

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:

(a) Development Plans

DWG NO.	DRAWING NAME	SCALE	SIZE	ISSUE
BP-000-CS	COVER SHEET & DRAWING REGISTER	NTS	A1	D
BP-001-CS	COVER SHEET: LEGENDS	NTS	A1	D
BP-002-CS	COVER SHEET: PROJECT HOLD POINTS	NTS	A1	D
BP-150-DE	DEMOLITION PLAN COVER SHEET	1:400	A1	D
BP-151-DE	DEMOLITION PLAN	1:200	A1	D
BP-152-DE	DEMOLITION PLAN	1:200	A1	D
BP-153-DE	DEMOLITION PLAN	1:200	A1	D
BP-154-DE	DEMOLITION PLAN	1:200	A1	D
BP-200-FI	FINISHES PLAN COVER SHEET	1:400	A1	D
BP-201-FI	FINISHES PLAN	1:200	A1	D
BP-202-FI	FINISHES PLAN	1:200	A1	D
BP-203-FI	FINISHES PLAN	1:200	A1	D
BP-204-FI	FINISHES PLAN	1:200	A1	D
BP-250-JO	JOINTING PLAN COVER SHEET	1:400	A1	B
BP-251-JO	JOINTING PLAN	1:200	A1	B
BP-252-JO	JOINTING PLAN	1:200	A1	B
BP-253-JO	JOINTING PLAN	1:200	A1	B
BP-254-JO	JOINTING PLAN	1:200	A1	B
BP-300-SO	SET-OUT PLAN COVER SHEET	1:400	A1	B
BP-301-SO	SET-OUT PLAN	1:200	A1	B
BP-302-SO	SET-OUT PLAN	1:200	A1	B
BP-303-SO	SET-OUT PLAN	1:200	A1	B
BP-304-SO	SET-OUT PLAN	1:200	A1	B
BP-305-SO	DETAILED SET-OUT PLAN	1:100	A1	A
BP-400-GR	GRADING + DRAINAGE COVER SHEET	1:400	A1	E
BP-401-GR	GRADING + DRAINAGE PLAN	1:200	A1	D
BP-402-GR	GRADING + DRAINAGE PLAN	1:200	A1	D
BP-403-GR	GRADING + DRAINAGE PLAN	1:200	A1	D
BP-404-GR	GRADING + DRAINAGE PLAN	1:200	A1	D
BP-500-PP	PLANTING COVER SHEET	1:400	A1	D
BP-501-PP	PLANTING PLAN	1:200	A1	D
BP-502-PP	PLANTING PLAN	1:200	A1	D
BP-503-PP	PLANTING PLAN	1:200	A1	D
BP-504-PP	PLANTING PLAN	1:200	A1	D

DWG NO.	DRAWING NAME	SCALE	SIZE	ISSUE
BP-600-FU	FURNITURE & PLAYGROUND PLAN COVER SHEET	1:400	A1	D
BP-601-FU	FURNITURE & PLAYGROUND PLAN	1:200	A1	D
BP-602-FU	FURNITURE & PLAYGROUND PLAN	1:200	A1	D
BP-603-FU	FURNITURE & PLAYGROUND PLAN	1:200	A1	D
BP-604-FU	FURNITURE & PLAYGROUND PLAN	1:200	A1	D
BP-700-LI	LIGHTING PLAN COVER SHEET	1:400	A1	D
BP-701-LI	LIGHTING PLAN	1:200	A1	D
BP-702-LI	LIGHTING PLAN	1:200	A1	D
BP-703-LI	LIGHTING PLAN	1:200	A1	D
BP-704-LI	LIGHTING PLAN	1:200	A1	D
BP-800-SE	SECTIONS	AS SHOWN	A1	B
BP-801-SE	SECTIONS	AS SHOWN	A1	B
BP-802-SE	ELEVATIONS	AS SHOWN	A1	B
BP-900-DT	CAFE DETAIL PLAN	1:100	A1	D
BP-901-DT	HERITAGE COURTYARD DETAIL PLAN	1:100	A1	D
BP-902-DT	ACCESS RAMP & STAIR DETAIL PLANS	AS SHOWN	A1	D
BP-903-DT	FURNITURE ARRANGEMENT DETAIL PLANS	AS SHOWN	A1	D
BP-904-DT	CLOCK TOWER DETAIL PLAN	AS SHOWN	A1	B
BP-905-DT	HARDWORKS DETAILS	AS SHOWN	A1	D
BP-906-DT	HARDWORKS DETAILS	AS SHOWN	A1	D
BP-907-DT	HARDWORKS DETAILS	AS SHOWN	A1	D
BP-908-DT	HARDWORKS DETAILS	AS SHOWN	A1	D
BP-909-DT	HARDWORKS DETAILS	AS SHOWN	A1	D
BP-910-DT	HARDWORKS DETAILS	AS SHOWN	A1	D
BP-911-DT	HARDWORKS DETAILS	AS SHOWN	A1	B
BP-915-DT	SOFTWARES DETAILS	AS SHOWN	A1	D

(b) Aboricultural Impact Assessment prepared by Scott Ibbotson dated September 2015

(c) Heritage Impact Statement prepared by OCP Architects, reference number 15043, Issue B, dated August 2015.

except where modified by the undermentioned conditions.

Amended Plans

2. Amended plans are to be prepared for approval by the Manager Development Assessment Liverpool City Council with the Construction Certificate showing no works to the rotary clock, the garden beds surrounding the clock and the Rotary 'wheel' paving.
3. No approval is granted to works on the rotary clock, the rotary 'wheel' paving and the garden bed surrounding the clock. A separate DA is required for these works.

Tree Removal

4. In addition to the trees identified for removal in the Arboricultural report, one additional tree is to be removed located directly behind the pump house café next to the concrete water tank.

Reason: This tree is damaging the building and water infrastructure.

B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

Fee Payments

5. 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 may be 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.

6. 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

7. 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.

8. 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.
9. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that all works are in accordance with Council's DCP and design and construction specifications.

Heritage

10. Prior to the issue of a construction certificate, a comprehensive interpretation strategy is to be submitted to Council for the approval of Council's Heritage Officer and Manager Development Assessment. The approved interpretation strategy must be implemented prior to the issue of a practical completion certificate.
11. Prior to the issue of a construction certificate an Aboriginal archaeological assessment should be undertaken and the recommendations of this report, including any approvals, implemented.
12. An unexpected finds procedure (for historic and Aboriginal archaeological deposits) is to be determined prior to the issue of a construction certificate and explained as part of the site induction.
13. The materials and colours should be consistent with the significance of the place and be sympathetic to the Bigge Park Conservation Area and the significant buildings surrounding it. Prior to the issue of a construction certificate, further information, including the Schedule of Landscape Works, is to be submitted for review and approval by Council's Heritage Officer. Amendments may need to be made depending on how well the proposed colours, and materials blend with the park and are sympathetic to the conservation area, (e.g. the "ruby" concrete).
14. Any new infrastructure (e.g. exercise equipment, seating, signage and soundscape/philosophy walk) should respect the significance and character of the place. Appropriate colours and materials should be employed to reduce adverse heritage impacts. Further detail is to be provided to the satisfaction of Council's Heritage Officer prior to the issue of a construction certificate.

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

15. 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.
16. Where this consent requires both engineering and building works to be undertaken, a separate construction certificate shall be issued for each category of works ie., a separate Civil Engineering CC and a separate Building CC.

Notification/Principal Certifying Authority

17. 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.
18. 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.

Facilities

19. 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*.
20. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Moore Street, College Street, Elizabeth Street and Bigge Street 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 10m either side of the development.
21. Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the manufacturers details or by a practising structural engineer. Retaining walls on any boundary are to be of masonry construction.

Demolition

22. Demolition works shall be carried out in accordance with the following:
- (a) Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with the Australian Standard AS 2601-2001- The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
 - (b) Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
 - (c) The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.

Site Facilities

23. 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

24. 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.

Notification of Service Providers

25. 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 easements, 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.

Environmental Management

26. Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and unpolluted waters are permitted to enter Council's stormwater drainage system during construction/demolition. Measures must include, as a minimum:
- (a) Siltation fencing;

- (b) Protection of the public stormwater system; and
- (c) Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

Heritage

- 27. Prior to commencement of any works an inventory is to be undertaken of all plaques located within the park. The plaques are to be removed for storage and replaced at the completion of the works.
- 28. A Photographic Archival Recording is to be undertaken across the whole site prior to the commencement of works. Special attention is to be paid to those elements that will be removed or significantly altered, e.g. the bowling club and greens, the clock tower, memorials and trees. The Photographic Archival Recording is to be undertaken in accordance with pertinent Office of Environment and Heritage guidelines. Two hard copies are to be submitted to Council for archiving and inclusion in the Liverpool Heritage Library prior to the issue of a construction certificate.
- 29. Should any Aboriginal 'objects' be discovered in any areas of the site then all excavation or disturbance to the area is to stop immediately and the NSW Office of Environment and Heritage is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act 1974. Subject to an assessment of the extent, integrity and significance of any exposed 'objects', applications under the *National Parks and Wildlife Act 1974* may be required before work resumes.
- 30. Should any historical relics be unexpectedly discovered in any areas of the site then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW is to be informed in accordance with Section 146 of the *Heritage Act 1977*.
- 31. The relocation, conservation and reconstruction of the Obelisk and milestone (also known as the Captain Cook Obelisk) is to be undertaken in accordance with specialist advice included in the *Captain Cook Memorial Obelisk, Liverpool: Stonework Condition Report* (Jasper Swann, September 2013) obtained by Liverpool City Council (refer to Trim 253843.2013).
- 32. A condition assessment of all memorials is to be undertaken prior to the removal of memorials to be relocated. The memorials to be relocated should then be carefully removed and safely stored off site during construction. Prior to reinstatement a follow up condition assessment should be undertaken and any damage made good and any required conservation works undertaken prior to reinstatement in the proposed location. All relocations are to be undertaken prior to the issue of a practical completion certificate.
- 33. Any architectural elements or memorials to be retained in situ and/ or conserved are to be protected from damage during construction by fencing and an appropriate buffer. This includes, but is not limited to: mature vegetation, Rotary Clock Tower, memorials, Dr Pirie Centre central lamp post; TG Scott Memorial entrance.
- 34. A component of the site induction is to discuss the heritage significance and listing of the site and the implications for works, with special attention paid to the significant elements to be conserved in situ and how these are to be protected, as well as the unexpected finds procedure. The project manager's log showing the delivery of

heritage site induction is to be submitted for approval prior to the issue of a practical completion certificate.

35. The sandstone blocks located at the edge of the old bowling club greens are to be removed prior to commencement of works and reused within the project.
36. The Liverpool Township Monument, including the sandstone circle surrounding it, is to be removed and placed in appropriate storage during the works and for it to be reinstated at the completion of the works.
37. The TG Scott Memorial Gateway is to be retained and protected during works.
38. The Alex Grimson Memorial Music Shell plaque is to be reinstated at the completion of works.
39. The Heritage Day plaque (currently located on a basalt rock) is to be stored in appropriate storage during the works and is to be reinstated following the completion of the works.
40. The Thomas Moore plaque (currently located on the former drinking fountain) is to be stored in appropriate storage during the works and is to be reinstated following the completion of the works.
41. Prior to the commencement of works protection fencing shall be erected around the outside of the Rotary 'wheel' paving which surrounds the Rotary Clock to ensure the paving, garden beds and clock are protected during demolition and construction works.

Traffic

42. 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:

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

D. DURING CONSTRUCTION

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

Building Work

43. 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 prior to the placement of, any footings; and
- (b) prior to pouring any in-situ reinforced concrete building element; and
- (c) prior to covering of the framework for any floor, wall, roof or other building element, and
- (d) prior to covering waterproofing in any wet areas, and
- (e) prior to covering any stormwater drainage connections; and
- (f) 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.

Hours of Construction Work and Deliveries

- 44. 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

- 45. 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.

Demolition Inspections

- 46. The following inspections are required to be undertaken by Council in relation to approved demolition works:
 - (a) Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.
 - (b) Please note that demolition works are not permitted to commence on site until such time as a satisfactory inspection result is obtained from Council.
 - (c) Immediately following completion of the demolition. Please note that proof of appropriate disposal of demolition materials (including asbestos) may be required at this time in accordance with the approved Waste Management Plan.

To book an inspection with Council, please call 1300 362 170.

Disabled Access

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

General Site Works

48. 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.
49. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
50. 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 the Protection of the Environment Operation (Waste) Regulation 2014.

Traffic Management

51. 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.
52. 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.
53. 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

54. 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

55. 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.
56. 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.

Contamination

57. 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).
58. 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 EPA Waste Classification Guidelines (dated November 2014), 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 EPA Waste Classification Guidelines (dated November 2014).
 - (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.
59. 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.

Site Remediation Works

60. 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

61. 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.
62. 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.

Erosion Control

63. Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass.

Water Quality

64. 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

65. 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.
66. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

E. PRIOR TO ISSUE OF A PRACTICAL COMPLETION 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

67. Prior to the issue of a Practical Completion 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.

68. 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 Moore Street, College Street, Elizabeth Street and Bigge Street will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

Landscaping

69. Upon completion of the approved landscape works associated with the development and prior to the issue of any PCC, 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.

Heritage

70. The comprehensive interpretation which is to be submitted to Council for the approval of Council's Heritage Officer and Manager Development Assessment prior to the issue of a construction certificate must be implemented prior to the issue of a practical completion certificate.

F. 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 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 five (5) years of the date of this notice.
- d) The Planning Assessment Commission has not conducted a review of the application.
- 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) "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.

- h) 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.

- 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.