

Description	Drawing No.	Revision No.	Date	Prepared by
Cover sheet	00	M	15/12/2016	Design Workshop Australia
Site analysis	01	M	15/12/2016	Design Workshop Australia
Site and roof plan	03	M	15/12/2016	Design Workshop Australia
Basement level 1	04	M	15/12/2016	Design Workshop Australia
Basement level 2	05	M	15/12/2016	Design Workshop Australia
Basement level 3	06	M	15/12/2016	Design Workshop Australia
Basement level 4	07	M	15/12/2016	Design Workshop Australia
Ground floor plan	08	M	15/12/2016	Design Workshop Australia
Level 1	09	N	08/03/2017	Design Workshop Australia
Level 2	10	N	08/03/2017	Design Workshop Australia
Level 3	11	N	08/03/2017	Design Workshop Australia
Level 4	12	N	08/03/2017	Design Workshop Australia
Level 5	13	N	08/03/2017	Design Workshop Australia
Level 6	14	N	08/03/2017	Design Workshop Australia
Level 7	15	N	08/03/2017	Design Workshop Australia
Level 8	16	N	08/03/2017	Design Workshop Australia
Typical floor plan – level 9 to 16	17	N	08/03/2017	Design Workshop Australia
Typical floor plan – level 17 to 18 and 27	18	N	08/03/2017	Design Workshop Australia
Typical floor plan – level 19 to 26, 28 and 29	18a	N	08/03/2017	Design Workshop Australia

Typical floor plan – level 30 and 31	19	N	08/03/2017	Design Workshop Australia
Level 32 – roof garden	19a	M	15/12/2016	Design Workshop Australia
Typical furniture plan	19b	M	15/12/2016	Design Workshop Australia
East elevation	20	M	15/12/2016	Design Workshop Australia
North elevation	21	M	15/12/2016	Design Workshop Australia
West elevation	22	M	15/12/2016	Design Workshop Australia
South elevation	23	M	15/12/2016	Design Workshop Australia
Internal elevation 1	24	M	15/12/2016	Design Workshop Australia
Internal elevation 2	25	M	15/12/2016	Design Workshop Australia
Section AA	26	M	15/12/2016	Design Workshop Australia
Section BB	27	M	15/12/2016	Design Workshop Australia
Hume Highway elevation	28	M	15/12/2016	Design Workshop Australia
Hoxton Park Road elevation	29	M	15/12/2016	Design Workshop Australia
Typical façade elevation detail	29a	M	15/12/2016	Design Workshop Australia
Material and colour palette	-	-	-	Design Workshop Australia

(b) Landscape Plan

Description	Drawing No.	Revision No.	Date	Prepared by
Planting plan	LA01	D	06/12/2016	Taylor Brammer
Planting plan	LA02	C	14/10/2016	Taylor Brammer
L32 roof terrace landscape and planting plan	LA04	B	13/12/2016	Taylor Brammer

The amendments marked in red by Council on the approved landscape plans are as follows:

- (i) The proposed corymbia maculata (spotted gum) located adjacent to the boundary of the Collingwood Hotel shall be replaced with Elaeocarpus Reticulatus or another native tree species with similar growth and life cycle characteristic.

(c) Reports

Description	Reference No.	Date	Prepared by
Waste management plan	-	December 2016	Elephants Foot Waste Compactors Pty Ltd
Wind assessment report	WC178-02F03	06/07/2015	Windtech Consultants Pty Ltd
Acoustic Report	20141448.1	18/12/2014	Acoustic Logic

Addendum to the Acoustic Report	-	24/12/2016	Acoustic Logic
Solar light reflectivity analysis report	WC178-02F02	09/07/2015	Windtech Consultants Pty Ltd
Solar access and ventilation report	-	22/07/2015	Steve King
Access report	213328	20/12/2016	Accessible Building Solutions
Traffic report	14303	August 2015	Transport and traffic planning associates
Addendum to the Traffic report	14303	25/05/2015	Transport and traffic planning associates
Proposed intersection arrangement	-	-	-
Social impact assessment	-	November 2015	GHD

(d) BASIX certificate number 660335M

Amended Waste Management Plan

2. An amended waste management plan shall be submitted to the satisfaction of Council's Manager of Development Assessment demonstrating compliance with the following:
 - (a) The proposed 1100L general waste garbage bins shall be replaced with 660L size bins.

Reason: 1100L general waste garbage bins are no longer offered by Council as they become too heavy to manage and present a WHS issue to Council's contractors.

Requirements Provided by Roads and Maritime Services

3. The conditions provided by Roads and Maritime Services shall be complied with prior, during and at the completion of construction, in accordance with the correspondence dated 7 March 2017. A copy of the correspondence is attached.

Works at no Cost to Council

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

B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions shall be complied with prior to issue of a CC by the PCA:

Section 94A Payment

5. 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 2007 Liverpool City Centre.

The total contribution is **\$ 2,183,618**

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

Contributions will be adjusted at the time of payment in line with the Consumer Price Index (all groups index number for Sydney) using the following formula:

$$\text{Contribution at the time of payment} = \frac{C \times \text{CPI}_2}{\text{CPI}_1}$$

Where:

C = Original contributions as shown on the consent

CPI₂ = 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

CPI₁ = 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
Please note. Payment must be accompanied by the attached form.

Construction Certificates

6. Any CC that may be issued in association with this development consent must ensure that any certified plans and designs are consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.

Fee Payments

7. 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 DA/CC. The following fees are applicable:
 - (a) Damage Inspection Fee;
 - (b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve; and
 - (c) Long Service Levy – based on 0.35% of the cost of building work.

These fees are reviewed annually and will be calculated accordingly.

BCA Compliance

8. In accordance with section 80A(11) of the Environmental Planning & Assessment Act 1979 and clause 98 of the Environmental Planning & Assessment Regulation 2000, it is a prescribed condition that all building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).

Fire Safety Measures

9. A schedule specifying all of the essential fire safety services, 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.

Accessibility

10. Access must be provided to the building for people with a disability in accordance with the relevant requirements of the Building Code of Australia, Disability (access to Premises – Buildings) Standard 2010 and Australian Standard – AS1428.1 (2009), Design for Access and Mobility – General requirements for new building work, to the satisfaction of the Certifying Authority

Recommendations of the Acoustic Report

11. The recommendations as stipulated within the approved Acoustic Assessment Report shall be implemented and incorporated into the design and construction of the development and shall be shown on plans accompanying the CC application.
12. Documentary evidence is to be provided to the satisfaction of PCA to demonstrate that appropriate measures are to be taken to ensure that the following LAeq levels are not exceeded as specified within Clause 102(3) of the State Environmental Planning Policy (Infrastructure) 2007:
 - (a) in any bedroom in the building—35 dB(A) at any time between 10 pm and 7 am,
 - (b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.
13. Mechanical plant shall be selected in consultation with a suitably qualified and experienced consultant to ensure compliance with the internal noise levels detailed within the approved Acoustic Assessment Report.

Recommendations of the Solar Light Reflectivity Analysis Report

14. The following recommendations as stipulated within the approved Solar Light Reflectivity Analysis Report shall be implemented and incorporated into the design and construction of the development and shall be shown on plans accompanying the CC application:
 - (a) All glazing used on the western façade of the Tower building from Levels 3 to 23 (inclusive), shall have a maximum normal specular reflectance of visible light of 11%.
 - (b) The glazing used for the balustrades and glazed façade which is not shielded by louvres of the eastern façade of the Tower building from ground level to Level 23 (inclusive), should have a maximum normal specular reflectance of visible light of 11%.
 - (c) All glazing used on the northern façade of the Tower building from ground level to level 23 (inclusive), shall have a maximum normal specular reflectance of visible light of 11%.
 - (d) The glazing on all levels of the western façade of Building A and Building B shall have a maximum normal specular reflectance of visible light of 11%.
 - (e) All glazing used on Levels 2 to 4 (inclusive) of northern façade of Building A shall have a maximum normal specular reflectance of visible light of 15%.
 - (f) All materials used on the external façade of the development shall have a maximum normal specular reflectance of visible light of 20%.

Recommendations of the Wind Assessment Report

15. The following recommendations as stipulated within the approved Wind Assessment Report shall be implemented and incorporated into the design and construction of the development and shall be shown on plans accompanying the CC application:
 - (a) Additional planting in the form of densely foliating trees shall be provided to the north western and south western corners of Building A, the north eastern and south western corners of the Tower and the south western corner of Building B, as shown in Figure 5a of the approved report. Trees shall be evergreen and capable of growing to a height of at least 5 to 6m with a 4 to 5m wide canopy.
 - (b) Additional planting shall be provided on the northern end of the development and around the south western corner of the Tower, as shown in Figure 5a of the approved report.
 - (c) Full height impermeable screens shall be provided along the corner balconies of the Tower, as shown in Figure 5c of the approved report.

Section 138 Roads Act – Minor Works in the Public Road

16. Prior to the issue of a CC a Section 138 Roads Act application, including payment of fees shall be lodged with Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:
- (a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings);
 - (b) Road opening for utilities and stormwater (including stormwater connection to Council infrastructure); and
 - (c) Road occupancy or road closures.

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Council's specifications.

Note: Approvals may also be required from the RMS for classified roads.

Liverpool CBD - Street Lighting Upgrade

17. The applicant/developer shall upgrade street lighting system for entire frontage of the development including any side streets. The street light pole shall be multi-function pole including all necessary accessories. The specification and accessories details are to be obtained from Infrastructure and Environment Group of Council. The applicant/developer shall engage services of Endeavour Energy accredited ASP Level 3 service provider to prepare electrical design and obtain certification from Endeavour Energy. The electrical design shall include undergrounding of existing aerial power lines and communication cables for entire frontage of the development including frontage to side streets. The approved design shall be submitted to Council for review and approval prior to any construction works.

Liverpool CBD - Communication Conduits

18. The applicant/developer shall also supply and install two 50mm white communication conduit with draw wires approximately 300mm behind kerb and gutter connecting multifunction poles. Details can be obtained from Infrastructure and Environment Group of Council. Please contact the Coordinator – Roads and Transport on 1300 36 2170.

Retaining Walls on Boundary

19. 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.

Stormwater Concept Plan

20. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Arrow Consulting, reference NS14152, revision 4, dated 22/01/2016.

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 CC. 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 C the PCA shall ensure that the stormwater drainage system has been designed in accordance with Council's Design Guidelines and Construction Specification for Civil Works.

Stormwater Discharge – Basement Car Parks

21. 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 car parks.

Water Quality

22. Prior to the issue of a CC the PCA 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 with the LDCP 2008.

The CC 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 Council with notification of the CC issue.

Access, Car Parking and Manoeuvring

23. Prior to the issue of a CC the PCA 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 the LDCP 2008.
24. Detailed plans showing access driveways and car parking including swept path analysis, line markings and sign posting in accordance with the LDCP 2008 and AS 2890, shall be submitted to and approved by Council's Traffic and Transport Section.

Construction Traffic Management Plan

25. A construction traffic management plan shall be submitted to and approved by Council's Traffic and Transport Section. The plan shall detail construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Traffic Management Plan

26. A traffic management plan is to be submitted to Liverpool City Council's Traffic Committee for approval. Works within the road reserve shall not commence until the traffic management plan has been approved.
27. The traffic management plan is to be prepared by an accredited designer and submitted to and stamp approved by Council via a standard Section 138 Roads Act Permit application available at Council's customer service counter. The stamped approved Roads Act Permit

is to be obtained by the PCA. A copy of the stamped approved Roads Act Permit and traffic management plan is to be available on the works site for inspection at any time by an authorised Council officer.

Provision of Services

28. 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, 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.

29. 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.
30. Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:
- The requirements of the Telecommunications Act 1997:
 - For a fibre ready facility, the NBN Co’s standard specifications current at the time of installation; and
 - For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

31. The applicant is to arrange with the appropriate service provider for any above ground service riser or access point to be constructed clear of any proposed or existing pedestrian footways, and if possible, located in recessed unobtrusive locations. Should any service provider require and/or insist the applicant/developer build a service riser that would create an obstruction and pose a potential safety hazard, then the applicant/developer should refer the request to Council for negotiation directly with the Service Network Authority.

Footpath Paving

32. Footpath paving shall be installed along the entire frontages, as part of this development. Detailed plans are required to be submitted and approved by Council showing the proposed tree locations, species and planting sizes, paving location and layout, including references to the relevant details and specifications in accordance with the CBD Streetscape and Paving Guidelines.

A Section 138 Roads Act Approval for all works within Council’s road reserve will be required.

Design Verification Statement

33. In accordance with the EP&A Regulation and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Apartment 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.

Surrender of Consent

34. In accordance with Section 80A(5) of the Environmental Planning and Assessment Act 1979, the following Development Consents are to be surrendered prior to the issue of any CC:

- (a) Development Consent No. DA-628/2003; and
- (b) Development Consent No. DA-434/2008.

The surrender of the abovementioned Development Consent takes effect when Council receives the required information prescribed by Clause 97 of the Environmental Planning and Assessment Regulation 2000 and a completed form titled "Modification or Surrender of a Consent Form".

The form titled "Modification or Surrender of a Consent Form" is available at <http://www.liverpool.nsw.gov.au>

C. PRIOR TO WORKS COMMENCING

The following conditions shall be complied with prior to works commencing on the subject site:

Construction Certificates

35. Prior to the commencement of any building works, a construction certificate must be obtained from the Council or an accredited certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000.

A copy of the construction certificate, the approved plans and development consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.

Building/Compliance

36. Prior to the commencement of any building works, the following requirements must be

complied with:

- (a) A CC must be obtained from the Council or an accredited certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979.
- (b) A copy of the CC, the approved development consent plans and consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.
- (c) A PCA must be appointed to carry out the necessary building inspections and to issue an occupation certificate; and
- (d) a principal contractor must be appointed for the building work and the PCA and Council are to be notified accordingly; and
- (e) the principal contractor must be advised of the required critical stage inspections and other inspections to be carried out, as specified by the PCA; and
- (f) at least two days notice must be given to the Council, in writing, prior to commencing any works.

Site Facilities

37. 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:
- (c) be a standard flushing toilet connected to a public sewer, or
 - (d) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (e) be a temporary chemical closet approved under the Local Government Act 1993.
38. 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.
39. 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.

Residential Building Work

40. 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.
41. 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

- 42. 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.

Site Notice Board

- 43. 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;
 - (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.

Notification of Service Providers

- 44. The approved development must be approved through the 'Sydney Water Tap In' service 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. A receipt must be provided to Council.

Please refer to the website www.sydneywater.com.au for more information.

Dilapidation Report

- 45. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Hume Highway, Hoxton Park Road and Gillespie Street is to be submitted to 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 10m of all frontages.
- 46. A full dilapidation survey and report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the required excavations must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The zone of influence is to be defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

The dilapidation report and survey is to be prepared by a consulting structural/geotechnical engineer agreed to by both the applicant and the owner of any affected adjoining property.

All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant **must demonstrate**, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances.

Note: This documentation is for record keeping purposes only, and may be used by the developer or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owner's interest for it to be as full and detailed as possible.

Waste Classification

47. 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).

Sediment and Erosion Control Measures

48. 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".

Environmental Management Plan

49. An Environmental Management Plan (EMP) shall be developed and submitted to the Principal Certifying Authority for approval. The EMP shall provide a comprehensive and complete action and implementation plan to ensure that the anthropological and natural environment is not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:
- (a) Measures to control noise emissions from the site;
 - (b) Measures to suppress odours and dust emissions;
 - (c) Selection of traffic routes to minimise residential noise intrusions;
 - (d) Soil and sediment control measures;
 - (e) Measures to identify hazardous and industrial wastes and the procedures for removal and disposal including asbestos; and
 - (f) Community consultation.

D. DURING CONSTRUCTION

The following conditions shall be complied with during construction:

Building Inspections

50. The building works must be inspected by the Principal Certifying Authority, in accordance with sections 109E (3) of the Environmental Planning & Assessment Act 1979 and clause 162A of the Environmental Planning & Assessment Regulation 2000, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.

The Principal Certifying Authority must specify the relevant stages of construction to be inspected and a satisfactory inspection must be carried out, to the satisfaction of the

Principal Certifying Authority, prior to proceedings to the subsequent stages of construction or finalisation of the works (as applicable).

Identification Survey Report

51. 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.

Security Fence

52. 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.

Hours of Construction Work

53. 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 on Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council

Construction Noise

54. 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;
55. Construction activities, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

Car Parking Areas

56. 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.

57. All car parking areas to be appropriately line marked and sign posted in accordance with the approved plans. All resident/visitor/ parking areas are to be clearly signposted limiting car parking for customers/visitors only. The applicant is to cover the costs of installation and maintenance of the signage.
58. 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.
59. Directional signage indicating the location of customer parking, “in” and “out” crossings and directional arrows are to be provided in accordance with the approved plans.

Traffic Management

60. 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.
61. 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.
62. 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 to prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.
63. 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.

General Site Works

64. 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.
65. Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
66. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
67. 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.
68. 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.

69. 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.
70. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.
71. All earthworks shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.
72. 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.

External

73. Switchboards for utilities shall not be attached to the elevations of the development that are visible from the street.
74. 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.

Contamination

75. 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).
76. 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.
77. 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.

Crime Prevention Through Environmental Design

78. The following Crime Prevention Through Environmental Design principles are to be incorporated into the building.

- (a) Back to base alarm systems shall be installed;
- (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 implemented;
- (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) Installation of 'anti theft' mail boxes and mailboxes are not be accessed by universal keys to prevent identity theft; and
- (g) Access to the parking levels of the building shall be controlled via a security controlled device.

Endeavour Energy Requirements

79. An application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply shall be submitted to Endeavour Energy. Depending on the outcome of the assessment, any required padmount or indoor / chamber substations will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy.

Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

Waste Management Plan

80. 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.

Aboriginal Relics/artefacts

81. If any Aboriginal relics/artefacts are uncovered during the course of any construction works including demolition, work is to cease immediately. Government agencies shall be contacted and no further work shall be undertaken until relevant assessments/approvals/salvage excavation has been undertaken and permission is given by the relevant authorities to re commence works.

E. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

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

Road Works and Signposting

82. All roadworks and signposting shall be completed to Council's requirements, at no expense to Council or the RMS.

Fire Safety Certificate

83. A single and complete Fire Safety Certificate, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the Occupation Certificate.

Building/Compliance

84. An Occupation Certificate must be obtained from the Principal Certifying Authority prior to any occupation of the building work encompassed in this development consent (including alterations and additions to existing buildings), in accordance with the relevant provisions of the Environmental Planning & Assessment Act 1979.
85. Details of critical stage inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the occupation certificate.
86. The premises must not be utilised until an Occupation Certificate is issued by the PCA. Copies of all documents relied upon for the issue of the Occupation Certificate must be attached to the Occupation Certificate and registered with Council.

Landscaping

87. 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.

Roads Act/ Local Government Act

88. Prior to the issue of an OC, the PCA shall ensure that all works associated with the Section 138 Roads Act and/or S68 Local Government Act approval have been inspected and signed off by Council.

Works as Executed

89. Prior to the issue of an OC, works-as-executed drawings and compliance documentation shall be submitted to the PCA in accordance with 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 Council with notification of the issue of the OC where Council is not the PCA.

Stormwater Compliance

90. Prior to the issue of an OC the PCA shall ensure that the on-site detention system, stormwater pre-treatment systems and the basement carpark pump-out system:
- (a) Has been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent;
 - (b) Has met the design intent with regard to any construction variations to the approved design; and
 - (c) Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system shall be provided as part of the works-as-

executed drawings.

Restrictions on Title

91. Prior to the issue of an OC, a restriction as to user and positive covenant relating to the on-site detention system, stormwater pre-treatment systems and the 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 Council's standard wording as detailed in Council's Design and Construction Guidelines and Construction Specification for Civil Works.

92. Prior to the issue of an OC, the following restriction as to user must be registered on the title of the property:

"A static compaction unit for waste management shall be provided and maintained at all times within the waste storage areas"

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

93. Prior to the issue of an OC, the following restriction as to user must be registered on the title of the property:

The hanging of washing, including any clothing, towels, bedding or other article of a similar type of any balcony is not to be visible from any street

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

Compliance with the Recommendations of the Acoustic Assessment Report

94. A compliance certificate from a qualified acoustic consultant is to be submitted to the PCA, certifying that the development has been constructed to meet the noise criteria in accordance with the approved Acoustic Assessment Report and that all recommendations have been adopted.
95. A compliance certificate or other documentation deemed suitable to the PCA is to be provided to the satisfaction of PCA demonstrating that the development has been constructed to ensure that the LAeq levels as specified within Clause 102(3) of the State Environmental Planning Policy (Infrastructure) 2007 are not exceeded.

Compliance with the Solar Light Reflectivity Analysis Report

96. A compliance certificate from a qualified consultant is to be submitted to the PCA, certifying that the development has been constructed to comply with the recommendations provided within the approved Solar Light Reflectivity Analysis Report.

Compliance with the Recommendations of the Wind Assessment Report

97. A compliance certificate from a qualified consultant is to be submitted to the PCA, certifying that the development has been constructed to comply with the recommendations stipulated within the approved Wind Assessment Report.

Mechanical Ventilation Systems

98. Certificates of design compliance and system performance for the proposed mechanical ventilation system shall be provided to the PCA, certifying the design, and upon commissioning of the mechanical ventilation system(s), certifying performance. The certificate of performance shall be issued to the certifying authority and be accompanied by details of the test carried out in respect of:
- (a) Ventilation
 - (b) Acoustics

Basement Pump-out System

99. 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.

Design Verification Statement

100. In accordance with the Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Apartment 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.

Service Providers

101. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the PCA.
102. Notification of arrangement for the development from Endeavour Energy shall be submitted to Council.
103. Prior to the issue of an occupation certificate, written certification from all relevant service providers that the telecommunications infrastructure is installed in accordance with:
- (a) The requirements of the Telecommunications Act 1997;

- (b) For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
- (c) For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications

BASIX

104. 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.

Rectification of Damage

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

Any rectification works within the road reserves will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

106. Prior to the issue of an OC any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Council.

F. GENERAL CONDITIONS

The following general conditions shall be complied with at all times:

Use and Fitout of Future Commercial Tenancies

107. The use and fitout of the commercial premises shall be subject to a separate Development Consent.

Car Parking Requirements

108. Parking spaces shall be allocated as follows:

- (a) A minimum of 321 parking spaces for residents;
- (b) A minimum of 31 parking spaces for visitors;
- (c) A minimum of 3 parking spaces for a loading bay/carwash/service bay;
- (d) A minimum of 8 parking space allocated for the specific use for the commercial premises; and
- (e) A minimum of 19 parking spaces for motorcycles.

109. All parking areas shown on the approved plans must be used solely for this purpose.

110. The operator of the development must not permit the reversing of vehicles onto or away from the road reserve, with the exception of the loading bay. All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with AS 2890.1 Parking Facilities – Off Street Car Parking.

111. All line marking and sign posting is to be maintained in good condition at all times, to the satisfaction of Council.

Landscaping

112. Landscaping shall be maintained in accordance with the approved plan, in a healthy state and in perpetuity by the existing or future owners and occupiers of the development. If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species, and similar maturity as the vegetation which has died or was removed.

An annual report shall be submitted to Council, for the 3 years following issue of the OC, certifying that the landscaping works have been satisfactorily maintained.

Noise and Environmental Emissions

113. The use of the dwellings including music, mechanical plant and equipment and the like shall not give rise to the emission of "offensive noise" as defined under the Protection of the Environment Act 1997.
114. The use of the site shall not give rise to the emission into the surrounding environment of gases, vapours, dusts, odours or other impurities which are a nuisance, injurious or prejudicial to health.

Waste Management

115. Waste bins must be stored in the designated garbage refuse area, which must be kept clean and tidy at all times. Bins must not be stored or allowed to overflow into parking, driveway or landscaped areas, must not obstruct the exit of the building, must not leave the site onto neighbouring public or private properties and must be adequately secured.
116. All garbage rooms 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; and
 - (d) Provided 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.

Graffiti

117. Any graffiti carried out on the property shall be removed, within 48 hours, at full cost to the owner/occupier of the site.

Washing on Balconies

118. The hanging of washing, including any clothing, towels, bedding or other article of a similar type on any balcony is not be visible from any street.

Council's Infrastructure

119. Council's infrastructure shall be protected at all times. Any damages shall be rectified by the developer, to Council's satisfaction and at no cost to Council.

G. ADVISORY

- a) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 82A of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within 6 months after the date on which the application is taken to have been determined.
- b) If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 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 five years of the date of this notice.
- d) 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.
- e) 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.
- f) "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 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.

- g) 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.

- h) 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.
- i) 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.

- j) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- k) 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.

Requirements Provided by Roads and Maritime Services

7 March 2017

Our Reference: SYD15/01491/05 (A16428824)
Council Ref: DA-896/2016

The General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 187

Attention: Rodger Roppolo

Dear Sir/Madam,

**CONSTRUCTION OF MIXED USE DEVELOPMENT
311 HUME HIGHWAY, LIVERPOOL**

Reference is made to Ross Nettle's email dated 28 February 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime does not provide concurrence under section 138 of the *Roads Act 1993* to the proposed median on Hoxton Park Road. Roads and Maritime requires the existing lane widths to be retained on Hoxton Park Road for future intersection improvement works at the Hoxton Park Road/Hume Highway intersection. Any proposal to construct a concrete median on Hoxton Park Road will require road widening.

Roads and Maritime has reviewed the alternative proposal for a left-in/left-out arrangement on Gillespie Street and raises no objections. Should Council accept the left-in/left-out arrangement, then Roads and Maritime require the following conditions being included in any consent issued by Council:

1. A strip of land has previously been acquired for road along the Hume Highway frontage of the subject property, as shown by blue colour on the attached Aerial – "X".

A strip of land has previously been vested as road along the Hume Highway frontage of the subject property, as shown by grey colour on the attached Aerial – "X".

All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Hume Highway and Hoxton Park Road boundaries.

2. The construction of the proposed left-in/left-out vehicular movement restriction on Gillespie Street shall be designed to meet Council's requirements.

Roads and Maritime Services

27-31 Argyle Street, Parramatta NSW 2150 |
PO Box 973 Parramatta NSW 2150 |

www.rms.nsw.gov.au | 13 22 13

3. The Developer must obtain written authorisation from Roads and Maritime prior to carrying out works associated with the proposed double line markings and right turn restriction signage on Hoxton Park Road.
4. The developer shall be responsible for all construction works for the proposed left-in/left-out vehicular movement restriction on Gillespie Street and public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
5. The removal of redundant vehicular crossings and reinstatement of kerb and gutter on Hume Highway and Hoxton Park Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 8849 2495).

Detailed design plans of the reinstatement of kerb and gutter are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

6. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be submitted to Suppiah.thillai@rms.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114.

7. 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.

Details should be submitted to Suppiah.thillai@rms.nsw.gov.au

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.

8. The proposed development should be designed such that road traffic noise from Hume Highway is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of *State Environmental Planning Policy (Infrastructure) 2007*.
9. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Hume Highway and Hoxton Park Road during construction activities.

10. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Hume Highway and Hoxton Park Road.
11. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate
12. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime Services.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Rachel Cumming
Senior Land Use Assessment Coordinator
Network and Safety Section



Section 94A Payment Form

**CONTRIBUTIONS PURSUANT TO SECTION 94 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979****Liverpool Contribution Plan 2007 – Liverpool City Centre**

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 CPI March 2017 quarter and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: DA-896/2015

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Central Library Extensions	\$13,986	GL.10000001870.10112
Whitlam Centre Extensions	\$10,329	GL.10000001869.10110
District Community Facility upgrade (Central area)	\$13,334	GL.10000001870.10099
Woodward and Collimore Parks	\$62,748	GL.10000001869.10105
Georges River Foreshore	\$439,234	GL.10000001869.10105
Bigge Park	\$94,121	GL.10000001869.10105
Pioneer Park	\$94,121	GL.10000001869.10105
Access – car parks, bridge link, bus priority	\$1,455,746	GL.10000001868.10108
<u>TOTAL</u>	<u>\$2,183,618</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

Receipt No.: _____ **Cashier:** _____