

Annexure A

VCross Development Management Pty Ltd

v

Liverpool City Council

Conditions of Consent

DA-1092/2017

A. THE DEVELOPMENT

STAGED APPROVAL

The conditions referenced apply to each stage as identified.

Stage	Development works	Part reference	Condition reference
1	Demolition of existing structures, partial road construction with associated engineering works and subdivision to create 6 residue lots (numbered 1 to 6). Half road width reconstruction of the section of Sixth Avenue fronting the development site.	All Parts	All conditions
2	Subdivision of residue lot 1 into 5 residential lots (numbered 12 to 16) and 1 residue lot (numbered 11) for the provision of public access arrangements and On-Site Detention Basin. Construction of dwelling houses on residential lots.	All Parts	All conditions
3	Subdivision of residue lot 2 into 6 residential lots	All Parts	All conditions

	(numbered 21 to 26) and 1 residue lot (numbered 27) for the provision of On-Site Detention Basin. Construction of dwelling houses on residential lots.		
4	Subdivision of residue lot 3 into 9 residential lots (numbered 31 to 39) and construction of dwelling houses on residential lots as well as secondary dwellings on 3 residential lots numbered 35, 36 and 39.	All Parts	All conditions
5	Subdivision of residue lot 4 into 8 residential lots (numbered 41 to 48) and construction of dwelling houses on residential lots as well as secondary dwellings on 2 residential lots numbered 41 and 48.	All Parts	All conditions
6	Demolition of existing structures, partial road construction with associated engineering works and subdivision of residue lots 5 and 6 to create two residential lots (numbered 50 and 51).	All Parts	All conditions
7	Demolition of existing structures and construction of RFB known as Building A on Lot 50 created in Stage 6. Building A is proposed to	All Parts	All conditions

	contain 35 apartments (3 x 1 bedroom, 6 x 2 bedroom, 24 x 3 bedroom and 2 x 4 bedroom).		
8	Demolition of existing houses and construction of Building B on Lot 51 created in Stage 6. Building B is proposed to contain 40 apartments (4 x 1 bedroom, 23 x 2 bedroom, 13 x 3 bedroom).	All Parts	All conditions
9	Construction of Building C on Lot 51 created in Stage 6. Building C is proposed to contain 37 apartments (13 x 2 bedroom, 22 x 3 bedroom and 2 x 4 four bedroom). Building C also provides for one neighbourhood shop with a maximum floor area of 100 square metres.	All Parts	All conditions
10	Decommissioning of the On-site Detention Basin and Subdivision of residue lot 27 into 2 residential lots (numbered 201 and 202). Construction of dwelling houses on residential lots.	All Parts	All conditions
11	Decommissioning of On-Site Detention Basin and Subdivision of residue lot 11 into 3 residential lots (numbered 102 to 104). Construction of dwelling	All Parts	All conditions

	houses on residential lots 102, 103 and 104.		
--	---	--	--

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, except where modified by the undermentioned conditions:

Plans

Plan Name	Drawing number	Revision	Date	Prepared by
Architectural plans				
Site plan	TP00.01	E	13 November 2019	Rothelowman
Site subdivision	TP00.02	G	19 November 2019	Rothelowman
Site demolition plan	TP00.03	B	6 September 2019	Rothelowman
Overall basement plan	TP01.01	C	28 October 2019	Rothelowman
Overall ground plan	TP01.02	G	22 November 2019	Rothelowman
Overall level 1 plan	TP01.03	D	13 November 2019	Rothelowman
Overall level 2 plan	TP01.04	D	13 November 2019	Rothelowman
Overall level 3 plan	TP01.05	D	13 November 2019	Rothelowman
Overall roof plan	TP01.06	E	13 November 2019	Rothelowman
Overall site elevations	TP02.01	E	13 November 2019	Rothelowman
Development summary	TP05.01	F	13 November 2019	Rothelowman
Adaptable apartment layouts	TP08.03	D	1 November 2019	Rothelowman
Site A basement plan	TP11.01	B	6 September 2019	Rothelowman
Site A ground floor plan	TP11.02	L	22 November 2019	Rothelowman
Site A level 1 plan	TP11.03	H	22 November 2019	Rothelowman
Site A level 2 plan	TP11.04	G	22 November 2019	Rothelowman
Site A level 3 plan	TP11.05	E	14 November 2019	Rothelowman
Site A roof plan	TP11.06	E	14 November 2019	Rothelowman
Site A street elevations	TP12.01	E	1 November 2019	Rothelowman

Site A street elevations	TP12.02	E	1 November 2019	Rothelowman
Site A internal elevations	TP12.03	E	9 November 2019	Rothelowman
Site A internal elevations	TP12.04	D	28 October 2019	Rothelowman
Site A internal elevations	TP12.05	F	13 November 2019	Rothelowman
Site A sections	TP13.01	D	28 October 2019	Rothelowman
Site B basement plan	TP21.01	C	13 November 2019	Rothelowman
Site B ground floor plan	TP21.02	J	22 November 2019	Rothelowman
Site B level 1 plan	TP21.03	E	22 November 2019	Rothelowman
Site B level 2 plan	TP21.04	D	13 November 2019	Rothelowman
Site B level 3 plan	TP21.05	E	13 November 2019	Rothelowman
Site B roof plan	TP21.06	D	13 November 2019	Rothelowman
Site B street elevations	TP22.01	E	13 November 2019	Rothelowman
Site B street elevations	TP22.02	C	6 September 2019	Rothelowman
Site B internal elevations	TP22.03	E	22 November 2019	Rothelowman
Site B internal elevations	TP22.04	C	6 September 2019	Rothelowman
Site B internal elevations	TP22.05	C	6 September 2019	Rothelowman
Site B sections	TP23.01	C	6 September 2019	Rothelowman
Townhouse B section	TP28.02	-	28 October 2019	Rothelowman
Civil plans				
General arrangement plan	Ci-060-01	G	25 November 2019	Wood & Grieve Engineers
Road layout and intersection plans	CI-400-01	E	13 November 2019	Wood & Grieve Engineers
Stormwater drainage plan sheet 1	CI-520-01	F	26 November 2019	Wood & Grieve Engineers
Stormwater drainage plan sheet 2	CI-520-02	F	26 November 2019	Wood & Grieve Engineers
Stormwater drainage plan sheet 3	CI-520-03	E	26 November 2019	Wood & Grieve Engineers

Stormwater drainage plan sheet 4	CI-520-04	E	26 November 2019	Wood & Grieve Engineers
Landscape plans				
Coversheet	L 00	B	8 August 2018	A Total Concept Landscape Architect
Landscape masterplan Site A	L 01	E	8 August 2018	A Total Concept Landscape Architect
Landscape materplan Site B	L 02	E	8 August 2018	A Total Concept Landscape Architect
Roof terraces	L 03	D	8 August 2018	A Total Concept Landscape Architect
Playground plan	L 04	C	8 August 2018	A Total Concept Landscape Architect
Landscape sections	L 05	C	8 August 2018	A Total Concept Landscape Architect

Subdivision plans				
Stage 1	-	H	25 November 2019	Michael Trifiro
Stage 2	-	H	25 November 2019	Michael Trifiro
Stage 3	-	H	25 November 2019	Michael Trifiro
Stage 4	-	H	25 November 2019	Michael Trifiro
Stage 5	-	H	25 November 2019	Michael Trifiro
Stage 6	-	H	25 November 2019	Michael Trifiro
Stage 7	-	H	25 November 2019	Michael Trifiro

Reports

Plan Name	Reference No.	Date	Prepared by
Stormwater management report	Revision D	30 October 2019	Wood & Grieve Engineers
Stage 1 contamination report	GTE699, Revision 7	9 November 2019	Ground Technologies Pty

			Ltd
Acoustic report		September 2019	Wood & Grieve Engineers
Demolition and waste management plan	-	1 November 2017	Leigh Design
Aboriginal cultural heritage due diligence assessment	Version 2	1 November 2017	Biosis
Arborist report	-	14 September 2017	Naturally Trees
Soil Salinity report	GTE699	12 November 2015	Ground Technologies
BASIX	Certificate 855103M_03	28 November 2019	Wood & Grieve Engineers

Amendments to Documentation

2. The landscape plans are to be updated so as to reflect the approved plans identified in condition 1 and provided to the Council for approval prior to the issue of any construction certificate.
3. Skylights on the roof plan for RFB development on Site A and B shall be openable.
4. Prior to the issue of any construction certificate for Stage 7 and 8, the plans which form the basis of the construction certificate are to be amended so as to provide an vertical clearance to and within the area of the loading dock that a waste vehicle may manoeuvre in of a minimum of 3.6m in height. A 3.6m clearance is not required above any bin storage area.

Works at no cost to Council

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

Utility Services

6. All conditions issued by Sydney Water, dated 1 March 2018, shall be complied with prior, during, and at the completion of construction, as required in accordance with the conditions detailed in their correspondence. A copy of the correspondence is attached to this decision notice.
7. All conditions issued by Endeavour Energy shall be complied with prior, during, and at the completion of construction, as required in accordance with the conditions detailed in their correspondence. A copy of the correspondence is attached to this decision notice.

Council Waste-Water Requirements

8. The development must provide for a physical sewerage connection to each created allotment to enable the method of sewage disposal by gravity reticulation mains to either,

Sydney Water branch and trunk sewers or Sydney Water point of treatment. Council will not accept any temporary facilities to service the site, including pump-out wet-wells.

General Works

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.

Stages of Consent

10. This consent approves the completion of subdivision works and registration of Torrens title lots prior to the construction of dwellings. The following requirements are to be satisfied prior to the issue of the Subdivision Certificate for Torrens title lots and include (but not limited to):
 - a. Registration of residue Lots in and completion of relevant civil works.
 - b. Completion of subdivision works including inter-allotment drainage lines and service connections approved in this development consent.
 - c. Payment of relevant Section 7.11 contributions required by condition 133.
 - d. Payment of the Special Infrastructure Contributions to the Department of Planning and Environment.
 - e. Registration of restriction as to user over each of the lots requiring dwellings to be constructed in accordance with this development consent.
 - f. Relevant conditions listed under Part E of this consent.
11. Individual Construction Certificates are required for each of the approved dwelling houses in this development consent when the land subdivision has been completed before dwelling construction.

Site Development Work

12. In accordance with section 4.17 (11) of the *Environmental Planning & Assessment Act 1979* and clause 8.8, 8.10 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).

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

13. 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.

14. 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.
15. Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that telecommunications infrastructure can 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.

SECTION 7.11 PAYMENT (Liverpool Contributions Plan 2014 Austral and Leppington)

16. As a consequence of this development, Council has identified an increased demand for public amenities and public services. The following payments are imposed in accordance with Liverpool Contributions Plan 2014 Austral and Leppington North as amended.

The total contribution for each stage is provided below and will be adjusted at the time of payment in accordance with the contributions plan:

Stage 7 = \$945,734

Stage 8 = \$959,956

Stage 9 = \$1,007,218

A breakdown of the contributions payable is provided in the attached payment form. The Contributions Plan may be inspected at Council’s Administration Centre, 33 Moore Street, Liverpool or at www.liverpool.nsw.gov.au.

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

Fee Payments

17. 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.

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

Site Development Work

19. 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.
20. 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).

Detailed Documentation

21. Prior to the issue of any Construction Certificate, the applicant is to submit detailed design drawings of all the proposed road and traffic management works including the following to Council for approval:

Roadworks

- i. Half road width reconstruction of the section of Sixth Avenue fronting the development site;
- ii. 5.5m wide half-road of Fellabella Street to serve two-way traffic movements in accordance with the ILP;

- iii. The proposed temporary access from the laneway to Sixth Avenue; and
- iv. The proposed laneways (5.5m with 750mm clearance on each side) including 6.5m radius kerb returns to all laneway intersections as shown in the Wood & Grieve Civil Engineering drawings.

Traffic Management works

- v. 'No Parking' restrictions on both sides of the private laneways, including other treatments consistent with their proposed function as shared streets for pedestrians, cyclists and cars;
- vi. Raised entry thresholds at intersections of local streets with Sixth Avenue, including Fellabella Street;
- vii. "No Parking" restrictions along the Fellabella Street (half road) until the full 9m width carriageway is built; and
- viii. A pedestrian refuge on Sixth Avenue in mid block location in front of townhouse 29.

This consent does not authorise the carrying out of any works on adjoining properties and the detailed design is to identify the design of works only. The approval and delivery of any works beyond the boundaries of the development site will require owner's consent and any necessary approval for their construction.

- 22. Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development have been designed in accordance with AS 2890.1, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.
- 23. Detailed design if to the proposed traffic management works are to be submitted to Liverpool City Council's Traffic & Transport Section for approval of the Liverpool Traffic Committee. Works within the road reserve shall not commence until the traffic management scheme has been approved.
- 24. **Construction Traffic Management Plan**

A Construction Traffic Management Plan (CTMP) which details haulage routes and times is to be prepared and provided to Council for approval prior to any Construction Certificate and is to be implemented at all times during construction.

Prior to the issue of a Construction Certificate for Stage 7, the applicant will be required to update the CTMP for Council approval to include a requirement that Sixth Avenue be upgraded in localised locations (between Edmondson Avenue and the western boundary of the development site) to facilitate heavy vehicle movements. The new pavement in those areas is to consist of 200mm DGB with 2 coat spray seal. The extent of these works and locations are to be determined on site in consultation with Council's Engineer.

Notification

- 25. 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.

Retaining Walls on Boundary

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

Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer and a construction certificate must be obtained prior to commencement of works on the retaining wall.

Substations

27. Should the Electrical Substation be located outside the building envelope, the location and any associated fire separation walls must comply with Integral Energy Substation Design Instruction Document No SDI 104 (Current Version).

Landowner Consent

28. Any works proposed or required on adjoining properties will require the written consent of the affected property owner to be submitted as part of the Construction Certificate application.

BCA Compliance

29. Building work shall not commence prior to the issue of a Construction Certificate. Building work as defined under Section 1.4 of the EP&A Act means any physical activity involved in the erection of a building and includes but is not limited to, the placement of any site shed/s or builders facilities, site grading, retaining walls, excavation, cutting trenches, installing formwork and steel reinforcement or, placing of plumbing lines.

Disabled Access

30. 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.

Cladding

31. Prior to issue of a construction certificate the certifier must be satisfied that all proposed attachments, cladding material and systems forming part of external walls comply with the NCC BCA and relevant Australian Standards. The certifier must be able to demonstrate compliance with evidence of suitability as per clause A2.2 of the BCA for all products/systems proposed.

Products banned under the Building Products (Safety) Act 2017

32. No building products that are banned, or products that are subject to a ban if used in a particular way under the Building Products (Safety) Act 2017 are to be used in the construction of the development.

Crime Prevention Through Environmental Design

33. 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.

Design Verification Statement

34. In accordance with the EP&A Regulation and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Apartment Development", the subject development must be undertaken or directed by a 'qualified designer' (i.e., a registered architect under the Architects Act). In this regard, a design verification statement shall be submitted to the PCA. The PCA shall ensure that the statement prepared by the qualified designer provides the following:
- (a) A valid and current chartered architect's certificate number (as issued by the Board of Architects of NSW);
 - (b) That the qualified designer has designed or directed the design of the subject development; and
 - (c) That the plans and specifications lodged with the CC achieve or improve the design quality of the development for which the subject development consent was granted, having regard to the design principles set out in Part 2 of SEPP 65.

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

Recommendations of Acoustic Report

35. The recommendations provided in the approved acoustic report titled Acoustic Report for Development Application 250 & 260A Sixth Avenue, Austral (Project No. 33388-SYD-N,

Revision 05) prepared by Wood & Grieve Engineers dated 6th September 2019 shall be implemented and incorporated into the design and construction of the development and be shown on plans accompanying the relevant Construction Certificate application.

The construction methodology and plans accompanying the relevant Construction Certificate application shall be assessed and certified in writing by a suitably qualified acoustic consultant to verify conformance with the requirements of the aforementioned acoustic report. The written certification from the suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

Note: 'Suitably qualified acoustic consultant' means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

On-Site Detention

36. On-Site Detention shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Wood and Grieve Engineers, reference number 33388, Drawing No. CI-520-01 to CI-520-04, revision E & F, dated 26/11/19.

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 on-site detention system are to be prepared by a suitably qualified person and shall accompany the application for the relevant Construction Certificate.

Prior to the issue of the relevant Construction Certificate the Certifying Authority shall ensure that the on-site detention system has been designed in accordance with Liverpool City Council's Design Guidelines and Liverpool City Council's On-Site Stormwater Detention policy and Technical Specification.

S138 Roads Act – roadworks requiring approval of civil drawings

37. 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 Liverpool City Council (being the Roads Authority under the Roads Act), for all the road works including the works specified in condition No 21.

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.

S138 Roads Act – Minor Works in the public road

38. 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:
- a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
 - b) Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)
 - c) Road occupancy or road closures

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

Street Lighting Design

39. The developer is to engage an ASP Level 3 design consultant to prepare and submit street lighting designs for all the subdivision roads including the section of Sixth Avenue fronting the development site, new public roads/laneway to be dedicated to Council, including underground cabling and LED street lighting to Category 'P4' to Council's specifications.

The Level 3 design consultant is to submit a Public Lighting Design Brief to Council for approval, prior to the design.

Flooding

40. The proposed development shall not have any adverse flooding impact on the adjoining properties as indicated in the stormwater report by Wood & Grieve Pty Ltd (Ref: Project No: 33388-SYD-C-R-MW-SMP; Stormwater Management Report – 250 & 260A Sixth Avenue, Austral; Revision: D, dated: 30/10/2019).
41. Existing overland flows running through the site shall be captured and managed into the stormwater system of the proposed development and the development shall not have any adverse flooding impact on the adjoining properties.
42. Stormwater drainage system of the proposed development site shall be designed considering future development of upstream properties. The stormwater pipe system of the proposed development shall have adequate capacity to convey future upstream post-development flows as indicated on the civil and stormwater plans approved by Council in accordance with Condition 49. The stormwater design shall have the provision to plug in and convey upstream flows when the upstream sites are developed.
43. The proposed onsite detention (OSD) basins shall provide adequate flow attenuation to ensure that downstream peak post-development discharges do not exceed peak pre-development discharges for the 20%, 5% and 1% storm events. The onsite detention (OSD) basin shall be maintained at the site until the regional basins are constructed and operational. The OSD basin cannot be removed without Council's written consent.
44. There shall not be any additional flooding on Sixth Avenue, Austral by the proposed development.
45. The depth of flooding on internal roads shall not be higher than 0.2m during the 1% AEP storm event.

46. Habitable floor levels shall be no lower than the 1% AEP flood (of the creek) plus half a metre freeboard.
47. The structure shall be constructed from flood compatible building components below the 1% AEP flood (of the creek) plus half a metre freeboard
48. On-site water quality treatment facilities shall be incorporated in the proposal to ensure that 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 waterway or Council stormwater system. Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link. Water quality modelling report and electronic copy of MUSIC model shall be submitted to Council for its review and approval.

Construction Certificate for Subdivision Works

49. Prior to the issue of the relevant Construction Certificate for subdivision works the Certifying Authority shall ensure that engineering plans are consistent with the stamped approved concept plan/s prepared by Wood and Grieve Engineers, reference number 33388, Revision E, F & G, dated 13.11.19, 25/11/19 & 26/11/19 and that all subdivision works have been designed in accordance with conditions of this consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, any Roads Act approval issued, Austroad Guidelines and best engineering practice.

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

- a) Public and private roads
- b) Stormwater drainage including water quantity and quality treatment measures
- c) Interallotment drainage
- d) Private access driveways
- e) Sediment and erosion control measures
- f) Overland flow paths
- g) Flood control measures
- h) Traffic facilities including roundabouts, intersection treatments, car parks, bus stops, cycleways, pathways etc.
- i) Earthworks
- j) Bridges, culverts, retaining walls and other structures
- k) Landscaping and embellishment works
- l) All works required for conversion of the proposed sediment basin to a bio retention function
- m) All works required for the decommissioning temporary OSD systems including pipe removal, basin filling and works to existing pit structures if required

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

Roads design criteria table

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

Road No.	Road Reserve Width	Carriageway Width	Verge	Footpath (1.5m wide)	ESA
Sixth Avenue	20.0m	5.5m	5.5m	One side	3 x 10 ⁵
Fellabella Street	16.0m	5.5m	3.5m	One side	3 x 10 ⁵
Proposed Roads (MCO2)	16.0m	9.0m	3.5m	Both sides	3 x 10 ⁵
Proposed Roads (MCO4)	16.0m	9.0m	3.5m	One side	3 x 10 ⁵
Laneways	7.0	5.5m	0.75m	N/A	3 x 10 ⁵

This consent does not authorise the carrying out of any works on adjoining properties and the detailed design is to identify the design of works only. The approval and delivery of any works beyond the boundaries of the development site will require owner's consent and any necessary approval for their construction.

Road Safety Audit

51. A Stage 3 (detailed design) Road Safety Audit (RSA) shall be undertaken on the proposed roadworks and traffic management works by an accredited auditor who is independent of the design consultant. A copy of the RSA shall accompany the design plans submitted with the Construction Certificate or Roads Act application.

Prior to the issue of the Construction Certificate or Roads Act approval, the Certifying Authority shall ensure that the recommendations of the RSA have been addressed in the final design.

Water Quality

52. 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.

Inter-allotment drainage

53. Inter-allotment drainage shall be provided for all lots that are unable to be drained by gravity to the street system. Inter-allotment drainage is to be constructed with a pit located immediately within the lot boundary of each lot created by the subdivision at the lowest point in the line or a maximum pit spacing of 40m.

Dilapidation report

54. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Sixth 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.
55. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in existing public roads 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.

Construction Environmental Management Plan

56. Prior to issue of a construction certificate, a Construction Environmental Management Plan (CEMP) for the development must be provided to the Principal Certifying Authority for approval. The environmental site management measures must remain in place and be maintained throughout the period of the development. The CEMP must address all environmental aspects of the development's construction phases, and include, where relevant, but not be limited to, the following:
- a) Asbestos Management Plan;
 - b) Project Contact Information;
 - c) Site Security Details;
 - d) Timing and Sequencing Information;
 - e) Site Soil and Water Management Plan;
 - f) Dust Control Plan;
 - g) Waste Management Plan;
 - h) Incident Management Contingency; and
 - i) Unexpected Finds Protocol.

The CEMP must be kept on site for the duration of the works and must be made available to Council Officers upon request.

Construction Noise, Vibration Assessment and Management Plan

57. A site-specific Construction Noise, Vibration Assessment and Management Plan prepared by a suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the relevant Construction Certificate. The Construction Noise, Vibration Assessment and Management Plan must include an assessment of expected noise impacts and detail feasible work practices to be adopted to avoid, remedy or mitigate construction noise and vibration impacts for the works to be carried out.

The Construction Noise, Vibration Assessment and Management Plan shall be consistent with the 'Interim Construction Noise Guideline' published by the Department of Environment and Climate Change NSW (DECC 2009/265) dated July 2009 and include, but not necessarily be limited to the following information:

- Identification of nearby residences and other noise sensitive land uses;
- Assessment of expected noise impacts;
- Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts;
- Strategies to promptly deal with and address noise complaints;
- Details of performance evaluating procedures (for example, noise monitoring or checking work practices and equipment);
- Methods for receiving and responding to complaints about construction noise;
- Procedures for notifying nearby residents of forthcoming works that are likely to produce noise impacts; and
- Reference to relevant licence and consent conditions.

The Construction Noise, Vibration Assessment and Management Plan must be made available for inspection when requested by the PCA or Liverpool City Council

Note: 'Suitably qualified acoustic consultant' means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Mechanical Plan and Equipment

58. Mechanical plant and equipment shall be selected in consultation with a suitably qualified acoustic consultant in accordance with the recommendations of the approved acoustic report titled Acoustic Report for Development Application 250 & 260A Sixth Avenue, Austral (Project No. 33388-SYD-N, Revision 05) prepared by Wood & Grieve Engineers dated 6th September 2019.

Note: 'Suitably qualified acoustic consultant' means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Waste Storage Area - Construction

59. All waste management facilities shall comply with the Liverpool Development Control Plan 2008. Prior to the issue of a Construction Certificate, detailed floor and section plans shall be submitted to and approved by the Principal Certifying Authority for the waste storage area/s. The plans shall identify the location of the waste storage area/s and incorporate the following requirements:
- a) Sufficient space for access by residents, storage and easy manoeuvring of bins;
 - b) The area is to be fully enclosed and include a solid roof and concrete or cement rendered walls coved to the floor except those residential houses provided with external vents to waste rooms adjacent to the garages;
 - c) A concrete floor graded to an approved sewer connection comprising a sump and galvanised fine grade drain cover sufficient to prevent coarse pollutants from entering the sewer;
 - d) Adequate ventilation to the external air by natural or mechanical means;
 - e) The door to the room must be tight fitting and self-closing;

- f) A hose cock adjacent to the garbage storage area to facilitate cleaning of bins and the storage area. If the hose cock is located inside the waste storage area, it shall not protrude into the space indicated for the placement of bins;
- g) Sufficient lighting to permit usage at night; and
- h) Should garbage chutes be integrated into the design of the building, operational instructions shall be located prominently next to the chute.

Any modifications to the construction of the waste storage area require Council's prior written Approval.

Dilapidation Report Private Property (Excavations)

60. A full dilapidation survey and report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the required excavations must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The zone of influence is to be defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

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

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

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

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

Temporary turning facilities

61. The submitted Construction Certificate drawings are to provide for a temporary turning head to the Proposed Road MC02 adjacent to proposed lots 5 and 6 and for the undergrounding of existing overhead services in Sixth Avenue.

No loading on easements

62. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the foundations of proposed structures adjoining the drainage and/ or services easement have been designed clear of the zone of influence.

Demolition Work

63. Prior to the issue of a Construction Certificate, the properties to be demolished and their outbuildings and various ancillary structures are to be inspected by a suitably experienced and qualified person for the presence of Asbestos Construction Materials (ACMs). If more than 10m² of ACMs are discovered across all these structures to be demolished, then a licensed asbestos contractor must be used for the removal, wrapping and disposal of those materials. In that case, the name, address and licence details of the selected

contractor must be providing in writing to Council and the PCA, along with the name and address of the licensed waste facility to which the ACMs will be taken.

Any ACMs discovered as a result of this inspection, regardless of quantity, must be handled, transported and disposed of in accordance with NSW EPA and WorkCover legislation and regulations.

Erosion and sediment control

64. Erosion and sediment control measures shall be designed in accordance with the requirements of the Liverpool DCP and Council specifications, and to the satisfaction of the PCA. Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established to the satisfaction of the PCA.

Stormwater Discharge – Basement Car parks

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

C. PRIOR TO WORKS COMMENCING

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

Building/Compliance

66. Building work shall not commence prior to the issue of a Construction Certificate. Building work as defined under Section 6.1 of the EP&A Act means any physical activity involved in the erection of a building and includes but is not limited to, the placement of any site shed/s or builders facilities, site grading, retaining walls, excavation, cutting trenches, installing formwork and steel reinforcement or, placing of plumbing lines.
67. Prior to the commencement of any building works, the following requirements must be complied with:
 - a) The relevant 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 6.6 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.

Building Work

68. 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 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.

Facilities

69. 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

70. 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.

Site Facilities

71. 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.

Sign Notice Board

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

Notification of Service Providers

73. 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.

Demolition Works

74. Demolition works shall be carried out in accordance with the following:
- a) Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with the Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials,
 - b) Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council, and
 - c) The handling or removal of any asbestos product from the building/site must be carried out by a SafeWork NSW 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 SafeWork NSW requirements.
75. Prior to any demolition or site clearing works commencing, any existing domestic waste bins that may be on site at 250 or 260 Sixth Avenue Austral must be returned to Liverpool City Council. Please ring Council on 1300 36 2170 to advise that the bins are empty and ready to be removed and so their removal can be noted in Council's records.
76. If the existing buildings have air-conditioning systems or refrigeration systems that are to be removed, then prior to the removal/demolition of those systems, any refrigerants must be extracted into an air-tight container by a licensed air-conditioning technician. This container and its contents must be sent to a facility licensed to destroy such compounds for safe and secure destruction. Documentary evidence that this has been completed (if air-conditioning or refrigeration systems are present) must be sighted by the Principal Certifying Authority and included as part of the Occupation Certificate documentation.

Waste Classification and Disposal of Contaminated Soil and Material

77. All soils and material(s), liquid and solid, to be removed from the site must be analysed and classified by an appropriately qualified and certified consultant, in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and related guidelines, in particular the NSW EPA Waste Classification Guidelines, prior to off-site disposal.

All Waste material(s) must be disposed of at an appropriately licensed waste facility for the specific waste. Receipts for the disposal of the waste must be submitted to the Principal Certifying Authority within 30 days of the waste being disposed of.

All waste must be transported by a contractor licenced to transport the specific waste, and in vehicles capable of carting the waste without spillage, and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.

“DIAL BEFORE YOU DIG”

78. 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.

Environmental Management

79. 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.

Sediment & Erosion Control

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

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

Traffic Control Plan

81. Prior to commencement of works a Traffic Control Plan including details for vehicular traffic and pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Service publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller, and to Council's Traffic & Transport Section for approval prior to the issue of a Construction Certificate.

The approved traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note:

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

82. Applications must be made to Council's Traffic & Transport Planning Section for any road occupation or 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.
83. If a works zone is required, an application must be made to Council's Traffic & Transport 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.

Matters to be addressed prior to commencement of Subdivision Works

84. Work on the subdivision shall not commence until:
 - a Construction Certificate (if required) has been issued,
 - a Principal Certifying Authority has been appointed for the project, and
 - any other matters prescribed in the development consent for the subdivision and the Environmental Planning and Assessment Act and Regulation have been complied with.

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

D. DURING CONSTRUCTION

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

Building Inspections

85. The building works must be inspected by the Principal Certifying Authority, in accordance with section 6.5 (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.
86. 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.

Hours of Construction Work and Deliveries

87. 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.

Demolition Work

88. All demolition work is to be carried out in accordance with the requirements of AS 2601-2001. Demolition is to be carried out strictly in accordance with the approved procedures and work plan.
89. All demolition, excavation and construction waste must be separated as it is generated and kept in separate spoil piles, bays, builder's site bins and/or skips.

90. All lightweight or granular demolition, excavation or construction waste, e.g. wrapping, packaging materials, bags, insulation, sand, soil etc., must be kept fully enclosed at all times to prevent it from becoming displaced by the wind in strong wind conditions or from washing into sewers, storm drains or creeks, or onto adjacent properties or public land during wet weather.
91. Any existing subsurface effluent disposal area is to be demolished and back filled with Virgin Excavated Natural Material (VENM). Any septic tank, collection well or aerated wastewater treatment system is to be removed or reused in accordance with NSW Health Advisory Note 3 – Destruction, Removal or Reuse of Septic Tanks, Collection Wells and Aerated Wastewater Treatment Systems and other Sewage Management Facilities.

Excavation works

92. All excavation works shall employ such techniques and equipment which minimises the amount of ground vibration.

In this regard, excavation of the site by use of pneumatic drill for the breaking of rock or any other vibrating equipment for excavation, is not permitted.

Identification Survey Report

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

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

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

Notification/Principal Certifying Authority

94. 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.

Hoarding

95. 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.

96. 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.

General Site Works

97. 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.
98. Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and downslope/downstream of the site.
99. 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.
100. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
101. All dangerous and/or hazardous material shall be removed by a suitably qualified and experienced contractor, licensed by SafeWork NSW. The removal of such material shall be carried out in accordance with the requirements of SafeWork NSW. The material shall be transported and disposed of in accordance with NSW EPA requirements.

Waste Management Plan

102. The Waste Management Plan approved with this consent is to be adhered to at all times throughout all stages of the development, unless otherwise modified by the consent conditions. Supporting documentation (receipts/dockets) of waste/recycling/disposal methods carried out, is to be kept and must be produced upon the request of Council or any other authorised officer.

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

Temporary Security Fence

103. 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.

Unexpected Heritage Finds

104. As required by the *National Parks and Wildlife Service Act 1974* in the event that Aboriginal cultural heritage objects or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and the Office of Environment and Heritage (OEH) must be notified of the discovery. In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the *National*

Parks and Wildlife Service Act 1974 to obtain the necessary approvals/permits from the OEH.

Note: The *National Parks and Wildlife Service Act 1974* impose substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

105. In the event that skeletal remains are uncovered, work must cease immediately in that area and the area secured. NSW Police must be contacted and no further action taken until written advice has been provided by the NSW Police. If the remains are determined to be of Aboriginal origin, the Office of Environment and Heritage must be notified by ringing the Enviroline 131 555 and a management plan prior to works re-commencing must be developed in consultation with relevant Aboriginal stakeholders.

Contamination

106. 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).

107. Fill material must be limited to the following:

- (a) Virgin excavated natural material (VENM)
- (b) Excavated natural material (ENM) certified as such in accordance with Protection of the Environment Operations (Waste) Regulation 2014; and/or
- (c) Material subject to a Waste Exemption under Clause 91 and 92 Protection of the Environment Operations (Waste) Regulation 2014 and recognised by the NSW Environment Protection Authority as being “fit for purpose” with respect to the development subject of this application.

Certificates proving that the material imported is ENM or VENM must be provided to the Principal Certifying Authority prior to filling. Certificates are to be provided to Council officers if and when requested.

Fill imported on to the site must be compatible with the existing soil characteristic for site drainage purposes.

108. 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.

Unidentified Contamination

109. 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 immediately notified to Council and the Principal Certifying Authority in writing.

A Section 4.55 Application under the EP&A Act shall be made for any proposed works outside the scope of the approved development consent.

Air Quality

- 110. Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
- 111. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the PCA may direct that such work is not to proceed.
- 112. 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

- 113. 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.
- 114. The loading and unloading of all vehicles associated with the development must be undertaken within the property boundary of the premises subject to this consent. Measures must be implemented to prevent tracking of sediment by vehicles onto roads. Vehicle loads must be covered when entering and exiting the site with material.

Erosion Control

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

Water Quality

- 119. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and

there shall be measures in place in accordance with the approved erosion and sediment control plan.

Drainage Connection

120. Prior to the connection of private drainage to Council's drainage system, an inspection is to be carried out by Liverpool City Council's Development Engineering Unit. A fee will be charged in accordance with Council's adopted Fees and Charges, and is to be paid prior to the inspection.

Street Lighting

121. Street lighting is to be provided along all new and existing streets within the proposed subdivision in accordance with approved street design, to Liverpool City Council's standards.

The street lighting must comply with the electricity service provider Street Lighting Policy and illumination requirements and Council's Street Lighting policy.

All cost associated with the installation of street lighting shall be borne by the developer.

Major Filling/ Earthworks

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

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

Soil Testing

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

Lighting

124. Illumination of the site is to be arranged in accordance with the requirements of AS/NZS 4282:2019 '*Control of the Obtrusive Effects of Outdoor Lighting*' so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

Ventilation

125. The premises shall be ventilated in accordance with the requirements of the BCA (if using deemed to satisfy provisions: AS 1668, Parts 1 & 2).

Construction Noise

126. Noise and vibration associated with excavation, demolition and construction activities shall comply with the management levels detailed within the 'Interim Construction Noise Guideline' published by the Department of Environment and Climate Change NSW (DECC 2009/265) dated July 2009 and acceptable vibration values prescribed within the Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006).

All feasible and reasonable noise and vibration mitigation measures shall be implemented and any activities which may exceed the construction noise management levels and

vibration criteria shall be identified and managed in accordance with the approved Construction Noise, Vibration Assessment and Management Plan.

Complaints Handling Procedure

127. A Complaints Handling Register shall be maintained for the duration of construction works at the subject premises. The Complaints Register is to be kept by the Site Manager or other suitable staff members and is to include the following:
- (a) the date and time, where relevant, of the complaint;
 - (b) the means by which the complaint was made (telephone, mail or email);
 - (c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
 - (d) the nature of the complaint;
 - (e) any action(s) taken in response to the complaint, including any follow-up contact with the complainant;
 - (f) if no action was taken in relation to the complaint, the reason(s) why no action was taken; and
 - (g) allocate an individual “complaint number” to each complaint received.

The Complaints Register must be made available for inspection when requested by Liverpool City Council.

Street Tree Planting

128. Street trees are to be planted in accordance with the approved street tree plan or bonded prior to issue of a subdivision certificate. The list of appropriate trees and vegetation to be planted and maintained in East Leppington is found in the Liverpool Growth Centre Precincts DCP Schedule 3 East Leppington Appendix C.

Car Parking Areas

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

All car parking areas to be appropriately line marked and sign posted in accordance with the approved plans. All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.

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

130. Directional signage indicating the location of customer parking, “in” and “out” crossings and directional arrows are to be provided in accordance with the approved plans.

Traffic Management

131. All works within the road reserve are to be at the developer cost and all signage is to be in accordance with the RTA's Traffic Control at Worksites Manual and the RTA's Interim Guide to Signs and Markings.

E. PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE

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

Special Infrastructure Contribution

132. The applicant is to make a special infrastructure contribution in accordance with any determination made by the Minister administering the Environmental Planning and Assessment Act 1979 under Section 94EE of that Act and is in force on the date of this consent, and must obtain a certificate to that effect from the Department of Planning (Growth Centres Commission) before a subdivision certificate, is issued in relation to any part of the development to which this consent relates.

SECTION 7.11 PAYMENT (Liverpool Contributions Plan 2014 Austral and Leppington)

133. As a consequence of this development, Council has identified an increased demand for public amenities and public services. The following payments are imposed in accordance with Liverpool Contributions Plan 2014 Austral and Leppington North as amended.

The total contribution for each stage is provided below and will be adjusted at the time of payment in accordance with the contributions plan:

Stage 2 = \$90,000

Stage 3 = \$180,000

Stage 4 = \$270,000 and \$51,252

Stage 5 = \$240,000 and \$34,168

Stage 10 = \$60,000

Stage 11 = \$120,000

A breakdown of the contributions payable is provided in the attached payment form. The Contributions Plan may be inspected at Council's Administration Centre, 33 Moore Street, Liverpool or at www.liverpool.nsw.gov.au.

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

Liverpool City Council clearance – Roads Act/ Local Government Act

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

Works as executed - General

135. Prior to the issue of the relevant Subdivision Certificate, works-as-executed drawings for the relevant civil works and construction 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 electronic copies on a USB of compliance documentation shall also be submitted to Liverpool City Council with

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

Easement for Roadworks

136. Prior to the Subdivision Certificate for Stage 1 and 6, the final plan of subdivision is to create a Temporary Public Access Easement over lot 1066 in DP 2475 to allow for an additional 1.0m of road pavement construction in Fellabella Street.
137. Prior to the Subdivision Certificate for Stage 1, a restrictive covenant shall be registered for a Public Access Easement over proposed residue Lot 1 to allow for the laneway in Site B as per the approved plans in Condition 1.

Heritage

138. All relevant on-site staff and contractors should be made aware of their statutory obligations for heritage under NSW National parks and Wildlife Act 1974 and the NSW Heritage Act 1977. They are to be informed of what the potential heritage on the site will be and the significance of the heritage. The site supervisor is to maintain a record of who has completed the heritage induction and this is to be provided to Council prior to Issue of Subdivision Certificate.
139. Copies of all Aboriginal Archaeological assessments and reports (including summary excavation and analysis reports) are to be provided to Liverpool City Council, Liverpool City Library and the relevant Local Aboriginal Land Councils.

Completion of subdivision works

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

Stormwater Compliance

141. Prior to the issue of a Subdivision Certificate the Principal Certifying Authority shall ensure that the:
 - (i) On-site detention system/s
 - (ii) Stormwater pre-treatment system/s
 - (iii) Overland flow path works
 - (iv) Flood control works
 - 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

142. Prior to the issue of the relevant Subdivision Certificate a restriction as to user and positive covenant relating to the:

- (i) On-site detention system/s
- (ii) 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

143. Prior to the issue of the relevant Subdivision Certificate any damage to Council infrastructure not identified in the dilapidation report, caused by the applicant/developer or their employees/contractors shall be rectified at no cost to Liverpool City Council.

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

Linemarking & Signage

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

Notes:

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

Street Naming

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

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

Bond for final wearing course

146. Prior to the issue of the relevant Subdivision Certificate, a bond for the relevant final layer of outstanding asphalt works (AC Bond) is to be lodged with Liverpool City Council.

The final layer of asphalt on all roads shall not be placed without the written consent of Council (Consent will generally be provided when 80% of the housing within the subdivision has been completed).

The value of the bond shall be determined in accordance with Liverpool City Council's Bond Policy. The bond will be administered in accordance with this policy.

The final AC layer may be requested by Council where it is deemed appropriate that the final AC layer be undertaken.

Subdivision Compliance documentation

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

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

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

Linen Plans & 88B

148. In order to enable a Subdivision Certificate to be issued for submission to the LPI Service, the applicant is required to lodge a separate application along with one (1) original and ten (10) copies of the proposed plan of subdivision and one (1) original and two (2) copies of the proposed 88b instrument if required.
149. The applicant shall pay the standard fee for purpose of subdivision certificate administration of plan checking and release
150. The following restriction as to user in the form of an 88B Instrument must be placed over proposed residue Lot 1 and 2. Details shall be submitted with the application for a Subdivision Certificate.

- a) No Construction Certificate shall be issued for a building on the lot burdened until on site drainage detention has been designed in accordance with Council's On-Site Detention Policy and Construction Specification, and
- b) No Occupation Certificate for a building shall be issued until the designed on-site detention system has been constructed on the subject lot and a licensed Surveyor prepares a "Work As Executed" plan and is certified as complying with the approved detention design by an appropriate accredited professional engineer.

Details shall be submitted with the application for a Subdivision Certificate.

- 151. Where common drainage lines or other drainage lines are required, a drainage easement shall be created in accordance with Council's minimum widths as scheduled in councils design specification for subdivisions (as amended).
- 152. Correct notation concerning easements is required. The prepared 88B Instrument should be forwarded initially to Council. The land value of the easement and costs associated with checking the instrument are to be borne by the applicant. Part 2 of the 88B Instrument shall contain a provision that the easement may not be extinguished or altered without the written consent of Council.
- 153. The final plan of subdivision must be supported by an 88B Instrument, agreed to by Council. The 88B Instrument must burden each lot with a restriction as to user that the dwellings to be erected on each lot are to be sited and constructed in accordance with approved plans and notice of determination (Development Consent) issued by Council for Development Application No. DA-1092/2017 as amended as the case may be. Any costs associated with the preparation and checking of the instrument are to be borne by the applicant. The preparation of an 88B Instrument will not be required if construction has reached a stage where all brickwork is a minimum 500mm above finished floor level and the construction is in accordance with the development consent and the CC's.
- 154. Where registration of lots occurs prior to the construction of dwellings, a Restriction as to User is to be created requiring the dwellings on each lot to be constructed in accordance with the approved plans listed in this consent, as amended as the case may be.
- 155. The temporary access road approved over proposed residue lot 1 shall have a restrictive covenant preventing the sale of Lot 1 without Council's permission. Council shall not reasonably withhold permission to removal of the covenant over proposed residue lot 1 in circumstances where proper legal access is completed over neighbouring lands. The restrictive covenant shall also prevent further development of lot 1 unless it is approved by a Development Consent.

Zero Lot Easements

- 156. For "zero lot" development the applicant shall create an easement for maintenance of external elements of the building such as gutters and downpipes and access 900mm wide for single storey development and 1200mm wide for two storey development in accordance with the requirement of Liverpool City Council Growth Centre DCP. The benefitted and burdened lots are identified on the approved plans.

Decommissioning of On-site Sewage Management System/s

- 157. Following the decommissioning of the on-site sewage management system, a certificate certifying that the system was decommissioned in accordance with NSW Health Advisory Note 3 – Destruction, Removal or Reuse of Septic Tanks, Collection Wells and Aerated Wastewater Treatment Systems (AWTS) and other Sewage Management Facilities

(SMF), shall be submitted to Council. A template decommissioning certificate can be found on Councils website www.liverpool.nsw.gov.au

Service Providers

158. The following documentation is to be provided prior to the release of the relevant subdivision certificate:
- (a) Written evidence of suitable arrangements with Sydney Water (Section 73 Compliance Certificate) for the supply of water and sewerage services to the development is to be submitted to the PCA prior to the issue of a Subdivision Certificate. Council will not issue a Subdivision Certificate unless the method of sewerage disposal is by gravity reticulation mains to either Sydney Water branch and trunk sewers or Sydney Water point of treatment. Council will not accept any temporary facilities to service the site, including pump-out wet-wells.
 - (b) Notification of arrangement for the development from Endeavour Energy shall be submitted to Council.
 - (c) Written certification from the relevant service providers that the telecommunications infrastructure is installed in accordance with:
 - i. The requirements of the Telecommunications Act 1997;
 - ii. For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
 - iii. 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 connections of optic fibre technology telecommunications.

Footpaths

159. Construction of 1.5m wide by 100mm thick (with one layer of SL72 reinforcing mesh) concrete path paving on both sides of all residential access roads and both sides of all collector and distributor roads where the full road is to be constructed except for MCO4 which will not provide for footpath or the vegetated verge which is to be bonded for delivery by the Council.

Dilapidation Report

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

Bonds

161. A maintenance bond in the form of a bank Guarantee or cash bond in the amount of 5% of the relevant civil works to be delivered for the relevant stage shall be lodged with Council prior to the issue of the relevant Subdivision Certificate. The bond shall cover maintenance and any damage to roads, drainage lines, public reserves or other council property or works required as a result of work not in accordance with Council's standards, and /or development consent conditions. The bond will be held by Council for a minimum period of 6 months from the date of Council acceptance of final works.

Roadwork

162. All roadworks and signposting is to be completed to Liverpool Council requirements, at no expense to Liverpool Council or Roads and Maritime Services.

F. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

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

Certificates

163. The premises must not be utilised until an Occupation Certificate is issued by the Principal Certifying PCA. Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council.
164. 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*.
165. 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.
166. Prior to issuing an occupation certificate the principal certifier must be satisfied that suitable evidence has been provided to demonstrate that the external wall cladding material and system in the relevant buildings the subject of the occupation certificate is consistent with the consent documentation, NCC and relevant Australian Standards.

Liverpool City Council clearance – Roads Act/Local Government Act

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

Recommendations of Acoustic Report

168. Upon completion of works and prior to the issue of the relevant Interim or relevant Final Occupation Certificate, written certification prepared by a suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA). The written certification prepared by the suitably qualified acoustic consultant shall confirm that the relevant stage or stages of the development complies with all requirements and recommendations detailed within the approved acoustic report titled Acoustic Report for Development Application 250 & 260A Sixth Avenue, Austral (Project No. 33388-SYD-N, Revision 05) prepared by Wood & Grieve Engineers dated 6th September 2019. The acoustic consultant shall confirm that the development or use is capable of operating in accordance with the design criteria.

Note: 'Suitably qualified acoustic consultant' means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Mechanical Ventilation Certification

169. Upon completion of works and prior to the issue of the relevant Interim or relevant Final Occupation Certificate, a Mechanical Ventilation Certificate of Completion and Performance prepared by a professional engineer or other suitably qualified person shall be submitted to the Principal Certifying Authority (PCA) for their review and approval. The certification shall be accompanied by details of the tests carried out in relation to ventilation and acoustics of the relevant building and confirm that the systems comply with the approved plans, specifications, Building Code of Australia and Australian Standard AS 1668 Parts 1 and 2.

Rectification of Damage

170. Prior to the issue of the relevant Occupation Certificate any damage to Council infrastructure not identified in the dilapidation report, caused by the applicant/developer or their employees/contractors shall be rectified at no cost to Liverpool City Council.

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

Stormwater Compliance

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

Anti-Theft Mailboxes

172. 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) are to be installed in the development.

Smoke Alarms

173. Install smoke alarms to meet with NSW legislation (Australian Standards AS3786).

Washing on Balconies

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

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

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

BASIX

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

Display of Street Numbers

176. 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.

Design Verification Statement

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

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

Surveillance

178. Prior to the issue of the relevant occupation certificate, the following safety and security measures shall be incorporated in the relevant stage and building in the development:

- (a) CCTV cameras covering the main entrance of the building, mail box areas and underground car parking shall be installed at the premises in accordance with the following:
 - i. Display signs warning of CCTV cameras being used at the location at the main entrance, mail box areas and entry to underground car park
 - ii. Register the CCTV cameras with the NSW Police CCT register.
- (b) Install an emergency help button inside elevators with clearly labelled sign of the building's address near the help button.
- (c) Strata buildings with windows above ground level to be fitted with devices to be locked at 12.5cm when it is engaged to prevent children from falling from windows.
- (d) If building and floors is only accessible swipe card, consider supplying Liverpool Police with a master key for access into the building.
- (e) All building installations to comply with Australian Standards.

Landscaping

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

Waste management

180. All single dwellings within the development that follow a design where the waste bins are stored in the garage area which is contiguous with the habitable areas of the residence are to have the bins enclosed in a sealed bin enclosure. This enclosure is to be provided with a fixed full height metal louvre for ventilation with a heavy duty insect screen fixed to the internal side. The enclosures are also to be fitted with signage directing that they are to be used for bin storage only with an infographic showing the waste bins.
181. If the multi-unit buildings within this development require 240 litre recycling bins to be decanted into 660 litre recycling bins for emptying to Council's waste contractor's truck, then bin-lifters must be provided by the developer for this purpose. These bin lifters, if required, must be kept maintained in an operable condition and must be used at all times when 240 litre bins are being decanted into 660 litre bulk bins.
182. All waste management facilities and equipment in the multi-unit buildings (including any chutes, compactors and bin-lifters, but excluding waste bins), all waste area features (as per Section 25, 'Waste Disposal and Re-use Facilities' in the Liverpool DCP 2008), and permanent fixed signage at waste storage and disposal points will be installed and operational prior to the issue of an Occupation Certificate for the relevant building.
183. All bin storage areas and loading docks within the multi-unit buildings must have any drainage points within those areas protected by fine grade drain covers to avoid the contamination of the drainage system with gross pollutants.
184. Since no provision has been made for space for green waste bins to store green waste from the garden areas of the multi-unit buildings, the following restriction as to user shall be registered on the titles of those multi-unit properties at the Applicant's expense. This restriction cannot be altered or extinguished without Liverpool Council's consent:

'Liverpool City Council does not supply green (garden) waste removal services to this property, nor any waste bins associated with the removal of green waste. The responsibility for all removal and legal disposal of green waste rests entirely with the maintenance contractor appointed by the proprietors of the property.'

185. Prior to the issue of an Occupation Certificate, if onsite waste and recycling collection is required (which is the case for the multi-unit buildings within the development) the following restriction as to user must be registered on the title of the relevant property:
- *The owner/applicant of any property requiring on site collection of waste and recycling is to enter into a legally binding indemnity with Council to control the access and operation of the waste and recycling service. This shall be inclusive on successive owners in perpetuity. All costs involved are to borne by the Applicant.*
 - *The restriction as to user may not be extinguished or altered except with the consent of Liverpool Council.*

Roadworks and signposting

186. All roadworks and signposting is to be completed to Liverpool Council requirements, at no expense to Liverpool Council or Roads and Maritime Services.

G. CONDITIONS RELATING TO USE

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

Car Parking

187. A total of 66 off street car parking spaces for Residential Flat Building on proposed Lot 50 must be provided in accordance with Council's requirements. The parking spaces shall be allocated as follows:
- Fifty-nine (59) spaces relating to the residential uses; and
 - Seven (7) spaces designated for visitor parking relating to the residential units.
188. A total of one hundred and fifty seven (159) off street car parking spaces for Residential Flat Buildings on proposed Lot 51 must be provided in accordance with Council's requirements. The parking spaces shall be allocated as follows:
- One hundred and thirty five (135) spaces relating to the residential component;
 - Four (4) spaces relating to the commercial and community component; and
 - Twenty (20) spaces designated for visitor parking relating to the residential units.
189. All parking areas shown on the approved plans must be used solely for this purpose.
190. 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.
191. The operator of the development must not permit the reversing of vehicles onto or away from the road reserve, with the exception of garbage and recycling collection vehicles. 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.

Washing on Balconies

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

Goods in Building

193. All materials and goods associated with the use shall be contained within the building at all times.

Separate Application for Use

194. Separate development consent is required for the fit-out, construction and use of all commercial and retail premises.

Landscaping

195. Vegetation is not to cover/obstruct natural surveillance of the entrance and mail box areas to deter stealing related offences.
196. Landscaping shall be maintained in accordance with the approved plan, in a healthy state and in perpetuity by the existing or future owners and occupiers of the development.

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

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

Lighting

197. Illumination of the site is to be arranged in accordance with the requirements and specifications of Australian Standard 4282:1997 so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

Noise – Silent Alarm System

198. Any alarm installed on the site is to be “silent back to base” type.

Noise

199. 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:
1. The use of the premises including the cumulative operation of any mechanical plant, equipment, public address system or other amplified sound equipment shall not give rise to the emission of ‘offensive noise’ as defined by the Protection of the Environment Operations Act 1997.
 2. The operation of any mechanical plant, equipment, public address system or other amplified sound equipment installed on the premises shall not cause:
 - i. The emission of noise as measured over a 15 minute period ($L_{Aeq (15 \text{ minute})}$) that exceeds the $L_{A90 (15 \text{ minute})}$ background noise level by more than 5 dB(A) when measured at the most affected residential boundary. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the NSW Environment Protection Authority’s ‘Noise Policy for Industry’ (2017);
 - ii. An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors;
 - iii. ‘offensive noise’ as defined by the Protection of the Environment Operations Act 1997; and
 - iv. Transmission of vibration to any place of different occupancy greater than specified in AS 2670.

Environment

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

Use of air conditioner/s on residential premises

201. Any air conditioner/s used on the residential premises shall comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017 and shall not:
1. emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
 - i. before 8:00am or after 10:00pm on any Saturday, Sunday or public holiday; or
 - ii. before 7:00am or after 10:00pm on any other day; or
 2. cause “offensive noise” as defined by the Protection of the Environment Operations Act 1997; or
 3. emit a sound pressure level as measured over a 15 minute period (L_{Aeq} (15 minute)) at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the background (L_{A90} (15 minute)) by more than 5 dB(A).

Waste

202. All solid and liquid waste is to be removed from the site by a registered waste contractor.
203. All waste materials generated as a result of the development are to be disposed at a facility licensed to receive such waste.
204. Waste bins must be stored in designated garbage/trade refuse areas, which must be kept tidy at all times. Bins must not be stored or allowed to overflow in parking or landscaping areas, must not obstruct the exit of the building, and must not leave the site onto neighbouring public or private properties.
205. Sufficient space shall be provided within each dwelling for the storage of a minimum of one day's waste and recycling.
206. All recycling is to be placed in the recycling bins loose and unbagged.
207. After the issue of an Occupation Certificate, but prior to residents/tenants commencing moving in, Council must be contacted on 1300 26 2170 to determine the required number of waste, recycling and green bins for the development, the servicing requirements and to make arrangements for the delivery of those bins to the properties.
208. Waste and recyclable material generated from the operations of the premises shall be managed in a satisfactory manner that does not give rise to offensive odour or encourage pest activity. All waste material shall be regularly removed from the premises. Waste shall not be permitted to accumulate near the waste storage bins.
209. Council will supply only those 660 litre waste bins that will be tipped directly to the Council Contractor's waste truck. All other bins required for waste transfer and buffering of waste collection and any bin hitches that may be required to move or manoeuvre the 660 litre bins must be supplied, fitted and maintained by the proprietors of the property.

210. The waste bins of the RFB development are to be presented to the rear of the loading docks of those buildings prior to waste collection, by agents of the building management. Bins will be emptied by Council's waste contractors and the bins will be replaced promptly in the waste storage areas.
211. The waste bins of the individual houses are to be presented to the kerbside collection location no earlier than the evening prior to bin emptying, and must be moved back on to the private property within 24 hours after collection.
212. All bulky household wastes from any residence or building within the development must be retained within that residence or building until the evening before the date of the specific booking that has been made with Liverpool Council to remove that waste. Only at that point may any household waste be placed on the footpath or nature strip.
213. The bin bays of the RFB development must be provided with prominently displayed signage, indicating that:
 - (a) Waste materials are to be placed wholly within the waste bins provided,
 - (b) Only recyclable materials accepted by Council are to be placed, loose and unbagged, in the recycling bins,
 - (c) The area must be kept tidy,
 - (d) The graphic illustrative content of such signs is to be 50%.
214. The loading dock of the RFB development on Site B is only to be used by waste trucks for carrying out turning manoeuvres when the waste bins of that building are being emptied. All other turning manoeuvres of waste trucks are to be performed on the street and not using the loading dock.
215. The operator of the retail shop is to engage, and keep engaged at all times, the services of a private waste contractor to provide bins and remove waste.
216. The operator of the retail shop must ensure their bins are not accessible to the public (other than at collection times) to prevent the mixing of commercial and domestic waste.

Graffiti

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

H. ADVISORY

- a) Sections 8.2, 8.3, 8.4 & 8.5 of the Environmental Planning and Assessment Act 1979 allow Council to reconsider your proposal. Should you wish to have the matter reconsidered you should make an application under that section with the appropriate fee.
- b) Under Sections 8.7 & 8.10 of the of the Environmental Planning and Assessment Act 1979 applicants who are dissatisfied with the outcome of a consent authority have a right of appeal to the Land and Environment Court. This right must be exercised within six (6) months from the date of this notice. The Court's Office is situated at Level 1, 225 Macquarie Street, Sydney (Telephone 9228 8388), and the appropriate form of appeal is available from the Clerk of your Local Court.
- c) In accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within five years of the date of this notice.

- d) To confirm the date upon which this consent becomes effective, refer to Section 4.20 of the Environmental Planning and Assessment Act 1979. Generally the consent becomes effective from the determination date shown on the front of this notice. However if unsure applicants should rely on their own enquiries.
- e) To confirm the likelihood of consent lapsing, refer to Section 4.53 of the Environmental Planning and Assessment Act 1979. Generally consent lapses if the development is not commenced within five years of the date of approval. However if a lesser period is stated in the conditions of consent, the lesser period applies. If unsure applicants should rely on their own enquiries.
- f) In accordance with Sections 8.8 and 8.10 of the Environmental Planning and Assessment Act 1979, an objector who is dissatisfied with the determination of a consent authority to grant consent to a development application for designated development (including designated development that is integrated development), may, within 28 days after the date on which the application is taken to have been determined, appeal to the Land and Environment Court.
- g) 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.
- h) 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.
- i) TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

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

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

- j) 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.
- k) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- l) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or 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 – Section 7.11 Contributions

CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: Stage 2 - Subdivision of residue lot 1 into 5 residential lots (numbered 12 to 16) and 1 residue lot (numbered 11) for the provision of temporary access arrangements and On-Site Detention Basin. Construction of dwelling houses on residential lots.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$1,180	GL.3011210001870.10190
Local Recreation - Land	\$69,953	GL.3011210001869.10191
Local Recreation - Works	\$0	GL.3011210001869.10192
Local Transport Facilities - Land	\$1,196	GL.3011210001865.10193
Local Transport Facilities - Works	\$1,271	GL.3011210001865.10194
Local Drainage Facilities - Land	\$6,844	GL.3011210001866.10195
Local Drainage Facilities - Works	\$9,246	GL.3011210001866.10196
Administration	\$310	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$90,000</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 3** - Subdivision of residue lot 2 into 6 residential lots (numbered 21 to 26) and 1 residue lot (numbered 27) for the provision of On-Site Detention Basin. Construction of dwelling houses on residential lots.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$2,360	GL.3011210001870.10190
Local Recreation - Land	\$139,906	GL.3011210001869.10191
Local Recreation - Works	\$0	GL.3011210001869.10192
Local Transport Facilities - Land	\$4,181	GL.3011210001865.10193
Local Transport Facilities - Works	\$0	GL.3011210001865.10194
Local Drainage Facilities - Land	\$23,934	GL.3011210001866.10195
Local Drainage Facilities - Works	\$8,533	GL.3011210001866.10196
Administration	\$1,085	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$180,000</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 4** - Subdivision of residue lot 3 into 9 residential lots (numbered 31 to 39) and construction of dwelling houses on residential lots as well as secondary dwellings on 3 residential lots numbered 35, 36 and 39.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$3,539	GL.3011210001870.10190
Local Recreation - Land	\$209,859	GL.3011210001869.10191
Local Recreation - Works	\$0	GL.3011210001869.10192
Local Transport Facilities - Land	\$7,775	GL.3011210001865.10193
Local Transport Facilities - Works	\$0	GL.3011210001865.10194
Local Drainage Facilities - Land	\$44,504	GL.3011210001866.10195
Local Drainage Facilities - Works	\$2,305	GL.3011210001866.10196
Administration	\$2,018	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$270,000</u>	

**Contributions for Secondary
Dwellings**

<u>Local Community Facilities - Land</u>	<u>\$625</u>	GL.3011210001870.10190
<u>Local Recreation - Land</u>	<u>\$37,034</u>	GL.3011210001869.10191
<u>Local Recreation - Works</u>	<u>\$13,593</u>	GL.3011210001869.10192
<u>Total</u>	<u>\$51,252</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 5** - Subdivision of residue lot 4 into 8 residential lots (numbered 41 to 48) and construction of dwelling houses on residential lots as well as secondary dwellings on 2 residential lots numbered 41 and 48.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$3,147	GL.3011210001870.10190
Local Recreation - Land	\$180,573	GL.3011210001869.10191
Local Recreation - Works	\$0	GL.3011210001869.10192
Local Transport Facilities - Land	\$8,059	GL.3011210001865.10193
Local Transport Facilities - Works	\$0	GL.3011210001865.10194
Local Drainage Facilities - Land	\$46,129	GL.3011210001866.10195
Local Drainage Facilities - Works	\$0	GL.3011210001866.10196
Administration	\$2,092	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$240,000</u>	

**Contributions for Secondary
Dwellings**

Local Community Facilities - Land	\$416	GL.3011210001870.10190
Local Recreation - Land	\$24,689	GL.3011210001869.10191
Local Recreation - Works	\$9,062	GL.3011210001869.10192
Total	\$34,168	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 7** - Demolition of existing structures and construction of RFB known as Building A on Lot 50 created in Stage 6. Building A is proposed to contain 35 apartments (3 x 1 bedroom, 6 x 2 bedroom, 24 x 3 bedroom and 2 x 4 bedroom).

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$7,288	GL.3011210001870.10190
Local Recreation - Land	\$432,063	GL.3011210001869.10191
Local Recreation - Works	\$158,584	GL.3011210001869.10192
Local Transport Facilities - Land	\$18,523	GL.3011210001865.10193
Local Transport Facilities - Works	\$75,209	GL.3011210001865.10194
Local Drainage Facilities - Land	\$106,022	GL.3011210001866.10195
Local Drainage Facilities - Works	\$143,238	GL.3011210001866.10196
Administration	\$4,808	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$945,734</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____
Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 8** - Demolition of existing houses and construction of Building B on Lot 51 created in Stage 6. Building B is proposed to contain 40 apartments (4 x 1 bedroom, 23 x 2 bedroom, 13 x 3 bedroom).

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$8,329	GL.3011210001870.10190
Local Recreation - Land	\$493,786	GL.3011210001869.10191
Local Recreation - Works	\$181,238	GL.3011210001869.10192
Local Transport Facilities - Land	\$14,731	GL.3011210001865.10193
Local Transport Facilities - Works	\$59,813	GL.3011210001865.10194
Local Drainage Facilities - Land	\$84,319	GL.3011210001866.10195
Local Drainage Facilities - Works	\$113,916	GL.3011210001866.10196
Administration	\$3,823	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$959,956</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 9** - Construction of Building C on Lot 51 created in Stage 6. Building C is proposed to contain 37 apartments (13 x 2 bedroom, 22 x 3 bedroom and 2 x 4 four bedroom). Building C also provides for one neighbourhood shop with a maximum floor area of 100 square metres.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$7,912	GL.3011210001870.10190
Local Recreation - Land	\$469,097	GL.3011210001869.10191
Local Recreation - Works	\$172,176	GL.3011210001869.10192
Local Transport Facilities - Land	\$19,068	GL.3011210001865.10193
Local Transport Facilities - Works	\$77,422	GL.3011210001865.10194
Local Drainage Facilities - Land	\$109,142	GL.3011210001866.10195
Local Drainage Facilities - Works	\$147,452	GL.3011210001866.10196
Administration	\$4,949	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$1,007,218</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 10** - Decommissioning of the On-site Detention Basin and Subdivision of residue lot 27 into 2 residential lots (numbered 201 and 202). Construction of dwelling houses on residential lots.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$787	GL.3011210001870.10190
Local Recreation - Land	\$46,619	GL.3011210001869.10191
Local Recreation - Works	\$0	GL.3011210001869.10192
Local Transport Facilities - Land	\$1,803	GL.3011210001865.10193
Local Transport Facilities - Works	\$0	GL.3011210001865.10194
Local Drainage Facilities - Land	\$10,322	GL.3011210001866.10195
Local Drainage Facilities - Works	\$0	GL.3011210001866.10196
Administration	\$468	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$60,000</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

**CONTRIBUTIONS PURSUANT TO SECTION 7.11 OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT, 1979**

Liverpool Contribution Plan 2014 Austral and Leppington North Precincts

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 September Quarter 2019 and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO.: 1092/2017

APPLICANT: VCROSS DEVELOPMENT MANAGEMENT PTY LTD

PROPERTY: 250 & 260 SIXTH AVENUE, AUSTRAL

PROPOSAL: **Stage 11** - Decommissioning of On-Site Detention Basin and Subdivision of residue lot 11 into 3 residential lots (numbered 102 to 104 in the approved subdivision plan). Construction of dwelling houses on residential lots 102, 103 and 104.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Liverpool Contributions Plan (2014) ALN		
Local Community Facilities - Land	\$1,573	GL.3011210001870.10190
Local Recreation - Land	\$93,271	GL.3011210001869.10191
Local Recreation - Works	\$0	GL.3011210001869.10192
Local Transport Facilities - Land	\$2,636	GL.3011210001865.10193
Local Transport Facilities - Works	\$0	GL.3011210001865.10194
Local Drainage Facilities - Land	\$15,087	GL.3011210001866.10195
Local Drainage Facilities - Works	\$6,750	GL.3011210001866.10196
Administration	\$684	GL.3011210001872.10197
<u>TOTAL</u>	<u>\$120,000</u>	

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

RECORD OF PAYMENT

Total Amount paid: _____

Date: _____

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

ATTACHMENT 3 – Sydney Water Conditions



01 March 2018

Our Ref: Case 170008

Boris Santana
Senior Development Planner
Liverpool City Council
Locked Bag 7064 Liverpool BC NSW 1871

RE: 250 & 260 Sixth Ave, Austral (DA-1092/2017)

Dear Mr Santana,

Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application and provide the following information to assist in planning the servicing needs of the proposal, based on the information supplied.

Water

- Our servicing investigation shows that the trunk drinking water system has adequate capacity to service the proposed development.
- The proposed development can connect to the existing 100mm main along Sixth Ave. The developer will need to construct the reticulation system on future roads as shown in the indicative layout plan.

Wastewater

- Wastewater trunk infrastructure will be delivered in mid 2019. The developer will need to construct a lead-in to connect to the trunk main and be sized based on the natural catchment and projected dwellings.

This advice is not a formal approval of our servicing requirements. Detailed planning and servicing requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 compliance certificate, usually following assessment of the development application.

More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au.

Further advice and requirements for this proposal are in the attachments. If you require any further information, please contact Mary Ellen Trimble of Growth Planning and Development on 02 8849 6073 or email mary.trimble@sydneywater.com.au.

Yours sincerely



Paul Mulley
Manager, Growth Planning and Development



Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water prior to development commencement. It is recommended that the Council includes this term as a Condition of the DA approval.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at: <https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

ATTACHMENT 4 – Endeavour Energy Conditions


The General Manager
Liverpool City Council

ATTENTION: Boris Santana, Senior Development Planner

Dear Sir or Madam

I refer to Council's letter of 15 January 2018 regarding Development Application DA-1092/2017 at 250 - 260 SIXTH AVENUE, AUSTRAL NSW 2179 (LOTS 1064 & 1065 DP 2475) for 'Demolition of existing structures and construction of thirty-four townhouses and six 4-storey residential flat buildings containing 187 apartments, two private laneways, one internal and two external roads, and associated car parking and landscaping'. Submissions need to be made to Council by 5 February 2018.

As shown in the below site plans from Endeavour Energy's G/Net master facility model (and the extract from Google Maps Street View) there are:

- No easements over the site benefitting Endeavour Energy (easements are indicated by red hatching).
- Low voltage and 11,000 volt / 11 kV (constructed at 22,000 volts / 22 kV) high voltage overhead power lines (including three poles with one having a pole mounted substation indicated by the symbol ) to the road verge / roadway.
- Low voltage overhead service conductors to the two customer connection points for the existing structures (with Lot 1065 being an extended service line with a customer owned pole indicated by the green circle).

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed). This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

Subject to the following recommendations and comments Endeavour Energy has no objection to the Development Application.

- Network Capacity / Connection

In due course the applicant for the future proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any required padmount/substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefitting and gifted to Endeavour Energy. Please refer to the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>

Advice on the electricity infrastructure required to facilitate the proposed development can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Alternatively the applicant should engage a Level 3 Accredited Service Provider (ASP) approved to design distribution network assets, including underground or overhead. The ASP scheme is administered by NSW Trade & Investment and details are available on their website via the following link or telephone 13 77 88:

<http://www.resourcesandenergy.nsw.gov.au/energy-supply-industry/pipelines-electricity-gas-networks/network-connections/contestable-works>

Endeavour Energy has noted the following in the Statement of Environmental Effects:

4.10. INFRASTRUCTURE

The subdivision proposes infrastructure arrangements for electricity, lighting, communications, water and sewerage. As part of the precinct planning for the South West Growth Centre, the relevant service providers have been involved in the planning and delivery of the various precincts and their staging plan. Information available on the Growth Centres website indicates that the Austral and Leppington North Precinct has services available and have been amplified to meet demand. Table 4 – Existing and Proposed Services. Table 4 provides a summary of the existing and proposed service provisions for the site.

Table 4 – Existing and Proposed Services

Service	Existing	Proposed
Electricity	<p>There is an existing overhead network in Sixth Ave in front of the development site. There is an existing pole mounted substation in front of 250 Sixth Avenue, servicing houses in the street.</p> <p>As these services also supply adjacent sites, service disruptions should be avoided during any future construction works and connection of proposed services.</p>	<p>Underground electrical supply will be provided to all dwellings in the proposed development, with preliminary design indicating two (2) kiosk type substations will be required to service the development.</p> <p>Where existing overhead power fronts the site and road upgrade works are proposed, the overhead network will require undergrounding to accommodate the road upgrades. Any lead in works required will be confirmed by network planners at Endeavour Energy through an application for a Design Brief.</p>

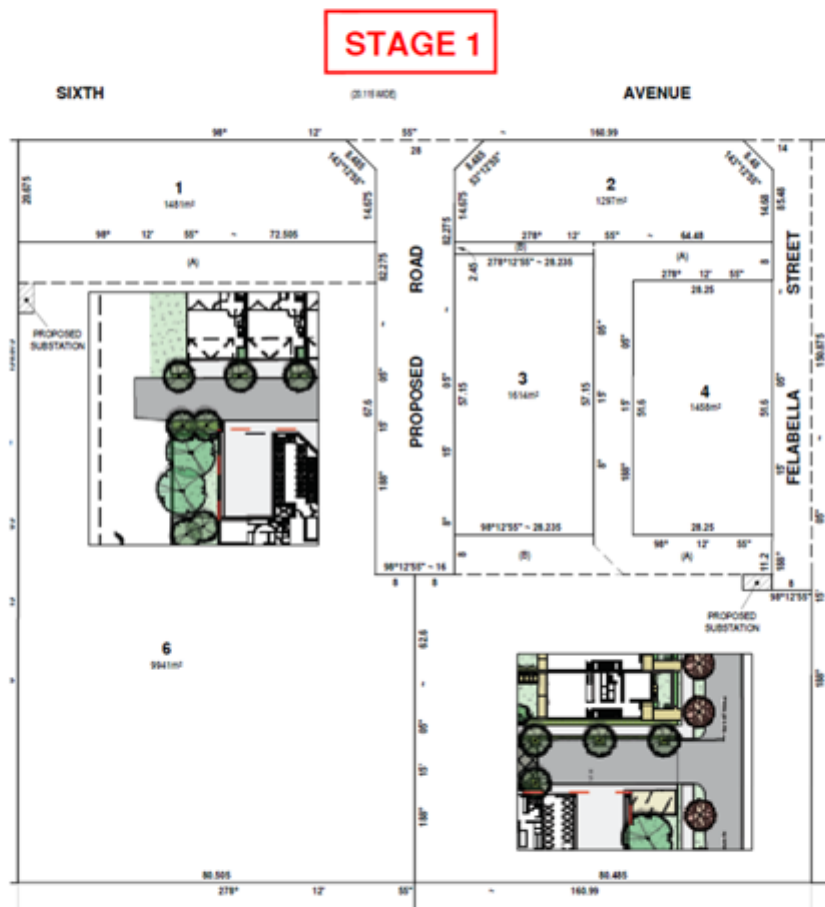
The Hydraulic, Electrical and Civil Services Engineering Infrastructure Report includes the following:

3.1.3 Substation Requirements

Substation requirements are as follows:

- 2 x 1,000kVA kiosk type substation (TBC once formal Application for Connection has been lodged)
- Easement requirement of 5,500mm x 2750mm per substation.
- HV for the substations will be coming from Sixth Ave frontage. Substations are also likely required to supply LV connections to existing houses in Sixth Ave. **Substations should be placed as close as possible to Sixth Ave to minimise cabling requirements.**
- Substations require following clearance
 - o 3m from building structure (further building treatment eg fire/blast proofing required if within 3m)
 - o 6m from mechanical ventilation opening (supply/exhaust opening)

However whilst the Draft Plan of Subdivision shows the two proposed substation sites, they are not shown on the site or landscape plans.



The fact that provision is being made for the padmount substations is a positive. Endeavour Energy's general requirements for a padmount substation is that they are located on the ground floor / street level with direct access from a public road and not be lower than the 1:100 year flood level. From Endeavour Energy's perspective, rather than being too specific at this stage in regards to the detailed design of the substation, at this stage a note on the drawing referring to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' should suffice.

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure that the substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. As a condition of the Development Application consent Council should request the submission of documentary evidence from Endeavour Energy confirming that satisfactory arrangements have been made for the connection of electricity and the design requirements for the substation, prior to the release of the Construction Certificate / commencement of works.

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

For the padmount substations required on the site to facilitate the proposed development, please also find attached for the applicant's information copies of Endeavour Energy's 'Guide to Fencing and Maintenance Around Padmount Substations'.

- Prudent Avoidance

The electricity network is operational 24/7/365 ie. all day, every day of the year. The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage ie. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV). In practical terms this means that when designing new transmission and distribution facilities, consideration is given to locating them where exposure to the more sensitive uses is reduced and increasing separation distances. These emissions are generally not an issue but with Council's permitting or encouraging development with higher density, reduced setbacks and increased building heights, new development can impact on existing electricity infrastructure. Where development is proposed in the vicinity of electricity infrastructure, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development. Endeavour Energy believes that likewise Council should also adopt a policy of prudent avoidance by the siting of more sensitive uses away from any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development.

Please find attached a copy of ENA's 'Electric & Magnetic Fields – What We Know, January 2014' which can also be accessed via the ENA's website at <http://www.ena.asn.au/> and provides the following advice:

Localised EMFs may also be encountered in specific situations such as near substations, underground cables, specialised electrical equipment, or at elevated locations near lines. Note that the strengths of EMFs decrease rapidly with distance from the source.

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will not exceed the recommended magnetic field public exposure limits.

- Dial before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

- Demolition

Demolition work is to be carried out in accordance with Australian Standard AS 2601—2001 'The demolition of structures'. All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. streetlight columns, power poles, overhead and underground cables etc..

- Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

Could you please pass on the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. As I am working on different projects across the company's franchise area, to ensure a response contact by email is preferred.

Yours faithfully
Cornelis Duba
Development Application Review
Network Environment & Assessment

T: 9853 7896

E: cornelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood NSW 2148

www.endeavourenergy.com.au

