

HAMMONDCARE
LEVEL 4, 207B PACIFIC HIGHWAY
ST LEONARDS NSW 2065

SECTION 4.55 MODIFICATION OF DEVELOPMENT CONSENT

(In accordance with the provisions under Section 4.55 of the *EP&A Act 1979*)

APPLICANT:	HAMMONDCARE
LAND:	68-82 STEWART AVENUE HAMMONDVILLE 2170 LOT 152 DP 717956
DESCRIPTION:	Modification application lodged pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979 seeks modification to buildings and associated open space in Stages 3 and 4 of the approved development.
ATTACHMENTS:	1. Section 7.11 Payment Form 2. General Terms of Approval Issued by NSW RFS 3. Sydney Water Requirements

Reference is made to Modification Application DA-1183/2016/C which seeks amendment to Development Consent DA-1183/2016 issued for an *aged care facility including partial demolition of bond house and demolition of other aged care buildings on the site, site works including excavation and tree removal, staged construction of ten buildings providing 155 beds and communal facilities, at grade and basement car parking and site landscaping and infrastructure upgrades. The application is made in accordance with Section 108 of the Environmental Planning & Assessment Act 1979 for existing use rights. The proposal is identified as Integrated Development under Section 100B of the Rural Fires Act 1997 requiring approval from the NSW Rural Fire Service. Liverpool City Council is the consent authority and the Sydney South West Planning Panel has the function of determining the application.*

Modification Application DA-1183/2016/C seeks consent for:

- The consolidation of the reception and administration facilities approved across B1 and the ground floor of B10 to be provided within an expanded B1 footprint;



- Addition of a multipurpose function room generally in the location of the approved Building B7;
- Addition of a 'shop' building generally in the location of the approved building B11;
- Removal of the basement car park and provision of a subsurface storage and services area;
- Co-location of rooms (and overall reduction from 155 to 140) which would have otherwise been provided as part of Buildings B7/B8, B10 and B11 into a combined three storey building consisting of two wings, generally located within the footprint of Building B10 (referred to as B10A and B10B); and
- Provision of 42 at grade car parking spaces accessed off Thomas and Katie Walsh Avenues (the quantum of parking is two less spaces than originally approved).

Pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, Council grants approval for the modifications sought. Accordingly, Development Consent DA-1183/2016 has been amended as follows:

1. Staged Approval Table of Development Consent DA-1183/2016 is amended to read as follows:

STAGE	DEVELOPMENT WORKS	PART REFERENCE	CONDITION REFERENCE
1	Construction of at-grade car park	All parts	All conditions
2	Demolition of some buildings and construction of Buildings B2, B3, B4, B5 and B6	All parts	All conditions
3	Demolition of some buildings and construction of Building B10A, B10B and at-grade parking fronting Thomas Avenue and part Katie Walsh Avenue	All parts	All conditions
4	Demolition of some buildings and construction of Buildings B7, B8 and B11 including works to retained portion of Bond House and at-grade parking fronting Thomas part Katie Walsh Avenue.	All parts	All conditions



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2. **Condition 1 of Development Consent DA-1183/2016 is amended to read as follows:**

Approved Plans

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

a) Architectural plans prepared by **Integrated Design Group**, including:

Title	Drawing Number	Issue	Date
Staging and Demolition Plan	DA0100	Issue H	28 March 2017 to be replaced by
Staging and Demolition Plan	DA0100	Issue L	27 February 2018
Staging and Demolition Plan	0100	N	5 April 2024
Site Roof Plan	DA0101	Issue H	28 March 2017 to be replaced by
Site Roof Plan	DA0101	Issue L	27 February 2018
Site Roof Plan	0101	N	5 April 2024
Site Ground Plan	DA0102	Issue F	28 March 2017 to be replaced by
Site Ground Plan	DA0102	Issue J	27 February 2018
Site Ground Plan	0102	L	5 April 2024
Site Level 1 Plan	0103	A	5 April 2024
Site Level 2 Plan	0104	A	5 April 2024
Stage 1 Parking Plan	DA0103	Issue K	3 April 2017
Streetscape Elevations	DA1000	Issue D	8 December 2016 to be replaced by
Streetscape Elevations	DA1000	Issue H	27 February 2018
Streetscape Elevations	1000	J	5 April 2024
Building 1 Plan, Elevations and Section	DA1100	Issue L	8 December 2016
Building 1 Plans	1100(A)	N	5 April 2024



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Building 1 Elevations & Sections	1100(B)	A	5 April 2024
Building 2 & 3 Plan, Elevations and Section	DA1101	Issue E	8 December 2016 to be replaced by
Building 2 & 3 Plan, Elevations and Section	DA1101	I	27 February 2018
Building 4 Plan, Elevation and Section	DA1102	Issue E	8 December 2016 to be replaced by
Building 4 Plan, Elevations and Section	DA1102	I	27 February 2018
Building 5 & 6 Plan, Elevations and Section	DA1103	Issue E	8 December 2016 to be replaced by
Building 5 & 6 Plan, Elevations and Section	DA1103	I	27 February 2018
Building 7 & 8 Plan, Elevations and Section	DA1104	Issue E	8 December 2016 to be replaced by
Building 7 & 8 Plan, Elevations and Section	DA1104	Issue I	27 February 2018
Building 7/8 Plans	1104(A)	K	5 April 2024
Building 7/8 Elevations & Sections	1104(B)	A	5 April 2024
Building 10 Basement & Ground Plans	DA1105	Issue H	20 December 2016
Building 10 Basement (1/2)	1105(A)	J	5 April 2024
Building 10 Ground (2/2)	1105(B)	J	5 April 2024
Building 10 First and Second Floor Plans	DA1106	Issue F	8 December 2016
Building 10 First Floor Plan (1/2)	1106(A)	H	5 April 2024
Building 10 Second Floor Plan (2/2)	1106(B)	H	5 April 2024
Building 10 Elevations & Sections	DA1107	Issue D	8 December 2016
Building 10 Elevations & Sections (1/2)	1107(A)	F	5 April 2024
Building 10 Elevations & Sections	1107(B)	F	5 April 2024



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(2/2)			
Building 11 Plan, Elevations and Section	DA1108	Issue E	8 December 2016 to be replaced by
Building 11 Plan, Elevations and Section	DA1108	Issue I	27 February 2018
Building 11 Plans	1108(A)	K	5 April 2024
Building 11 Elevations & Sections	1108(B)	A	5 April 2024
Materials and Finishes	DA9600	Issue D	28 March 2017
Materials and Finishes	9600	Issue F	5 April 2024

b) Landscaping Plan prepared by **Arterra Design Pty Ltd**, including:

Title	Drawing Number	Issue	Date
Landscape Design Principles & Precedents	LA01		20 December 2016
Landscape Design Principles & Precedents	LA01	C	16 April 2024
Landscape Plan – Whole Site	LA02	Issue G	27 March 2017 to be replaced by
Landscape Plan – Whole Site	LA02	Issue E	8 February 2018
Landscape Plan – Whole Site	LA02	G	16 April 2024
Tree Retention and Removal Plan	LA03	Issue G	27 March 2017 to be replaced by
Tree Retention and Removal Plan	LA03	Issue E	8 February 2018
Tree Retention and Removal Plan	LA03	G	16 April 2024
Stage 3 Plan	LA03a	B	16 April 2024
Detail Plan – Stage 1	LA04	Issue G	27 March 2017
Detail Plan – Stage 1	LA04	F	16 April 2024
Detail Plan – Stage 2	LA05	Issue G	27 March 2017 to be replaced by



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Detail Plan – Stage 2	LA05	Issue D	8 February 2018
Detail Plan – Stage 2	LA05	F	16 April 2024
Detail Plan – Stage 3	LA06	Issue B	20 December 2016 to be replaced by
Detail Plan – Stage 3	LA06	Issue C	8 February 2018
Detail Plan – Stage 3 East	LA06	E	16 April 2024
Detail Plan – stage 4	LA07	Issue B	20 December 2016 to be replaced by
Detail Plan – Stage 4	LA07	Issue C	8 February 2018
Detail Plan – Stage 3 West	LA07	E	16 April 2024
Detail Plan – Stage 3 Level 1	LA07a	B	16 April 2024
Detail Plan – Stage 3 Level 2	LA07b	B	16 April 2024
Detail Plan – Stage 3 Roof	LA07c	B	16 April 2024
Landscape Details	LA10	B	16 April 2024
Landscape Details	LA11	A	5 September 2023
Landscape Details	LA12	A	5 September 2023
Canopy Cover For Stage 3 Car Parking	LA13	A	16 April 2024

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

Title	Drawing Number	Issue	Date
Landscape Details	LA08	Issue B	20 December 2016
Landscape Details	LA09	Issue B	20 December 2016



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d) Stormwater and Civil Engineering Plans prepared by **Northrop**, including:

Title	Drawing Number	Issue	Date
Civil & Stormwater Details and Drawing Schedule	SW00	Issue P4	27 March 2017
Sediment & Erosion Control Plan	SW01	Issue P5	28 March 2017 to be replaced by
Sediment & Erosion Control Plan	SW01	Issue P7	19 February 2018
Cover Sheet, Drawing Schedule and Site Locality Plan	DA01	04	5 April 2024
Sediment & Erosion Control Details	SW02	Issue P2	7 December 2016
Concept Soil and Water Management	DA02	04	5 April 2024
Stormwater Plan – Ground Level Site Plan	SW03	Issue P6	28 March 2017 to be replaced by
Stormwater Plan – Ground Level Site Plan	SW03	Issue P8	19 February 2018
Concept Stormwater Drainage Plan	DA03	04	5 April 2024
Civil & Stormwater Details	SW04	Issue P1	24 March 2017
Concept Bulk Earthworks Plan	DA04	04	5 April 2024
Earthworks Plan	SW05	Issue P5	11 April 2017 to be replaced by
Earthworks Plan	SW05	Issue P7	19 February 2018
Concept Stormwater quality and Music Model Summary	DA05	01	5 April 2024

e) ~~Waste management plan, prepared by The Mack Group Waste Management Consultants, dated 7 December 2016;~~

e) **Demolition, Construction & Operational Waste Management Plan prepared by Hammondcare, dated 10 April 2024.**



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- f) ~~Plan of Management for HammondCare Aged Care Hammondville prepared by HammondCare, dated November 2016;~~
- f) **Plan of Management for HammondCare Aged Care Hammondville prepared by HammondCare, dated April 2024;**
- g) Conservation Management Strategy for Hammondville Aged Care prepared by Weir Phillips Heritage, dated December 2016;
- h) Addendum Arboricultural Impact Assessment and Tree Management Plan prepared by Red Gum Horticultural, dated 8 August 2017.
- i) Flood Evacuation Plan prepared by WMS, revision 1, dated 25 July 2023.
- j) Geotechnical Investigation prepared by JK Geotechnics, Ref: 35780Brpt, dated 31 July 2023.
- k) Traffic and Parking Impact Assessment prepared by McLaren Traffic Engineering & Road Safety Consultants, Ref: 221096.01FB, Revision B, dated 17 August 2023.
- l) Accessibility Design Review Report prepared by ABE Consulting, Ref: 22607, Revision 22607_ADR_DA_v1.1, dated 27th July 2023.
- m) Acoustic Report for Section 4.55 prepared by JHA Services, Ref: 230003, Revision B, dated 9 April 2024.
- n) Heritage Impact Statement prepared by Weir Phillips Heritage and Planning, Ref: J2324_02, dated 30 June 2023.
- o) Bushfire Protection Assessment prepared by Travers Bushfire & Ecology, Ref: 20Ham03.2, Revision 2.0, dated 19 April 2024
- p) Report to Hammondcare on Soil Remediation Action Plan (RAP) for Proposed Refurbishment and Demolition Works at 68-82 Stewart Avenue, Hammondville, NSW, Ref: E35780BRrpt4Rev1-RAP prepared by JK Environments Pty Ltd dated 12th June 2024.
- q) Report to Hammondcare on Asbestos Management Plan for Proposed Refurbishment and Demolition Works at 68-82 Stewart Avenue, Hammondville,



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NSW, Ref: E35780BRpt3rev1-AMP prepared by JK Environments Pty Ltd dated 12th June 2024.

- r) Acoustic Report for Section 4.55 Hammondcare Hammondville Stage 3 and 4, 68-72 Stewart Avenue, Hammondville, Project Number: 230003, Rev A prepared by JHA Services dated 22nd September 2023.

3. Condition 2 of Development Consent DA-1183/2016 is amended to read as follows:

General Terms of Approval

All General Terms of Approval issued by New South Wales Rural Fire Service shall be complied with prior, during, and at the completion of construction, as required in accordance with the reissued General Terms of Approval, dated Tuesday 14 May 2024, reference number DA-2017-00066-S4.55-2. A copy of the General Terms of Approval are attached to this decision notice.

4. Condition 2A is added to Development Consent DA-1183/2016 to read as follows:

Sydney Water Requirements

The development is to demonstrate compliance with all relevant requirements issued by Sydney Water, dated 9 July 2024.

5. Condition 16 of Development Consent DA-1183/2016 is amended to read as follows:

Stormwater Concept Plan

A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Northrop, reference 223445, revision 03, dated 7/08/2023 and Civil & Stormwater Design Report prepared by Northrop Engineering, revision 02 D, dated 07/8/2023.

6. Condition 17 of Development Consent DA-1183/2016 is deleted:

~~Stormwater Discharge — Basement Car parks~~

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



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7. Condition 5A is added to Development Consent DA-1183/2016 to read as follows:

Additional Development Contributions

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

The total additional contribution is **\$170,309** and will be adjusted at the time of payment in accordance with the contribution plan.

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

The Contributions Plan may be inspected online at www.liverpool.nsw.gov.au

Payment must be accompanied by the attached form.

8. Condition 19 of Development Consent DA-1183/2016 is amended to read as follows:

Flood Related Conditions

- (a) Habitable floor levels shall be as high as practical and shall not be less than the Probable Maximum Flood (i.e. **RL 10.30** m Australian Height Datum).
- (b) A detailed stormwater drainage design prepared by a qualified practicing civil engineer must be provided for assessment. The design shall align with the Concept Stormwater Drainage Report, Rev 02 dated 07/08/2023 prepared by Northrop and shall include all engineering details for collection and disposal of stormwater, existing site levels, finished levels, pipe sizes and grades and water quality treatment trains. The design shall demonstrate that the site stormwater will be discharged to the nominated point of discharge by gravity.
- (c) On-site water quality treatment devices shall be provided to ensure that stormwater runoffs leaving the site comply with Council's water quality standards. The treatment facilities shall capture all gross pollutants and liquid contaminants from the stormwater before discharging to receiving water body. Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link.
- (d) Operation and Maintenance Plan of the water quality treatment device shall be provided to council.
- (e) Site flood emergency response plan and evacuation plan shall be developed and maintained, including suitable warning systems, signage and exits, to ensure the safe evacuation of people during floods up to and including the Probable Maximum Flood.



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9. Condition 21A is added to Development Consent DA-1183/2016 to read as follows:

A - Provision of Services – Street Lighting

Street Lighting Upgrade

The applicant/developer shall engage the services of an Endeavour Energy accredited ASP Level 3 service provider. The consultant is to lodge [Endorsement of Public Lighting Design Application Form](#). The application is available on Council website and can be lodged online.

This form is to be used to seek Council requirements for upgrading or installing new street lights at all frontages.

Consult Council's Traffic Management Section for streetlight upgrade requirement for infill developments in the existing established areas.

The upgrade shall include undergrounding of existing aerial power lines, communication cables and replacement of existing street light poles with Endeavour Energy approved Macarthur Poles as specified by Council in the public lighting design brief.

10. Condition 21B is added to Development Consent DA-1183/2016 to read as follows:

Access, Car Parking and Manoeuvring – General

The Certifying Authority shall ensure and certify that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development have been designed and are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Council's Development Control Plan.

11. Condition 21C is added to Development Consent DA-1183/2016 to read as follows:

Access, Car Parking and Manoeuvring – Detail

The Certifying Authority shall ensure and certify that:

- (a) Off street access and parking complies with AS2890.1,
- (b) Vehicular access and internal manoeuvring have been designed for the longest vehicle expected to service the development site, in accordance with AS2890.2,
- (c) Sight distance at the street frontage has been provided in accordance with AS 2890.1,
- (d) All vehicles can enter and exit the site in a forward direction, and/or Requirements of the Disability Discrimination Act 2002, Disability Standards for Accessible Public parking.
- (e) The ambulance bay complies with AS 2890.2.



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12. Condition 21D is added to Development Consent DA-1183/2016 to read as follows:

Detailed Design Drawings

The applicant is to discuss with Council's Traffic Management Section of the traffic requirements prior to undertaking the detailed design of traffic facilities, signs and linemarking in the existing and/or proposed public domain.

Detailed design drawings of the proposed traffic facilities, signs and line markings in the existing and proposed public domain areas are to be submitted to Council for approval using [Approval of Traffic Facilities including Signs and Line Marking Schemes Application Form](#). The application is available on Council website and should be lodged online. The drawings are to be prepared by a suitably qualified person.

13. Condition 21E is added to Development Consent DA-1183/2016 to read as follows:

Road Works

Works within the public road reserve shall not commence until the design drawings including the associated signs and line marking scheme have been approved by Council's Traffic Management Section.

14. Condition 21F is added to Development Consent DA-1183/2016 to read as follows:

Public Domain Works – Street Lighting

The approved street lighting designs are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council.

All street lighting must comply with the 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.

15. Condition 21G is added to Development Consent DA-1183/2016 to read as follows:

Detailed Urban Design

Prior to the issue of any construction certificate, further clarifications and recommendations regarding sustainability need to be addressed at the detailed design stage to the satisfaction of Council's City Design and Public Domain section as outlined below:

- (a) It is recommended to install solar panels on all buildings to enhance self-sustainability and reduce reliance on external energy sources for each building.



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- (b) Detailed roof plans must be submitted for Buildings B1, B7/8, B10A/10B, and B11. These plans should provide detailed layouts of the proposed green roofs, solar panels, skylights and other associated structures. Additionally, the roof materials for B78/, B10A/B and B11 are unclear. Therefore, a revised material palette should be submitted to reflect these features.
- (a) To promote natural cross ventilation, it is suggested to install ceiling fans in each room. This will help improve air circulation, reduce the need for air conditioning, and enhance overall energy efficiency.
- (b) It is noted that the proposed rainwater tanks are indicated near the Pavilion to the west, as shown in the civil engineering plans, which may potentially conflict with the proposed dense tree planting. It is required that the applicant indicate the location of the rainwater tanks on the landscape plan during the detailed design stage to ensure that the proposed landscape work will function effectively.
- (c) An overall tree canopy coverage for the site needs to be submitted in the detailed design stage. It is highly recommended to achieve a 40% canopy coverage for the entire site, aligning with the Greater Sydney Tree Canopy Coverage target by 2036.
- (d) It is noted that the revised scheme, especially concerning B10A/B, has led to consistent overshadowing of the landscape area facing Thomas Avenue. The applicant is required to review the landscape design in this area to ensure that the proposed plant species are tolerant and resilient to the prevailing conditions. Any amendment of proposed landscape design must be provided to Council for further assessment.

16. Condition 21H is added to Development Consent DA-1183/2016 to read as follows:

Visual and Acoustic Privacy

Amended plans detailing additional visual and acoustic privacy treatments for the 9 east facing bedrooms in building 10A must be submitted to the satisfaction of the Private Certifier prior to the issue of any construction certificate.

17. Condition 21I is added to Development Consent DA-1183/2016 to read as follows:

Fire Sprinkler System

Fire Sprinkler System details must be submitted to the satisfaction of Council prior to the issue of any construction certificate.



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18. Condition 21J is added to Development Consent DA-1183/2016 to read as follows:

Preparation of Mechanical Ventilation Plans

Before the issue of a construction certificate, detailed plans of the mechanical exhaust ventilation system must be prepared by a suitably qualified person. The detailed plans must be in accordance with the following and submitted to the certifier:

- (a) Australian Standard 1668: - The use of ventilation and air-conditioning in buildings; and
- (b) Ensure all generate heated air, smoke, fumes, steam or grease vapours do not:
 - (i) Cause a nuisance to persons within or nearby to the premises, or
 - (ii) Cause air pollution as defined under the NSW Protection of the Environment Operations Act 1997

19. Condition 21K is added to Development Consent DA-1183/2016 to read as follows:

Waste Management Plan requirements

Before the issue of a Construction Certificate, a waste management plan for the development must be prepared and provided to the certifier. The plan must be prepared in accordance with:

- (a) The Environment Protection Authority's Waste Classification Guidelines as in force from time to time; and
- (b) A development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out; and include the following information—
 - (i) The contact details of the person removing waste;
 - (ii) An estimate of the type and quantity of waste;
 - (iii) Whether waste is expected to be reused, recycled or sent to landfill;
 - (iv) The address of the disposal location for waste.

A copy of the waste management plan must be kept on-site at all times while work approved under the development consent is being carried out.



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20. Condition 21L is added to Development Consent DA-1183/2016 to read as follows:

Construction Site Management Plan

Before site work commences, a construction site management plan must be prepared, and provided to the certifier. The plan must include the following matters:

- (a) The location and materials for protective fencing and hoardings on the perimeter of the site;
- (b) Provisions for public safety;
- (c) Pedestrian and vehicular site access points and construction activity zones;
- (d) Details of construction traffic management including:
 - (i) Proposed truck movements to and from the site;
 - (ii) Estimated frequency of truck movements; and
 - (iii) Measures to ensure pedestrian safety near the site;
- (e) Details of bulk earthworks to be carried out;
- (f) The location of site storage areas and sheds;
- (g) The equipment used to carry out works;
- (h) The location of a garbage container with a tight-fitting lid;
- (i) Dust, noise and vibration control measures;
- (j) The location of temporary toilets;
- (k) The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with:
 - (i) AS 4970 – Protection of trees on development sites;
 - (ii) An applicable Development Control Plan;
 - (iii) An arborist's report approved as part of this consent

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.



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21. Condition 21M is added to Development Consent DA-1183/2016 to read as follows:

Waste Storage Area

Prior to the issuing of a construction certificate, the principal certifier shall be satisfied that the designated garbage/waste storage area shall comply with the following requirements:

- (a) The room shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;
- (b) The room shall have a floor waste which is to consist of a removable basket within a fixed basket arrestor and is to comply with Sydney Water requirements; and
- (c) The door to the room must be tight-fitting, self-closing and fitted with mechanical ventilation.

Please refer to the Liverpool Development Control Plan 2008 for further information regarding the construction standards for waste storage areas.

22. Condition 21N is added to Development Consent DA-1183/2016 to read as follows:

Acoustic Report

Before the issue of a construction certificate, the certifier must be satisfied that the recommendations provided in the approved acoustic report are implemented and incorporated into the design and construction of the development, and shown on plans accompanying the construction certificate application.

The construction methodology and plans accompanying the construction certificate application must be assessed and certified in writing by a suitably qualified acoustic consultant to verify conformance with the requirements of the aforementioned acoustic report. The written certification from the suitably qualified acoustic consultant must be submitted to and approved by the certifier before issue of the construction certificate.

Note: The 'suitably qualified acoustic consultant' must be a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

23. Condition 21O is added to Development Consent DA-1183/2016 to read as follows:

Construction Environmental Management Plan

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:



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- (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

24. Condition 21P is added to Development Consent DA-1183/2016 to read as follows:

Mechanical Plant

Before the issue of a construction certificate, the certifier must be satisfied that mechanical plant and equipment were selected in consultation with a suitably qualified acoustic consultant in accordance with the recommendations of the approved acoustic report.

Note: The 'suitably qualified acoustic consultant' must be a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

25. Condition 23 of Development Consent DA-1183/2016 is amended to read as follows:

Crime Prevention Through Environmental Design

It is recommended that the following Crime Prevention Through Environmental Design (CPTED) principles be incorporated into the building. Where necessary, plans shall be amended to reflect incorporation of the principles and/or details of such to be submitted to the PCA.

- (a) Back to base alarm systems shall be considered;
- ~~(b) Basement parking areas shall be painted a light colour;~~
- (c) CCTV for the ground level, entry/exit points, car parks, lifts and the exterior of the building shall be considered;
- (d) 'Way finding' signage should be utilised at all major interchanges such as lifts and stair wells;
- (e) Lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS 1158. A lighting maintenance policy should be established. Security lighting should be installed in and around the building, and



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- such shall not impact on any adjoining premises. The lighting should be vandal resistant, especially external lighting;
- (f) Corrugated ramps should be considered to prevent skate boarding activities;
 - (g) Glazed tiling, patterned, porous and non solid surfaces reduce the reward for graffiti offenders;
 - (h) Any external approved palisade or pool style fencing shall be black in colour, unless otherwise noted on the approved plans/details;
 - ~~(i) Access to the basement parking levels relating to the residential component of the building shall be controlled via a security controlled device.~~

26. Condition 33 of Development Consent DA-1183/2016 is amended to read as follows:

Demolition

Demolition works shall be carried out in accordance with the following:

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

27. Condition 39 of Development Consent DA-1183/2016 is amended to read as follows:

Erosion and Sediment Control Plan

Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the certifier:

- (a) Council's relevant development control plan,
- (b) The guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and



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- (c) The 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (as amended from time to time).

28. Condition 42 of Development Consent DA-1183/2016 is amended to read as follows:

Soil Management

While site work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.
- (b) All fill material imported to the site must be:
 - (i) Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997; or
 - (ii) A material identified as being subject to a resource recovery exemption by the NSW EPA; or
 - (i) A combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA.

29. Condition 49A is added to Development Consent DA-1183/2016 to read as follows:

Construction Traffic Management Plan (CTMP)

A construction traffic management plan (CTMP) prepared by a suitably qualified person is to be submitted to and endorsed by Council's Transport Management Section. The CTMP is to be submitted using [Assessment of Construction Traffic Management Plan application form](#). The application is available on Council website and can be lodged online. Comments on the CTMP will be provided and the updated CTMP are to be implemented during construction.

A copy of the endorsed CTMP and traffic control plans are to be available on the works site for inspection by authorised Council officers.

Construction shall not commence until the assessed construction traffic management plan has been endorsed. The endorsed CTMP is to be implemented during construction.



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30. Condition 49B is added to Development Consent DA-1183/2016 to read as follows:

Work Zone

A Works Zone application is required if on-street parking is affected with commuter parking and there is insufficient off-street parking space.

A [Works Zone Application Form](#) is available on Council website and can be lodged online by attaching all required documents indicated on the application form.

31. Condition 49C is added to Development Consent DA-1183/2016 to read as follows:

Road Occupancy Permit

Road occupancy and road opening approvals will be required from Council to undertake works within the existing road reserve. The following applications are available on Council's website and can be lodged online attaching all required documents indicated on the application form.

[Road Occupancy Application Form](#)
[Road Opening Application Form](#)

32. Condition 49D is added to Development Consent DA-1183/2016 to read as follows:

Remove and destroy refrigerants

Prior to any works commencing, any air-conditioning or refrigeration systems fitted to the buildings or outbuildings to be demolished, must have the refrigerants present in those systems extracted into a durable, air-tight container by a licensed air-conditioning technician. This container and its contents must be sent intact, for secure destruction, to a facility licensed to destroy such refrigerants. Documentary evidence that this has been completed, if these systems are present, must be sighted by the Principal Certifying Authority and included as part of the Occupation Certificate documentation.

33. Condition 49E is added to Development Consent DA-1183/2016 to read as follows:

CPTED Requirements

The proposed safety measures outlined in the Architectural Design Statement must be implemented during the construction stage including:

- (a) Basement layout is in accordance with the architectural drawing No.1105(A) Issue J.
- (b) Lift access will be card controlled.
- (c) Points for CCTV cameras will be provided to monitor entry points and lift doors



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34. Condition 49F is added to Development Consent DA-1183/2016 to read as follows:

Hazardous Material Survey Before Demolition

Before demolition work commences, a hazardous materials survey of the site must be prepared by a suitably qualified person and a report of the survey results must be provided to council at least one week before demolition commences.

Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint.

The report must include at least the following information:

- (a) The location of all hazardous material throughout the site
- (b) A description of the hazardous material
- (c) The form in which the hazardous material is found, e.g. AC sheeting, transformers, contaminated soil, roof dust
- (d) An estimation of the quantity of each hazardous material by volume, number, surface area or weight
- (e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials
- (f) Identification of the disposal sites to which the hazardous materials will be taken

35. Condition 65 of Development Consent DA-1183/2016 is amended to read as follows:

Handling of Asbestos During Demolition

While demolition work is being carried out, any work involving the removal of asbestos must comply with the following requirements:

- (a) Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling and disposal of any asbestos material;
- (a) Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and
- (b) Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate.



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36. Condition 66 of Development Consent DA-1183/2016 is deleted.

Contamination

~~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).~~

37. Condition 67 of Development Consent DA-1183/2016 is deleted.

~~All fill introduced to the site must undergo a contaminated site assessment. This assessment may consist of either:~~

- ~~(a) a full site history of the source of the fill (if known) examining previous land uses or geotechnical reports associated with the source site to determine potential contamination as per the NSW EPA Waste Classification Guidelines (dated November 2014), or~~
- ~~(b) clearly indicate the legal property description of the fill material source site;~~
- ~~(c) provide a classification of the fill material to be imported to the site in accordance with the NSW EPA Waste Classification Guidelines (dated November 2014);~~
- ~~(d) a chemical analysis of the fill where the site history or a preliminary contamination assessment indicates potential contamination or contamination of fill material; and~~
- ~~(e) must provide Council with copies of validation certificate verifying the material to be used is free of contaminants and fit for purpose re-use in residential, commercial or industrial use.~~

38. Condition 68 of Development Consent DA-1183/2016 is amended to read as follows:

Waste Management Plan

While site work is being carried out:

- a) All waste management must be undertaken in accordance with the waste management plan, and
- b) Upon disposal of waste, records of the disposal must be compiled and provided to the principal certifier, detailing the following:
 - (i) The contact details of the person(s) who removed the waste
 - (ii) The waste carrier vehicle registration
 - (iii) The date and time of waste collection



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- (iv) A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill
- (v) The address of the disposal location(s) where the waste was taken
- (vi) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and Council.

39. Condition 69 of Development Consent DA-1183/2016 is amended to read as follows:

Unidentified Contamination

Any new information which arises during remediation, demolition or construction works that has the potential to alter previous conclusions about site contamination and remediation must be immediately notified in writing to the certifier and Liverpool City Council.

A section 4.55 Application under the Environmental Planning and Assessment Act 1979 must be made for any proposed works outside the scope of the approved development consent.

40. Condition 73 of Development Consent DA-1183/2016 is amended to read as follows:

The design, construction, installation and commissioning of the mechanical ventilation systems(s) serving the premises shall be carried out in accordance with Australian Standard 1668 Parts 1 & 2. The mechanical exhaust discharge point shall be designed and installed by an appropriately qualified person.

41. Condition 78 of Development Consent DA-1183/2016 is amended to read as follows:

Construction Noise and Vibration

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

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



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42. Condition 96A is added to Development Consent DA-1183/2016 to read as follows:

Car Parking Areas

Car parking spaces and driveways must be constructed of a minimum two coat finish seal or better.

All parking 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 are to be appropriately line marked and sign posted in accordance with the Council approved stamped 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.

43. Condition 96B is added to Development Consent DA-1183/2016 to read as follows:

Directional Signage

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

44. Condition 96C is added to Development Consent DA-1183/2016 to read as follows:

Public Domain Works

All works within the road reserve, including the approved sign and line making scheme, are to be carried out by the applicant, at no cost to Council, in accordance with the TfNSW/RMS ‘Delineation Guidelines’.

45. Condition 96D is added to Development Consent DA-1183/2016 to read as follows:

Council On Street Assets

Council's on-street assets and local road network are to be protected and kept in a serviceable state at all times. At the direction of Council, the applicant/project manager shall undertake remediation works, at no cost to Council and to Council's satisfaction.



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46. **Condition 96E is added to Development Consent DA-1183/2016 to read as follows:**

Public Domain Works – Street Lighting

Street lights are to be installed in accordance with the Endeavour Energy certified plans to their satisfaction.

47. **Condition 96F is added to Development Consent DA-1183/2016 to read as follows:**

Correct waste separation and removal

All demolition, excavation and construction wastes must be separated as they are generated and kept in separate spoil piles, bays, builder's skips and/or site bins. No wastes other than those noted on the approved waste management plan as being re-used on site, are to be left on site after the completion of the works.

48. **Condition 96G is added to Development Consent DA-1183/2016 to read as follows:**

Containment of site wastes during building

All demolition, excavation or construction wastes, e.g. wrapping, packaging materials, bags, insulation, sand, soil etc., must be kept fully enclosed at all times to prevent them from becoming displaced in strong wind conditions or from washing into sewers, storm drains or creeks, or onto adjacent properties or public land during wet weather.

49. **Condition 96H is added to Development Consent DA-1183/2016 to read as follows:**

Imported Fill Material

During construction the consent holder is to ensure fill imported on to the site is be compatible with the existing soil characteristic for site drainage purposes.

50. **Condition 96I is added to Development Consent DA-1183/2016 to read as follows:**

Acoustic Report

The construction requirements recommended in the approved acoustic report are to be implemented by the consent holder during the construction of the development.

51. **Condition 96J is added to Development Consent DA-1183/2016 to read as follows:**

Correct Waste Separation and Removal

All demolition, excavation and construction wastes must be separated as they are generated and kept in separate spoil piles, bays, builder's skips and/or site bins. No wastes other than those noted on the approved waste management plan as being re-used on site, are to be left on site after the completion of the works.



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52. Condition 96K is added to Development Consent DA-1183/2016 to read as follows:

Containment of Site Wastes During Building

All demolition, excavation or construction wastes, e.g. wrapping, packaging materials, bags, insulation, sand, soil etc., must be kept fully enclosed at all times to prevent them from becoming displaced in strong wind conditions or from washing into sewers, storm drains or creeks, or onto adjacent properties or public land during wet weather.

53. Condition 96L is added to Development Consent DA-1183/2016 to read as follows:

Site Remediation

The site must be remediated in accordance with:

- (a) Report to Hammondcare on Soil Remediation Action Plan (RAP) for Proposed Refurbishment and Demolition Works at 68-82 Stewart Avenue, Hammondville, NSW, Ref: E35780BRpt4Rev1-RAP prepared by JK Environments Pty Ltd dated 12th June 2024;
- (b) State Environmental Planning Policy (Resilience and Hazards) 2021;
- (c) National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM, 1999 as amended 2013); and
- (d) The guidelines in force under the Contaminated Land Management Act 1997.

A suitably qualified environmental consultant must be engaged to supervise all aspects of site remediation and validation works in accordance with the approved Remediation Action Plan.

Liverpool City Council must be informed in writing of any proposed variation to the remediation works. Liverpool City Council must approve these variations in writing prior to commencement/ recommencement of works.

Note: The 'suitably qualified environmental consultant' must be certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) Scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) Scheme.

54. Condition 96M is added to Development Consent DA-1183/2016 to read as follows:

During construction where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, the consent holder is to ensure dust is suppressed by regular watering until such time as the soil is stabilised to prevent airborne



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dust transport. Where wind velocity exceeds five knots the Principal Certifier may direct that work is not to proceed.

55. Condition 96N is added to Development Consent DA-1183/2016 to read as follows:

While site work is being carried out:

- (a) The measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and
- (b) A copy of these plans must be kept on site at all times and made available to Council officers upon request.

56. Condition 116 of Development Consent DA-1183/2016 is deleted.

~~Hairdressers, Beauty Salons and Skin Penetration~~

~~Council requires the provision of details of your sterilisation regime to be used on the premises including methods practised and products used.~~

57. Condition 117 of Development Consent DA-1183/2016 is amended to read as follows:

Occupation of the premises shall not occur until the hairdressing has notified Council of the business details. The PCA is to ensure a Liverpool City Council approved registration form is completed and submitted to the Council with any relevant fee for the system.

58. Condition 117A is added to Development Consent DA-1183/2016 to read as follows:

Public Domain Works – Street Lighting

The approved street lighting designs are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council. Endeavour Energy pole numbers and the date poles were energised are to be submitted to Council's Traffic Management Section prior to submitting OC or SC application.

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

59. Condition 117B is added to Development Consent DA-1183/2016 to read as follows:

Removal of Waste Upon Completion

Before the issue of an Occupation Certificate:

- a) All refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and



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- b) Written evidence of the waste removal must be provided to the satisfaction of the principal certifier.

60. Condition 117C is added to Development Consent DA-1183/2016 to read as follows:

Acoustic Report

Upon completion of works and before the issue of any occupation certificate, written certification prepared by a suitably qualified acoustic consultant must be submitted to and approved by the certifier. The written certification prepared by the suitably qualified acoustic consultant must confirm that the development complies with all requirements and recommendations detailed within the approved acoustic report titled Acoustic Report for Section 4.55 Hammondcare Hammondville Stage 3 and 4, 68-72 Stewart Avenue, Hammondville, Project Number: 230003, Rev A prepared by JHA Services dated 22nd September 2023. The acoustic consultant must confirm that the development or use is capable of operating in accordance with the design criteria.

Note: The 'suitably qualified acoustic consultant' must be a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

61. Condition 117D is added to Development Consent DA-1183/2016 to read as follows:

Waste Storage Area

Prior to the issuing of an occupation certificate, the principal certifier shall be satisfied that the designated garbage/waste storage area shall comply with the following requirements:

- (a) The room shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;
- (b) The room shall have a floor waste which is to consist of a removable basket within a fixed basket arrestor and is to comply with Sydney Water requirements; and
- (c) The door to the room must be tight-fitting, self-closing and fitted with mechanical ventilation.

Please refer to the Liverpool Development Control Plan 2008 for further information regarding the construction standards for waste storage areas.

62. Condition 117E is added to Development Consent DA-1183/2016 to read as follows:

Water Systems

Before the issue of any occupation certificate, the certifier must be satisfied that the installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) comply with the Public Health Act 2010, Public Health Regulation 2022, AS/NZS 3666:2011 Air handling and water systems of buildings and the NSW



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Guidelines for Legionella Control in Cooling Water Systems published by Health Protection NSW and any subsequent revision endorsed by NSW Health.

The certifier must ensure an approved registration form is completed and submitted to Liverpool City Council with any relevant fee for the system.

63. Condition 117F is added to Development Consent DA-1183/2016 to read as follows:

Validation Report

Before the issue of any occupation certificate, a detailed Validation report must be submitted to the certifier. The Report must be prepared in accordance with:

- (a) NSW Contaminated Land Planning Guidelines (1998);
- (b) Relevant EPA guidelines. In particular the Contaminated Land Guidelines – Consultants Reporting on Contaminated Land (NSW EPA 2020); 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 a suitably qualified environmental consultant.

The report's cover or title page of the document must include a personalised electronic seal for either the CEnvP(SC) or CPSS CSAM scheme.

The Validation report must verify that the land is suitable for the proposed use(s), and that the remediation and validation of the site has been undertaken in accordance with the approved Remediation Action Plan.

Note: The 'suitably qualified environmental consultant' must be certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) Scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) Scheme.

64. Condition 117G is added to Development Consent DA-1183/2016 to read as follows:

Mechanical Ventilation

Upon completion of works and before the issue of any occupation certificate, a Mechanical Ventilation Certificate of Completion and Performance prepared by a professional engineer or other suitably qualified person must be submitted to certifier for their review and approval. The certification must be accompanied by details of the tests carried out in relation to ventilation and acoustics and confirm that the systems comply with the approved plans, specifications, Building Code of Australia and Australian Standard AS 1668 Parts 1 and 2.



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65. **Condition 117H is added to Development Consent DA-1183/2016 to read as follows:**

Notification

Before the issue of an occupation certificate, council and any other appropriate enforcement agency must be notified of the food business in accordance with the NSW Food Act 2003 and the Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirements.

66. **Condition 121 of Development Consent DA-1183/2016 is amended to read as follows:**

Hairdressers and Skin Penetration

The use and operation of the premises shall comply with the requirements of Schedule 2 (Part 2, Standards for Hairdresser Shops) of the Local Government (General) Regulation 2021, under the Local Government Act 1993.

67. **Condition 122 of Development Consent DA-1183/2016 is amended to read as follows:**

The use and operation of the premises shall comply with the requirements of Schedule 2 (Part 3, Standards for Beauty Salons) of the Local Government (General) Regulation 2021, under the Local Government Act 1993.

68. **Condition 123 of Development Consent DA-1183/2016 is amended to read as follows:**

The use and operation of the premises shall comply with the requirements of the Public Health Act 2010 and Public Health Regulation 2022.

69. **Condition 130 of Development Consent DA-1183/2016 is amended to read as follows:**

Car Parking

A total of one-hundred and thirty-four ~~two (134)~~ **(132)** off-street car parking spaces, including six ~~(6)~~ **four (4)** accessible spaces, two ~~(2)~~ **one (1)** **shared ambulance and drop-off zone** bays and one (1) loading bay associated with the approved development must be provided and maintained at all times.

70. **Condition 134 of Development Consent DA-1183/2016 is amended to read as follows:**

NSW Police Conditions

The development shall be carried out in accordance with the recommendation of the NSW Police as follows:



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- a) Installation of 'anti-theft' type mail boxes or mailboxes that cannot be accessed by universal keys to prevent mail/ identity theft (Australian standards AS/NZS 4253:1994).
- b) Vegetation to not cover/ obstruct natural surveillance of the entrance and mail box areas of the unit to deter mail theft.
- c) Lighting to cover the entrance, main foyer of the apartment block, car park and mail box areas to deter stealing related offences.
- d) ~~Access to the underground car park to be restricted with access given to authorised people (residents/ staff only) to prevent unauthorised access.~~
- e) Signs in grade level and underground car park to remind users to lock and secure valuables
- f) Install smoke alarms to meet with NSW legislation (Australian Standards AS3786).
- g) Display unit number and address at the front of the unit at the recommended size to assist in identifying the building
- h) CCTV cameras covering the main entrance of the building, mail box areas and underground car parking.
- i) Display CCTV warning signs at the main entrance, mail box areas ~~and entry to underground car park, main entrance, mail box areas and entry to underground car park.~~
- j) Register the CCTV cameras with the NSW Police CCT register at: http://www.police.nsw.gov.au/services/register_my_business_cctv_details
- k) All building installations to comply with Australian standards

71. Condition 138 is added to Development Consent DA-1183/2016 to read as follows:

Parking Spaces – Assessment Planner

The following parking spaces should be used solely for the purpose it has been provided.

- (a) Unrestricted resident car parking
- (b) Visitor car parking
- (c) Accessible car parking
- (d) Ambulance parking



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Web www.liverpool.nsw.gov.au **NRS** 13 36 77 **ABN** 84 181 182 471

- 72. Condition 139 is added to Development Consent DA-1183/2016 to read as follows:**

Car Parking Management

All parking areas shown on the approved plans must be used solely for this purpose.

- 73. Condition 140 is added to Development Consent DA-1183/2016 to read as follows:**

Loading Areas

All loading and unloading must take place from the designated loading dock/bay. This area is to be clearly marked/signposted for use by delivery vehicles only.

- 74. Condition 141 is added to Development Consent DA-1183/2016 to read as follows:**

Vehicle Access

Vehicles entering or leaving the development site should be in forward direction.

- 75. Condition 142 is added to Development Consent DA-1183/2016 to read as follows:**

Waste Collection and Management

Waste and recyclable material must be managed in a satisfactory manner, covered at all times and not give rise to offensive odour or encourage pest activity. All solid and liquid waste must be removed regularly from the site by a registered waste contractor. Waste must not be permitted to accumulate near the waste storage bins.

- 76. Condition 143 is added to Development Consent DA-1183/2016 to read as follows:**

Storage and disposal of waste materials during ongoing use

During ongoing use of the premises:

- (a) All garbage and recyclable materials generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time
- (b) Arrangements must be implemented for the separation of recyclable materials from garbage
- (c) Any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests
- (d) Where council does not provide commercial garbage and recyclable materials collection services:
 - (i) A contract must be entered into with a licensed contractor to provide these services for the premises; and



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- (ii) A copy of the contract must be kept on premises and provided to relevant authorities including council officers on request.
- (e) Where the collection of garbage and recyclable materials from the premises is undertaken by a licensed contractor, it must only occur between the hours of 7:00am to 6:00pm Monday to Friday, 8:00am to 1:00pm Saturday.
- (f) All liquid trade waste discharged to sewerage system must comply with the trade waste approval issued by the relevant water authority
- (g) All liquid trade waste pre-treatment devices must be regularly maintained to remain effective in accordance with the conditions of the liquid trade waste approval issued by the relevant water authority.

77. Condition 144 is added to Development Consent DA-1183/2016 to read as follows:

Waste Storage Area

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.

78. Condition 145 is added to Development Consent DA-1183/2016 to read as follows:

Hours of Operation

The hours of operation of the premises are limited to:

24 hours, 7 days a week

79. Condition 146 is added to Development Consent DA-1183/2016 to read as follows:

Delivery Hours, Service Vehicles and Waste Collection

During ongoing use, all deliveries, waste and recycling collection shall only be carried out between 7.00am – 10.00pm, Monday to Sunday.

80. Condition 147 is added to Development Consent DA-1183/2016 to read as follows:

Plan of Management

The approved Plan of Management shall be complied with at all times.



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- 81. Condition 148 is added to Development Consent DA-1183/2016 to read as follows:**

Warm Water Systems

For the purpose of inhibiting or preventing the growth of micro-organisms that may cause Legionnaires' disease, all warm water systems shall be designed, constructed and installed in accordance with the requirements of Public Health Act 2010, Public Health Regulation 2022, AS/NZS 3666:2011 Air handling and water systems of buildings and the Policy Directive titled Water – Requirements for the Provision of Cold and Heated Water, Document Number PD2015_008 published by the NSW Ministry of Health dated 24th February 2015 and any subsequent revision endorsed by NSW Health.

- 82. Condition 149 is added to Development Consent DA-1183/2016 to read as follows:**

Asbestos Management Plan

The document titled Report to Hammondcare on Asbestos Management Plan for Proposed Refurbishment and Demolition Works at 68-82 Stewart Avenue, Hammondville, NSW, Ref: E35780BRpt3rev1-AMP prepared by JK Environments Pty Ltd dated 12th June 2024 shall be complied with at all times for the duration of construction works.

- 83. Condition 150 is added to Development Consent DA-1183/2016 to read as follows:**

Offensive Noise

The use of the premises and/or machinery equipment installed must not give rise to offensive noise so as to interfere with the amenity of the neighbouring properties.

Should an offensive noise complaint be received and verified by Liverpool City Council, an acoustic assessment must be undertaken by a suitably qualified acoustic consultant and an acoustic report must be submitted to Liverpool City Council for review. Any noise attenuation recommendations approved by Liverpool City Council must be implemented.

Note: The 'suitably qualified acoustic consultant' must be a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

- 84. Condition 151 is added to Development Consent DA-1183/2016 to read as follows:**

Waste

Waste and recyclable material must be managed in a satisfactory manner, covered at all times and not give rise to offensive odour or encourage pest activity. All solid and liquid waste must be removed regularly from the site by a registered waste contractor. Waste must not be permitted to accumulate near the waste storage bins.



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85. Condition 152 is added to Development Consent DA-1183/2016 to read as follows:

Flammable Liquids

Flammable and combustible liquids must be stored in accordance with AS 1940:2017– The Storage and Handling of Flammable and Combustible Liquids.

86. Condition 153 is added to Development Consent DA-1183/2016 to read as follows:

Corrosive Substances

Corrosive Substances must be stored and handled in accordance with AS 3780-2008 The Storage and Handling of Corrosive Substances.

87. Condition 154 is added to Development Consent DA-1183/2016 to read as follows:

Complaints Register

The operator must keep a legible record of all complaints received in an up-to date Complaints Register. The Complaints Register must record, but not necessarily be limited to:

- (a) The date and time, where relevant, of the complaint;
- (b) The means by which the complaint was made (telephone, mail or email);
- (c) Any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
- (d) The nature of the complaint;
- (e) Any action(s) taken by the Applicant in relation to the complaint, including any follow-up contact with the complainant; and if no action was taken by the Applicant in relation to the complaint, the reason(s) why no action was taken.
- (f) Allocate an individual “complaint number” to each complaint received.

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

The industry must be operated in accordance with the approved Noise Management Plan and Complaints Handling Procedure at all times.

88. Condition 155 is added to Development Consent DA-1183/2016 to read as follows:

Illumination

Illumination of the site must be arranged in accordance with the requirements and specifications of AS 4282:2019 - Control of obtrusive effects of outdoor lighting so as not to impact upon the amenity of the occupants of adjoining and nearby premises.



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89. Condition 156 is added to Development Consent DA-1183/2016 to read as follows:

Noise

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

- (a) The use of the premises including the cumulative operation of any mechanical plant, equipment, public address system or other amplified sound equipment must not give rise to the emission of 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.
- (b) The operation of any mechanical plant, equipment, public address system or other amplified sound equipment installed on the premises must not cause:
 - (i) The emission of noise as measured over a 15 minute period (LAeq (15 minute)) that exceeds the LA90 (15 minute) background noise level by more than 5 dB(A) when measured at the most affected residential boundary. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the NSW Environment Protection Authority's 'Noise Policy for Industry' (2017);
 - (ii) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors;
 - (iii) 'offensive noise' as defined by the Protection of the Environment Operations Act 1997; and
 - (iv) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.

90. Condition 156 is added to Development Consent DA-1183/2016 to read as follows:

Vapours

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

All other conditions of Development Consent DA-1183/2016, and Modification Applications DA-1183/2016/A and DA-1183/2016/B remain unchanged.

Note: This determination notice is strictly for changes sought under Modification Application DA-1183/2016/C. No approval is granted or implied for any other works / changes proposed to the submitted development.



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ADVISORY NOTES:

- (a) Section 8.2 of the EP&A Act provides that an applicant may request, within six (6) months of the date of the determination of the Development Application, that Council review its determination (this does not relate to designated development or Crown development).

An application under Section 8.2 of the EP&A Act cannot be reviewed/determined after 6 months of the date of determination. Therefore, the submission of a Section 8.2 Application must allow sufficient time for Council to complete its review within the prescribed timeframe, including the statutory requirement for public notification.

- (a) Section 8.9 of the EP&A Act provides that an applicant who is dissatisfied with the determination of a Modification Application, may appeal to the Land and Environment Court within six (6) months of the date of determination, or as otherwise prescribed by the EP&A Act.
- (b) The Section 4.55 Modification Application does not extend the timeframe of the Development Consent initially granted by Council.
- (c) Modification of the Development Consent does not remove the need to obtain any other statutory consent necessary under the EP&A Act.



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ATTACHMENT 1 – SECTION 7.11 PAYMENT FORM

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

Liverpool Contribution Plan 2009 – Established Areas

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 at the time of determination and will be adjusted at the time of payment in accordance with the conditions of consent.

APPLICATION NO: DA-1183/2016/C

PROPOSAL: Modification application lodged pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979 seeks modification to buildings and associated open space in Stages 3 and 4 of the approved development.

<u>Facilities</u>	<u>Amount</u>	<u>Job No.</u>
Liverpool Contributions Plan 2009 Established Areas		
Whitlam Centre Extensions	\$6,900	GL.10000001869.10110
Central Library Extensions	\$4,683	GL.10000001870.10112
Powerhouse	\$4,773	GL.10000001870.10114
District Community Facilities - Eastern	\$7,775	GL.10000001870.10098
District Recreation - Eastern	\$28,831	GL.10000001869.10092
Local Recreation- Hammondville / Holsworthy	\$115,326	GL.10000001869.10097
Administration	\$2,019	GL.10000001872.10104
<u>TOTAL</u>	<u>\$170,309</u>	

----- OFFICE USE ONLY ----- **RECORD OF PAYMENT**

Total Amount paid: _____ **Date:** _____

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



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ATTACHMENT 2 – GENERAL TERMS OF APPROVAL ISSUED BY NSW RFS



RFS



Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Your reference: (CNR-63055) DA-1183/2016/C
Our reference: DA-2017-00066-S4.55-2

ATTENTION: Jason Marshall

Date: Tuesday 14 May 2024

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Seniors Housing
68-82 Stewart Avenue Hammondville NSW 2170, 152//DP717956

I refer to your correspondence dated 23/04/2024 seeking general terms of approval for the above Integrated Development in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, 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

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be maintained as an inner protection area (IPA), in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



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RFS



- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Construction Standards

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

2. Proposed construction must comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas* – 2014 as appropriate and Section 7.5 of *Planning for Bush Fire Protection* 2019.

Access - Internal Roads

Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.

3. Access roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection* 2019:

- SFPP access roads are two-wheel drive, all-weather roads;
- access is provided to all structures;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- access roads must provide suitable turning areas in accordance with Appendix 3; and
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.

Water and Utility Services

Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

4. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection* 2019:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are and not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:

a) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.

- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;



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- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 The storage and handling - of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

5. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area, suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

6. Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; Australian Standard AS 3745:2010 Planning for emergencies in facilities; and, Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities. The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

General Advice – Consent Authority to Note

- The NSW RFS advises that, in accordance with section 4.47(3) of the *Environmental Planning and Assessment Act 1979*, a consent granted by the consent authority must be consistent with these general terms of approval; and,



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- In considering a construction certificate application for building work, it is a matter for the certifier to be satisfied whether the building will comply with the relevant development consent (including conditions in that development consent reflecting any general terms of approval) and the *Building Code of Australia* which comprises Volumes 1 and 2 of the *National Construction Code 2022* (NCC 2022).

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 04/01/2024.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment



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BUSH FIRE SAFETY AUTHORITY

SFPP – Seniors Housing
68-82 Stewart Avenue Hammondville NSW 2170, 152//DP717956
RFS Reference: DA-2017-00066-S4.55-2
Your Reference: (CNR-63055) DA-1183/2016/C

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Nika Fomin

Manager Planning & Environment Services
Built & Natural Environment

Tuesday 14 May 2024



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ATTACHMENT 3 – SYDNEY WATER REQUIREMENTS



9 July 2024

Our reference: 166450

Jason Marshall
Liverpool City Council
marshalli@liverpool.nsw.gov.au

RE: Development Application DA-1183/2016/C at 68-82 Steward Avenue, Hammondville

Thank you for notifying Sydney Water of the modification DA-1183/2016/C at 68-82 Steward Avenue, Hammondville, which proposes modifications to the approved staged 'Hammond Care' age care development project under DA-1183/2016.

Sydney Water notes that a Section 73 case under CN 166450 has been lodged for DA-1138/2016, with a Section 73 Compliance Certificate issued on 09/01/2018.

The modification application only relates to works at 'Stages 3 & 4', with 'Stages 1 & 2' already having been built as per the approved DA-1183/2016. Works being proposed under this DA includes:

- Demolition of the existing buildings and associated structures in Stages 3 & 4
- Changes to the building designs and footprints, resulting in the overall entire Hammond Care facility seeing an increase in the GFA by 185m², a decrease in rooms (-15 beds) and an increase in landscaped area.

Sydney Water has reviewed the application based on the information supplied and provide the following comments to assist in understanding the servicing needs of the proposed development.

Water and Wastewater servicing

- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the S73 application stage.

Sydney Water Corporation ABN 49 776 225 038
1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124
Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



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Next steps

- Should the Council decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent. Further details of the conditions can be found in **Attachment 1**.
 - Section 73 Compliance Certificate
 - Building Plan Approval
- Council is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

This advice is not 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](#).

Council can read further advice on requirements for this proposal in Attachments 1 and 2. Should Council require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Commercial Growth Manager
City Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)

Sydney Water Corporation ABN 49 776 225 038
1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124
Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



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Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

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Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent's information)

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

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:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Sydney Water Corporation ABN 49 776 225 038
1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124
Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



Customer Service Centre Ground floor, 33 Moore Street, Liverpool NSW 2170
All correspondence to Locked Bag 7064 Liverpool BC NSW 1871
Call Centre 1300 36 2170 **Email** lcc@liverpool.nsw.gov.au
Web www.liverpool.nsw.gov.au **NRS** 13 36 77 **ABN** 84 181 182 471

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 <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- 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:

<https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

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