

Goulburn Liverpool (NSW) Pty Ltd
C/ Gus Fares Architects



Preliminary Site Investigation: 17 - 23 Goulburn Street, Liverpool, NSW.

P1505008JR01V01
December 2015

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



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All enquiries regarding this project are to be directed to the Project Manager.

Contents

1 OVERVIEW.....	5
1.1 Introduction	5
1.2 Objectives	5
1.3 Project Scope	5
1.4 Abbreviations	6
2 SITE DESCRIPTION	7
2.1 Site Location and Existing Land use	7
2.2 Hydrogeology	8
3 PSI FINDINGS	9
3.1 Historical Site Records Review	9
3.2 NSW OEH Records	9
3.3 Historical Aerial Photograph Analysis	10
3.4 Walkover Site Inspection	12
3.5 Areas of Environmental Concern/Contaminants of Primary Concern	12
3.6 Conclusions and Recommendations	13
4 LIMITATIONS STATEMENT	15
5 REFERENCES	16
6 ATTACHMENT A – FIGURES	17
7 ATTACHMENT B – HISTORICAL AERIAL PHOTOGRAPHS.....	21
8 ATTACHMENT C – LIVERPOOL CITY COUNCIL DA/BA/CC CORRESPONDENCE.....	31

1 Overview

1.1 Introduction

Martens & Associates Pty Ltd (MA) has prepared this Preliminary Site Investigation (PSI) for Gus Fares Architects ("the Client") to support a proposed 9 storey residential flat building development with 2 level basement carpark at 17 – 23 Goulburn Street, Liverpool, NSW. The site includes Lots 1, 2, 3 and 4 DP13932.

1.2 Objectives

Investigation objectives include:

- Identification of historic and current potentially contaminating site activities.
- Evaluation of potential areas of environmental concern (AEC) and associated contaminants of primary concern (COPC).
- Provide comment on suitability of site for future development use and provide recommendations for intrusive soil investigations (if required).

1.3 Project Scope

Scope of works includes:

- Walkover inspection to review current land use, potential contaminating activities and neighbouring land uses.
- Review available Liverpool City Council (LCC) property development consents.
- Review of 6 historic aerial photographs to assess past site and surrounding land use patterns.
- Review NSW OEH (formerly NSW EPA) notices under the Contaminated Land Management Act (1997).
- Prepare a PSI report in general accordance with the relevant sections of ASC NEPM (2013), NSW OEH (2011) and DEC (2006).

1.4 Abbreviations

ACM - Asbestos containing material

AEC – Area of environmental concern

ASC NEPM – Assessment of Site Contamination - National Environmental Protection Measure (1999 amended 2013).

BGL – Below ground level

BTEX – Benzene, toluene, ethyl benzene, xylene

COPC – Contaminants of primary concern

DEC – NSW Department of Environment and Conservation

DP – Deposited plan

EPA – NSW Environmental Protection Authority

HM – Heavy metals

LGA – Local government area

LCC – Liverpool City Council

MA – Martens & Associates Pty Ltd

mAHD – Metres, Australian Height Datum

mBGL – Metres below ground level

OCP – Organochloride pesticides

OEH – NSW Office of Environment and Heritage

OPP – Organophosphate pesticides

PACM – Potential asbestos containing material

PAH – Polycyclic aromatic hydrocarbons

PSI – Preliminary Site Investigation

TRH – Total recoverable hydrocarbons

2 Site Description

2.1 Site Location and Existing Land use

Site information is summarised in Table 1. Site location and general surrounds are shown in Figure 1 (Attachment A).

Table 1: Site background information.

Investigation address and lot title	17 - 23 Goulburn Street, Liverpool, NSW (Lots 1, 2, 3 and 4 DP13932)
Site area/investigation area	2871.5 m ² (site plan by Gus Fares Architects)
Local Government Area (LGA)	Liverpool City Council
Zoning	R4 – High Density Residential
Site description	<p>Low density residential properties.</p> <p>The site is bordered by Lachlan Street to the north, Goulburn Street to the east, Goulburn Serviceway to the west and residential properties to the south.</p> <p>The site has slopes of <2% with a easterly aspect.</p>
Current land use	Residential
Proposed land use	High Density Residential
Surrounding land uses	Residential
Geology and soil landscapes	<p>The Penrith 1:100,000 Geological Series Sheet 9030 (NSW Dept. of Mineral Resources, 1991) indicates that the site is underlain by Bringelly Shale, consisting of shale, carbonaceous claystone, laminite and coal in parts.</p> <p>The NSW Environment and Heritage eSPADE website identifies the site as having soils of the Blacktown soil landscape, described generally as shallow to moderately deep hardsetting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines.</p>
Environmental receptors	No defined natural surface drainage lines were observed on the allotment or on neighbouring allotments.
Human receptors	<p>Neighbouring residential.</p> <p>Future residents and site workers / builders.</p>

2.2 Hydrogeology

Review of NSW Department of Primary Industries – Office of Water database indicated one groundwater bore within 1000 m of the site (Table 2). Groundwater bore location is shown in Figure 2 (Attachment A).

Table 2: Available hydrogeological information.

Groundwater Bore Identification	Direction and Distance	Depth To Groundwater (mBGL)	Intended Use	Water Bearing Zone Substrate
GW058697	South east, 1000 m	8.5	Test Bore	Sand

From review of the information in Table 2, groundwater well in the vicinity is used as a test bore, with groundwater observed at 8.5 m below ground level (mbgl). Further investigation would be required to determine site hydrogeology. A site walkover inspection did not identify any waterlogged areas or natural drainage lines.

A preliminary geotechnical investigation by MA (MA 2015), with boreholes up to 10.1 m bgl, did not encounter groundwater.

3 PSI Findings

3.1 Historical Site Records Review

Development application and building plan records kept by Liverpool City Council were reviewed. LCC notices and consents are summarised in Table 3.

Table 3: LCC notices and consents, site history information.

Lot ID	Year	Record No.	Description
17 Goulburn Street	1965	359/68	Brick garage addition
17 Goulburn Street	-	613/65	Brick veneer additions and alterations to dwelling
17 Goulburn Street	-	1796/71	Fibreglass swimming pool
17 Goulburn Street	2000	DA4443/00	Conversion of dwelling to Doctors Surgery
17 Goulburn Street	2000	OC2001- 03890	Occupation Certificate for Doctors Surgery
17 Goulburn Street	2010	DA734/2009	Alterations and additions to existing medical centre
17 Goulburn Street	1993	P1685.230	Use of existing premises for the purpose of medical consulting rooms
19 Goulburn Street	2013	DA-253/2013	Alterations and additions to existing medical practice

3.2 NSW OEH Records

No notices for the site or nearby surrounding areas under the Contaminated Land Management Act (1997) or the Environmentally Hazardous Chemicals Act (1985). Two sites within the LCC LGA was listed on the register, as outline in Table 4.

Table 4: OEH records within Liverpool City Council.

Suburb	Address	Site Name	Notices
Chipping Norton	85 – 107 Alfred Street (2.9 km east)	Former ACR	3 Current Notices Under Section 21 of the Contaminated Land Management ACT 1997
Moorebank	1 Bapaume Road (2.7 km south)	ABB Australia Pty Ltd	8 Former Notices Under Section 35 of the Environmentally Hazardous Chemicals ACT 1986 1 Current Notice Under Section 28 of the Contaminated Land Management ACT 1997

Due to distance to the site and local hydrological characteristics, it is highly unlikely that the above sites would have caused near surface site soil contamination at the subject site.

3.3 Historical Aerial Photograph Analysis

Historical aerial photographs taken of the site during 1955, 1970, 1982, 1994, 2002 and 2015 were reviewed to investigate historic site land uses (Table 5). Copies of aerial photographs are provided in Attachment B.

Photos indicate that the site has been used for residential purposes since at least 1955.

Table 5: Historic aerial photograph observations 1955 – current.

Year	17 Goulburn Street	19 Goulburn Street	21 Goulburn Street	23 Goulburn Street	Adjacent Surrounding Landuse
1955	Current dwelling and shed/garage at rear of dwelling visible.	Current dwelling visible. Possible shed in north west corner of lot. Current shed in south west corner of lot visible.	Current dwelling visible. Current shed adjacent to southern boundary visible.	Current dwelling visible. Possible shed at rear of dwelling.	Residential development to north, east, south and west.
1970	Possible extension to shed/garage.	Current shed to rear of dwelling visible.	Current shed in north western corner of lot visible. Increase in vegetation.	Increase in vegetation.	Increased residential development in all directions.
1982	Extension at rear of dwelling. Pool adjacent to northern boundary.	Little change from 1970 photo.	Little change from 1970 photo.	Little change from 1970 photo.	Increased residential development to north, south and west. Medium density residential development to east and north east.
1994	Little change from 1982 photo.	Sheds adjacent to western boundary no longer visible. Rear of lot is concreted to form current carpark.	Little change from 1970 photo.	Shed at rear of dwelling no longer visible.	Increased medium density residential development to north, north east and south.
2002	Pool no longer visible. Current carpark visible.	Roof of dwelling is green in colour.	Little change from 1970 photo.	Little change from 1994 photo.	Slight increase in medium density residential development to north, north east and south.
Nearmap (2015)	Little change from 2002 photo.	Current sheds adjacent to northern and south western boundaries visible.	Current general refuse stockpiles visible. Increase in vegetation.	Increase in vegetation.	Increased medium/high density residential development to north, east, south and west.

3.4 Walkover Site Inspection

3.4.1 Observations

Results of site walkover inspection on November 17, 2015 are summarised in Table 6.

Table 6: Summary of site walkover.

Lot ID	Lot Infrastructure	Walkover Summary
17 Goulburn Street, Liverpool	Brick and tile residential dwelling. Brick and metal roof garage/shed adjacent to western boundary. Concrete carpark between rear of dwelling and garage/shed.	Brick and tile residential dwelling in good condition, unable to gain internal access. Unable to gain internal access to shed/garage, likely used for storage purposes. Concrete carpark is in good condition.
19 Goulburn Street, Liverpool	Weatherboard and metal roof residential dwelling. Weatherboard and metal roof shed at rear of dwelling. Metal shed/garage adjacent to northern boundary. Metal shed/garage adjacent to western boundary. Concrete carpark in western portion of lot.	Weatherboard (PACM) clad residential dwelling with metal roof in serviceable condition, unable to gain internal access. Unable to gain internal access to sheds/garages, likely used for storage purposes. Concrete carpark is in good condition.
21 Goulburn Street, Liverpool	Weatherboard and metal roof residential dwelling. Metal shed adjacent to western boundary. Weatherboard and metal roof shed adjacent to southern boundary.	Weatherboard (PACM) clad residential dwelling with metal roof in poor condition, with peeling/flaking paint and rusted gutters. Unable to gain internal access to weatherboard and metal roof shed, likely used for storage purposes. Metal shed is in poor condition and is used to store car tyres. Various stockpiles throughout lot consisting of metal, timber, house bricks, dilapidated push bikes, shopping trolleys, clothing, fuel and oil containers, paint tins, pesticide sprayers, 44 gallon drums, PVC pipes, baby prams, containers of unknown content and general rubbish.
23 Goulburn Street, Liverpool	Weatherboard and metal roof residential dwelling.	Weatherboard (PACM) clad residential dwelling with metal roof in serviceable condition, unable to gain access. Children's play equipment.

3.5 Areas of Environmental Concern/Contaminants of Primary Concern

Our assessment of site AECs and COPCs (Table 7) is made on the basis of available site history, aerial photograph interpretation and site walkovers. A map showing locations of identified AECs is provided in Figure 3 (Attachment A).

Table 7: Areas of environmental concern and contaminants of primary concern.

AEC ¹	Potential for Contamination	COPC	Contamination Likelihood
A – Dwellings ²	Pesticides may have been used underneath dwellings. Dwelling construction may include ACM and/or lead based paints.	HM, OCP/OPP and asbestos	Medium
B – Former/current sheds ²	Sheds may currently (or have previously) stored fuel, oils, asbestos sheeting (PACM), pesticides and/or been treated with pesticides (pest control). Shed construction may include ACM and/or lead based paints.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Medium
C – Stockpiles and general refuse.	Contaminants from unknown contents of stockpiles and general refuse may have spilt or leaked onto underlying soil. Asbestos may be included in the waste.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Medium – high
D – Site filling of former in-ground pool	Fill material of unknown origin and quality.	HM, TRH, BTEX, PAH, OCP/OPP and asbestos.	Medium
E – Hardstand area	Possible fill for levelling and possible heavy metal and hydrocarbon impacts from vehicle use	HM, TRH, BTEX, PAH, OCP/OPP and asbestos	Low

Notes

¹ Locations identified on AEC map in Attachment A, Figure 3.

² AEC extents 1m from outer wall/eave of structures.

3.6 Conclusions and Recommendations

The results of the site history assessment and walkover inspection indicate that the site has been used for residential purposes since at least 1955. Site use prior to this time is unknown. The site contains the following potential contamination sources:

- Past dwelling construction and maintenance have the potential to have introduced contaminants in the form of asbestos (as a construction material), pesticides (pest control) and heavy metals (paints, pest control).
- Sheds (and former sheds) may currently or previously have stored fuel/oils leading to hydrocarbon contamination. Lead based paints or PACM (fibrous cement sheeting containing asbestos) may have been used during construction. The sheds may have been treated with pesticides and heavy metals for pest control.
- Stockpiles across Lot 3 may have introduced heavy metals, hydrocarbons, OCP/OPP and asbestos.

- Previous swimming pool located on Lot 1 (identified on historical aerials and council records search) has been filled. Fill material is of unknown source and quality and may contain heavy metals, hydrocarbons, OCP/PPP or asbestos.
- Possible filling undertaken for levelling prior to placement of hardstand or vehicular impacts on soil beneath.

To address land contamination risks a detailed site investigation (DSI) is required to assess identified AECs. The DSI is also to include an intrusive soil sampling regime post demolition, under all dwelling and shed footprints (plus 1 m curtilage) and areas of existing hardstand to determine any residual impacts from previous use. A walkover inspection of remaining site should be conducted following removal of refuse, buildings and hardstand to assess any potential residual impacts and to verify if additional fill has been placed.

The site investigation plan is to be developed in accordance with NSW EPA (1995) *Sampling Design Guidelines* and a risk based assessment. Assessment shall address each of the identified AECs and assess COPC identified for each AEC (Table 7). Results of the site testing shall be assessed against site acceptance criteria (SAC) developed with reference to ASC NEPM (1999, amended 2013).

4 Limitations Statement

The preliminary site investigation was undertaken in line with current industry standards to address the site investigation area. This report does not consider the contamination status of the remainder of the property.

It is important, however, to note that no land contamination study can be considered to be a complete and exhaustive characterisation of a site nor can it be guaranteed that any assessment shall identify and characterise all areas of potential contamination or all past potentially contaminating land-uses. This is particularly the case on sites where full access is not possible due to the presence of structures (dwellings and sheds) and hardstand and where additional assessment and validation work is identified as being required. Therefore, this report should not be read as a guarantee that no contamination shall be found on the site. Should material be exposed in future which appears to be contaminated or inconsistent with natural site soils, additional testing may be required to determine the implications for the site.

Martens & Associates Pty Ltd has undertaken this assessment for the purposes of the current development proposal. No reliance on this report should be made for any other investigation or proposal. Martens & Associates accepts no responsibility, and provides no guarantee regarding the characteristics of areas of the site not specifically studied in this investigation.

5 References

ASC NEPM (1999, amended 2013) *National Environmental Protection Measure, (site contamination measure)*.

Department of Lands – Map sales. Aerial photographs (1956, 1965, 1982, 1998).

Liverpool City Council – DA/BA records (2015).

Martens and Associates (2015) *Preliminary Geotechnical Assessment: 17-23 Goulburn Street, Liverpool, NSW (P1505008JR02V01)*

Nearmap (www.nearmap.com).

NSW DEC (2006) *2nd Ed. Contaminated Sites: Guidelines for the NSW Site Auditor Scheme*.

NSW Department of Environment & Heritage (eSPADE, NSW soil and land information website), www.environment.nsw.gov.au.

NSW Department of Mineral Resources, (1991) *Penrith 1:100,000 Geological Sheet 9030*

NSW EPA (1995) *Sampling Design Guidelines*.

NSW OEH (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, 2nd Edition*.

SIX Viewer, LPI (2015).

6 Attachment A – Figures



Martens & Associates Pty Ltd ABN 85 070 240 890		Environment Water Wastewater Geotechnical Civil Management	
Drawn:	GMT	Site Location 17-23 Goulburn Street, Liverpool, NSW Source: Nearmap, 2015 (top) and NSW SIX Viewer (bottom)	Drawing No:
Approved:	JF		FIGURE 1
Date:	9.12.2015		Job No: P1505008
Scale:	Not to Scale		

**Key**

Approximate site location



Groundwater bore within 1000 m of site

Martens & Associates Pty Ltd ABN 85 070 240 890**Environment | Water | Wastewater | Geotechnical | Civil | Management**

Drawn: GMT

Approved: JF

Date: 9.12.2015

Scale: Not to Scale

Groundwater Bore Locations
17 - 23 Goulburn Street, Liverpool, NSW
Source: NSW Department of Primary Industries – Office of Water

Drawing No:

FIGURE 2

Job No: P1505008



Key

- Property boundary
- AEC A – Dwelling
- AEC B – Former/current sheds
- AEC C – Stockpiles and general refuse
- AEC D – Site filling (former pool)
- AEC E – hardstand areas

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Environment | Water | Wastewater | Geotechnical | Civil | Management

Drawn: GMT

Approved: GT

Date: 9.12.2015

Scale: Not to Scale

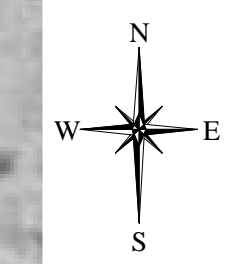
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17-23 Goulburn Street, Liverpool, NSW
Source: Nearmap, 2015

Drawing No:

FIGURE 3

Job No: P1505008

7 Attachment B – Historical Aerial Photographs

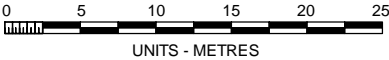


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17-23 Goulburn St, Liverpool, NSW

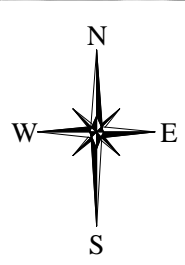
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SITE BOUNDARY



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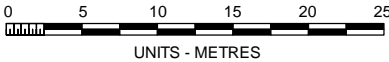
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Date:	7.12.15			
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			Revision: A	

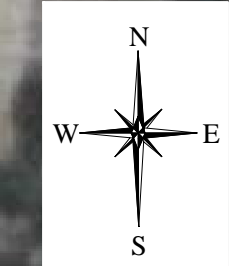


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	Date:	7.12.15			
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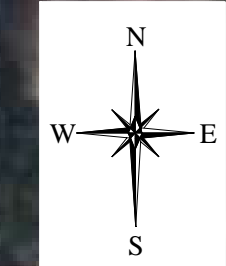
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	Approved:	JF			Figure 6	
	Date:	7.12.15				
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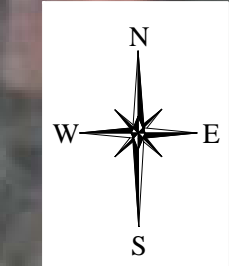
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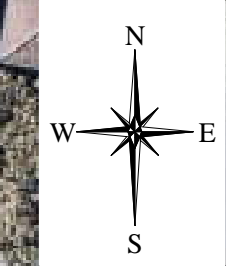
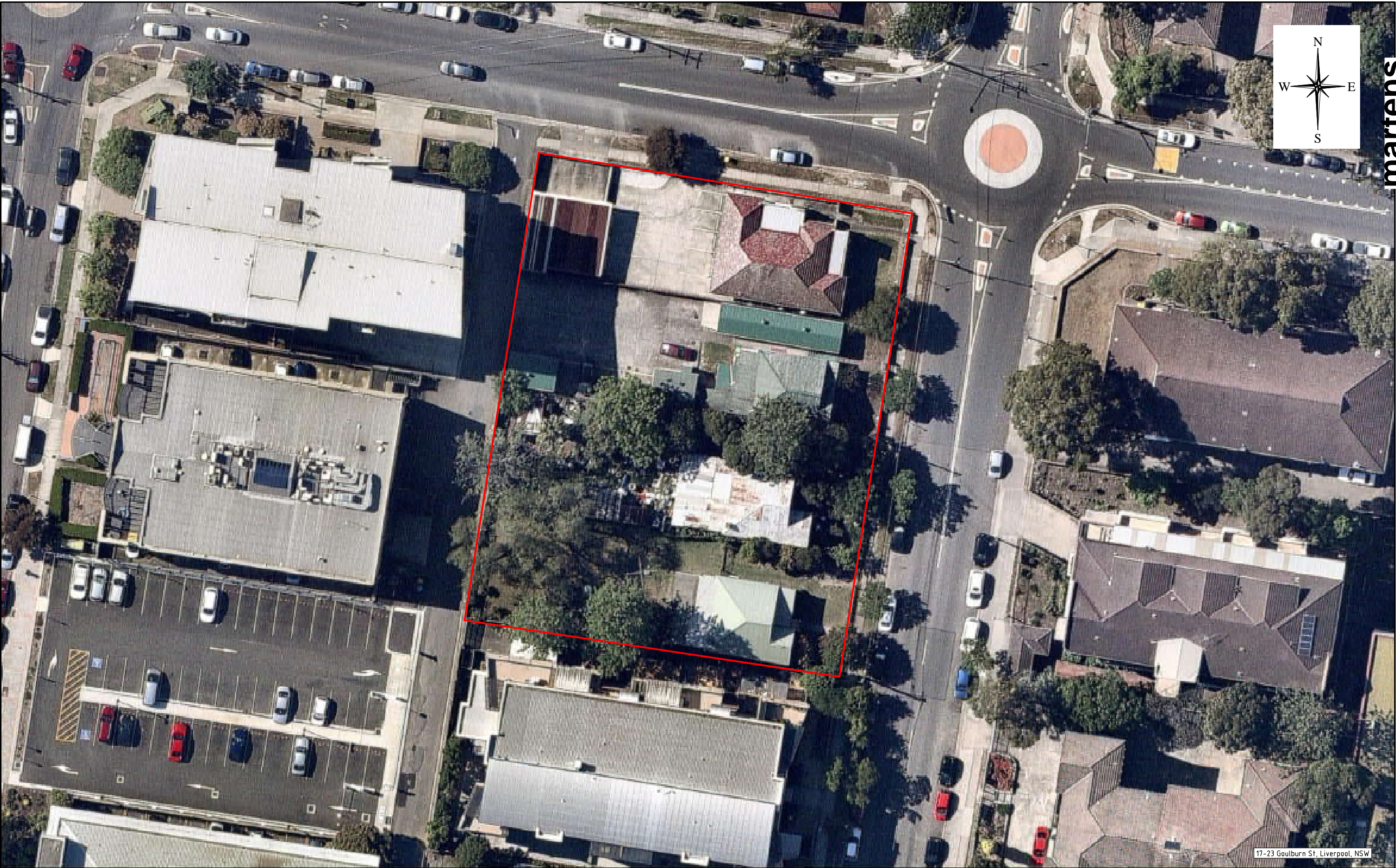
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	Approved:	JF			Figure 8	
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Approved:	JF					Figure 9		
Date:	7.12.15							
Scale @A3:	1:500		Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: http://www.martens.com.au			Project: P1505008	File: JD01V01	Revision: A

**8 Attachment C – Liverpool City Council DA/BA/CC
Correspondence**

(OFFICE COPY)

THE CITY OF LIVERPOOL

IN

BUILDING PERMIT

Local Government Act, 1919

No. 359/65

THIS IS TO CERTIFY that the Plans and Specifications numbered 359/65

submitted by **T. Bosnich**

of 17 Goulburn Street, Liverpool.

~~NEW BUILDINGS~~
of ~~ALTERATIONS~~
~~ALTERATIONS~~

and comprising **of a brick garage addition.**

to be erected on Lot **Cnr. 1** Section

Goulburn

Street

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 66 feet (iii) rural, non-urban and green belt areas — 100 feet where land fronts a county road.
- (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) **Building to be sited not less than 12'6" from Lachlan Street.**
- (e) **Roofwater to be conveyed to street gutter in pipe drains.**

Name of Owner **T. Bosnich.**

Name of Builder **Self.**

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919 and the Ordinances thereunder.

Dated

20 May 1965

1965

A.T. Finlay
Town Clerk

R.A.B. 50

(OFFICE COPY)

THE CITY OF LIVERPOOL

S.O.

BUILDING PERMIT

Local Government Act, 1919

No. **378/68**

THIS IS TO CERTIFY that the Plans and Specifications numbered **378/68**

submitted by **T. Bognish,** of **17 Goulburn St., Liverpool,**
NEW BUILDINGS
of ADDITIONS
ALTERATIONS

and comprising **of brick garage.**

to be erected on Lot **1** Section **Goulburn St., Liverpool,** Street

have been approved by Council.

SPECIAL CONDITIONS:

(a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.

(b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 66 feet (iii) rural, non-urban and green belt areas — 100 feet where land fronts a county road.

(c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.

(4) **Open web trusses to be constructed to design of a practising Structural Engineer.**

Name of Owner **T. Bognish,**

Name of Builder *

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919 and the Ordinances thereunder.

Dated

9.4.1968

R. T. Lindley
Town Clerk

R.A.B. 50

BUILDING PERMIT

Local Government Act, 1919

No. 613/65

THIS IS TO CERTIFY that the Plans and Specifications numbered 613/65

submitted by **T. Bosnich**

of 17 Goulburn Street, Liverpool.

~~NEW BUILDING~~

of ADDITIONS and
ALTERATIONS

and comprising of brick veneer additions and alterations to dwelling.

to be erected on Lot 1 Section of Goulburn Street

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 66 feet (iii) rural, non-urban and green belt areas — 100 feet where land fronts a county road.
- (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) Building to be used as a single dwelling unit only.
- (e) Underfloor area to be effectively cross ventilated including where original section brick veneered.
- (f) Added brick veneer to be securely tied to existing wall, similar to new rear walls and room vents to be fixed.
- (g) Glazed window areas to rooms to be maintained at not less than 1/10th room floor area.
- (h) Survey Certificate to be submitted to Council on completion showing north side of building standing 5ft. minimum clear of Lachlan Street.

Name of Owner **T. Bosnich.**

Name of Builder **Self.**

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919. and the Ordinances thereunder.

Dated

19

.....
Town Clerk

R.A.B. 50

(OFFICE COPY)

THE CITY OF LIVERPOOL

BUILDING PERMIT

PT

Local Government Act, 1919

No. 1796/71

THIS IS TO CERTIFY that the Plans and Specifications numbered 1796/71

submitted by **Sprite Pools P/L** of **42 Winbourne Road, Brookvale.**

~~NEW BUILDINGS~~
of ~~ADDITIONS~~
~~ALTERATIONS~~

and comprising **Fibreglass swimming pool**

to be erected on Lot **Cnr.1** Section **Goulburn St.** Street **Liverpool**

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
 - (b) That the building shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 66 feet (iii) rural, non-urban and green belt areas — 100 feet where land fronts a county road.
 - (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
 - (d) Pool water to be maintained free from health hazards.
 - (e) All drainage and pool wastes to be discharged to the sewer.
 - (f) A pressure relief valve or plug to be installed in the base of the pool.
 - (g) A Certificate of Structural Adequacy under the hand of a practising Structural Engineer to be submitted to Council in respect of the pool following completion of installation.
- NOTE: Precautions should be taken by means of physical barriers to prevent access of young children to the pool when unsupervised.
Fencing and gates should be adequate to prevent young children from entering the vicinity of the pool.

Name of Owner **Mr.&Mrs.Bosnich,17 Goulburn St.Liverpool.**

Name of Builder **Sprite Pools P/L,42 Windbourne Road, Brookvale.**

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919, and the Ordinances thereunder.

Dated

19

.....
Town Clerk.

R.A.B. 50.

CONDITIONS.

B/A 1796/71

1. Pool water to be maintained free from health hazards.
2. All drainage and pool wastes to be discharged to the sewer.
3. A pressure relief valve or plug to be installed in the base of the pool.
4. A Certificate of Structural Adequacy under the hand of a practising Structural Engineer to be submitted to Council in respect of the pool following completion of installation

NOTE: Precautions should be taken by means of physical barriers to prevent access of young children to the pool when unsupervised. Fencing and gates should be adequate to prevent young children from entering the vicinity of the pool.

Fibreglass Swimming Pool

Usual Stamps



ESSENTIAL CERTIFIERS PTY LTD

ACN : 050 331 694

5/349 Macquarie Street, Liverpool. N.S.W 2170

Email : essentialcertifiers@bigpond.com.au

Telephone : (02) 9824-1545

Facsimile : (02) 9824-1754

Construction Cert. No.

2001-03890

Construction Certificate

issued under the Environmental Planning and Assessment Act 1979

Sections 109C(1)(b), 81A(2) and 81A(4) and Application under CI 79D.(2)(a)

Council:

LIVERPOOL CITY

Applicant

Name Mosca Pserras Partnership
Address 1/21b Bathurst Street, Liverpool NSW, 2170
Contact no (telephone/fax) 9601 3244

Owner

Name Bosnich, Mr T
Address 17 Goulburn Street, Liverpool NSW, 2170
Contact no (telephone/fax)

Subject Land

Address 17 Goulburn Street, Liverpool,
Lot No, DP/MPS, etc Lot - 1, DP - 13932

Description Of Development

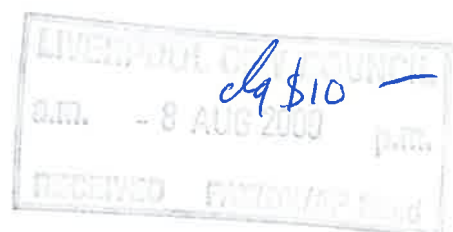
Type Of Work

☒ building work ☐ subdivision work

Description Conversion of dwelling into Doctors Surgery.

Council's D/A Consent

Development Consent No 4443/00
D.A Approval Date 25-Jul-2000



**Building Code of
Australia building
classification**

5

Nominated on the Development
Consent

Builder/Owner Builder

Name

Mr J Wood, RJ & CJ Building Maintenance P/L

Contractor Licence No/Permit
No in case of Owner Builder

95373C

Value of Work

\$40,000.00

Building/Subdivision

Date C.C. Applic received

Date Received

27-Jul-2000

Determination

Construction Certificate

approved/~~refused~~

Determined by Essential Certifiers 31/Jul/2000

Attachments

No

**Plans and Specifications
approved/refused**

List plan no(s) and specifications JN 20071/A/01 issue D
Reference

Right of Appeal

under S 109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

Certificate

Certificate Final

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S 81A (5) of the Environmental Planning and Assessment Act 1979

Certifying Authority

Name of Certifying Authority	Essential Certifiers Pty Ltd
Name of Accredited Certifier	Russell O'Brien
Accreditation No	2224
Contact No	(02) 9824-1545
Address	5/349 Macquarie Street, Liverpool, 2170

Signed



CA DESIGN
68 SPRING HILL CIRC
CURRANS HILL NSW 2567

Dear Sir/Madam,

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
CONSTRUCTION CERTIFICATE**

Being the applicant in respect of Construction Certificate and pursuant to Section 81A (5) of the Act, Notice is hereby given of the determination by Liverpool City Council as Consent Authority of Development Application No. **DA-253/2013** relating to:

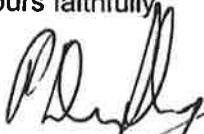
CERTIFICATE NO.:	CCB-200/2013
LOCATION:	19 GOULBURN STREET, LIVERPOOL NSW 2170 LOT 2 DP 13932
DESCRIPTION OF DEVELOPMENT:	Alterations And Additions To An Existing Medical Practice
BUILDING CLASSIFICATION:	Class 5
DETERMINATION:	Approved
DATE OF DETERMINATION:	2 October 2013
DA NUMBER:	DA-253/2013
DA ISSUED DATE:	18 July 2013
LIST OF APPROVED PLANS & SPECIFICATIONS:	Plans prepared by CA Design issue 2 dated 26/8/2013 sheets 1-7. Specification document.
ATTACHMENTS:	Schedule of Fire Safety Measures Structural engineers details prepared by Civplez Structural Engineers Pty Ltd dated 14/2/13 job No 11-0213-03 sheet 1 & 2. Survey plan prepared by DME Surveying.

This certificate hereby certifies that the proposed work, if completed in accordance with the attached stamped plans and specifications as listed, will comply with the requirements of Section 81A (5) of the Environmental Planning and Assessment Act 1979.

NOTES:

- (1) Under the provisions of the Environmental Planning and Assessment Act 1979, a minimum of two days, prior to the commencement of work, the applicant must advise Council in writing, of the details of the Principal Certifying Authority and the date of the commencement of work on the site.
- (2) Under Section 109K of the Environmental Planning and Assessment Act 1979, and where Council is the certifying authority, an applicant may appeal to the Land and Environment Court against the refusal to issue a construction certificate within 12 months from the date of the decision.

Yours faithfully,



Peter Duffy

Accreditation Number: BPB 1572

**Senior Environmental Building Surveyor
ENVIRONMENTAL HEALTH AND BUILDING**

p.duffy@liverpool.nsw.gov.au



Liverpoolcitycouncil
creating our future together

Ref No.: CCB-894/2010
Contact: Robert Groz
Ph: (02) 9821 9596

Date: 24 February 2010

MOSCA PSERRAS ARCHITECTS
P.O BOX 3353
LIVERPOOL WESTFIELD
NSW 2170

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
CONSTRUCTION CERTIFICATE**

Being the applicant in respect of Construction Certificate and pursuant to Section 81A (5) of the Act, Notice is hereby given of the determination by Liverpool City Council as Consent Authority of Development Application No. DA -734/2009 relating to:

CERTIFICATE NO.: CCB - 894/2010

LOCATION: 17 GOULBURN STREET, LIVERPOOL
DP 13932 CNR LOT 1

DESCRIPTION OF DEVELOPMENT: ALTERATION AND ADDITIONS TO EXISTING MEDICAL CENTRE

BUILDING CLASSIFICATION: CLASS 5

DETERMINATION: APPROVED

DATE OF DETERMINATION: 24 FEBRUARY 2010

DA NUMBER: DA - 734/2009

DA ISSUED DATE: 1 APRIL 2009

LIST OF APPROVED PLANS & SPECIFICATIONS: M P A, DWG. No. 05067/A01 ISSUE B

ATTACHMENTS: NIL



*Celebrating 200 years
1810-2010*

The First Macquarie Town

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool
Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 2170
Fax 9821 9333 Email lcc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 84 181 182 471

This certificate hereby certifies that the proposed work, if completed in accordance with the attached stamped plans and specifications as listed, will comply with the requirements of Section 81A (5) of the Environmental Planning and Assessment Act 1979.

NOTES:

- (1) Under the provisions of the Environmental Planning and Assessment Act 1979, a minimum of two days, prior to the commencement of work, the applicant must advise Council in writing, of the details of the Principal Certifying Authority and the date of the commencement of work on the site.
- (2) Under Section 109K of the Environmental Planning and Assessment Act 1979, and where Council is the certifying authority, an applicant may appeal to the Land and Environment Court against the refusal to issue a construction certificate within 12 months from the date of the decision.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Groz', with a stylized, looped flourish at the end.

Robert Groz

Senior Environmental Building Surveyor – Commercial Industrial

r.groz@liverpool.nsw.gov.au



LIVERPOOL CITY COUNCIL

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

"PROUD OF OUR PAST, CONFIDENT IN OUR FUTURE"

17 March 1993

TO: GMC Design Drafting
4/90 Heathcote Road
MOOREBANK 2170

C3 * Your Reference: P 1685.230
Our Reference: Miss T Shephard: ac
Enquiries: 821 9176

FILE No: P1685.230
LOCATION CODE: 4062.
SUBJECT No: 26.
FOLIO No: 200
DOCUMENT TYPE: 02.
FOLLOW-UP CODE:

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. 13/93 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 13/93 relating to:

PROPERTY: CNR LOT 1, D.P. 13932, NO. 17 GOULBURN STREET, LIVERPOOL

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

DESCRIPTION OF DEVELOPMENT: USE OF EXISTING PREMISES FOR THE PURPOSE OF MEDICAL CONSULTING ROOMS.

CONDITIONS:

THE DEVELOPMENT

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

1. Development shall be carried out generally in accordance with Development Application received 12th January, 1993 and accompanying plans as amended in red by Council and marked "MAR 13/93", except where modified by the undermentioned conditions.
2. No advertising matter to be erected, painted or displayed without the prior approval of Council.
3. No goods or signs to be displayed on the public footpath adjacent to the premises.

CARPARKING AND DRIVEWAYS

The following conditions have been imposed to ensure that the development makes adequate provision for carparking and vehicular manoeuvring.

4. Carparking spaces and driveways are to be constructed of concrete or other approved hard surfaced materials. Spaces to be a minimum of 5.5 m x 2.5 m, clear of obstructions/columns, permanently linemarked and provided with adequate manoeuvring facilities. The design of these spaces is to comply with Council's Development Control Plan - Carparking.

.../2

5. Carparking spaces are to be available free of charge.
6. A minimum of four (4) carparking spaces are to be provided as indicated on the approved plans as amended in red by Council.
7. The garage doors are to remain open at all times during business hours.
8. Only one (1) driveway shall be provided off Lachlan Street. Such shall be the driveway already in existence adjacent to the rear laneway. This driveway shall be a minimum of 6 m in width.
9. The existing pool area is to be properly filled and compacted to Council's requirements and the surrounding fence shall be removed. This area shall be adequately sealed to serve as additional manoeuvring area.
10. A sign shall be erected along the Goulburn Street frontage indicating that parking is available at the rear of the site off Lachlan Street. A sign shall also be erected at the Lachlan Street driveway showing the entrance to such carparking spaces.

LANDSCAPING

The following condition has been imposed to ensure the development makes adequate provision for landscaping.

11. Complimentary landscaping is to be implemented and maintained at all times to the satisfaction of Council.

SERVICES

The following condition has been imposed to ensure that adequate utility services are provided to service the development.

12. The cost of any necessary adjustments to utility mains and services shall be borne by the developer. In this regard, such services should be located at the design stage and every effort made to avoid having to relocate them. Particular care should be taken in the location of vehicular crossings to avoid poles, pits, etc.

PUBLIC ROADS AND FOOTPATHS

The following conditions have been imposed to ensure that adequate and safe vehicular and pedestrian access is provided to and from the site.

13. Kerb and gutter and serviceway construction is required, and a design of these showing plan, long section and cross sections shall also be submitted. The road pavement design shall be to Council's standard. The serviceway is to be constructed from the edge of the existing bitumen pavement in Lachlan Street, across the existing footpath area and the rear boundary of the property.

14. All civil work is to be carried out in accordance with the foregoing plans as amended, stamped, and approved.
15. Suitable concrete vehicular footpath crossings shall be provided at the entrance to and exit from the site. These crossings shall be constructed in accordance with Council's standard requirements for heavy duty crossings. The vehicular crossing off Lachlan Street at the entrance to the serviceway is to be reconstructed.
16. Obsolete vehicular crossing to be constructed as kerb.
17. The serviceway and kerb and gutter across the rear boundary of the property are to be constructed to Council's local area road standard.
18. 1.2 m wide concrete footpaving is to be constructed for the full frontage of the proposed site to Lachlan Street.

STORMWATER DRAINAGE

The following condition has been imposed to ensure that the drainage collected on and/or passing through the site is conveyed through a controlled system to minimise any impact on the subject land or downstream properties.

19. A stormwater drainage plan, including hydrological and hydraulic calculations based on a 1 in 10 year storm, is required, showing how the stormwater to be collected within the site and conveyed in a suitable pipeline to the most appropriate gutter or drain under the control of Council.

If drainage investigations reveal that downstream drainage pipes are not capable of catering for the discharge, then Council requires the design and construction of an on-site retention/retardation system to maintain peak stormwater discharge downstream of the site at the pre-developed levels for all flood frequencies.

This plan shall also show existing and proposed surface contours within the site and along its boundaries in immediately adjacent property, and shall define overland flow paths in storms which exceed the capacity of the underground pipe system.

BUILDING

The following conditions have been imposed to ensure the development meets health and structural standards.

20. All waste products associated with the use of the premises are to be placed in containers and stored within the confines of the building.
21. Glazing materials used in the building/s are to comply with Clause 53.4 of Ordinance 70 and the relevant parts of Australian Standards:
 - (a) 1288 "S.A.A. Glass Installation Code"; and

- (b) 2208 "Safety Glazing Materials for Use in Buildings (Human Impact Considerations)."
 - (c) External glazing is to have a reflectivity index of less than 20%.
22. All used swabs, syringes, bandages and other medical wastes are to be stored without nuisance and disposed of by a registered pathological waste removalist.
23. Details indicating "disabled access" in accordance with A.S. 1428.1 to be submitted with the building application.

Notes:

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


Judy McKittrick
SENIOR DEVELOPMENT PLANNER

18/11

ADVICE FOR SUBMITTING A BUILDING APPLICATION

The following should be addressed when preparing your building application:

- A. Building Application is to be submitted with the following details:-
- (a) Three (3) sets of plans drawn to a suitable scale and specifications.

Should you have any enquiries regarding the building application please contact Rick Moy, Council's Building and Health Surveyor.



LIVERPOOL CITY COUNCIL

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

COPY

'PROUD OF OUR PAST, CONFIDENT IN OUR FUTURE'

Your Reference:

Our Reference:

P 1685.240

Enquiries:

Miss T. Shephard: ac

821 9176

17 March 1993

TO: GMC Design Drafting
4/90 Heathcote Road
MOOREBANK 2170

C3
FILE No: P1685.240
LOCATION CODE: 4062
SUBJECT No: 726
FOLIO No: 200
DOCUMENT TYPE: 02
FOLLOW-UP CODE:

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION.

Being the applicant in respect of Development Application No. 15/93 and pursuant to Section 92 of the Act, Notice is hereby given of the determination by the Consent Authority of the Development Application No. 15/93 relating to:

PROPERTY: LOT 2, D.P. 13932, NO. 19 GOULBURN STREET, LIVERPOOL

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

DESCRIPTION OF DEVELOPMENT: USE OF EXISTING PREMISES FOR THE PURPOSE OF MEDICAL CONSULTING ROOMS.

CONDITIONS:

THE DEVELOPMENT

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

1. Development shall be carried out generally in accordance with Development Application received 12th January, 1993 and accompanying plans as amended in red by Council and marked "MAR 15/93", except where modified by the undermentioned conditions.
2. No advertising matter to be erected, painted or displayed without the prior approval of Council.
3. No goods or signs to be displayed on the public footpath adjacent to the premises.

CARPARKING AND DRIVEWAYS

The following conditions have been imposed to ensure that the development makes adequate provision for carparking and vehicular manoeuvring.

4. Carparking spaces and driveways are to be constructed of concrete or other approved hard surfaced materials. Spaces to be a minimum of 5.5 m x 2.5 m, clear of obstructions/columns, permanently linemarked and provided with adequate manoeuvring facilities. The design of these spaces is to comply with Council's Development Control Plan - Carparking.

.../2

5. Carparking spaces are to be available free of charge.
6. A minimum of four (4) carparking spaces are to be provided, as indicated on the approved plan as amended in red by Council.
7. The driveway provided off the rear laneway shall be a minimum of 6 metres in width. In this regard, it will be necessary to remove the existing shed and provide the driveway over this area. This is in an attempt to keep the driveway from conflicting with designated carparking spaces.
8. A sign is to be erected along the Goulburn Street frontage indicating that parking is available at the rear of the site off the rear laneway. A sign shall also be erected at the rear driveway showing the entrance to such carparking spaces.

LANDSCAPING

The following condition has been imposed to ensure the development makes adequate provision for landscaping.

9. Complimentary landscaping is to be implemented and maintained at all times to the satisfaction of Council.

PUBLIC ROADS AND FOOTPATHS

The following conditions have been imposed to ensure that adequate and safe vehicular and pedestrian access is provided to and from the site.

10. All civil work is to be carried out in accordance with the foregoing plans as amended, stamped, and approved.
11. The cost of any necessary adjustments to utility mains and services shall be borne by the developer. In this regard, such services should be located at the design stage and every effort made to avoid having to relocate them. Particular care should be taken in the location of vehicular crossings to avoid poles, pits, etc.
12. Suitable concrete vehicular footpath crossings shall be provided at the entrance to and exit from the site. These crossings shall be constructed in accordance with Council's standard requirements for heavy duty crossings.
13. Obsolete vehicular crossing to be constructed as kerb.
14. The serviceway and kerb and gutter across the rear boundary of the property are to be constructed to Council's local area road standard.

STORMWATER DRAINAGE

The following condition has been imposed to ensure that the drainage collected on and/or passing through the site is conveyed through a controlled system to minimise any impact on the subject land or downstream properties.

15. A stormwater drainage plan, including hydrological and hydraulic calculations based on a 1 in 10 year storm, is required, showing how the stormwater to be collected within the site and conveyed in a suitable pipeline to the most appropriate gutter or drain under the control of Council.

If drainage investigations reveal that downstream drainage pipes are not capable of catering for the discharge, then Council requires the design and construction of an on-site retention/retardation system to maintain peak stormwater discharge downstream of the site at the pre-developed levels for all flood frequencies.

This plan shall also show existing and proposed surface contours within the site and along its boundaries in immediately adjacent property, and shall define overland flow paths in storms which exceed the capacity of the underground pipe system.

Kerb and gutter and serviceway construction is required, and a design of these showing plan, long section and cross sections shall also be submitted. The road pavement design shall be to Council's standard.

BUILDING

The following conditions have been imposed to ensure the development meets health and structural standards.

16. All waste products associated with the use of the premises are to be placed in containers and stored within the confines of the building.
17. Glazing materials used in the building/s are to comply with Clause 53.4 of Ordinance 70 and the relevant parts of Australian Standards:
 - (a) 1288 "S.A.A. Glass Installation Code"; and
 - (b) 2208 "Safety Glazing Materials for Use in Buildings (Human Impact Considerations)."
 - (c) External glazing is to have a reflectivity index of less than 20%.
18. All used swabs, syringes, bandages and other medical wastes are to be stored without nuisance and disposed of by a registered pathological waste removalist.
19. Details indicating "disabled access" in accordance with A.S. 1428.1 are to be submitted with the building application.
20. The existing detached bedroom located in the rear yard area, shall be used for non-residential purposes only ie. storage.

Notes:

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



Peter Flynn
STATUTORY TOWN PLANNER

ADVICE FOR SUBMITTING A BUILDING APPLICATION

The following should be addressed when preparing your building application:

A. Building Application is to be submitted with the following details:-

- (a) Three (3) sets of plans drawn to a suitable scale and specifications.

Should you have any enquiries regarding the building application please contact Rick Moy, Council's Building and Health Surveyor.



Liverpool City Council

Your reference:
Our Reference:
Contact:

DA 4443/00
Mr R. Brook:tg 9821 9540

Date: 25 July 2000

COPY

Mosca Pserras Partnership
1/21B Bathurst Street
LIVERPOOL NSW 2170

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Being the applicant in respect of Development Application No. 4443/00 and pursuant to Section 81 (1) (a) of the Act, Notice is hereby given of the determination by Liverpool Council as Consent Authority of the abovedescribed Development Application relating to:

OWNER: MR THOMAS BOSNICH - 17 GOULBURN STREET,
LIVERPOOL

LAND: NO. 17, (CNR. LOT 1, D.P. 13932) GOULBURN
STREET, LIVERPOOL

PROPOSED DEVELOPMENT: CONVERT EXISTING DWELLING TO MEDICAL
CENTRE

DETERMINATION: CONSENT GRANTED SUBJECT TO CONDITIONS
DESCRIBED BELOW

CONSENT TO OPERATE FROM: 25 JULY 2000

CONSENT TO LAPSE ON: 25 JULY 2002
(unless substantially commenced)

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

CONDITIONS:

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

A. OPERATIONAL MATTERS

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

THE DEVELOPMENT

1. Development must be carried out generally in accordance with Development Application received 18 May 2000 and accompanying plans marked DA 4443/00 dated 25 July 2000 (Ref: Plan No/s. 20071/A/01 dated 15 May 2000), except where modified by the undermentioned conditions.

COMPLIANCE WITH OTHER ACTS

2. All aspects of the development shall comply with the approved plans and conditions.

SITE MANAGEMENT

3. No goods or signs are to be displayed or vehicles parked on the public footpath adjacent to the premises.
4. All materials, goods and equipment are to be kept within the building at all times.
5. The use of the premises must not interfere with the amenity of adjacent residential areas.
6. The hours of operation are limited to 7am until 6pm Monday to Friday, 7am until 12pm on Saturday, and no work on Sunday or Public Holidays.

CARPARKING AND DRIVEWAYS

7. Car parking spaces are to be available free of charge.
8. Employee, company and visitors vehicles shall be parked in the spaces provided on the site and on adjacent footpath, access driveways or landscaping areas.

B. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions are to be complied with prior to the issue of a construction certificate;

APPLICATIONS

9. A separate application shall be submitted and approved by Council for the following aspect/s of the development:
 - (a) the installation of any vehicular crossing or layback. Arrangements are to be made with Council's Technical Services Division prior to completion of the dwelling. Particular care should be taken in the location of the layback/driveway to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with layback/driveway will not be borne by Council. Obsolete gutter laybacks are to be constructed as kerb.

DESIGN OF DEVELOPMENT

10. Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.
11. Any Construction Certificate issued in relation to this consent shall incorporate and address the design of those works required by this consent and any ancillary works necessary to make the construction effective.

STORMWATER DESIGN

12. Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of Council, as detailed on the plans approved as part of this development application.
13. 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.

14. All roofwater generated by stormwater runoff from the building shall be disposed of by an approved system. Approved systems include an easement where provided on the allotment, or where no easement is provided, disposal to the kerb and gutter. In the event that there is no connection is located in an unsuitable location, Council's Built Environment Department must be contacted to arrange an inspection. Inspection requests and payments must be made a minimum of 24 hours prior to backfilling.

Connections to the kerb shall be constructed in the following manner:

- (a) The kerb shall be sawcut on both sides of the outlet.
- (b) An approved rectangular kerb adaptor shall be installed at the invert level of the gutter.
- (c) The kerb shall be reinstated to its original profile using a cement mortar containing an epoxy additive for adherence to the existing kerb.

Details on connections to Council easements shall be obtained from Council prior to any connections being made.

15. To prevent water from entering the building surface waters shall be collected and diverted clear of the building site by a subsurface/surface drainage system, in accordance with the provisions of the BCA.

ROAD DESIGN

16. Prior to works commencing Council is to be advised of the state of the kerb and gutter, to enable any damage to be ascertained. It is recommended that Council's standard form be utilised for this purposed, which can be obtained by contacting Council.
17. Council is to be advised in writing when a completion inspection has been carried out to enable an inspection to be carried out on Council's kerb and gutter to ascertain any damage that has occurred as a result of the building works. The cost for any damages incurred will be the responsibility of the applicant.

DESIGN OF WATER AND WASTE STORAGE FACILITIES

18. All used swabs, syringes, bandages and other medical wastes must be stored without nuisance and disposed of by a registered pathological waste removalist.

BUILDING WORKS AND BUILDING DESIGN

19. All demolition work is to be carried out in accordance with the requirements of AS 2601-1991.
20. Soil erosion and sediment control measures shall be designed in accordance with Council's *Soil Erosion and Sediment Control Policy*. *Details* are to be included with the plans and specifications to accompany any Construction Certificate.

21. A preliminary assessment of the plans submitted with the application has disclosed that the following design and/or construction issues need to be addressed prior to the issue of any Construction Certificate to ensure compliance with the *Building Code of Australia*:
 - (a) Part C3 - Protection of Openings.
22. All driveways are to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into roads or swales, as appropriate, connecting into the major trunk drainage system.
23. Driveway entry points must be located clear of all utility service. It is recommended that discussion be held with the relevant authorities before construction works commence. Council does not accept any responsibility towards these services.

DESIGN OF FENCING

24. Fencing must be designed to complement the design and materials of the buildings, and must be consistent with the design details, materials and colours shown on the plans marked 20071/A/01, and the details listed as follows:
25. Car parking space No. 5 is to be deleted and the area landscaped to Council's satisfaction. Car space No. 4 is to be increased in width to 3.6m wide.

BUILDERS DETAILS

26. The certifying authority must advise the 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 number 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, the consent authority is to be immediately informed.

C. PRIOR TO ANY WORK COMMENCING ON THE SITE

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

CONSTRUCTION CERTIFICATES

27. Detailed building plans and specifications relating to the work shall be endorsed with a Construction Certificate, in accordance with Section 81A of the Act and a copy submitted to Council.

NOTIFICATION

28. The applicant shall advise Council of:
- (a) the name, address and contact number of the Principal Certifier, in accordance with Section 81A (4) (b) of the Act.
 - (b) the date it is intended to commence to work. A minimum of two (2) working days notice shall be given.
29. The Principal Certifier shall advise Council in writing, of the date it is intended to commence the work which is the subject of the complying development certificate. A minimum period of two (2) working days, notification shall be given.

SITE FACILITIES

30. All sediment and erosion control measures shall be maintained on site, until such time as the site has been turfed and landscaped.

SITE SAFETY

31. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
- (a) stating that unauthorised entry to the work site is prohibited, and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
32. Building materials are not to be stored on Council's footpath or roadway.

D. DURING CONSTRUCTION

The following conditions are to be complied with whilst works occurring on the site;

BUILDING WORK

33. Compliance certificates issued by an appropriately accredited person or documentary evidence shall be supplied to the Principal Certifier, for the following components of construction:
- (a) Internal drainage lines;
 - (b) External drainage lines, prior to backfilling;

HOURS OF OPERATION/NOISE

34. Construction/civil work is only permitted on the site between the hours of 7am to 6pm Monday to Friday and 8am to 1pm on Saturday with no work permitted on Sundays or Public Holidays, unless otherwise approved by Council.

SITE ACTIVITIES

35. Any noise generated during the construction of the development shall not exceed the limits specified in the *Noise Control Act 1975*.

POLLUTION CONTROL

36. No fires are to be lit or waste materials burnt on the site.
37. Waste water from the washing of concrete forms or trucks is not to enter the stormwater drainage system. To ensure that the Clean Waters Act is not breached.
38. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavate "spoil" material. To ensure that the Clean Waters Act is not breached.

SITE MANAGEMENT AND RESPONSIBILITIES

39. The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
40. No storage of goods, material, equipment, machinery, refuse, or refuse bins (including industrial waste containers) shall take place on the public footpath during construction of the proposed development.

E. PRIOR TO OCCUPATION OF THE BUILDING

The following conditions are to be complied with prior to the occupation of the building;

ROAD DAMAGE

41. The cost of repairing any damage caused to Council's assets in the vicinity of the subject site as a result of construction works associated with the approved development is to be met in full by the applicant/developer prior to the issue of a Subdivision or Occupation Certificate.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

PARKING

- 42. Disabled access is to be provided in accordance with Australian Standard 1428.
- 43. One car parking space is to be reserved for disabled persons. This space must be a minimum 3.6m wide and located near pedestrian access routes designed for disabled persons.

ADVICE:

The following matters are included as advice relative to this application.

- i. If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 82A of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within 28 days after the date of this determination.
- ii. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
- iii. In accordance with Section 95 of the Act, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within two (2) years of the date of this notice. The applicant may apply to Council, within two (2) years of the date of this notice, for an extension of one (1) year.
- iv. The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 79C of the Environmental Planning and Assessment Act 1979.
- v. Section 125 of the Act provides that any person who contravenes or causes or permits to be contravened the conditions of this consent or the Tree Preservation Order shall be guilty of an offence.
- vi. The owner of the land subject of the consent to pay the full cost of removing or modifying any stormwater pit or line in the public road adjacent to the land subject of the consent where it is necessary to accommodate the crossing and layback for the driveway shown on the approved plans. This is to be done to the satisfaction of Council and in accordance with Council standards.
- vii. 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. For assistance, you are directed to parts 2, 3 and 4 of the Australian Standards 1428-Design for access and Mobility (Part 1 is mandatory in the Building Code of Australia).

- viii. Where an air handling, evaporative cooling hot water, humidifying, warm water or water cooling system is installed the following is required:
- a) Certificate - A certificate shall be submitted to Council certifying that the system has been installed in accordance with the provisions of the Public Health Act, 1991 and Regulations thereunder. Reference is to be made to AS 3666 "Air Handling and Water Systems of Buildings - Microbial Control".
 - b) Register - All relevant information as required by Clause 78 of the Regulation under the Public Health Act, 1991 (*ie*, Council's register) shall be submitted to Council on completion of the building. Contact Council's Planning and Development Department for further information.
 - c) Manuals - The occupier of the operation area where the above systems are installed is to be given both an operation manual and a maintained monthly and shut down on a seasonal basis for cleaning and any necessary maintenance. All inspection results are to be kept on site for seven (7) years. A copy of each seasonal report is to be submitted OT Council immediately after the service is carried out.

To ensure compliance with the Public Health Act and Regulations thereto.



Chris Weston
MANAGER OF PLANNING

TG\:\WPDOCS\DA4443-0.RB

MOSCA PSERRAS ARCHITECTS
SUITE 1 21B BATHURST ST
LIVERPOOL NSW 2170

COPY

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**NOTICE OF DETERMINATION OF
A DEVELOPMENT APPLICATION**

Being the applicant in respect of Development Application No. DA-734/2009 and pursuant to Section 81 (1) (a) of the Act, Notice is hereby given of the determination by Liverpool Council as Consent Authority of the above described Development Application relating to:

OWNERS: **MISS T ARTEMI and PTA DERMATOLOGY PTY LTD**
PO BOX 128
CROYDON NSW 2132

LAND: **17 GOULBURN STREET, LIVERPOOL NSW 2170**
DP 13932 Cnr Lot 1

PROPOSED DEVELOPMENT: **Alteration And Additions To Existing Medical Centre**

DETERMINATION: **Approved**

CONSENT TO OPERATE FROM: **1 April 2009**

CONSENT TO LAPSE ON: **1 April 2011**
(Unless physically commenced)

ATTACHMENTS: **Conditions of Approval**

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

CONDITIONS:

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

A. THE DEVELOPMENT

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

GENERAL

1. Development must be carried out in accordance with Development Application received 4 February 2009 and:
 - (a) Architectural plans prepared by Mosca Pserras Architects, Drawing Number 05067/A01, Issue A, dated 20/08/08; (amended in red by Council)
 - (b) Schedule of Finishes prepared by Mosca Pserras Architects, submitted with the application; and
 - (c) Waste Management Plan, dated 22/12/08

Marked DA 734/2009, except where modified by the following conditions.

2. The premises must not be occupied until such time as an "Occupation Certificate" has been issued by Council or a Private Certifier.
3. External finishes must be in accordance with the schedule submitted and approved with the development consent.

B. OPERATIONAL MATTERS

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

SITE MANAGEMENT / HOURS OF OPERATION

4. The hours of operation are limited to 8 am until 5 pm Monday to Friday, and 9 am. No works are permitted on Saturday and Sundays or Public Holidays.
5. The use of the operation of the premises shall be in keeping with Development Consent 13/93 issued on 17 March 1993.

VEGETATION

6. No approval is granted for the removal of the trees.

7. A separate application to prune any trees on private property is required to be submitted to Council.

ADVERTISING

8. The signage is subject to a separate development application to be submitted to Council.
9. Advertising matter must not be erected, painted or displayed without the prior approval of Council. For further information, please obtain a copy of Council's Development Control Plan No. 2008.

NOISE

10. Noise associated with mechanical plant & equipment shall not give rise to any one or more of the following:
 - (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
 - (a) An indoor sound pressure level in any place of different occupancy (and/or public place) greater than 3dB(A) above the L90 background level or greater than 5dB(A) at the boundary of any affected property in any octave band from 31.5Hz to 8,000 Hz centre frequencies inclusive between the hours of 7.00am to 10.00pm daily and 0dB(A) above the L90 background between 10.00pm and 7.00am the following morning. However, when the L90 background levels in frequencies below 63Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this subclause does not apply to any such frequencies.
 - (b) The emission of an "offensive noise" as defines under the Protection of the Environment Operations Act 1997.

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

WASTE STORAGE AND DISPOSAL - GENERAL

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

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

B. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

FEE PAYMENT

12. Prior to the issue of a Construction Certificate or unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. For the calculation of payments such as Long Service Levy, the payment must be based on the value specified with the Development Application being \$ 45,000.
13. The following fees are applicable and payable, prior to the issue of a Construction Certificate:
 - (a) K&G/Road Damage Deposit Inspection Fee
Where the costs of development is in excess of \$20,000 or in ground/above ground swimming pool excavated by machinery
 - (b) Long Service Levy Fee
Based on 0.35% of the cost of building work where the costing of the Construction Certificate is \$25,000 or more.

These fees are reviewed annually and will be calculated accordingly.

BUILDING CODE OF AUSTRALIA:

14. All aspects of construction must comply with the applicable performance requirements of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:
 - (a) Complying with the Deemed to Satisfy Provisions; or
 - (b) Formulating an 'Alternative Solution' that complies with the performance requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of both.
 - (c) Should an Alternative Solution under the Building Code of Australia be proposed, Council's building surveyor must be involved in the preparation of the Fire Engineered Design Brief (FEDB).
 - (d) Any alternative solution concerning fire safety must be reviewed by the NSW Fire Brigade (Fire Safety Division). Their comments are to be forwarded to Council prior to the issue of a Construction Certificate.

C. PRIOR TO ANY WORK COMMENCING ON THE SITE

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

CONSTRUCTION CERTIFICATES

15. Detailed engineering plans and specifications relating to the work must be endorsed with a Construction Certificate, in accordance with Section 81A of the Act, and a copy submitted to Council, with payment of any relevant fees. The fees will include damaged deposit, road opening, damaged inspection fee and any required Section 94 payment or bond. You are required to contact Council's Customer Service Centre to confirm the current amounts.
16. Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.

NOTIFICATION / PRINCIPAL CERTIFYING AUTHORITY

17. The applicant must advise Council of the name, address and contact number of the accredited certifier, in accordance with Section 81A (4) of the Act.
18. The applicant must advise Council, of intended date to commence the work which is the subject of this consent by completing a Notice of Commencement of Building Works Form available from Council's Customer Service Centre. A minimum period of two (2) working days, notification must be given.
19. A sign must be erected in a prominent position on the work site. The sign must state:
 - (a) Unauthorised entry to the premises is prohibited, and
 - (b) The name of the builder or other person in control of the premises, and a telephone number at which the builder or other person may be contacted outside working hours.

SITE FACILITIES

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

D. DURING CONSTRUCTION/ WORKS

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

HOURS OF OPERATION (CONSTRUCTION)

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

BUILDING WORK

- 24. Compliance certificates issued by an appropriately accredited person under the *Environment Protection Act, 1997* must be supplied to the Principal Certifying Authority, for the nominated components of construction:
 - (a) Prior to covering of the framework for any floor, wall, roof or other building element (external wall and roof linings to be in place prior to inspection).
 - (b) After the building work has been completed, and prior to any Occupation Certificate being issued in relation to the building.

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

GENERAL SITE WORKS

- 25. The cost of any necessary adjustments to utility mains and services must be paid by the applicant.
- 26. Care must be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.
- 27. All roof water must be connected to the existing stormwater system.

E. PRIOR TO OCCUPATION OF THE BUILDING/ PREMISES

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

GENERAL

28. The premises must not be occupied until an Occupation Certificate is issued by the Principal Certifying Authority. Copies of all documents relied upon for the issue of the Occupation Certificate must be attached to the Occupation Certificate and registered with Council.
29. A final fire interim safety certificate is to be attached to any Occupation Certificate, except in the case of a Class 1a or 10 Building(s). This must include all the "essential fire services" installed in the building.

ADVICE

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

- (i) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 82A of the *Environmental Planning and Assessment Act, 1979* gives you the right to request a review of the determination within 12 months after the date of the determination.
- (i) If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act, 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
- (ii) In accordance with Section 95 of the Act, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within two (2) years of the date of this notice. The applicant may apply to Council for an extension of one (1) year.
- (iii) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 79C of the *Environmental Planning and Assessment Act, 1979*.
- (iv) The applicant is advised to consult with:
 - Sydney Water;
 - Integral Energy;
 - Natural Gas Company; and
 - A local telecommunications carrier.

Yours sincerely



Anthony Pizzolato

Team Leader, Major Development, Statutory Planning

CA DESIGN
68 SPRING HILL CIRC
CURRANS HILL NSW 2567

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

**NOTICE OF DETERMINATION OF
A DEVELOPMENT APPLICATION**

Being the applicant in respect of Development Application No. DA-253/2013 and pursuant to Section 81 (1) (a) of the Act, Notice is hereby given of the determination by Liverpool Council as Consent Authority of the above described Development Application relating to:

OWNERS: **MR A E L FERNANDES**
19 GOULBURN ST
LIVERPOOL NSW 2170

LAND: **19 GOULBURN STREET, LIVERPOOL NSW 2170**
LOT 2 DP 13932

PROPOSED DEVELOPMENT: **Alterations And Additions To An Existing Medical Practice**

DETERMINATION: **Approved (Delegated Authority)**

CONSENT TO OPERATE FROM: **24 July 2013**

CONSENT TO LAPSE ON: **24 July 2015**
(Unless physically commenced)

ATTACHMENTS: **1. Conditions of Approval**

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

DEFINITIONS

AEP	Annual Exceedance Probability
NCC	National Construction Code (formerly Building Code of Australia)
Council	Liverpool City Council
DCP	Liverpool Development Control Plan 2008
DECC	Department of Environment and Climate Change and Water
CC	Construction Certificate
1% AEP Flood	The 1 in 100 year flood
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
LPI Service	Land and Property Information Service
OC	Occupation Certificate
PCA	Principal Certifying Authority
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
RMS	Roads and Maritime Services

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:
 - Architectural plans prepared by CA Designs, Job No's 1304, Drawing No's 1 to 6, Issue 1, dated 3/02/2013.

except where modified by the undermentioned conditions.

B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

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

Provision of Services

2. 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.

Site Development Work

3. Site development work in the form of excavation, underpinning or shoring works must not take place, until such time as a CC has been issued.
4. 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).

Fire Safety Measures

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

Site Works

6. . No additional paving other than those areas shown on the approved plans will be permitted.

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

7. Detailed engineering plans and specifications relating to the work shall be endorsed with a CC, in accordance with Section 81A of the EP&A Act, and a copy submitted to Council, with payment of any relevant fees.
8. 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.

Notification/Principal Certifying Authority

9. 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.
10. 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

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

Each toilet must:

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

Construction Requirements

12. The applicant/ builder shall be responsible to report to the Council any damage to Council's footpath and road carriageway as a consequence of demolition or excavation or building activities or delivery/ departure of materials associated with this site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder/ site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be organised with Council.
13. 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

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

Site Facilities

15. 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

16. 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.

Environmental Management

17. 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.

D. DURING CONSTRUCTION

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

18. In the case of a class 5, 6, 7, 8 or 9 building, critical stage inspections must be carried out by the appropriate person in accordance with EP&A Regulation, with Compliance Certificates issued for each inspection. The last critical stage inspection must be carried out by the PCA. The following components of construction are relevant:
 - (a) after excavation for, and before the placement of, any footings, and
 - (b) prior to covering any stormwater drainage connections; and
 - (c) 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

Identification Survey Report

Hours of Construction Work and Deliveries

19. Construction work/civil work/demolition work, including the delivery of materials, is only permitted on the site between the hours of 7:00am to 5:00pm Monday to Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

Security Fence

20. 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 Work

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

General Site Works

22. 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.

Air Quality

23. 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.

Pollution Control

24. 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.
25. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

Medical Premises

26. The premises shall be provided with adequate facilities for the purposes of carrying out of medicine in accordance with relevant state and/ or federal acts, regulations and standards.

E. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

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

Certificates

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

Stormwater

32. Proposed Stormwater must be connected into the existing system.

G. CONDITIONS RELATING TO USE

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

Waste

33. All used swabs, syringes, bandages, and other medical wastes must be stored without nuisance and disposed of by a registered pathological waste removalist.
34. All waste materials generated as a result of the development are to be disposed at a facility licensed to receive such waste.

Noise

35. Any alarm installed on the site is to be "silent back to base" type.
36. The use of the premises including music and other activities shall not give rise to any one or more of the following:
 - (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
 - (b) An indoor sound pressure level in any place of different occupancy (and/ or public place) greater than 3dB(A) above the L90 background level or greater than 5db(A) at the boundary of any affected property in any octave band from 31.5Hz to 8,000 Hz

centre frequencies inclusive between the hours of 7.00am to midnight daily and 0dB(A) above the L90 background between 12 midnight and 7.00 a.m. the following morning. However, when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this subclause does not apply to any such frequencies.

- (c) During the period of 12 midnight to 7.00a.m. the use shall be inaudible in any habitable room of any residential premises.
- (d) The emission of an "offensive noise" as defined under the POEO Act.

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

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

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

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

38. Noise levels emitted from the mechanical exhaust system or any outdoor air conditioning unit must not exceed 5dB(A) above the background noise level when measured at any point of the site.

Annual Fire Safety Statements

39. Subsequent annual fire safety statements are to be submitted to Council within (12) months after the last such certificate was given in accordance with clause 177, part 9, division 5 of the Environmental Planning and Assessment Regulation 2000. The annual fire safety statement shall be prominently displayed in the building in the location adjacent to the main entry/exit point to the building.

The annual fire safety statement must be to the effect that:

- (a) in respect of each essential fire safety measure, such measure has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
 - (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or

- (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- (b) the building has been inspected by a properly qualified person and was found when it was inspected to be in a condition that did not disclose any grounds for a prosecution under Part 2, Division 7 of the Environmental Planning and Assessment Regulation, 2000.

The owner of the building must also cause a copy of the statement (together with a copy of the current fire safety schedule) to be given to the Fire Commissioner located at "Amarina Avenue Private Locked Bag 12, Greenacre 2190".

Environment

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

Yours faithfully



Natalie Stewart
MANAGER CITY PLANNING



ESSENTIAL CERTIFIERS PTY LTD

ACN : 37 083 156 530

The Reilly Centre, Suite 6, 387-393 Hume Hwy, Liverpool. 2170

Email : JacquiEverson@esscert.com.au

Telephone : (02) 9824-1545

Facsimile : (02) 9824-1754

Occupation Cert. No:

2001-03890

Occupation Certificate

issued under the Environmental Planning and Assessment Act 1979

Sections 109C (1) (c) and 109H

Council:

LIVERPOOL CITY

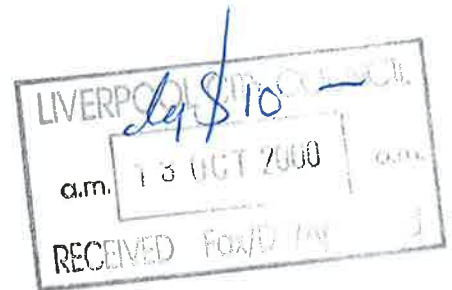
Subject Land

Address

17 Goulburn Street, Liverpool,

Lot no, DP/MPS, etc

Lot - 1, DP - 13932



Applicant

Name

Mosca Pserras Partnership

Address

1/21b Bathurst Street, Liverpool NSW, 2170

Contact No (telephone/fax)

9601 3244

Owner of Building

(If not applicant)

Bosnich, Mr T

Address

17 Goulburn Street, Liverpool NSW, 2170

Contact No. (telephone/fax)

Development Consent No or Complying Development Certificate No

4443/00

Date of DA Consent

25-Jul-2000

Construction Certificate

Issued by ~~Council~~ / Essential Certifiers

Construction Certificate No

2001-03890

Decision Date

31-Jul-2000

Date of Receipt

Date Received 27-Jul-2000

Determination

Type of Certificate Interim Certificate/~~Final Certificate~~.

Approved/Refused Approved/~~Refused~~

Date of Determination 04/Oct/2000

Attachments No

Right of Appeal

Under S 109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

Certificate

Certificate Final

~~Applicable~~ / Not Applicable

This is to certify that :

I have been appointed as the Principal Certifying Authority under S 109E

A Development Consent/Complying Development Certificate is in force with respect to the building.

A Construction Certificate has been issued with respect to the plans and specifications for the building.

The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia

where required, a final fire safety certificate has been issued for the building (see note 2)

where required, a report from the Commissioner of Fire Brigades has been considered

Interim Certificate

Applicable / ~~Not Applicable~~

This is to certify that :

I have been appointed as the Principal Certifying Authority under S 109E.

I have taken into consideration the health and safety of the occupants of the building.

A Development Consent/Complying Development Certificate is in force with respect to the building.

A Construction Certificate has been issued with respect to the plans and specifications for the building.

The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.

Where required, a Final Fire Safety Certificate has been issued for the building or an Interim Fire Safety Certificate has been issued for the relevant part of the building.

Where required, a report from the Commissioner of Fire Brigades has been considered

Principal Certifying Authority

Name of Principal Certifying Authority	Essential Certifiers Pty Ltd
Where Accredited Certifier	Russell O'Brien
Accreditation No	2224
Contact No	(02) 9824-1545
Address	The Reilly Centre, Suite 6, 387-393 Hume Hwy, Liverpool, 2170
Date	09-Oct-2000

Signed



Inspections

The P.C.A. certifies that the subject stages of construction were inspected and found to be satisfactory :

Date	Inspection	Officer
04-Oct-2000	Completion	Russell O'Brien