

DRAFT CONDITIONS OF CONSENT (2016SSW002)

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

ATTACHMENT 1 THE DEVELOPMENT

STAGED APPROVAL

STAGE	DEVELOPMENT WORKS	PART REFERENCE	CONDITION REFERENCE
1	Construction of at-grade car park	All parts	All conditions
2	Demolition of some buildings and construction of Buildings B2, B3, B4, B5 and B6	All parts	All conditions
3	Demolition of some buildings and construction of Building B10	All parts	All conditions
4	Demolition of some buildings and construction of Buildings B7, B8 and B11 including works to retained portion of Bond House and at-grade parking fronting Thomas Avenue	All parts	All conditions

Approved Plans

- Development the subject of this determination notice must be carried out strictly in accordance with the following approved plans/reports marked as follows, except where modified by the undermentioned conditions:

- Architectural plans prepared by Archi-Build International, including:

Title	Drawing Number	Issue	Date
Staging and Demolition Plan	DA0100	Issue H	28 March 2017
Site Roof Plan	DA0101	Issue H	28 March 2017
Site Ground Plan	DA0102	Issue F	28 March 2017
Stage 1 Parking Plan	DA0103	Issue K	3 April 2017
Streetscape Elevations	DA1000	Issue D	8 December 2016
Building 1 Plan, Elevations and Section	DA1100	Issue L	8 December 2016
Building 2 & 3 Plan, Elevations and Section	DA1101	Issue E	8 December 2016
Building 4 Plan, Elevation and Section	DA1102	Issue E	8 December 2016
Building 5 & 6 Plan, Elevations and Section	DA1103	Issue E	8 December 2016
Building 7 & 8 Plan, Elevations and Section	DA1104	Issue E	8 December 2016
Building 10 Basement & Ground Plans	DA1105	Issue H	20 December 2016
Building 10 First and Second Floor Plans	DA1106	Issue F	8 December 2016

Building 10 Elevations & Sections	DA1107	Issue D	8 December 2016
Building 11 Plan, Elevations and Section	DA1108	Issue E	8 December 2016
Materials and Finishes	DA9600	Issue D	28 March 2017

- b) Landscaping Plan prepared by Taylor Brammer Landscape Architects Pty Ltd, including:

Title	Drawing Number	Issue	Date
Landscape Design Principles & Precedents	LA01		20 December 2016
Landscape Plan – Whole Site	LA02	Issue C	27 March 2017
Tree Retention and Removal Plan	LA03	Issue C	27 March 2017
Detail Plan – Stage 1	LA04	Issue D	8 June 2017
Detail Plan – Stage 2	LA05	Issue B	20 December 2016
Detail Plan – Stage 3	LA06	Issue B	20 December 2016
Detail Plan – stage 4	LA07	Issue B	20 December 2016
Landscape Details	LA08	Issue B	20 December 2016
Landscape Details	LA09	Issue B	20 December 2016

- c) Stormwater and Civil Engineering Plans prepared by Demlakian Engineering, including:

Title	Drawing Number	Issue	Date
Civil & Stormwater Details and Drawing Schedule	SW00	Issue P4	27 March 2017
Sediment & Erosion Control Plan	SW01	Issue P5	28 March 2017
Sediment & Erosion Control Details	SW02	Issue P2	7 December 2016
Stormwater Plan – Ground Level Site Plan	SW03	Issue P6	28 March 2017
Civil & Stormwater Details	SW04	Issue P1	24 March 2017
Earthworks Plan	SW05	Issue P5	11 April 2017

- d) Waste management plan, prepared by The Mack Group Waste Management Consultants, dated 7 December 2016;
- e) Plan of Management for HammondCare Aged Care Hammondville prepared by HammondCare, dated November 2016;
- f) Conservation Management Strategy for Hammondville Aged Care prepared by Weir Phillips Heritage, dated December 2016;
- g) Addendum Arboricultural Impact Assessment and Tree Management Plan prepared by Red Gum Horticultural, dated 8 August 2017.

General Terms of Approval

2. All General Terms of Approval issued by New South Wales Rural Fire Service shall be complied with prior, during, and at the completion of construction, as required in accordance with the General Terms of Approval, dated 24 January 2017, reference number D17/63 DA17011105563SD. A copy of the General Terms of Approval are attached to this decision notice.

Works at no cost to Council

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

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:

Amended Stage 1 Parking Plan

4. Prior to the issue of any Construction Certificate, an amended Stage 1 Parking Plan shall be submitted to and approved by the Manager Development Assessment of Liverpool City Council that relocates the Stage 1 at-grade car park five (5) metres north of its proposed location. The area between the car park and the Independent Living Units to the south of the car park shall be suitably landscaped with trees and dense landscape plantings, including the provision of an earth mound to screen the car park from the southern Independent Living Units.

SECTION 94 PAYMENT (Liverpool Contributions Plan 2009)

5. As a consequence of this development, Council has identified an increased demand for public amenities and public services. The following payment is imposed in accordance with Liverpool Contributions Plan 2009 as amended.

The total contribution is **\$48,348**.

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

Fee Payments

6. Unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. For the calculation of payments such as Long Service Levy, the payment must be based on the value specified with the Development Application/Construction Certificate.

The following fees are applicable and payable:

- (a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more, or a swimming pool is to be excavated by machinery.

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

These fees are reviewed annually and will be calculated accordingly.

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

Long Service Levy

- 8. *Long Service Levy* payment is applicable on building work having a value of \$25,000 or more, at the rate of 0.35% of the cost of the works. The required Long Service Levy payment, under the *Building and Construction Industry Long Service Payments Act 1986*, is to be forwarded to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 109F of the *Environmental Planning & Assessment Act 1979*.

Act & Regulations

- 9. The requirements and provisions of the *Environmental Planning & Assessment Act 1979* and *Environmental Planning & Assessment Regulation 2000*, must be fully complied with at all times. Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.

BCA Compliance

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

Disability Access

- 11. Access must be provided to the building for people with a disability in accordance with the relevant requirements of the Building Code of Australia, Disability (access to Premises – Buildings) Standard 2010 and Australian Standard –

AS1428.1 (2009), Design for Access and Mobility – General requirements for new building work, to the satisfaction of the Certifying Authority.

Fire Safety - Cladding

12. For all Buildings of Type A and B construction having finishes or claddings other than concrete or masonry, a fire safety report prepared by an accredited C10 fire engineer, must be submitted to the PCA prior to issue of a construction certificate, demonstrating that the proposed external wall cladding material and system for the building complies with the NCC and relevant Australian Standards. The fire safety report is to include evidence of suitability of all proposed external wall cladding materials as per clause A2.2 of the NCC.

Notification

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

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

S138 Roads Act – Minor Works in the public road

14. Prior to the issue of a Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:
 - Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
 - Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)
 - Road occupancy or road closures

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

Note: Approvals may also be required from the Roads and Maritime Service (RMS) for classified roads.

S138 Roads Act – roadworks requiring approval of civil drawings.

15. Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with, and approved by Liverpool City Council (being the Roads Authority under the Roads Act), for provision of removal of the driveway cross-overs in Judd Avenue.

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

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

Stormwater Concept Plan

16. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Demlakian Engineering, reference 216146, revision P4, dated 8/12/2016 and Civil & Stormwater Design Report prepared by Demlakian Engineering, revision D, dated 8/12/2016.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

Stormwater Discharge – Basement Car parks

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

Water Quality

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

The Construction Certificate must be supported by:

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

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

Flood Related Conditions

19. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that:
 - a) The floor level shall be no lower than the Probable Maximum Flood (i.e. 10.3m Australian Height Datum).
 - b) The structure shall be constructed from flood compatible building components below the Probable Maximum Flood (i.e. 10.3m Australian Height Datum).
 - c) The development shall be consistent with any relevant flood evacuation strategy or similar plan.
 - d) Appropriate water quality treatment facilities shall be provided in accordance with Section 4.3 WSUD Objectives of the Report Civil & Stormwater Design Report by Demlakian Consulting Engineers dated December 2016. Stormwater runoffs leaving the site comply with Council's water quality standards. The treatment facilities shall capture all gross pollutants and liquid contaminants from the stormwater before discharging it to downstream. Water quality treatment works shall be designed using MUSIC modelling software and a copy of the MUSIC model shall be submitted to Council.

Swept Path Analysis

20. Detailed design plans for the access driveways and car park including swept path analysis, line markings and sign posting in accordance with the DCP and AS2890 should be submitted to Traffic and Transport Section for review.

Street Lighting

21. Street lighting is to be provided to Council's specifications.

Traffic Management

22. A traffic management plan is to be submitted to Liverpool City Council's Traffic Committee for approval. Works within the road reserve shall not commence until the traffic management plan has been approved.

The traffic management plan is to be prepared by an accredited designer and submitted to and stamp approved by Council via a standard Section 138 Roads Act Permit application available at Council's customer service counter. The stamped approved Roads Act Permit is to be obtained by the PCA. A copy of the stamped approved Roads Act Permit and traffic management plan is to be available on the works site for inspection at any time by an authorised Council officer.

Crime Prevention Through Environmental Design

23. It is recommended that the following Crime Prevention Through Environmental Design (CPTED) principles be incorporated into the building. Where necessary,

plans shall be amended to reflect incorporation of the principles and/or details of such to be submitted to the PCA.

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

Sydney Water

- 24. The developer is to design and construct a wastewater main (connecting to the 225mm main constructed in Judd Avenue), which will provide a point of connection at least 1m inside all the properties boundaries.
- 25. An accredited Hydraulic Designer will be engaged by the developer to ensure that the proposed wastewater infrastructure for this development will be sized and configured according to the Sewerage Code of Australia WSA 02-2002-2.2 (Sydney Water Edition 1 – Version 3). Evidence of code compliance should be attached with the design.

Provision of Services

- 26. An application to obtain a Section 73 Compliance Certificate under the fenc 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.

- 27. Written clearance from Endeavour Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the PCA.

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

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

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

C. PRIOR TO WORKS COMMENCING

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

Certification

30. Prior to the commencement of any building works, the following requirements must be complied with:
- a) Construction Certificate must be obtained from the Council or an accredited certifier, in accordance with the provisions of the *Environmental Planning & Assessment Act 1979*.
 - b) Where a Construction Certificate is obtained from an Accredited Certifier, 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.
 - c) A copy of the Construction Certificate, the approved development consent plans and consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.
 - d) A Principal Certifying Authority (PCA) must be appointed to carry out the necessary building inspections and to issue an occupation certificate; and

- e) 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.
31. Where this consent requires both civil engineering and building works to be undertaken, a separate construction certificate shall be issued for each category of works ie, a separate Civil Engineering Construction Certificate (CCE) and a separate Building Construction Certificate (CCB).

Residential Building Work

32. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be commenced unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the name and licence number of the principal contractor; and the name of the insurer by which the work is insured under Part 6 of that Act.

Demolition

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

Signage

34. 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
35. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further

work must not be carried out unless the PCA for the development to which the work relates (not being the Council) has given the council written notice of the updated information.

Written Notice

36. Written notice of intention shall be given to the owners or the adjoining allotments of land, outlining the particulars of the work, which involves:
- a) Any excavation below the base of the footings of a building on an adjoining allotment of land.
 - b) The notice shall be given seven (7) days prior to the commencement of work.
37. In the event the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, the following is to be undertaken at full cost to the developer;

- a) Protect and support the adjoining premises from possible damage from the excavation, and

Where necessary, underpin the adjoining premises to prevent any such damage.

Fencing

38. 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.

Sediment & Erosion Control

39. Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Landcom's publication "Managing Urban Stormwater – Soils and Construction (2004)" – also known as "The Blue Book".

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

Dilapidation report

40. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Stewart Avenue and Judd Avenue is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 50m either side of the development.

Food Premises

41. Plans and specifications demonstrating compliance with the nominated standards and requirements for the following aspects of the development shall be submitted and approved by the PCA:

- (a) all proposed, altered and required mechanical ventilation systems (Building Code of Australia & Australian Standard 1668 Part 1 & 2)
- (b) the commercial garbage and recycling storage room (Liverpool DCP 2008)
- (c) the layout, disposition and method of installation of fixtures and fittings, together with wall, floor, and ceiling finishes to all preparation, storage areas and cool rooms (AS4674, the Food Act 2003 and Regulations thereunder).

Waste Classification

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

Notification of Service Providers

43. The approved development must be approved through the 'Sydney Water Tap in' service to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. A receipt must be provided to Council.

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

Dial Before You Dig

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

Tree Protection

45. All tree protection measures must be put in place in accordance with the approved Addendum Arboricultural Impact Assessment Report and Tree Management Plan prepared by Red Gum Horticultural, dated 8 August 2017.

Heritage

46. All relevant staff, contractors and subcontractors should be made aware of their statutory obligations for heritage under NSW National Parks and Wildlife Act 1974, NSW Heritage Act 1977 and best practice as outlined in The Burra Charter 2013. This may be implemented as a heritage induction in relation to the significance of the street grid and the potential for historical archaeology.
47. The design for the landscaped spaces in the vicinity of the formal entrance and the village green garden associated with the Bond building should form part of the Interpretation Strategy with interpretation devices such as panels, artefacts and graphics utilised to explore the cultural historic significance of the Hammond organisation and the development.
48. The interpretation strategy should include cultural history capable of being communicated on line as well as details for use in traditional interpretive devices within the site. A trail should provide the backbone of the narrative and connect the entrance, the Bond building interiors and exteriors and the common garden and circulation paths.
49. An archival record should be provided for the site prior to Construction commencing. The record should confirm with NSW Heritage guidelines. The record should include the social and community history, architectural drawings and photographs sufficient to illustrate the development of the site, details of the areas demolished as part of the current project and sufficient material related to the larger site and the adjoining Church to provide a social and physical context.

D. DURING CONSTRUCTION

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

Inspections

50. The building works must be inspected by the *Principal Certifying Authority*, in accordance with sections 109E (3) of the *Environmental Planning & Assessment Act 1979* and clause 162A of the *Environmental Planning & Assessment Regulation 2000*, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.
51. The *Principal Certifying Authority* must specify the relevant stages of construction to be inspected and a satisfactory inspection must be carried out, to the satisfaction of the *Principal Certifying Authority*, prior to proceeding to the subsequent stages of construction or finalisation of the works.

Demolition Inspections

52. The following inspections are required to be undertaken by Council in relation to approved demolition works:
 - a) Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

Please note that demolition works are not permitted to commence on site until such time as a satisfactory inspection result is obtained from Council.

- b) Immediately following completion of the demolition. Please note that proof of appropriate disposal of demolition materials (including asbestos) may be required at this time in accordance with the approved Waste Management Plan.

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

Identification Survey Report

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

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

Building/ Compliance

- 54. On placement of the concrete, works again shall not continue until the PCA has issued a certificate stating that the condition of the approval has been complied with and that the slab has been poured at the approved levels.
- 55. In the event the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the following is to be undertaken at full cost to the developer:
 - a. Protect and support the adjoining premises from possible damage from the excavation, and
 - b. where necessary, underpin the adjoining premises to prevent any such damage.
 - c. 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.
- 56. 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:
 - d. be a standard flushing toilet connected to a public sewer, or
 - e. have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - f. be a temporary chemical closet approved under the *Local Government Act 1993*.

57. If the work is likely to cause pedestrian or vehicular traffic in a public area to be obstructed or rendered inconvenient; or if craning of materials is to occur across a public area or road reserve area a construction hoarding must be erected to prevent any substance from, or in connection with the construction site, falling onto a public area as follows:

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

58. Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed in compliance with Work Cover authority requirements.
59. 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.
60. A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction. Note. Fencing is not to be located on Council's reserve area.

Hours of Construction Work and Deliveries

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

Erosion and sediment control

62. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

Major Filling/ Earthworks

63. All earthworks shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

The level of testing shall be determined by the Geotechnical Testing Authority/ Superintendent in consultation with the Principal Certifying Authority.

Termite Protection

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

- (d) The need to maintain and inspect the system on a regular basis

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

Waste

65. 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 at a licensed waste facility to receive the waste in accordance with NSW EPA requirements. Waste receipts and the "WasteLocate" consignment number shall be provided to the certifying authority confirming that the waste is disposed of in a lawful manner. Note; Waste loads can be tracked via <https://wastelocate.epa.nsw.gov.au/> to ensure waste has reached its intended destination. If the waste load is not delivered, please contact the EPA.

Contamination

66. The development, including all civil works and demolition, must comply with the requirements of the Contaminated Land Management Act, 1997, State Environmental Planning Policy No. 55 – Remediation of Land, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA 1998).
67. All fill introduced to the site must undergo a contaminated site assessment. This assessment may consist of either:
- (a) a full site history of the source of the fill (if known) examining previous land uses or geotechnical reports associated with the source site to determine potential contamination as per the NSW EPA Waste Classification Guidelines (dated November 2014), or
 - (b) clearly indicate the legal property description of the fill material source site;
 - (c) provide a classification of the fill material to be imported to the site in accordance with the NSW EPA Waste Classification Guidelines (dated November 2014).
 - (d) a chemical analysis of the fill where the site history or a preliminary contamination assessment indicates potential contamination or contamination of fill material; and
 - (e) must provide Council with copies of validation certificate verifying the material to be used is free of contaminants and fit for purpose re use in residential, commercial or industrial use.
68. Records of the following must be submitted to the principal certifying authority monthly and at the completion of earth works:
- (a) The course (including the address and owner of the source site), nature and quantity of all incoming loads including the date, the name of the carrier, and the vehicle registration;
 - (b) The results of a preliminary contamination assessment carried out on any fill material used in the development.
 - (c) The results of any chemical testing of fill material.

Site Remediation

69. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately after discovery. A Section 96 Application under the EP&A Act shall be made for any proposed works outside the scope of the approved development consent.

Pollution Control

70. 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.
71. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

Ventilation

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

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

Food Premises

74. The construction, fitout and finishes of the premises shall comply with the AS 4674, Food Act 2003 and Regulations thereunder, and the requirements of Attached No.4 of this consent.

Hairdressers, Beauty Salons and Skin Penetration

75. The construction, fitout and finishes of the premises shall comply with the requirements of Attached No.5 of this consent.

Environmental Management and Protection

76. Demolition works shall not give rise to the emission into the surrounding environment of gases, vapors, ndusts or other impurities which are a nuisances, injuriou or prejudicial to health.
77. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water, to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

78. Construction noise shall not exceed the management levels defined within the Interim Construction Noise Guideline published by the NSW Department of Environment and Climate Change dated July 2009.
79. Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and downslope/downstream of the site.
80. Any runoff entering the areas of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to present levels.
81. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
82. All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
83. Clearing of bushland in addition to any clearing approved for this development application, whether it be removal of trees, groundcover or understorey, requires development consent.
84. No known environmental or noxious weeds or known invasive plant species shall be included in the landscaping/revegetation.
85. Mulch generated from exotic trees or other weed species cleared shall not be used on site. It shall be removed from the site and disposed of appropriately and in accordance with legislative requirements.
86. Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.

Arboricultural Assessment

87. The recommendations contained in the Addendum Arboricultural Impact Assessment Report and Tree Management Plan prepared by Red Gum Horticultural, dated 8 August 2017 are adhered to at all times.

Heritage

88. In the unlikely event that any Aboriginal objects or places of Aboriginal heritage significance are identified in the project area during proposed clearance and excavation tasks, all works in the area should cease. The area should be cordoned off and contact made with the Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555), a suitably qualified archaeologist and the relevant Aboriginal stakeholders, so that the Aboriginal heritage can be adequately assessed and managed.
89. In the unlikely event that skeletal remains are identified during the proposed works, work in the vicinity of the remains must cease immediately. The area must

be cordoned off. The NSW Police Coroner must be contacted in order to determine if the material is of Aboriginal origin. If determined to be of Aboriginal origin, the Client must contact the Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555), along with a suitably qualified archaeologist and the relevant Aboriginal stakeholders, so that the remains can be adequately assessed and managed.

90. If, during the proposed works suspected archaeological relics, as defined by the Heritage Act 1977 are uncovered, work should cease in that area immediately. The Heritage Division, Office of Environment and Heritage, NSW Department of Planning and Environment (131 555) should be notified and works only recommence when relevant permits and an appropriate and approved management strategy instigated.
91. If, during the proposed works the external building design of the Bond structure is altered, then the changes should be the subject of a review by Council Planning officers, so as to ensure that the design intent in so far as the heritage impact of the works is acceptable.

Car Parking Areas

92. Car parking spaces and driveways must be constructed of a minimum of two coat finish seal or better. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off Street Car Parking.

All car parking areas to be appropriately line marked and sign posted in accordance with the approved plans. The applicant is to cover the costs of installation and maintenance of the signage.

The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.

Traffic Management

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

qualified person, which is to include the date and times of closures and any other relevant information.

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:

Liverpool City Council clearance – Roads Act/ Local Government Act

97. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.

Building/Compliance

98. An Occupation Certificate must be obtained from the Principal Certifying Authority prior to any occupation of the building work encompassed in this development consent (including alterations and additions to existing buildings), in accordance with the relevant provisions of the Environmental Planning & Assessment Act 1979.
99. Details of critical stage inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the occupation certificate.
100. The premises must not be utilised until an Occupation Certificate is issued by the PCA. Copies of all documents relied upon for the issue of the Occupation Certificate must be attached to the Occupation Certificate and registered with Council.
101. A single and complete *Fire Safety Certificate*, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the Occupation Certificate.

Fire Safety – Cladding

102. Prior to issuing an occupation certificate the Principal Certifying Authority must be satisfied that suitable evidence has been provided to demonstrate that the external wall cladding material and system is consistent with the consent documentation, NCC and relevant Australian Standards.

Works as executed - General

103. Prior to the issue of an Occupation Certificate, works-as-executed drawings and compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

An original set of works-as-executed drawings and copies of compliance documentation shall also be submitted to Liverpool City Council with notification

of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

Stormwater Compliance

104. Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the Stormwater pre-treatment system/s:
- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to be undertaken have been satisfactorily completed.
 - Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.

Restriction as to User and Positive Covenant

105. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the Stormwater pre-treatment system/s shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

Rectification of Damage

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

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

Service Providers

107. Written evidence (Section 73 Certificate) is to be submitted to the PCA prior to the issue of the occupation certificate.
108. Notification of arrangement for the development from Integral Energy shall be submitted to Council.
109. Compliance Certificate for the development from an approved local telecommunications carrier shall be submitted to Council.

Dilapidation Report

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

Footpaths

111. Prior to the issue of a construction certificate all footpaths associated with the development shall be constructed or reinstated in accordance with the provisions of the BCA. Footpath lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS 1158. Any lighting to be installed along footpaths and buildings shall not impact on any adjoining premises.

Roadworks

112. The redundant laybacks are to be removed and the kerb and gutter restored to Councils standard.
113. All roadworks and signpostings are to be completed to Liverpool Councils requirements, at no expense to Liverpool City Council or the Roads and Maritime Services.

Landscaping

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

Display of Street Numbers

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

Hairdressers, Beauty Salons and Skin Penetration

116. Council requires the provision of details of your sterilisation regime to be used on the premises including methods practised and products used.
117. Council's Sustainable Environment & Health section shall be notified in writing that the premises will be used for the purpose of carrying out hairdressing. The premises will be registered on Council's database.

F. CONDITIONS RELATING TO USE

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

State Environmental Planning Policy (Housing for Seniors or People with a Disability) - 2004

118. The occupation of the subject premises shall be restricted to the following persons:
- a) Seniors or people who have a disability;

- b) People who live within the same household with seniors or people who have a disability; and
- c) Staff employed to assist in the administration of and provision of services to housing provided under SEPP (Housing for Seniors or People with a Disability) – 2004.

The subject site shall operate in accordance with the SEPP (Housing for Seniors or People with a Disability) – 2004 provisions at all times.

In the SEPP (Housing for Seniors or People with a Disability) – 2004, Seniors are defined as follows:

- a) People aged 55 or more;
- b) People who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided; and
- c) People who have been assessed as eligible to occupy housing for aged persons provided by a social housing provider.

Food Premises

- 119. The use of charcoal for the purposes of heating, cooking or smoking food on the premises is strictly prohibited.
- 120. 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.

Hairdressers and Skin Penetration

- 121. The use and operation of the premises shall comply with the requirements of Schedule 2 (Part 2, Standards for Hairdresser Shops) of the Local Government (General) Regulation 2005, under the Local Government Act 1993. Guidance may also be obtained from the NSW Health Department's "Skin Penetration Guidelines" and fact sheets.
- 122. The use and operation of the premises shall comply with the requirements of Schedule 2 (Part 3, Standards for Beauty Salons) of the Local Government (General) Regulation 2005, under the Local Government Act 1993. Guidance may also be obtained from the NSW Health Department's "Skin Penetration Guidelines" and fact sheets.
- 123. The use and operation of the premises shall comply with the requirements of the Public Health Act 2010 and Public Health Regulation 2012. Guidance may also be obtained from the NSW Health Department's:
 - (a) Hairdressing & Barbers;
 - (b) Skin Penetration Code of Practice;
 - (c) Guidelines on Skin Penetration;
 - (d) Skin Penetration Fact Sheets

Noise Attenuation

- 124. The operation of the business shall be conducted so as to avoid unreasonable noise and cause no interference to adjoining or nearby residences.

125. The use of the premises shall not give rise to “offensive noise” as defined under the Protection of the Environment Operations Act, 1997.
126. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants.
127. Appropriate signage shall be located outside the building to encourage patrons to minimise noise when leaving the premises.
128. The use of the premises is not to interfere with the amenity of the residential area.
129. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act, 1997.

Car Parking

130. A total of one-hundred and thirty-four (134) off-street car parking spaces, including six (6) accessible spaces, two (2) ambulance bays and one (1) loading bay associated with the approved development must be provided and maintained at all times.
131. All parking areas shown on the approved plans must be used solely for this purpose.
132. Vehicles must not reverse onto or away from the road reserve. All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with AS 2890.1 Parking Facilities – Off Street Car Parking.
133. All loading and unloading must take place from the designated loading dock. This area is to be clearly marked/signposted for use by delivery vehicles only.

NSW Police Conditions

134. The development shall be carried out in accordance with the recommendation of the NSW Police as follows:
 - a) Installation of ‘anti-theft’ type mail boxes or mailboxes that cannot be accessed by universal keys to prevent mail/ identity theft (Australian standards AS/NZS 4253:1994).
 - b) Vegetation to not cover/ obstruct natural surveillance of the entrance and mail box areas of the unit to deter mail theft.
 - c) Lighting to cover the entrance, main foyer of the apartment block, car park and mail box areas to deter stealing related offences.
 - d) Access to the underground car park to be restricted with access given to authorised people (residents/ staff only) to prevent unauthorised access.
 - e) Signs in grade level and underground car park to remind users to lock and secure valuables

- a) Install smoke alarms to meet with NSW legislation (Australian Standards AS3786).
- b) Display unit number and address at the front of the unit at the recommended size to assist in identifying the building
- c) CCTV cameras covering the main entrance of the building, mail box areas and underground car parking.
- d) Display CCTV warning signs at the main entrance, mail box areas and entry to underground car park, main entrance, mail box areas and entry to underground car park.
- e) Register the CCTV cameras with the NSW Police CCT register at: http://www.police.nsw.gov.au/services/register_my_business_cctv_details
- f) All building installations to comply with Australian standards

Landscaping

135. Landscaping shall be maintained in accordance with the approved plan (as required for the Construction Certificate), in a healthy state and in perpetuity by the existing or future owners and occupiers of the development.

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species, and similar maturity as the vegetation which has died or was removed.

Lighting

136. High quality vandal resistant security lighting must be installed inside and outside the entry/exit area of the premises to provide an even distribution of lighting in accordance with Australian Standard 1158.
137. Any external lighting is to incorporate full cut-off shielding and is to be mounted so as to not cause any glare or spill over light nuisance within the development, neighbouring properties or road users.

G. ADVISORY

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

- c) In accordance with Section 95 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within five (5) years of the date of this notice.
- d) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.
- e) 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.
- f) TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

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

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

- g) Letter boxes must be provided in accordance with the requirements of Australia Post. In this regard, the developer is required to obtain approval from Australia Post for address numbering, and letter box positioning and dimensions.
- h) You are advised that the placement of a concrete path around your home may render your home vulnerable to termite attack. To minimise the possibility of any damage, ensure that a minimum of 75mm clearance is provided between the base of the weephole and the level of the path.
- i) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain Salinity reports relating to some developments, no assessment may be made by Council in that regard. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential effect of Salinity to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction of any type affected by soil and or ground water Salinity.
- j) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- k) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.

ATTACHMENT 2

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

Liverpool Contribution Plan 2009

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

These figures have been calculated to the CPI June 2017 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: DA-1183/2016

APPLICANT: HAMMONDCARE

PROPERTY: 68-82 STEWART AVENUE, HAMMONDVILLE

PROPOSAL: Partial demolition of an existing aged care facility and the construction of an upgraded aged care facility in its place to facilitate the provision of care to dementia patients with associated car parking and landscape works.

Facilities	Amount (\$)	Job No.
Whitlam Centre Extensions	\$2,377	GL.10000001869.10110
Central Library Extensions	\$1,613	GL.10000001870.10112
Powerhouse	\$1,334	GL.10000001870.10114
District Community Facilities	\$2,172	GL.10000001870.10098
District Recreation	\$8,056	GL.10000001869.10092
Local Recreation	\$32,223	GL.10000001869.10097
Administration	\$573	GL.10000001872.10104
TOTAL	\$48,348	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

ATTACHMENT 3

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Your Ref: 1183/2016
Our Ref: D17/63 DA17011105563
SD

ATTENTION: Michael Oliveiro

24 January 2017

Dear Sir / Madam

Integrated Development for 152//717956 - Stewart Avenue Hammondville 2170

I refer to your letter dated 4 January 2017 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity, the land around the proposed building to a distance of 100 metres or to the property boundary (whichever is first), shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. New internal roads shall comply with section 4.1.3(1) and 4.2.7 of 'Planning for Bush Fire Protection 2006'.
4. A one-way loop road that complies with AS 2890.2 for medium rigid vehicles shall be provided within the proposed carpark.
5. A minimum 4 metre wide unobstructed vehicular access shall be provided at the end of the proposed carpark to provide access to the undeveloped parts of the property.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

6. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Landscaping

7. Any new landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager Planning & Environment Services (East)

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

ATTACHMENT 4

Food Premises

1. All walls (including partition walls) within the kitchen, food preparation, storage and display areas shall be of solid construction (eg., bricks, cement or other approved material). These walls are to be finished with glazed tiles, stainless steel or other approved material adhered directly to the wall to a height of 2 metres above floor level.
2. Walls within the kitchen, food preparation, storage and display areas which are not of solid construction (eg., stud walls) shall be finished in tiles or other approved material from the floor level to the underside of the ceiling.
3. The floors within the kitchen, food preparation, storage and display areas shall be constructed of a suitable material which is non-slip, durable, resistant to corrosion, non-toxic, non-absorbent and impervious to moisture. The floor is to be graded and drain to an appropriate floor waste fitted with a basket arrestor.
4. If the floor in the food preparation and storage areas is constructed of tiles, the joints between the tiles shall be of a material that is non-absorbent and impervious to moisture.
5. The intersection of walls with floors and exposed plinths in the kitchen, food preparation, storage and display areas are to be coved to a minimum radius of 25mm.
6. All plinths are to be constructed of a material which is of solid construction and impervious to moisture. The plinths shall be:
 - (a) at least 75mm high;
 - (b) finished level to a smooth even surface;
 - (c) recessed under fittings to provide a toe space of not more than 50mm;
 - (d) rounded at exposed edges; and
 - (e) coved at the intersection of the floor and wall to a minimum radius of 25mm.
7. The ceiling is to be constructed of a material that is rigid, smooth faced and impervious to moisture. The ceiling over the food preparation, storage and display areas shall be painted with a washable paint of a light colour. The surface finish is to be free of open joints, cracks, crevices or openings (drop ceiling panel is not permitted). The intersections of walls and the ceiling are to be tight jointed, sealed and dust-proof.
8. The drop-in panel ceiling in the food preparation and storage areas shall be replaced with an approved rigid, smooth faced and impervious material which is free of open joints, cracks, crevices or openings. The ceiling is to be painted with a light coloured washable paint.
9. All service pipes and electrical conduits shall be either:

- (a) concealed in floors, walls, ceiling or concrete plinths, or
 - (b) fixed with brackets so as to provide at least
 - i) 25mm clearance between the wall and the pipe/conduit; &
 - ii) 100mm between the floor and the pipe/conduit
 - (c) pipes so installed are not to run underneath fittings.
10. All architraves, skirting boards, picture rails and the like are not permitted within the kitchen, food preparation and storage areas.
11. All openings in the walls, floors and ceilings through which service pipes and electrical conduits pass through are to be designed and constructed so as to prevent the access of vermin.
12. The internal and external surfaces, including exposed edges to all benches, counters and shelving in the food preparation, storage, display and serving areas are to be finished with a rigid, smooth faced and non-absorbent material (eg laminate, stainless steel or other approved material) that is capable of being easily cleaned.
13. All shelving shall be located at least 25mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. NOTE: The lowest shelf shall be a minimum of at least 150mm above the floor level.
14. The hot water service unit shall be positioned a minimum of 75mm clear of the adjacent wall surface and mounted a minimum of 150mm above the floor level on a stand of non-corrosive metal construction.
15. A free standing, hands free hand wash basin shall be provided in a convenient position within the food preparation and serving areas. The hand wash basin shall be provided with hot and cold water supplied through a single outlet and fitted with an approved mixing device to enable hands to be washed under hot running water at a temperature of at least 40C.
16. Cavities, false bottoms and similar hollow spaces capable of providing access and harbourage of vermin are not permitted to be formed in the construction of the premises or in the installation of fixtures, fittings and equipment.
17. A double bowl sink or two-compartment tub shall be provided with hot and cold water supplied through a single spout in the kitchen/food preparation area. Double bowl sink or tubs shall be supplied with water of at least:
- (a) 45C in one bowl for washing purposes; and
 - (b) 77C in the other bowl for rinsing purposes, together with a thermometer accurate to 10C.

ATTACHMENT 5

Hairdressers and Skin Penetration

1. A free standing wash hand basin (as distinct from a sink, hair wash basin or the like, and separate from a basin serving toilet facilities) shall be provided within the work area where hair dressing is being carried out. Wash hand basin's shall be fitted with hot & cold potable water supplied under pressure through an approved mixing device which can be adjusted to enable hands being washed under hot running water at a temperature of at least 40C.
2. A wash basin (as distinct from a free standing wash hand basin, kitchen facilities or the like, and separate from a basin serving toilet facilities) shall be provided within the premises. Wash basins shall be fitted with hot & cold potable water supplied under pressure through an approved mixing device which can be adjusted to enable equipment and utensils to be washed under hot running water at a temperature of at least 40C.
3. The walls and floor of the premises are to be constructed with an approved smooth impervious material capable of being easily cleaned.
4. All shelving, benches, fittings and furniture on which appliances and utensils are to be placed shall be constructed of durable, smooth, impervious material capable of being easily cleaned.
5. The wall at the rear of all wash basins shall be finished with glazed tiles or other smooth and impervious material, and be laid from floor level to a height of 450mm above the top of the basin and from the centre of the basin to a distance of 150mm beyond each side of the basin.
6. The premises must be provided with facilities that are adequate for the purpose of keeping appliances and utensils clean.
7. The premises must be provided with washing, drainage, ventilation and lighting facilities that are adequate for the carrying out of the approved activity.
8. The premises shall be provided with facilities that are adequate for the purpose of storing appliances and utensils in a hygienic manner.
9. Suitable receptacles with close-fitting lids shall be provided and maintained in a clean and serviceable condition for the disposal of soiled towels and trade wastes.
10. All appliances in general use shall be disinfected in accordance with the Skin Penetration Guidelines.
11. A sharps container shall be provided for the storage of used disposable needles in the skin penetration.
12. No other disinfectant other than Hospital grade Disinfectant (as expressed in Regulation 23(f)(1) of the Therapeutic Goods and Cosmetic Regulation) is to be used on the premises.