

HUME COMMUNITY HOUSING ASSOCIATION COMPANY LTD  
PO BOX H219  
AUSTRALIA SQUARE NSW 1215

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

Pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*, Council has granted consent to your Development Application, described as follows:

**APPLICANT:** HUME COMMUNITY HOUSING ASSOCIATION COMPANY LTD

**LAND:** 23 CHARLES STREET, LIVERPOOL NSW 2170, 25 CHARLES STREET, LIVERPOOL NSW 2170  
LOT 1 DP 500066, LOT 2 DP 500066

**PROPOSED DEVELOPMENT:** Modification Of Development Consent Under Section 4.55(2) Of The Environmental Planning And Assessment Act 1979 To Alter The Approved Building Form Including Internal Design Changes to the approved *demolition of existing dwelling and the construction of an eight storey building, comprising ground level parking, seven levels of residential accommodation and roof top communal area.*

**DETERMINATION:** Sydney Western City Planning Panel at its meeting on 18 September 2023

**CONSENT TO OPERATE FROM:** 18 September 2023

**CONSENT TO LAPSE ON:** 18 September 2028

**ATTACHMENTS:**

1. Conditions of Approval
2. Section 7.11 Payment Form



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
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 2021</i>
LRS	Land Registry Services
NCC	National Construction Code (formerly Building Code of Australia)
OC	Occupation Certificate
PCA	Principal Certifying Authority
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
TfNSW	Transport for NSW
TBA	To Be Advised



**Customer Service Centre** Ground floor, 33 Moore Street, Liverpool NSW 2170  
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**Call Centre** 1300 36 2170 **Email** [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.nsw.gov.au)  
**Web** [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au) **NRS** 13 36 77 **ABN** 84 181 182 471

## PART 1 – CONDITIONS OF APPROVAL

### a) Modify the following conditions to be read as follows:

#### 1. Approved Plans

Development the subject of this determination notice must be carried out strictly in accordance with the accompanying plans and reports listed below and stamped DA50/2021/A, except where modified by the undermentioned conditions or marked in red by Council:

Drawing No.	Description	Revision No.	Date	Prepared by
0006	Site Analysis	D	24/08/2022	IDRAFT
0007	Demolition Plan	D	24/08/2022	IDRAFT
0008	Sedimentation Control Plan	D	24/08/2022	IDRAFT
0009	Site Zones	D	24/08/2022	IDRAFT
0010	Site Plan	D	24/08/2022	IDRAFT
0011	Site Plan	D	24/08/2022	IDRAFT
1001	Subfloor Plan	D	24/08/2022	IDRAFT
1002	Ground Floor Plan	D	24/08/2022	IDRAFT
1003	Level 1 Plan	D	24/08/2022	IDRAFT
1004	Level 2 Plan	D	24/08/2022	IDRAFT
1005	Level 3 Plan	D	24/08/2022	IDRAFT
1006	Level 4 Plan	D	24/08/2022	IDRAFT
1007	Level 5 Plan	D	24/08/2022	IDRAFT
1008	Level 6 Plan	D	24/08/2022	IDRAFT
1009	Level 7 Plan	D	24/08/2022	IDRAFT
1010	Level 8 Plan	D	24/08/2022	IDRAFT
1011	Roof Plan	D	24/08/2022	IDRAFT
2001	North Elevation	D	24/08/2022	IDRAFT
2002	South Elevation	D	24/08/2022	IDRAFT



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Drawing No.	Description	Revision No.	Date	Prepared by
2003	East Elevation	D	24/08/2022	IDRAFT
2004	West Elevation	D	24/08/2022	IDRAFT
2005	Mill Rd. Streetscape	D	24/08/2022	IDRAFT
3001	Section A-A & B-B	D	24/08/2022	IDRAFT
20123-DA 1-2	Landscape Concept Plan	C	17/12/21	vision dynamics
20123-DA 2-2	Landscape Concept Plan	C	17/12/21	vision dynamics

Plan Name	Plan Number	Date	Revision	Prepared by
Cover Sheet & Location Plan	DA00			Stanton Dahl Architects
Services Basement	DA01	1-9-2023	04	Stanton Dahl Architects
Siteworks/Ground Floor Plan	DA02	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Level 01	DA03	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Level 02	DA04	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Level 03	DA05	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Level 04	DA06	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Level 05	DA07	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Level 06	DA08	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Level 07	DA09	1-9-2023	04	Stanton Dahl Architects
Floor Plan - Roof Terrace	DA10	1-9-2023	04	Stanton Dahl Architects
Roof Plan	DA11	1-9-2023	04	Stanton Dahl Architects
East Elevation (Charles Street)	DA12	1-9-2023	04	Stanton Dahl Architects
North Elevation (Mill Road)	DA13	1-9-2023	04	Stanton Dahl Architects
West Elevation	DA14	1-9-2023	04	Stanton Dahl Architects
South Elevation	DA15	1-9-2023	04	Stanton Dahl Architects
Section 01	DA16	1-9-2023	04	Stanton Dahl Architects
Section 02	DA17	1-9-2023	04	Stanton Dahl Architects
ADG - Soft Landscape & Deep Soil Diagram	DA18	1-9-2023	04	Stanton Dahl Architects
ADG - Solar Access Plans	DA19	1-9-2023	04	Stanton Dahl Architects



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ADG - Cross Ventilation Plans	DA20	1-9-2023	04	Stanton Dahl Architects
Shadows - 21 June @ 9am	DA21	1-9-2023	04	Stanton Dahl Architects
Shadows - 21 June @ 12 noon	DA22	1-9-2023	04	Stanton Dahl Architects
Shadows - 21 June @ 3pm	DA23	1-9-2023	04	Stanton Dahl Architects
Fence and Letterbox details	DA24	1-9-2023	03	Stanton Dahl Architects
Area Calculation Tables	DA25	1-9-2023	03	Stanton Dahl Architects
Photomontage 1	DA26	1-9-2023	03	Stanton Dahl Architects
Photomontage 2	DA27	1-9-2023	03	Stanton Dahl Architects
Photomontage 3	DA28	1-9-2023	03	Stanton Dahl Architects
ADG - Storage area Plans	DA29	1-9-2023	01	Stanton Dahl Architects
Proposed Gross Floor Area Plans	DA30	1-9-2023	01	Stanton Dahl Architects
Approved Gross Floor Area Plans	DA31	1-9-2023	01	Stanton Dahl Architects
Building Footprint Plans	DA32	1-9-2023	01	Stanton Dahl Architects
Adaptable(Access) Plan	DA33	1-9-2023	01	Stanton Dahl Architects
ADG - Approved Area Calculations	DA34	1-9-2023	01	Stanton Dahl Architects

## **[Condition 1 as modified by the Section 4.55(2) Modification Application 50/2021]**

### **Section 7.11 Payment**

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 2018 – Liverpool City Centre as amended.

The total contribution is \$199,014.00 ~~\$106,114.00~~ and will be adjusted at the time of payment in accordance with the contributions plan.

A breakdown of the contribution's payable is provided in the attached payment form.

### **~~Liverpool CBD – Footpath Paving and Landscaping Works~~**

14. ~~Periphery Type/Core Type paving shall be installed along the entire Mill Road & Charles Street, Liverpool frontage/s, as part of this development. Footpath paving and Landscaping works shall be strictly in accordance with the Liverpool CBD Street Tree and Landscape Strategy 2005 and The Liverpool CBD Streetscape and Paving Guidelines 2005 as amended in Implementation Note 12/2015 – Liverpool CBD Paving.~~



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~~Detailed plans are required to be submitted to and approved by Council showing the proposed tree locations, species and planting sizes, paving location and layout, including references to the relevant details and specifications as contained in the abovementioned documents.~~

~~A Section 138 Roads Act Approval for all works within Council's road reserve will be required.~~

~~To ensure that the street tree planting size, quantity and quality is maintained throughout the Liverpool CBD, please contact Council's Land Development Section on 1300 36 2170 for further information.~~

## **Liverpool CBD – Landscape Plan, Footway Paving and Landscaping Works**

14. A Landscape Plan prepared and certified by a qualified landscape architect/technician and designed in accordance with Liverpool Council's Landscape Policy shall be submitted to and approved by the Manager Development Assessment of Liverpool City Council prior to the issue of a Construction Certificate. The Landscape Plan shall contain the following information:
- (a) Outline of the proposed building.
  - (b) Existing trees (height and location).
  - (c) Trees to be removed.
  - (d) Proposed planting (quantity, species and expected mature height).
  - (e) Street tree planting demonstrating that the species to be consistent with the Liverpool City Centre Street Tree Master Plan (on pages 272-275 of the LCC PDMP), for both Charles Street and Mill Road.
  - (f) Periphery Type/Core Type paving shall be installed along the entire **Mill Road & Charles Street, Liverpool** frontage/s, as part of this development. The periphery paving specifications are to be obtained by the Council's City Design and Public Domain unit and may require a section 138 Roads Act Approval for all works in Council's Road reserve.
  - (g) The method of planting and the proposed maintenance program.
  - (h) Details of lighting, fencing, seating and paving, where relevant.
  - (i) The continuation of the boundary screening hedge planting (along the southern fence) up until the retaining wall. The narrow strip of turf along the base of the retaining wall is to be paved and/or replaced with shrub planting.
  - (j) Proposed Landscaping within the rooftop Communal Areas; and
  - (k) Include the use of permeable materials to allow for water penetration.



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The landscaping shall be of a scale that will match the scale of the development. Landscaping shall be designed to complement and enhance the development and where applicable, screen such features as open storage areas, carparks, loading docks and garbage storage areas.

**[Condition 14 as modified by the Section 4.55(2) Modification Application 50/2021]**

**S68 Local Government Act – Stormwater drainage works**

21. Prior to the issue of a Construction Certificate the Principal Certifier shall ensure that an application under S68 of the Local Government Act, including the payment of application and inspection fees, has been lodged with, and approved by Liverpool City Council for the required stormwater drainage easement pipe relocation and connection into the public stem. An easement to drain water is to be shown along the southern and eastern side of the property boundary with the pipe located in the middle of it. The following is also to be addressed:

- (a) ~~A 150mm minimum high concrete kerb is required along the western property boundary.~~
- (b) The Hydrant Booster & M.C.W Meter are to be relocated outside the new drainage easement area.

Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works and best engineering practice. All works shall be undertaken at no cost to Liverpool City Council.

**[Condition 21 as modified by the Section 4.55(2) Modification Application 50/2021]**

**On-site Detention**

25. On-site Stormwater Detention (OSD) shall be provided generally in accordance with the concept plans lodged for development approval, prepared by ~~ACE Civil Stormwater Pty Ltd~~ reference number 200977—Telford Civil Design & Construction Excellence reference number 2021528 and as per the following:

Drawing No.	Title	Issue	Date
000	<del>Cover Sheet Plan</del>	b	16/12/2021
101	<del>Stormwater Concept Plan Basement Level Sheet 1 of 2</del>	b	16/12/2021
102	<del>Stormwater Concept Plan Basement Level Sheet 2 of 2</del>	b	16/12/2021
103	<del>Stormwater Concept Plan Ground Level</del>	b	16/12/2021



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105	<del>On-site detention details and calculations A</del>	A	9/12/2020
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Drawing No.	Title	Issue	Date
000	Cover Sheet Plan	D	7/10/2022
101	Stormwater Concept Plan Basement Level Sheet 1 of 2	E	17/10/2022
102	Stormwater Concept Plan Basement Level Sheet 2 of 2	E	17/10/2022
103	Stormwater Concept Plan Ground Level	H	14/11/2022
104	WSUD Catchment Plan	E	10/10/2022
105	External Catchment Plan & Swale Calculation	D	7/10/2022
106	On-site detention details and calculations Sheet 1 of 4	E	17/10/2022
107	On-site detention details and calculations A Sheet 2 of 4	F	17/10/2022
108	On-site detention details and calculations Sheet 3 of 4	F	17/10/2022
109	On-site detention details and calculations Sheet 4 of 4	D	7/10/2022
110	Miscellaneous Details Sheet	D	7/10/2022

**[Condition 25 as modified by the Section 4.55(2) Modification Application 50/2021]**

### **Liverpool CBD – Communication Conduits**

60. The applicant/developer shall supply and install two 50mm white communication conduit with draw wires approximately 300mm behind kerb and gutter ~~connecting multifunction poles~~. Details can be obtained from Infrastructure and Environment Group of Council. Please contact the Coordinator – Roads and Transport on 1300 36 2170.

**[Condition 60 as modified by the Section 4.55(2) Modification Application 50/2021]**

### **Liverpool CBD – Footpath Paving and Landscaping Works**



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61. Periphery Type/Core Type paving shall be installed along the entire street frontage/s, as part of this development. Footpath paving and Landscaping works shall be strictly in accordance with the ~~Liverpool CBD Street Tree and Landscape Strategy 2005 and The Liverpool CBD Streetscape and Paving Guidelines 2005 as amended in Implementation Note 12/2015 – Liverpool CBD Paving.~~ Liverpool City Centre Public Domain Master Plan (LCC PDMP) (Pages 276-277) and the Draft Liverpool City Centre Public Domain Technical Manual (LCC PDTM).

Detailed plans are to be developed in consultation with Liverpool City Council showing the proposed tree locations, species and planting sizes, paving location and layout, including references to the relevant details and specifications as contained in the abovementioned documents.

To ensure that the street tree planting size, quantity and quality is maintained throughout the Liverpool CBD, please contact Council's Land Development Section on 1300 36 2170 for further information.

**[Condition 61 as modified by the Section 4.55(2) Modification Application 50/2021]**

**On-site Detention**

62. On-site Stormwater Detention (OSD) shall be provided generally in accordance with the concept plans lodged for development approval, prepared by ~~ACE Civil Stormwater Pty Ltd reference number 200977~~ Telford Civil Design & Construction Excellence reference number 2021528 and as per the following:

Drawing No.	Title	Issue	Date
000	Cover Sheet Plan	b	16/12/2021
101	Stormwater Concept Plan Basement Level Sheet 1 of 2	b	16/12/2021
102	Stormwater Concept Plan Basement Level Sheet 2 of 2	b	16/12/2021
103	Stormwater Concept Plan Ground Level	b	16/12/2021
105	On-site detention details and calculations A	A	9/12/2020

Drawing No.	Title	Issue	Date
000	Cover Sheet Plan	D	7/10/2022
101	Stormwater Concept Plan Basement Level Sheet 1 of 2	E	17/10/2022



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102	Stormwater Concept Plan Basement Level Sheet 2 of 2	E	17/10/2022
103	Stormwater Concept Plan Ground Level	H	14/11/2022
104	WSUD Catchment Plan	E	10/10/2022
105	External Catchment Plan & Swale Calculation	D	7/10/2022
106	On-site detention details and calculations Sheet 1 of 4	E	17/10/2022
107	On-site detention details and calculations A Sheet 2 of 4	F	17/10/2022
108	On-site detention details and calculations Sheet 3 of 4	F	17/10/2022
109	On-site detention details and calculations Sheet 4 of 4	D	7/10/2022
110	Miscellaneous Details Sheet	D	7/10/2022

**[Condition 62 as modified by the Section 4.55(2) Modification Application 50/2021]**

**Garbage Services**

151. All waste management facilities, equipment (~~including the chutes, chute doors, diverter machinery, but excluding the waste bins~~), waste room features and permanent fixed signage will be installed and operational prior to the issue of an Occupation Certificate.

**[Condition 151 as modified by the Section 4.55(2) Modification Application 50/2021]**

179. 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.

Operation, maintenance and cleaning of the ~~garbage chutes and~~ associated waste cupboards, rooms, or equipment is the responsibility of the strata management or body corporate.

**[Condition 179 as modified by the Section 4.55(2) Modification Application 50/2021]**



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**b) Delete the following conditions as read as follows:**

**Footpaths**

~~155. Construction of 1.5m wide by 100mm thick (with one layer of SL72 reinforcing mesh) concrete path paving on one side of all residential access roads and both sides of all collector and distributor roads. Path paving will not be required in minor cul-de-sac with less than fifteen lots.~~

**[Condition 179 as deleted by the Section 4.55(2) Modification Application 50/2021]**

183. - Maximum limits for bulky household waste collections apply, and the types of materials accepted will be as per the council conditions at the time. Household materials may be put out for collection at the kerbside no earlier than 24 hours before a booked clean-up is due.

**[Condition 183 as added by the Section 4.55(2) Modification Application 50/2021]**

184. The building manager/strata manager is to be responsible for providing monitoring and feedback to residents on correct waste performance, and instituting corrective actions to address non-conformance where necessary.

**[Condition 184 as added by the Section 4.55(2) Modification Application 50/2021]**

**Vehicle Access**

185. Vehicles entering or leaving the development site should be in forward direction, if practicable.

**[Condition 185 as added by the Section 4.55(2) Modification Application 50/2021]**

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please contact Emily Lawson on the abovementioned contact details.



**Emily Lawson**  
**Senior Development Assessment Officer**  
**DEVELOPMENT ASSESSMENT**



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## ATTACHMENT 2 – SECTION 7.11 PAYMENT FORM

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

#### Liverpool Contribution Plan 2018

**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 current quarter and will be adjusted at the time of payment in accordance with the conditions of consent.

**APPLICATION NO.:** DA-50/2021/A

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Georges River Foreshore	\$50,658	GL.10000001869.10105
Pioneer Park	\$7,237	GL.10000001869.10105
Apex Reserve	\$3,618	GL.10000001869.10217
Georges River Pedestrian Crossing	\$9,046	GL.10000001869.10218
Discovery Park	\$9,046	GL.10000001869.10219
Community Facility Upgrade	\$21,711	GL.10000001870.10099
Car parking	\$0	GL.10000001868.10108
Access, bike facilities and bus priority	\$54,276	GL.10000001865.10220
Peripheral Streetscape works	\$36,184	GL.10000001865.10221
Footpath widening in City Centre	\$7,237	GL.10000001865.10222
<b><u>TOTAL</u></b>	<b><u>\$199,014</u></b>	

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

#### RECORD OF PAYMENT

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

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

Receipt No.: \_\_\_\_\_ Cashier: \_\_\_\_\_



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