

AUSTRALAND RESIDENTIAL EDMONDSON PARK PTY LTD  
LEVEL 3, BUILDING C  
1 HOMEBUSH BAY DRV  
RHODES NSW 2138

**NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

I am writing to advise you that Council has determined your Development Application No. DA-922/2018 under Sections 4.16, 4.17 & 4.18 of the *Environmental Planning and Assessment Act 1979*.

**APPLICANT:** AUSTRALAND RESIDENTIAL EDMONDSON PARK PTY LTD

**LAND:** LOT 100 CAMPBELLTOWN ROAD, EDMONDSON PARK  
LOT 100 DP DP 1238023

**PROPOSED DEVELOPMENT:** Construction of 128 dwellings with associated car parking and landscape works, Mews No.2, and the further subdivision of Community title subdivision (approved as part of Stage 1, DA-779/2017), including the Torrens Stratum Title subdivision of ten (10) Terraces Homes and ten (10) Studio Homes.

**DETERMINATION:** Approved by the Sydney Western City Planning Panel at its meeting, dated 17 April 2019

**CONSENT TO OPERATE FROM:** 17 April 2019

**CONSENT TO LAPSE ON:** 17 April 2024 (Unless physically commenced)

**ATTACHMENTS:**

- 1. Conditions of Approval**
- 2. Section 7.11 Payment Form**
- 3. General Terms of Approval issued by NSW RFS**
- 4. Endeavour Energy Comments**
- 5. RMS Comments**
- 6. Sydney Water Comments**

Before commencing the development please read the Development Consent carefully and make sure you understand all the conditions that have been imposed. Please contact Council if you have any questions.

## DEFINITIONS

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

## A. THE DEVELOPMENT

### Approved Plans

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

(a) Architectural plans prepared by Group GSA for Frasers Property:

Title	Project Number	Drawing Number	Issue	Date
Key Plan	15005	DA-ST2-1101	H	19/11/2018
C North-Ground Floor Plan	15005	DA-CN-2000	J	19/11/2018
C North-First Floor Plan	15005	DA-CN-2001	J	19/11/2018
C North-Second Floor Plan (As amended by Condition 18 of this consent)	15005	DA-CN-2002	J	19/11/2018
C North-Roof Plan	15005	DA-CN-2003	J	19/11/2018
Block C North Elevations (Sheet 1) (As amended by Condition 18 of this consent)	15005	DA-CN-3000	I	19/11/2018
Block C North-Elevations (Sheet 2) (As amended by Condition 18 of this consent)	15005	DA-CN-3001	J	19/11/2018
C North Section (sheet 1)	15005	DA-CN-3100	I	19/11/2018
C North Section (sheet 2)	15005	DA-CN-3101	H	19/11/2018
C South - Ground Floor Plan	15005	DA-CS-2000	I	19/11/2018
C South - First Floor Plan	15005	DA-CS-2001	I	19/11/2018
C South - Second Floor Plan (As	15005	DA-CS-2002	I	19/11/2018

amended by Condition 18 of this consent)				
C South-Roof Plan	15005	DA-CS-2003	I	19/11/2018
Block C South- Elevations (Sheet 1)	15005	DA-CS-3000	I	19/11/2018
Block C South- Elevations (Sheet 2)	15005	DA-CS-3001	I	19/11/2018
C South - Section (Sheet 1)	15005	DA-CS-3100	I	19/11/2018
C South Section (Sheet 2)	15005	DA-CS-3101	I	19/11/2018
D North-Ground Floor Plan	15005	DA-DN-2000	I	19/11/2018
D North-First Floor Plan	15005	DA-DN-2001	I	19/11/2018
D North-Second Floor Plan (As amended by Condition 18 of this consent) (including relocation of stairwell window for Units 12012 and 12013 to southern elevation)	15005	DA-DN-2002	I	19/11/2018
D North-Roof Plan	15005	DA-DN-2003	I	19/11/2018
D North- Elevations (Sheet 1)(including relocation of stairwell window for Units 12012 and 12013 to southern elevation)	15005	DA-DN-3000	I	19/11/2018
D North - Elevations (Sheet 2) )(including relocation of stairwell window for Units 12012 and 12013 to southern elevation)	15005	DA-DN-3001	I	19/11/2018
D North - Section	15005	DA-DN-3100	I	19/11/2018

(sheet 1)				
D North - Section (sheet 2)	15005	DA-DN-3101	H	19/11/2018
D South-Ground Floor Plan	15005	DA-DS-2000	J	19/11/2018
D South-First Floor Plan	15005	DA-DS-2001	J	19/11/2018
D South-Second Floor Plan (As amended by Conditions 18 of this consent) (including relocation of second floor stairwell window to southern elevation for units 12039 & 12040)	15005	DA-DS-2002	J	19/11/2018
D South-Roof Plan	15005	DA-DS-2003	J	19/11/2018
Block D South- Elevations (Sheet 1) (Including relocation of second floor stairwell window to south elevation for Units 12039 and 12040)	15005	DA-DS-3000	J	19/11/2018
Block D South- Elevations (Sheet 2) (As amended by Condition 18 of this consent) (Including relocation of second floor stairwell window to south elevation for Units 12039 and 12040)	15005	DA-DS-3001	J	19/11/2018
D South Section (sheet 1)	15005	DA-DS-3100	I	19/11/2018
D South Section (sheet 2)	15005	DA-DS-3101	H	19/11/2018
T-C/T-D Ground Floor Plan	15005	DA-TC/T-D-2000	I	6/03/2019
T-C/T-D First Floor Plan (window	15005	DA-TC/T-D-2001	H	19/11/2018

location and balcony treatment are to be altered as amended by Condition 17 of this consent)				
T-C/T-D Roof Plan	15005	DA-TC/T-D-2002	H	19/11/2018
T-C/T-D Elevations (Sheet 1)	15005	DA-TC/T-D-3000	H	19/11/2018
T-C/T-D Elevations (Sheet 2) (window location and balcony treatment are to be altered as amended by Condition 17 of this consent)	15005	DA-TC/T-D-3001	H	19/11/2018
T-C/T-D Sections (Sheet 1)	15005	DA-TC/T-D-3100	H	19/11/2018
T-C/T-D Sections (Sheet 2)	15005	DA-TC/T-D-3101	H	19/11/2018
Typical Typology Plans (sheet 1)	15005	DA-ST2 -2100	C	19/11/2018
Typical Typology Plans (sheet 2)	15005	DA-ST2 -2101	C	19/11/2018
Typical Typology Plans (sheet 3)	15005	DA-ST2 -2102	C	19/11/2018
Typical Typology Plans (sheet 4)	15005	DA-ST2 -2103	D	06/03/2019 as amended and included in the Documents for determination
Typical Typology Plans (sheet 5)	15005	DA-ST2 -2104	C	19/11/2018
Overall Streetscape Elevations (sheet 1)	15005	DA-ST2 -3000	H	19/11/2018
Overall Streetscape Elevations (sheet 2)	15005	DA-ST2 -3001	H	19/11/2018
Overall Streetscape Elevations (sheet 3)	15005	DA-ST2 -3002	H	19/11/2018

(b) Landscape plans prepared by Hassell:

Title	Project Number	Drawing Number	Revision	Date
Cover and Drawing Sheet Stage 2	011096	RP1-S2-LS-D-0001	4	07.11.2018
Drawing Legend & Material Palette	011096	RP1-S2-LS-D-0002	5	15.11.2018
Site Plan Stage 2	011096	RP1-S2-LS-D-1001	6	14.03.2019
General Arrangement Plan Stage 02	011096	RP1-S2-LS-D-2001 Sheet 1 of 3	6	14.03.2019
General Arrangement Plan Stage 02	011096	RP1-S2-LS-D-2002 Sheet 2 of 3	6	14.03.2019
General Arrangement Plan Stage 02	011096	RP1-S2-LS-D-2003 Sheet 3 of 3	7	14.03.2019
Landscape Private Open Space Calculations	011096	RP1-S2-LS-D-9002	5	15.11.2018
Planting Schedule	011096	RP1-S2-LS-D-0003	4	07.11.2018
Public Domain Analysis & Principles	011096	RP1-S2-LS-D-9001	4	7.11.2018
Landscape Private Open Space Analysis	011096	RP1-S2-LS-D-9003	4	15.11.2018
Residential Precinct 1 – Stage 2 Rear Courtyard Design Updates		RP1-S2-LS-D-9101	02	07.11.2018
Residential Precinct 2 Deep Soil & Permeable Surfaces		RP1-S2-LS-D-9102	02	07.11.2018
Residential Precinct 1 – Stage 2 Estimated Mature Tree Canopy Coverage		RP1-S2-LS-D-9103	02	07.11.2018

(c) Subdivision plans:

- Plans of Proposed Community Subdivision, prepared by Beveridge Williams incorporating Dunlop Thorpe, Dated 19/11/2018 and 29/10/2018, Reference No. 1601480\_5\_5 (Version B) (Sheets 1, 2 and 3 of 3).

(d) BASIX certificates prepared by WSP Australia Pty Ltd:

Certificate Number	Date
903970M	12 December 2018
906042M	12 December 2018
985241M	12 December 2018
985255M	12 December 2018
904358M	13 December 2018
904406M	13 December 2018

(e) Reports:

Report Title	Prepared by	Report No.	Issue No.	Date
Traffic Impact Assessment	Ason group	0405	0405r01v5	26/03/2019
Noise Assessment	Wilkinson Murry	16178-R2	A	August 2018
Bushfire Protection Assessment	Eco logical Australia	15SUT_3123	2	4/3/2016
Access	Morris Goding Accessibility Consulting		Final v2	25/10/2018
Building Code of Australia Report	Mckenzie Group	072393-02BCA (Stage2)	B	15/11/2018
Additional Geotechnical Investigation	GeoEnviro Consultancy Pty Ltd	JG15942A	R6	December 2016
Remediation Action Plan	DLA Environmental Service	DL3550_S003701	1.0	18/11/2015
Waste Management plan for Residential Precincts	GHD	21/25101	0	March 2017

### Building work

- Building work shall not commence prior to the issue of the relevant Construction Certificate, unless it is able to be carried out as exempt or complying development. Building work as defined under Section 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.

### **General Terms of Approval**

3. All General Terms of Approval issued by NSW Rural Fire Service, shall be complied with prior, during, and at the completion of construction, as required in accordance with the General Terms of Approval dated 18 February 2019. A copy of the General Terms of Approval are attached to this decision notice.

### **Endeavour Energy Comments**

4. All relevant comments provided by Endeavour Energy shall be complied with prior, during, and at the completion of construction. A copy of the Endeavour Energy comments are attached to this decision notice.

### **Roads and Maritime Services (RMS) Comments**

5. All comments provided by the RMS shall be complied with prior, during, and at the completion of construction unless otherwise agreed by the RMS. A copy of the RMS comments are attached to this decision notice.

### **Sydney Water Comments**

6. All relevant comments provided by the Sydney Water shall be complied with prior, during, and at the completion of construction unless otherwise agreed by the Sydney. A copy of the Sydney Water comments are attached to this decision notice.

### **Works at no cost to Council**

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

## **B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE**

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

### **SECTION 7.11 PAYMENT (Liverpool Contributions Plan 2008 Edmondson Park)**

8. As a consequence of this development, Council has identified an increased demand for public amenities and public services. The following payment is imposed in accordance with Liverpool Contributions Plan 2008 Edmondson Park as amended.

The total contribution is **\$1,694,211.00** (the contribution may be made by payment of money or bank guarantee).

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

### **Capital Works, Administration, Professional and Legal Fees Components**

Capital works, Administration, Professional and Legal Fees components will be adjusted quarterly in line with the Consumer Price Index (all groups index number for Sydney) using the following formula:

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

Where:

**C** = Original contributions as shown on the consent

**CPI<sub>2</sub>** = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at the time that the contribution is to be paid

**CPI<sub>1</sub>** = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics as at the time of granting the development consent

### Land Component

The value of the land component will be adjusted quarterly in line with the latest average land value estimate published by Council. The average land value estimate will be reviewed on a quarterly basis and determined by averaging residential land values per square metres with the relevant catchment, over the previous quarter.

$$\text{Contribution at the time of payment} = \frac{C \times L_2}{L_1}$$

Where:

**C** = Original contributions as shown on the consent

**L<sub>2</sub>** = Latest Average Estimated Land Acquisition Cost per square metre published by the Council at the time that the contribution is to be paid

**L<sub>1</sub>** = Latest Average Estimated Land Acquisition Cost per square metre published by the Council at the time of granting the development consent

Where a developer undertakes to transfer land or provide a work which is included in the Contributions Plan, the appropriate payments may be reduced accordingly.

The Contributions Plan may be inspected at Council's Administration Centre, 33 Moore Street, Liverpool or at [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au).

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

### Provision of Services

9. 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](http://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.

10. 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.

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

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

### **Fee Payments**

12. 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.

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

### **Long Service Levy**

14. Long Service Levy payment is applicable on building work having a value of \$25,000 or more, at the rate of 0.35% of the cost of the works. The required Long Service Levy payment, under the Building and Construction Industry Long Service Payments Act 1986, is to be forwarded to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 6.8 of the Environmental Planning & Assessment Act 1979.

### **Statutory Compliance**

15. 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.

16. In accordance with section 4.17 (11) of the *Environmental Planning & Assessment Act 1979* and clause 98 of the *Environmental Planning & Assessment Regulation 2000*, it is a *prescribed condition* that all building work must be carried out in accordance with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:
- (a) Complying with the Deemed to Satisfy Provisions; or
  - (b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

### **Architectural Plans**

17. Prior to the issue of a construction certificate amended plans shall be provided to Council for approval by the Manager of Development Assessment that make the following amendments:
- In dwelling 12119 - Bed 3 relocate the southern window (with the same dimensions) to the western side overlooking the pedestrian walkway
  - In dwelling 12133 - Bed 2 relocate the southern window (with the same dimensions) to the western side overlooking the pedestrian walkway
  - In dwelling 12134 – Open up the balcony to the eastern side permitting the overlooking the pedestrian walkway
18. Prior to the issue of a Construction Certificate, amended Architectural plans prepared by a suitably qualified person are to be provided to Council for approval by the Manager of Development Assessment that show a minimum rear building separation distance of 7.7m between following townhome dwellings:

#### **C North Block**

Units 12088 and 12105, Units 12090 and 12103, Units 12094 and 12099 and Units 12096 and 12097

#### **C South Block**

Units 12061 and 12078 and Units 12063 and 12076

#### **D Block North**

Units 12004 and 12021, Units 12006 and 12019, Units 12010 and 12015 and Units 12012 and 12013

D Block South

Units 12031 and 12048, Units 12033 and 12046, Units 12037 and 12042 and Units 12039 and 12040

All other building separation distances are to remain as included in the approved plans.

19. No building separation distances are to be less than 7.7m for C-Block North, C-Block South, D-Block North and D-Block South.

### **Public Domain Plans**

20. Detailed Landscape Architectural (Public Domain) plans prepared by a suitably qualified person are to be submitted for approval Council for approval be the Manager of Development Assessment prior to the issue of the relevant Construction Certificate. The detailed Landscape Plans are to include:
- a. All streetscape planting areas must be installed as 5x 140mm pots per 1m<sup>2</sup>
  - b. All private open space tree planting must be installed as minimum 100L pot size;
  - c. All private open space planting areas must be installed as minimum 5x 140mm pots per 1m<sup>2</sup>;
  - d. All mews tree planting must be installed as minimum 200L pot size;
  - e. All mews planting must be installed
  - f. *Koelreuteria paniculata* (Golden Rian Tree) must not be used. This is to be substituted by *Fraxinus pennsylvanica* 'urbanite'.

### **Disability Access**

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

### **Fire Safety – Cladding**

22. 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.

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 is consistent with the consent documentation, NCC and relevant Australian Standards.”

### **Recommendations of Acoustic Report**

23. The recommendations provided in the approved acoustic report shall be implemented and incorporated into the design and construction of the development and shall be shown on plans accompanying the Construction Certificate application. The recommendations include, however are not limited to Table 2.5 Deemed to comply construction Façade Exposed to Traffic Noise – Stage 2 Residential properties and section 2.6 Mechanical Ventilation.

### **Bedroom Design**

24. The construction certificate plans are required to indicate that all bedrooms in all dwellings and in all blocks of Residential Precinct 1 – Stage 2 shall have a minimum dimension of 3m, excluding wardrobe space.

### **Ground Floor Town Homes**

25. All ground floor town homes in blocks C-North, C-South, D-North and D-South shall be designed to provide the following:
- a) A mechanical ventilation system shall be provided for each ground floor town home. The ventilation system shall be carried out in accordance with the BCA.
  - b) All rear access doors to car parking areas for all ground floor town homes shall be acoustically treated to mitigate noise from parking areas. The acoustic treating shall be carried out in accordance with the BCA.

### **S138 Roads Act – Minor Works in the public road**

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

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

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

### **Retaining Walls on Boundary**

27. 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.

### **No Loading on Easements**

28. Prior to the issue of the relevant 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.

### **Construction Certificate for Subdivision Works**

29. 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 Beveridge Williams incorporating Dunlop Thorpe, dated 19.11.18, Reference Number 1601480\_5\_5 Version B (Sheets 1,2 and 3 of 3) 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:

- Public and private roads
- Stormwater drainage including water quantity and quality treatment measures
- Interallotment drainage
- Private access driveways
- Sediment and erosion control measures
- Overland flowpaths
- Flood control measures
- Traffic facilities including roundabouts, intersection treatments, car parks, bus stops, cycleways, pathways etc.
- Earthworks
- Bridges, culverts, retaining walls and other structures
- Landscaping and embellishment works

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

### **Construction Environmental Management Plan (CEMP)**

30. 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) Noise and Vibration Control Plan;
- (g) Dust Control Plan;
- (h) Air Monitoring;
- (i) Odour Control Plan;
- (j) Health and Safety Plan;
- (k) Waste Management Plan;
- (l) Incident management Contingency; and
- (m) 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.

### **Stormwater Discharge**

31. Stormwater drainage from the site shall be discharged to the street drainage system.

The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority.

### **Crime Prevention Through Environmental Design**

32. 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) Enclosed 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) Glazed tiling, patterned, porous and non-solid surfaces reduce the reward for graffiti offenders;

- (g) Any external approved palisade or pool style fencing shall be black in colour, unless otherwise noted on the approved plans/details;
- (h) Access to the enclosed parking levels relating to the residential component of the building shall be controlled via a security controlled device.

### **Garbage Services**

- 33. The applicant must provide details to the satisfaction of the PCA, of how the parking of residents in the mews areas is to be managed on waste collection days and on any occasions when supplementary waste collections may be necessary (missed bins etc.), so that the waste truck of Council's contractor can safely and efficiently gain access to the bins to empty them.

- 34. Dwellings in C- North, C-South, D-North and D-South Blocks shall be designed to store the allocated domestic waste bins including two 240 Litre MGBs.

The Townhouses in T-C and T-D Blocks shall be designed to store the allocated domestic waste bins including two 240 Litre MGBs.

These shall be stored within property boundaries. See Fact Sheet: Waste Management Services for Residential Flat Buildings and Multi Dwelling Housing for bin specifications.

- 35. Pavement marking to indicate collection points shall be removed from any Waste Management Plan.
- 36. The developer/owner of the site is to contact Liverpool Council- Waste Management Section to determine the required number of waste and recycle bins for the residential component of the development as well as servicing requirements. Waste and recycle bins are to be kept within property boundaries within the residential waste storage areas except before and after collection days. Waste and Recycle bins are to be returned waste storage areas within 24 hours of collection.

### **Flood Engineering**

- 37. Stormwater drainage infrastructure & water quality treatment measures of the subject development shall be according to approved DA-583/2017 and shall be in compliance with the following:
  - a). Conditions of commitments as outlined in Edmondson Park Frasers Town Centre- Residential Precinct 1 Stage 1 Infrastructure DA- Stormwater Management (4 July 2017, J Wyndham Prince –ref;110223, and;
  - b). Interim stormwater Management Strategy Report, Frasers Town Centre Western Precinct (J Wyndham Prince January. 2017)
- 38. Overland flows from adjoining areas running through the site shall be managed and the proposed developments shall not have any adverse impact on the adjoining properties.
- 39. On-site water quality management measures shall be undertaken to ensure that stormwater runoffs leaving the site comply with Council's water quality standards.
- 40. Local overland flood management and stormwater quality management shall be undertaken in compliance of the conditions of commitments as prepared by J. Wyndham Prince (Ref: 110223 RP1 Built Form DA - WCM 170824; Edmondson Park

Frasers Town Centre – Residential Precinct 1, Stages 1, 2 & 3 Built Form DAs - Stormwater Management; dated: 24 August 2017).

41. Interim local overland flood management and stormwater quality management shall be undertaken as indicated in the interim stormwater management strategy by J. Wyndham Prince (Ref: 110223Rpt1C, Interim Stormwater Management Strategy Report, dated: 13 January 2017).

#### **Access, Car Parking and Manoeuvring**

42. Detailed design plans for the proposed Mew 2 and its intersections with Local Street 2, 7 and 9 with associated signs and line marking schemes in accordance Austroads Design Guidelines are to be submitted to Traffic and Transport Section for review and Council's approval. The design is to indicate the following for the proposed local streets and neighbourhood streets.
  - a. Mews - a minimum carriageway of 6.0 m for two-way traffic, and 2.5m indented parking bays to accommodate on-street parking.
43. Detailed design plans of the proposed driveways and car park including swept path analysis, demonstrating that the design has been prepared in accordance Austroads Design Guidelines, EPTC DCP and AS2890 are to be submitted to Traffic and Transport Section for review and .
44. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council's Traffic and Transport Section for approval prior to the issue of a Construction Certificate.
45. The design of underground cabling and LED street lighting at 'P4' Category in accordance with Council's and Endeavour Energy specifications along all the roads, laneways and mews within the development should be submitted to Council Traffic and Transport Section for approval.
46. A road occupancy permit is to be submitted to Council Traffic and Transport Section for any works within the public road reserve.
47. The proposed development is to be designed such that road traffic noise from Campbelltown Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007.

### **C. PRIOR TO WORKS COMMENCING**

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

#### **Commencement of Building Works**

48. 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.

### **Construction Certificates**

49. Prior to the commencement of any building works, the following requirements must be complied with:
- (a) Construction Certificate must be obtained from the Council or an accredited certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979.
  - (b) Where a Construction Certificate is obtained from an accredited certifier, the applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Section 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 certifier must be appointed to carry out the necessary building inspections and to issue an occupation certificate; and
  - (e) The principal certifier 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.

### **Residential Building Work**

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

### **Site Facilities**

51. 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.

### **Fencing**

52. A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction. Note. Fencing is not to be located on Council's reserve area.

### **Site Notice Board**

53. 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.

### **Dilapidation Report**

- 54. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Campbelltown Road 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 20m either side of the development.

### **Sediment & Erosion Control**

- 55. 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.

### **Notification of Service Providers**

- 56. 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](http://www.sydneywater.com.au) for more information.

### **DIAL BEFORE YOU DIG**

- 57. 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](http://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.

### **Traffic Control Plan**

- 58. Prior to commencement of any works a Traffic Control Plan including details for pedestrian management, prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Services publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller, and submitted to Council and the PCA for approval.

The approved traffic control plan shall be implemented during construction. A copy of the plan shall be available on site at all times.

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

### **Waste Classification**

59. Prior to the exportation of waste (including fill or soil) from the site, the material shall be classified in accordance with the provisions of the POEO Act and NSW DECCW, (EPA) 'Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes'. The classification of the material is essential to determine where the waste may be legally taken. The POEO Act provides for the commission of an offence for both the waste owner and transporters if waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid and non liquid waste advice should be sought from the DECCW (EPA).
60. 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.

### **Vegetation Protection**

61. The recommendations of the approved Flora and Fauna Assessment prepared by Ecological Australia Pty Ltd, project number 17SYD – 7842, version 1, dated August 2017 shall be implemented and maintained during the construction stages.

### **Matters to be addressed prior to commencement of Subdivision Works**

62. 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 relevant 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.

### **Garbage Services**

63. If any Liverpool City Council residential waste bins are currently on the property as a result of previous use, these must be returned to Council prior to any works commencing, including site clearing. Please ring Council on 1300 36 2170 to arrange a bin pick-up if this is required.

## **D. DURING CONSTRUCTION**

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

### **Hours of Construction Work and Deliveries**

64. Construction work/civil work/demolition work, including the delivery of materials, is only permitted on the site between the hours of 7:00am to 8:00pm Monday to Friday, 7:00am to 5:00pm Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

### **Construction Noise**

65. Construction noise shall not exceed the management levels defined within the Interim Construction Noise Guideline published by the NSW Department of Environment and Climate Change dated July 2009.

### **Building Inspections**

66. The building works must be inspected by the *Principal Certifying Authority*, in accordance with sections 109E (3) of the *Environmental Planning & Assessment Act 1979* and clause 162A of the *Environmental Planning & Assessment Regulation 2000*, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.
67. 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.

### **Identification Survey Report**

68. 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.

69. 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.

### **Protection of adjoining buildings**

70. In the event the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) Protect and support the building, structure or work from possible damage from the excavation, and
- (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (c) a and b above does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.
- (d) 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.

### **Toilet Facilities**

71. 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*.

### **Erosion & Sediment Control**

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

### **Major Filling and Earthworks**

73. 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.

### **Hoarding, Lifting and Craning**

74. 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 or road reserve area, a separate Road Occupancy Certificate and/or Hoarding approval must be obtained from Liverpool City Council prior to undertaking the works.

### **Car Parking Areas**

75. 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.

### **Road Works**

76. All works within the road reserve are to be at the applicant's cost and all signage is to be in accordance with the RMS Traffic Control at Worksites Manual and the RMS Delineation Guideline.
77. If a works zone is required, an application must be made to Council's Traffic and 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.
78. Notice must be given to Council's Traffic and Transport Section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.
79. Applications must be made to Council's Traffic and Transport Section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closures and any other relevant information.

### **Aboriginal Relics/Artefacts**

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

### **Removal of dangerous and/or hazardous waste**

81. 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 and the material shall be transported and disposed of in accordance with NSW Environment Protection Authority requirements.

### **Contamination**

82. 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).
83. 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.

84. All fill introduced to the site must undergo a contaminated site assessment. This assessment may consist of either:
- (a) a full site history of the source of the fill (if known) examining previous land uses or geotechnical reports associated with the source site to determine potential contamination as per the NSW DECCW 'Waste Classification Guidelines' April 2008; or
  - (b) clearly indicate the legal property description of the fill material source site;
  - (c) provide a classification of the fill material to be imported to the site in accordance with the 'NSW DECCW 'Waste Classification Guidelines' April 2008.
  - (d) a chemical analysis of the fill where the site history or a preliminary contamination assessment indicates potential contamination or contamination of fill material; and
  - (e) must provide Council with copies of validation certificate verifying the material to be used is free of contaminants and fit for purpose re use in residential, commercial or industrial use.
85. 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.

#### **NSW Police Conditions**

86. Construction equipment to be locked and secured when not in use/ after hours.
87. Installation of hot water systems delayed towards the latter stages to prevent theft.
88. Construction site to be locked and secured by fence with a security guard on patrol after hours to prevent theft of construction equipment/s.
89. Display visible signage at entrance to warn of security guards patrolling the location.

#### **Air Quality**

90. Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
91. 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.
92. 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.

### **Water Quality**

93. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and there shall be measures in place in accordance with the approved erosion and sediment control plan.

### **Pollution Control**

94. 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 water pollution.
95. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated “spoil” material.

### **Ventilation**

96. The premises shall be ventilated in accordance with the requirements of the BCA (if using deemed to satisfy provisions: AS 1668, Parts 1 & 2)
97. To ensure that adequate provision is made for ventilation of the building, the design, construction, installation and commissioning of the mechanical ventilation systems(s) shall be carried out in accordance with Australian Standard 1668 Parts 1 & 2.

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

### **Vegetation Management**

98. No known environmental or noxious weeds or known invasive plant species shall be included in the landscaping/revegetation.
99. Mulch generated from exotic trees or other weed species cleared shall not be used on site. It shall be removed from the site and disposed of appropriately and in accordance with legislative requirements.
100. Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.

### **Waste Management Plan**

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

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

### **Site Facilities**

102. 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.
103. All excavation and construction wastes must be separated as they are generated and kept in separate spoil piles, bays, builder's site bins and/or skips prior to recycling or disposal.
104. All lightweight or granular demolition or construction waste such as wrapping, packaging materials, bags, insulation, sand, soil etc. must be kept fully enclosed to prevent it from becoming blown off the site(s) in strong wind conditions or from washing into drains, sewers or waterways or onto adjacent properties or public land in wet weather.

### **Street Lighting**

105. Street lighting is to be provided for all new and existing streets within the proposed subdivision to Liverpool City Council's standards.

The developer shall submit a Public Lighting Design Brief to Council for approval for the provision of street lighting on all new public roads dedicated to Council. A street lighting design plan must be prepared by an accredited service provider for approval prior to construction. All 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.

### **Soil testing - Subdivisions**

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

## **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**

107. The applicant may be required 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.

### **Completion of subdivision works**

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

### **Subdivision Compliance documentation**

109. 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 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 PDF format and a DXF format to Council along with two hard copies of the WAE plans,
  - b) Surveyor's Certificate certifying that all pipes and services are located wholly within the property or within appropriate easements and that no services encroach boundaries
  - c) Structural Engineer's construction certification of all structures

### **Linen Plans & 88B**

110. 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 (where proposed).
111. The applicant shall pay the standard fee for purpose of subdivision certificate administration of plan checking and release
112. The final plan of subdivision must be supported by an 88B Instrument, approved by Council. The 88B instrument shall properly reflect the requirements of the conditions of development consent, the plans forming part of the consent, and Council's standards, codes and policy's. Part 2 of the 88B instrument shall contain a provision that any easements, right of ways or covenants shall not be extinguished or altered without the written consent of Council.
113. 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) unless otherwise agreed by Council.
114. Where the stormwater works are not in place as referenced in this approval the following restriction as to user must be placed over proposed Lots 8, 9, 10, 11 and 25-44 and details shall be submitted with the application for a Subdivision Certificate.

- a) No CC 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.
  - b) No OC 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.
115. A restriction shall be placed on title that prevents Mews No.2 from be extinguished without approval of Liverpool City Council. Details of this restriction shall be submitted with the application for a Subdivision Certificate.
116. The following restriction as to the user must be registered on the title of property:
- a) 240 litre green waste bins will not be provided to townhomes as no dwellings have lawns or gardens of any significance to warrant this service.
  - b) The twelve dwellings (Units 12097-12108) fronting the Local Park (as approved in DA-779/2017) in block C – North shall take their bins to kerbside for collection to the nearest road to the north or south of their residences as shown in the Waste Management Plan submitted at the time of development.

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

#### **Service Providers**

117. The following documentation is to be provided prior to the release of the subdivision certificate:
- 1. 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.
118. Notification of arrangement for the development from Endeavour Energy shall be submitted to Council.
- 1. 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. Notification of arrangement for the development from Endeavour Energy shall be submitted to Council.

2. 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.

#### **Dilapidation Report**

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

## **F. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

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

#### **Validation Report**

120. Prior to issue of the construction certificate a detailed Validation report must be submitted to Council and the Principal Certifying Authority. The Report must be prepared in accordance with:
  - (a) NSW Contaminated Land Planning Guidelines (1998);
  - (b) Relevant EPA guidelines, noting in particular the NSW OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites; and
  - (c) National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013).

The Validation Report must be prepared, or reviewed and approved by an appropriately qualified and certified environmental consultant. The front cover of the report must include details of the consultant's certification.

The Validation report must verify that the land is suitable for the purposed use(s), and that the remediation and validation of the site has been undertaken in accordance with the RAP Remediation Action Plan (RAP)(Project ID. DL3550, Doc. No. S003701(DL3550\_S003701)) prepared by Pacific Environment Operations Pty Ltd trading as DLA Environmental Services dated November 2015

### **Certificates**

121. 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.
122. A single and complete *Fire Safety Certificate* where required, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the *Occupation Certificate*.
123. Prior to issue of an Occupation 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.
124. 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.
125. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the PCA.
126. Street numbers must be prominently displayed at the front of dwellings.

### **S138 Roads Act**

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

### **Road Construction Costs**

128. Prior to the issue of an Occupation Certificate, the proposed road works, including construction of applicable sections of Greenway Road and Bernera Road, Neighbourhood Street No.1, Road 2, Local streets 2, 4, 7, and 9 required to service the homes within this approval, are to have signposting and street lighting completed to Council's satisfaction and at full cost to the applicant.

### **Council Infrastructure**

129. Council's on-street assets such as footpath should be protected at all times. Any damages should be rectified to Council satisfaction.

### **Recommendations of Acoustic Report**

130. A Compliance Certificate or other documentation deemed suitable to the PCA is to be submitted to the PCA, detailing compliance with the following:
- (a) Certification is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the approved acoustic report and that
  - (b) all recommendations have been adopted.

### **Landscaping**

131. Upon completion of the approved landscape works associated with 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.

### **Lot Registration**

132. The proposed lots shall be endorsed by a subdivision certificate and registered with the LPI Service.

### **Strata Laws**

133. Strata law(s) shall be formulated to protect and maintain the irrigation of planter boxes within the podium level private open spaces of all town homes within blocks C-North, C-South, D-North and D-South. This shall be endorsed by a suitably qualified landscape consultant and done to the satisfaction of the PCA.
134. Strata law(s) shall be formulated to maintain the approved vegetation within planter boxes at the podium level private open spaces of all town homes within blocks C-North, C-South, D-North and D-South, at all times. This shall done to the satisfaction of the PCA.

## **G. CONDITIONS RELATING TO USE**

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

### **Car Parking**

135. A total of **one-hundred and Ninety Four (194)** off street car parking spaces must be provided in accordance with the Edmondson Park Frasers Town Centre Guidelines October 2017 to service Residential Precinct 1 – Stage 2.
136. All parking areas shown on the approved plans must be used solely for this purpose.
137. The operator of the development must not permit the reversing of vehicles onto or away from the road reserve for C-North Block, C-South Block, D-North Block and D-South Block, 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**

138. 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.

### **Graffiti**

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

### **NSW Police Conditions**

140. The development shall be consistent with the following requirements of the NSW Police at all times:

The following crime prevention measures are to be considered and taken for:

- Theft of construction equipment & hot water systems during construction stages
- Trespassers into construction areas after hours
- Theft of mail from mailboxes
- Theft from motor vehicles
- Anti-social behaviour at parks/ public areas

Public areas:

- a) Vegetation to not cover/ obstruct natural surveillance of the entrance, mail box areas and public open space
- b) Lighting to cover the pedestrian areas, public walkways in parks, car park and mail box areas to deter stealing and personal violence related offences
- c) Display unit/ building numbers and address at the front of the unit at the recommended size to assist in identifying the building
- d) Signage showing park name and park rules displayed clearly at main entrances

Parking:

- e) Display signage reminding users to remove valuables, lock and secure their vehicles.

Residential dwellings:

- f) Display unit/ building numbers and address at the front of the unit at the recommended size to assist in identifying the building
- g) Install smoke alarms to meet with NSW legislation (Australian Standards AS3786)
- h) All building installations to comply with Australian standards.

Mailbox:

- i) Installing '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)
- j) Mailboxes to be locked when not in use

### **Waste Collection**

141. All solid waste stored on site is to be covered at all times. Furthermore, all solid and liquid waste is to be removed from the site by a registered waste contractor.
142. All waste materials generated as a result of the development are to be disposed at a facility licensed to receive such waste.
143. 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.
144. Sufficient space shall be provided within each dwelling for the storage of a minimum of one day's waste and recycling.
145. To be collected by Liverpool City Council's Waste Management Services, bins must be moved to the kerbside frontage of the building, or in the case of the Mews housing, to the designated waste bin pick-up areas on the Mews by agents of the body corporate or strata management, or individual owners. The bins shall be collected and returned back on to private property as soon as possible after collection by the same persons.
146. After the issue of the Occupation Certificate but prior to the residents moving in, the developer or a representative thereof, must contact Council to arrange the delivery of the required waste bins. Please call 1300 36 2170 to arrange bin delivery.
147. All waste bins issued to residences in the mews housing areas and to C – North Stage must be clearly identified with the number of the house to which the bin is issued. This numbering must be clearly and indelibly marked in a contrasting colour on the bin body and is to be not less than 20cm high. This is not a service Council provides, so the developer must organise and pay for this numbering; in the case of replacement bins once the project is complete, the strata must organise and pay for this.
148. All waste bins are to be placed out for collection no earlier than the evening before waste collection day and replaced back within the individual properties as soon as possible and no later than 24 hours after collection.
149. Residents of C North Stage 2, who access their properties from the pathway adjacent to the local park, must present their waste bins for emptying at one of the two bin aggregation areas sited at either end of their row of residences.

## **H. ADVISORY**

- a) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 82A of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within 6 months after the date on which the application is taken to have been

determined.

- b) If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which the application is taken to have been determined.
- c) In accordance with Section 95 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within two (2) years of the date of this notice.
- d) “DIAL BEFORE YOU DIG” DIAL 1100  
Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://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.
- e) 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.
- f) 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.
- g) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- h) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.

## ATTACHMENT 2 – SECTION 7.11 PAYMENT FORM

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

#### Liverpool Contribution Plan 2008 Edmondson Park

**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 June 2018 CPI Quarter and will be adjusted at the time of payment in accordance with the conditions of consent.

**APPLICATION NO.:** DA-922/2018

**APPLICANT:** Australand Residential Edmondson Park Pty Ltd

**PROPERTY:** Lot 100 Campbelltown Road, Edmondson Park

**PROPOSAL:** Construction of 128 dwellings with associated car parking and landscape works, Mews No.2, and the further subdivision of Community title subdivision (approved as part of Stage 1, DA-779/2017), including the Torrens Stratum Title subdivision of ten (10) Terraces Homes and ten (10) Studio Homes.

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Community Facilities - Land	\$53,924	GL.10000001870.10174
Community Facilities - Works	\$78,194	GL.10000001870.10175
Open Space and Recreation - Land	\$651,651	GL.10000001869.10176
Open Space and Recreation - Works	\$192,946	GL.10000001869.10177
Transport and Access - Land	\$419,456	GL.10000001865.10178
Transport and Access - Works	\$199,692	GL.10000001865.10179
Drainage - Land	\$18,444	GL.10000001866.10180
Drainage - Works	\$63,923	GL.10000001866.10181
Technical Study Fees		
Recoverable	\$3,749	GL.10000001872.10182
Professional Fees	\$12,232	GL.10000001872.10183

**TOTAL** **\$1,694,211**

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

#### **RECORD OF PAYMENT**

**Total Amount paid:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Receipt**

**No.:** \_\_\_\_\_ **Cashier:** \_\_\_\_\_

## ATTACHMENT 3 – NSW RFS GTA

*All communications to be addressed to:*

Headquarters  
4 Murray Rose Ave  
Sydney Olympic Park NSW 2127

Headquarters  
Locked Bag 17  
Granville NSW 2142

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

Facsimile: 8741 5433



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

Your Ref: DA-922/2018  
Our Ref: D19/297  
DA19013017157 MA

**ATTENTION:** Liverpool Council

18 February 2019

Dear Sir/Madam

### **Integrated Development Application - 100//1238023 - Campbelltown Road Edmondson Park 2174**

I refer to your correspondence dated 25 January 2019 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

#### **Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of subdivision certificate and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

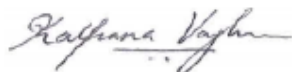
#### **Access**

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

2. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

Should you wish to discuss this matter please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese

**Team Leader, Development Assessment and Planning (East)**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

## ATTACHMENT 4 – ENDEAVOUR ENERGY COMMENTS

As shown in the below site plans from Endeavour Energy's G/Net master facility model in regards to the Stage 2 of Residential Precinct 1 of Edmondson Park Frasers Town Centre there are:

- No easements over the site benefitting Endeavour Energy (active easements are indicated by red hatching).
- 11,000 volt / 11 kilovolt (kV) high voltage underground cables, temporary 11kV (constructed at 22,000 volts / 22 kV) high voltage overhead power lines and padmount substations to the adjoining proposed public roads / public domain and subject to easements shown in the Plan of Proposed Stage 2 Community Subdivision (Stratum) a copy of which is attached.

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 kilovolts (kV)] by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. 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

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

### **4.11 Infrastructure and Services**

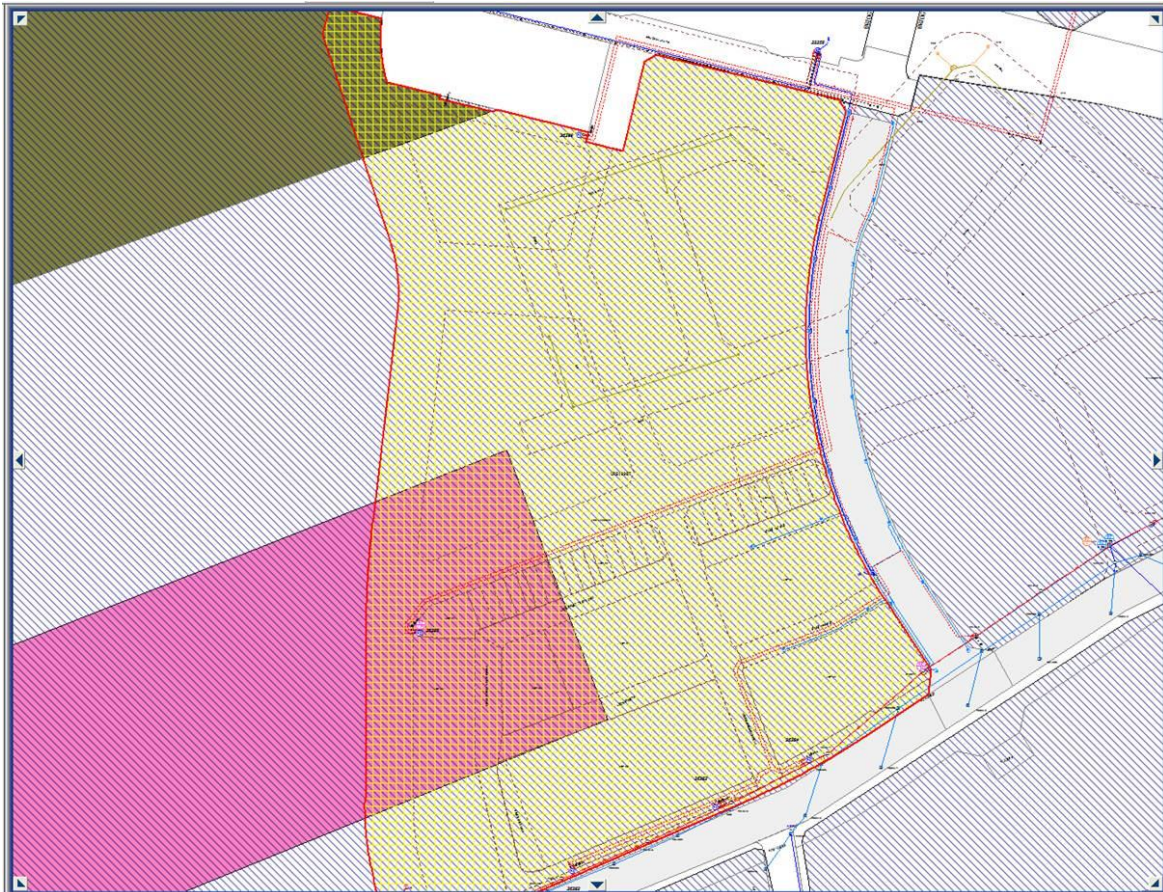
Approval for all infrastructure services across RP1 was sought by DA583/2017. Required amendments to these services for the built form are sought by this DA.

#### **Power**

An Electrical Services Letter has been prepared by Shelmerdine Consulting Engineers (**Appendix U**), confirming the discussions have occurred with Endeavour Energy to provide power to the precinct via new and existing high voltage feeders, new substations and new low voltage distributors. An application has been made to Endeavour Energy in relation to supply to the precinct.

Whilst Appendix U Electrical Services Statement is not included in the documents available on the Council's website, the following site plan from Endeavour Energy's G/Net master facility model shows Stage 2 of Residential Precinct 1 of Edmondson Park Frasers Town Centre is part of a larger 'Work Polygons' (shown by the coloured highlighting and/or hatching of the lot) indicating enquiries and applications for proposed contestable works projects with Endeavour Energy's Network Connections Branch for electricity supply to the development for urban residential subdivision (Endeavour Energy's reference is a URS19987). As such, Endeavour Energy's Network Connections Branch are managing the conditions of supply with the proponent and their authorised service provider (ASP). However there is no specific 'Work Polygon' for Stage 2 and the applicant will need to contact Endeavour Energy's Network Connections Branch (via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) if this Development Application:

- Includes any contestable works projects that are outside of the existing approved / certified works.
- Results in an electricity load that is outside of the existing Supply / Connection Offer requiring the incorporation of the additional load for consideration. This is due to load being based on a desktop assessment using an After Diversity Maximum Demand (AMMD) where demand is aggregated over a large number of customers providing an ADMD for the site / per lot. Depending on the actual development proposed for the site, the ADMD provided may not be sufficient.



URS19987

- Urban Network Design

Urban residential subdivision of a site is subject to Endeavour Energy Underground Residential Distribution (URD) policy. Endeavour Energy's Company Policy 9.2.5 'Network Asset Design', includes the following requirements for electricity connections to new residential subdivisions:

#### 5.11.1.1 Urban areas

Reticulation of new residential subdivisions will be underground. In non-bushfire prone areas, new lines within existing overhead areas can be overhead, unless underground lines are cost justified or required by local council requirements.

Where underground reticulation is required on a feeder that supplies a mixture of industrial, commercial and/or residential loads, the standard of underground construction will apply to all types of load within that development.

Where ducting is used, adequate spare ducts and easements must be provided at the outset to cover the final load requirements of the entire development plan.

Extensions to the existing overhead 11kV/22kV network must generally be underground. Bare wire will be used for conductor replacements and augmentations except in treed areas where CCT or NMSHVABC must be used.

Extensions to the existing overhead LV network and augmentations must either be underground or ABC. Conductor replacements greater than 100m in route length must utilise aerial bundled cable.

*CCT = Covered conductor thick with insulation fully rated for the voltage on the conductor.*

*NMSHVABC = Non-metallic Screened High Voltage Aerial Bundled Cable.*

**Table 2 – Distribution Network Design Parameters Summary**

Limits	Urban	Industrial and commercial	Non-urban
Default HV reticulation	U/G	U/G	O/H
Default LV reticulation	U/G	U/G	O/H – ABC

#### Non-urban

Any area that is identified as rural land zoning

- Bushfire

Endeavour Energy has noted in the Statement of Environmental Effects that the subject site is identified as bushfire prone land. The accompanying Bushfire Protection Assessment provides the following advice on electricity services to the site having regards to NSW Rural Fire Service 'Planning for Bush Fire Protection 2006'.

#### 5.2 Gas and electrical supplies

In accordance with PBP, electricity should be underground wherever practicable. Where overhead electrical transmission lines are installed:

- Lines are to be installed with short pole spacing, unless crossing gullies
- No part of a tree should be closer to a powerline than the distance specified in the ISSC 3 *Guideline for Managing Vegetation Near Power Lines* (Industry Safety Steering Committee, 2005)

Any gas services are to be installed and maintained in accordance with *Australian Standard AS/NZS 1596 'The storage and handling of LP Gas'* (Standards Australia 2008).

NSW Rural Fire Service 'Planning for Bush Fire Protection 2006' provides the following advice:

<b>Electricity Services</b> <ul style="list-style-type: none"> <li>• location of electricity services limits the possibility of ignition of surrounding bushland or the fabric of buildings</li> <li>• regular inspection of lines is undertaken to ensure they are not fouled by branches.</li> </ul>	<ul style="list-style-type: none"> <li>• where practicable, electrical transmission lines are underground.</li> <li>• where overhead electrical transmission lines are proposed: <ul style="list-style-type: none"> <li>- lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and</li> <li>- no part of a tree is closer to a power line than the distance set out in accordance with the specifications in 'Vegetation Safety Clearances' issued by Energy Australia (NS179, April 2002).</li> </ul> </li> </ul>
--	---

The following is an extract of Endeavour Energy's Company Policy 9.1.1 Bushfire Risk Management:

#### **9.1.1 BUSHFIRE RISK MANAGEMENT**

##### **1.0 POLICY STATEMENT**

The company is committed to the application of prudent asset management strategies to reduce the risk of bushfires caused by network assets and aerial consumer mains to as low as reasonably practicable (ALARP) level. The company is also committed to mitigating the associated risk to network assets and customer supply reliability during times of bushfire whilst achieving practical safety, reliability, quality of supply, efficient investment and environmental outcomes. The company is committed to compliance with relevant acts, regulations and codes.

Accordingly the network required to service the proposed development must be fit for purpose and meet the technical specifications, design, construction and commissioning standards based on Endeavour Energy's risk assessment associated with the implementation and use of the network connection / infrastructure for a bushfire prone site. In assessing bushfire risk, Endeavour Energy has traditionally focused on the likelihood of its network starting a bushfire, which is a function of the condition of the network. Risk control has focused on reducing the likelihood of fire ignition by implementing good design and maintenance practices. However safety risks associated with the loss of electricity supply are also considered.

- Easement Management / Network Access

The following is a summary of the usual / main terms of Endeavour Energy's electrical easements requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is for no activities or encroachments to occur within its easement areas. Most activities are prohibited within the padmount substation easement area. However, if any proposed works (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load) will encroach/affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's Easements Officer, Philip Wilson, on direct telephone 9853 7110 or alternately by email [Philip.Wilson@endeavourenergy.com.au](mailto:Philip.Wilson@endeavourenergy.com.au) or [Easements@endeavourenergy.com.au](mailto:Easements@endeavourenergy.com.au).

Please find attached for the applicant's reference copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

It is imperative that the access to the existing electrical infrastructure on and in proximity of the site be maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by maintenance workers causes delays in power restoration and may have severe consequences in the event of an emergency.

- 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, reduce light levels from streetlights 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.

- 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.

- 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.

I appreciate that not all the foregoing issues may be directly relevant or significant to the Development Application. However, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or proposed electricity infrastructure required to facilitate the proposed development on or in the vicinity of the site occur.

Could you please pass on a copy of this submission and 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. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to [property.development@endeavourenergy.com.au](mailto:property.development@endeavourenergy.com.au) is preferred.

Yours faithfully  
Cornelis Duba  
Development Application Specialist  
Network Environment & Assessment  
T: 9853 7896  
E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)  
51 Huntingwood Drive, Huntingwood NSW 2148  
[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)





## ATTACHMENT 5 – RMS COMMENTS



Transport  
Roads & Maritime  
Services

21 March 2019

Roads and Maritime Reference: SYD19/00386/01  
Council Ref: DA-922/2018

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

Attention: **Greg Mottram**

Dear Sir/Madam

**CONSTRUCTION OF 128 RESIDENTIAL DWELLINGS, STAGE 2 – LOT 100 DP 1238023  
CAMPBELLTOWN ROAD, EDMONDSON PARK**

Reference is made to Council's correspondence dated 18 March 2019, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted application and raises no objections, subject to the following conditions being placed on any consent issued by Council:

1. The development site is affected by the proposed Campbelltown Road Upgrade Project and future road infrastructure works as shown by pink colour on the attached Aerial – "X" and sketch SR3339. Proposed easements for batter and access are shown by brown colour on the attached sketch SR3339 and SR4917.

All new buildings and structures (including bulk earthworks), together with any improvements integral to the future use of the site, are to be erected clear of the land required for road infrastructure, the identified easements and lease areas (unlimited in height or depth). Access to the easement is not to be denied and the integrity of the easement is not to be compromised.

2. Access is denied across the property boundary to Campbelltown Road, including the period of road works to be undertaken for widening by Roads and Maritime.
3. Any noise mitigation works (including foundations) required for the proposed development need to be contained fully within the developer's land, at the developer's cost.
4. A copy of the civil, utility and stormwater authority plans are to be submitted to Roads and Maritime's Project Manager Ms Nanthini Easwaran (Nanthini.EASWARAN@rms.nsw.gov.au or 02 9352 9545) prior to the issue of the Construction Certificate.

Roads and Maritime Services

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

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 13 22 13

5. Detailed design plans and hydraulic calculations of any changes to Roads and Maritime's stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Details should be forwarded to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au)  
  
A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.
6. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Campbelltown Road.
7. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Campbelltown Road during construction activities.
8. Any temporary and/or permanent relocation of utility services adjacent to the Roads and Maritime road corridor requires prior consultation and approval from Roads and Maritime Services.
9. The proponent is required to liaise with Roads and Maritime's Project Manager Ms Nanthini Easwaran (Nanthini.EASWARAN@rms.nsw.gov.au or 02 9352 9545) in relation to construction access, finished road design levels, earthworks for batters, utility plans, drainage and landscaping works adjacent to and/or connecting to Campbelltown Road. The developer is to obtain relevant approval/s from the Project Manager prior to commencing construction work and must be scheduled not to conflict with any Roads and Maritime Services activities.
10. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime Services, as well as not delay or hinder any road improvement works being undertaken on Campbelltown Road by Roads and Maritime Services and/or relevant contractors.

Roads and Maritime also provides the following comments for Council's consideration in the determination of the application:

1. The proposed dwelling density is to be consistent with the approved Edmondson Park Concept Plan.
2. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) manoeuvring through the site shall be in accordance with AUSTROADS.
3. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate. Please note that construction access arrangements via Campbelltown Road are restricted.

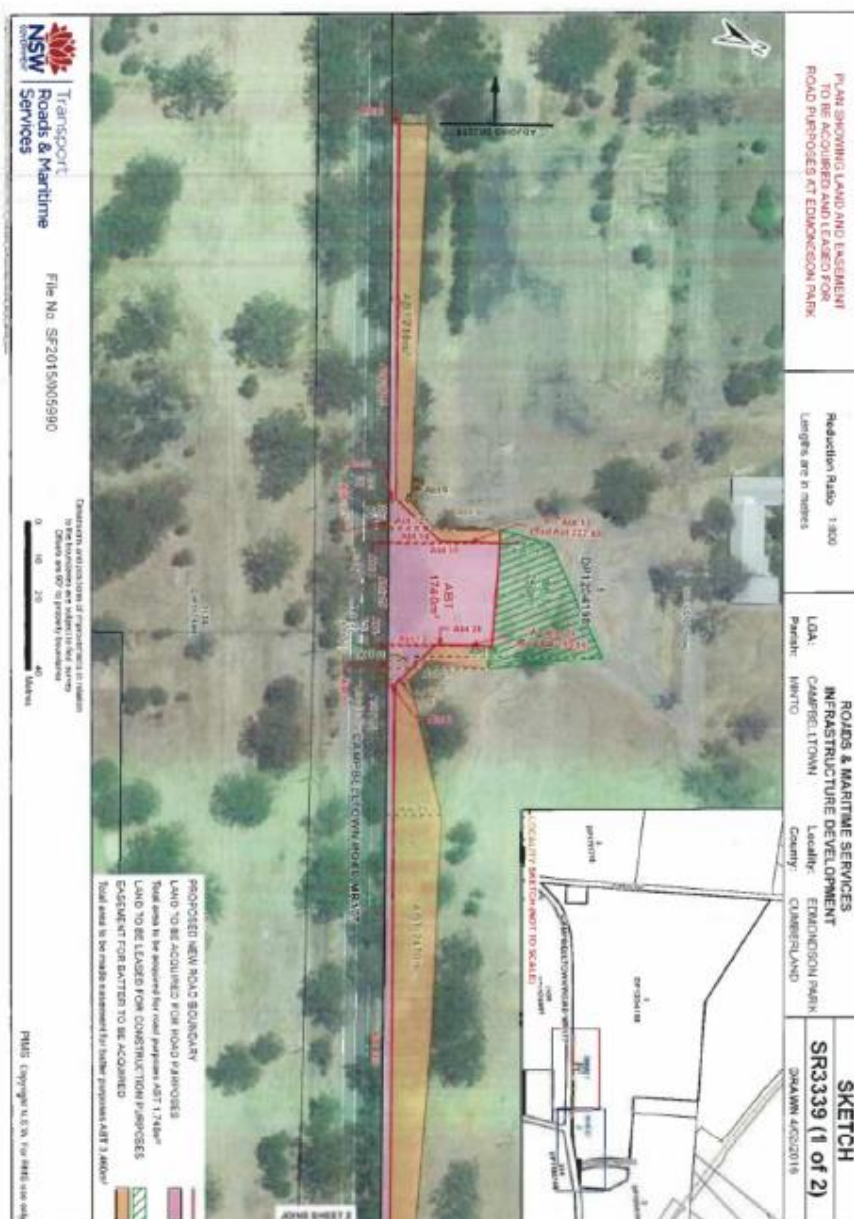
Any inquiries in relation to this Application can be directed to the undersigned on 8849 2219 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely



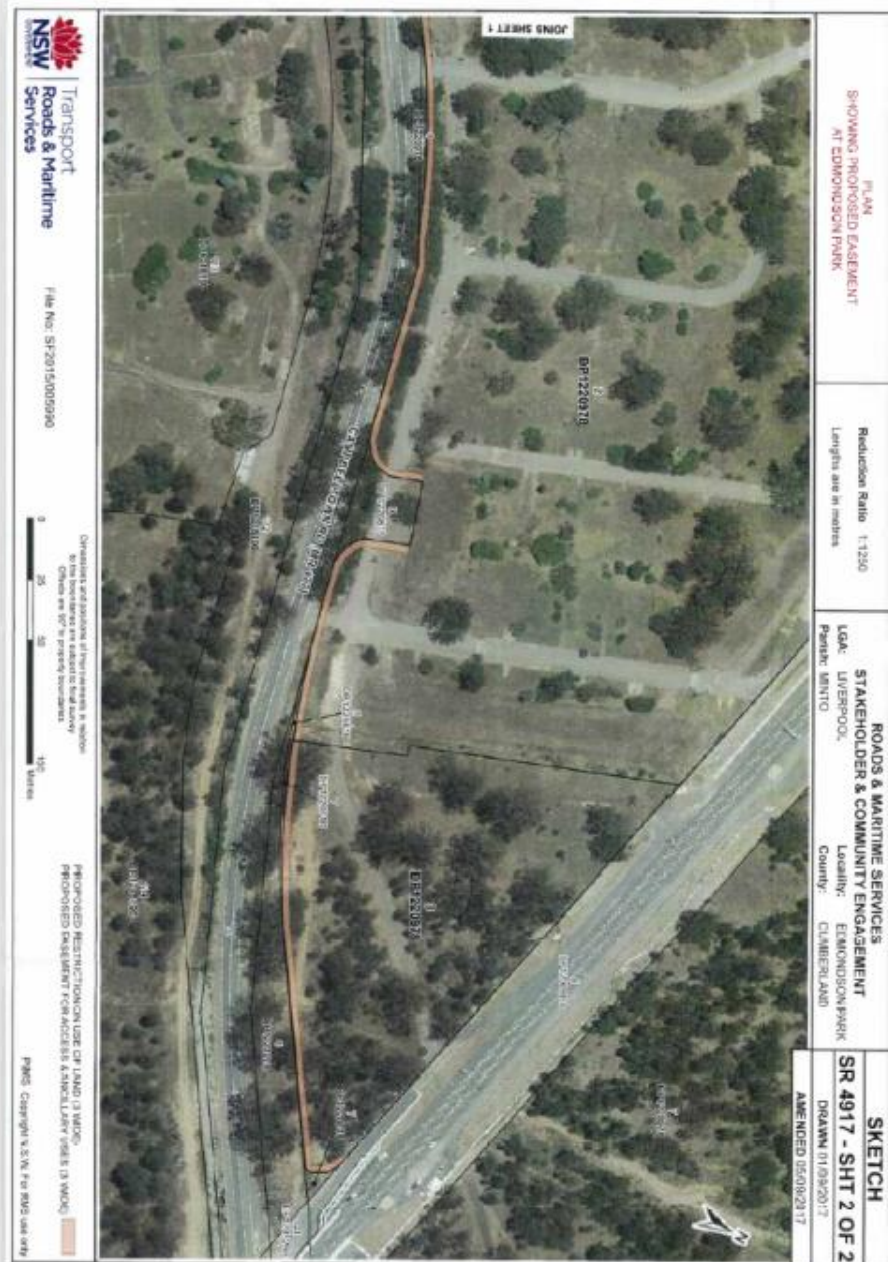
Pahee Rathan  
**A/Senior Land Use Assessment Coordinator**  
**Northwest Precinct**











## ATTACHMENT 6 – SYDNEY WATER COMMENTS



5<sup>th</sup> February 2019

Greg Mottram  
Development Assessment  
Liverpool City Council  
mottramg@liverpool.nsw.gov.au

RE: Development Application – Lot 100 Campbelltown Road – DA-922/2018

Dear Mr Mottram,

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

### Water Servicing

- The development is within the Minto Supply Zone. Ultimately, the development will be supplied from Carnes Hill.
- Supply from Carnes Hill is dependent upon:
  - Completion of a 300mm water main along Croatia Ave by Sydney Water.
  - Link main from the 450mm water main within Residential Precinct 3, east of Soldier's Parade.
  - Rezoning of the 300mm water main in Campbelltown Road.

### Wastewater Servicing

- An existing 280mm sewer main is located on the eastern side of Soldiers Parade.
- This site will be able to be serviced by a 300mm sewer main extension currently being proposed.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in the attachment/s. If you require any further information, please contact the Growth Planning and Development Team on xxxx or email [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Fernando Ortega". The signature is stylized with loops and a long horizontal stroke extending to the right.

Fernando Ortega  
A/Manager, Growth Planning & Development



#### Attachment 1

##### Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

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](http://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 2

### Requirements for Business Customers for Commercial and Industrial Property Developments.

#### Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

#### Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>



#### Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

#### Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au).