

Attachment 1 - Recommended Conditions of Consent PPSSWC-51 (DA-505/2019)

A. THE DEVELOPMENT

Approved Plans and Reports

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

(a) Plans:

Plan No	Description	Date	Revision	Prepared by
DA-001	Overall Coversheet	31/07/2019	-	NS
DA-002	Site Analysis	31/07/2019	-	NS
DA-003	Overall Site Plan	31/07/2019	-	NS
P_DA-201	Printery Demolition Floor Plan	31/07/2019	-	NS
P_DA-202	Printery Proposed Floor Plan	31/07/2019	-	NS
P_DA-301	Printery Proposed Elevations and Finishes	31/07/2019	-	NS
P_DA-401	Printery Proposed Sections	31/07/2019	-	NS
O5_DA-101	Office 5 Proposed Site Plan	31/07/2019	-	NS
O5_DA-201	Office 5 Proposed Floor and Roof Plan	31/07/2019	-	NS
O5_DA-301	Office 5 Proposed Elevations and Sections	31/07/2019	-	NS
O5_DA-302	Office 5 Proposed Finishes and 3D Views	31/07/2019	-	NS
HS_DA-201	Historical Site Area 1 Proposed Floor Plan	31/07/2019	-	NS
HS_DA-202	Historical Site Area 2-5 Proposed Floor Plan	31/07/2019	-	NS
HS_DA-203	Historical Site Area 2-5 Proposed Roof Plan	31/07/2019	-	NS
HS_DA-301	Historical Site Area 1 Proposed Elevations	31/07/2019	-	NS
HS_DA-302	Historical Site Area 2-5 Proposed elevations 1 of 2	31/07/2019	-	NS
HS_DA-303	Historical Site Area 2-5 Proposed elevations 2 of 2	31/07/2019	-	NS
HS_DA-401	Historical Site Area 1-5 Proposed Sections	31/07/2019	-	NS
19/2092 Sheet 1 of 7	Landscape Masterplan	30/7/2019	E	Paul Scrivener Landscape Architecture
19/2092	Detail Plan A & Front Entry	30/7/2019	E	Paul Scrivener

Sheet 2 of 7	Gate Detail			Landscape Architecture
19/2092 Sheet 3 of 7	Detail Plan B	30/7/2019	E	Paul Scrivener Landscape Architecture
19/2092 Sheet 4 of 7	Detail Plan C	30/7/2019	E	Paul Scrivener Landscape Architecture
19/2092 Sheet 5 of 7	Detail Plan D	30/7/2019	E	Paul Scrivener Landscape Architecture
19/2092 Sheet 6 of 7	Overall Site Plan & Strategic Screen Planting	30/7/2019	E	Paul Scrivener Landscape Architecture
19/2092 Sheet 7 of 7	Details, Notes and Planting Schedule	30/7/2019	E	Paul Scrivener Landscape Architecture
C8	Bulk Earthwork/Cut and Fill Plan	02.08.2019	B	Nastasi & Associates

- (b) Filming Management Plan, prepared by International Bible Students Association, dated 17 February 2020.
- (c) Arboricultural Impact Assessment and Tree Management Plan, prepared by Horticultural Management Services, dated 8th July 2019.
- (d) Bush Fire Assessment Report, prepared by Bushfire Consulting Services Pty Ltd, Report No. 19/0427, dated 15 July 2019.
- (e) Traffic and Parking Report – Alterations and Additions to Existing Religious Establishment, Issue 2, prepared by Lindsay Thorpe, dated 13th November 2019.
- (f) Alterations and Additions to Religious Establishment Noise Impact Assessment 12-14 Zouch Road Denham Court, prepared by Alpha Acoustics Pty Ltd, dated 14 February 2020.
- (g) Salinity Management Plan, prepared by Morrow Geotechnics Pty Ltd, dated 1 August 2019.
- (h) Stage 1 Preliminary Site Investigation (PSI), prepared by Airsafe, dated 1 July 2019.
- (i) Soil Vapour Assessment prepared by Reditus Consulting dated 25 July 2019.
- (j) Groundwater Monitoring Event report, prepared by Reditus Consulting dated 26 July 2019.

- (k) Flood study report by RTS Civil Consulting Engineers Pty Ltd (Ref: Job No. 190904; Overland Flow Assessment and Flood Risk Management Report, Alterations & Additions to Existing Religious Establishment, 12-14 Zouch Road, Denham Court; Issue: A; Dated: 11 October 2019).

except where modified by the undermentioned conditions.

General Compliance

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

National Construction Code

3. In accordance with section 4.17 (11) of the *Environmental Planning & Assessment Act 1979* and clause 8.8, 8.10 of the *Environmental Planning & Assessment Regulation 2000*, it is a *prescribed condition* that all building work must be carried out in accordance with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:
- (a) Complying with the Deemed to Satisfy Provisions; or
 - (b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

Works at no cost to Council

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

General Terms of Approval

5. All General Terms of Approval issued by the Natural Resources Access Regulator, shall be complied with prior, during, and at the completion of construction, as required in accordance with the General Terms of Approval dated 5 February 2020. A copy of the General Terms of Approval are attached to this decision notice in Attachment 2.

Utility Services

6. All conditions issued by Sydney Water, dated 6 September 2019, shall be complied with prior, during, and at the completion of construction, as required in accordance with the conditions detailed in their correspondence. A copy of the conditions are attached to this decision notice in Attachment 3.
7. All conditions issued by Endeavour Energy, dated 4 September 2019, shall be complied with prior, during, and at the completion of construction, as required in accordance with

the conditions detailed in their correspondence. A copy of the conditions are attached to this decision notice in Attachment 4.

RMS Requirements

8. Correspondence issued by NSW Roads and Maritime Services, dated 21 October 2019, shall be complied with prior, during, at the completion of construction and during operation of the use, as required in accordance with the comments detailed in their correspondence. A copy of the correspondence is attached to this decision notice in Attachment 5.

Intersection Movements

9. The submitted Traffic Report does not appear to consider whether the right turn movements at the Zouch Road/Campbelltown Road intersection are safe. An addendum to the Traffic Impact Assessment must assess if the additional traffic volumes from the proposed development will exacerbate any unsafe movements, if so then appropriate mitigation measures are to be recommended and adopted. This is to be reviewed and approved by Council's Manager of Development Assessment as well as the NSW Roads and Maritime Services prior to the issue of any Construction Certificate.

B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

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

Construction Certificate

10. Building work shall not commence prior to the issue of a Construction Certificate by Council or an Accredited Certifier. Building work includes but is not limited to, the placement of any site sheds or builders' facilities, site grading, retaining walls, excavation, cutting trenches, installing formwork and steel reinforcement or placing of plumbing lines.

Amendments to Documentation

11. All proposed external lighting provided as part of the proposal is to adhere to the assumptions included for lighting provision in the "Alterations and Additions to Religious Establishment Obtrusive Light Spill Assessment," Revision 1, prepared by Phillip Joe, dated 13 February 2020. The required lighting is to be shown in appropriate plans lodged with any Construction Certificate application.
12. The Film Management Plan is to be amended to detail that no more than 75 daily commuting cast/crew are to attend the film site. Should cast/crew in addition to this number be required, they are to be employed from those persons currently living in existing residential accommodation on the site. An amended Film Management Plan detailing this change shall be submitted review and approved by Council prior to the issue of any Construction Certificate.
13. The Film Management Plan is to be amended to require commuting staff and crew to enter the site via the main gate at Zouch Road. The Film Management Plan is to assign a traffic manager role to one staff member to monitor the release of commuters and stagger commuter exit of the site via Church Road throughout the day. The Church Road gate is

to be staffed on filming days to ensure all wayward commuters are directed to use the Zouch Road gates in future. An amended Film Management Plan detailing this change shall be submitted review and approved by Council prior to the issue of any Construction Certificate.

14. The Film Management Plan is to be amended to require that noise emanating from the use is in accordance with the "Alterations and Additions to Religious Establishment Noise Impact Assessment 12-14 Zouch Road Denham Court, prepared by Alpha Acoustics Pty Ltd, dated 14 February 2020." In this regard;
 - a. The movie set generator is to have a sound power level of less than 90 dB(A).
 - b. The hand-held volume controllable electronic voice amplifier should have a sound power level of no more than 100dB(A).
 - c. Reversing safety beepers on all relevant plant equipment are to be "broadband" style to reduce tonal noise annoyance.

An amended Film Management Plan detailing these changes is to be submitted prior to the issue of any Construction Certificate.

15. Tree 10 Grey Gum (*Eucalyptus punctata*) and Group 11 Prickly Paperbark identified in the Arboricultural Impact Assessment and Tree Management Plan, prepared by Horticultural Management Services, dated 8th July 2019 are to be retained and protected. No approval is expressed or implied in relation to the removal of these trees. The relevant site and landscape plans lodged with the Construction Certificate application are to detail these changes.

Fee Payments

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

The following fees are applicable and payable:

- (a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more, or a swimming pool is to be excavated by machinery,
- (b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve, and
- (c) Long Service Levy payment is applicable on building work having a value of \$25,000 or more, at the rate of 0.35% of the cost of the works. The required Long Service Levy payment, under the Building and Construction Industry Long Service Payments Act 1986, is to be forwarded to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 6.8 of the *Environmental Planning & Assessment Act 1979*.

These fees are reviewed annually and will be calculated accordingly.

Provision of Services

17. An application to obtain a Section 73 Compliance Certificate under the *Sydney Water Act 1994*, must be lodged with Sydney Water. To facilitate this, an application must be made through an authorised Water Servicing Coordinator. Please refer to the “building and developing” section of Sydney Water’s web site at www.sydneywater.com.au, or telephone 13 20 92.

Following receipt of the application, a ‘Notice of Requirements’ will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of the ‘Notice of Requirements’ must be submitted to the Principal Certifying Authority.

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

Waste Management Plan

19. An amended Waste Management Plan is to be submitted to the PCA for approval prior to the issue of any Construction Certificate. The Waste Management Plan is to be in accordance with the provisions of the Liverpool Development Control Plan and is to include the demolition, construction and post-construction phases of the development.

Section 138 Roads Act – Minor Works in the public road

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

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

Cladding

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

Retaining Walls on Boundary

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

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

Stormwater Concept Plan

23. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by RTS, reference number 190904 (SW101 & SW102), Revision A, dated 11/10/19.
- (a) The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.
 - (b) Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.
24. All proposed grated pits shall be concrete benched to prevent water ponding.

Water Quality

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

The Construction Certificate must be supported by:

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

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

Site Development Work

26. Site development work in the form of excavation, underpinning or shoring works must not take place, until such time as a Construction Certificate has been issued.

Notification

27. In the event that Council is not the Principal Certifying Authority, the Certifying Authority must advise Council, in writing of:
- (a) The name and contractor licence number of the licensee who has contracted to do or intends to do the work, or
 - (b) The name and permit of the owner-builder who intends to do the work.

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

Dilapidation report

28. A dilapidation report of all infrastructure fronting the development in 12-14 Zouch Road, Denham Court is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 10m either side of the development.

Flooding Requirements

29. There shall be no net loss of floodplain storage volume below the 1% AEP flood. Compensatory excavation shall be included in the proposal to mitigate any loss of flood storage volume. The details of flood compensatory works including location of excavation and cut and fill volume calculations shall be submitted for Council's review and approval prior to the issue of any Construction Certificate.
30. The structures of "Historical Site Area 1" shall be constructed from flood compatible building components below the 1% AEP flood plus half a metre freeboard (i.e. 67.5m + 0.5m = 68m Australian Height Datum). These construction materials are to be clearly indicated on plans lodged with the Construction Certificate.
31. On-site water quality treatment facilities shall be provided to ensure that stormwater runoffs leaving the site comply with Council's water quality standards (Ref: Job No: Job No. 190904; Conceptual Stormwater Quality Management Plan, Alterations & Additions to Existing Religious Establishment, 12-14 Zouch Road, Denham Court; Issue: A; Dated: 11 October 2019). The treatment facilities shall capture all gross pollutants and liquid contaminants from the stormwater before discharging it to waterway or Council stormwater system. Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link. Water quality modelling report and electronic copies of MUSIC model shall be submitted to Council prior to the issue of the Construction Certificate.
32. The proposed development shall not have any adverse flooding impact in the vicinity and the development shall be undertaken as indicated in the flood study report by RTS Civil Consulting Engineers Pty Ltd (Ref: Job No. 190904; Overland Flow Assessment and Flood Risk Management Report, Alterations & Additions to Existing Religious Establishment, 12-14 Zouch Road, Denham Court; Issue: A; Dated: 11 October 2019). Plans submitted with the Construction Certificate application shall be in accordance with this plan.

33. The void area between natural ground level and finished floor level on the southern elevation of "Biblical Site 1" is to be treated with an appropriate sandstone (or similar) cladding to obscure this void.
34. The finished floor level of the office building shall be no lower than the 1%AEP flood plus half a metre freeboard.

C. PRIOR TO WORKS COMMENCING

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

Construction Certificates prior to work commencing

35. Prior to the commencement of any building works, the following requirements must be complied with:
 - (a) Construction Certificate must be obtained from the Council or an accredited certifier, in accordance with the provisions of the *Environmental Planning & Assessment Act 1979*.
 - (b) Where a Construction Certificate is obtained from an Accredited Certifier, the applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Section 4.19, 6.6, 6.7, 6.12, 6.13, 6.14 of the Act.
 - (c) A copy of the Construction Certificate, the approved development consent plans and consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.
 - (d) A Principal Certifying Authority (PCA) must be appointed to carry out the necessary building inspections and to issue an occupation certificate; and
 - (e) The PCA must advise Council of the intended date to commence work which is the subject of this consent by completing a notice of commencement of building works or subdivision works form, available from Council's Customer Service Centre. A minimum period of two (2) working days' notice must be given.

Demolition Works

36. Demolition works shall be carried out in accordance with the following:
 - (a) Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with the Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials,
 - (b) Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council, and

- (c) The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.

Construction Certificate

- 37. Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.

Sediment & Erosion Control

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

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

Dial Before You Dig

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

Site Facilities

- 40. Adequate refuse disposal methods and builder's storage facilities shall be installed on the site and maintained until the works are complete. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.

Toilet Facilities

- 41. Toilet facilities must be available or provided at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must:
 - (a) Be a standard flushing toilet connected to a public sewer, or

- (b) Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) Be a temporary chemical closet approved under the *Local Government Act 1993*.

Site Notice Board

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

Security Fence

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

Waste Classification and disposal of soils and materials from site

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

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

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

Notification of Service Providers

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

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

Craning and Hoarding

46. If the work is likely to cause pedestrian or vehicular traffic in a public area to be obstructed or rendered inconvenient; or if craning of materials is to occur across a public or road reserve area, a separate Road Occupancy Certificate and/or Hoarding approval must be obtained from Liverpool City Council prior to undertaking the works.

D. DURING CONSTRUCTION

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

Demolition Inspections

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

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

- (b) Immediately following completion of the demolition.

Proof of appropriate disposal of demolition materials (including asbestos) may be required at this time in accordance with the approved Waste Management Plan.

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

Building Work

48. The building works must be inspected by the *Principal Certifying Authority*, in accordance with section 6.5 of the *Environmental Planning & Assessment Act 1979* and clause 162A of the *Environmental Planning & Assessment Regulation 2000*, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.
49. The Principal Certifying Authority must specify the relevant stages of construction to be inspected and a satisfactory inspection must be carried out, to the satisfaction of the Principal Certifying Authority, prior to proceeding to the subsequent stages of construction or finalisation of the works.

Identification Survey Reports

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

has advised the builder/developer that the floor level and external wall setback details shown on the submitted survey are satisfactory.

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

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

Construction Noise

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

Hours of Construction Work and Deliveries

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

Waste Management

53. The Waste Management Plan submitted to and approved by Council must be adhered to at all times throughout all stages of the development. Supporting documentation (receipts/dockets) of waste/recycling/disposal methods carried out, is to be kept and must be produced upon the request of Council or any other authorised officer. Any non-compliance with this requirement will result in penalties being issued.
54. All dangerous and/or hazardous material shall be removed by a suitably qualified and experienced contractor, licensed by WorkCover NSW. The removal of such material shall be carried out in accordance with the requirements of WorkCover NSW. The material shall be transported and disposed of in accordance with DECCW (EPA) requirements.

Erosion Control and General Site Works

55. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
56. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
57. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

Waste Management

58. All demolition, excavation and construction waste must be separated as it is generated and kept separate bays, builder's site bins and/or skips.

59. All lightweight or granular excavation or construction wastes such as wrapping, packaging materials, bags, insulation, sand, soil etc. must be kept fully enclosed at all times to prevent them from becoming wind-blown in strong wind conditions or from washing into drains, sewers or waterways or onto neighbouring properties or public land in wet weather.

Water Quality

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

Air Quality and Pollution Control

61. Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
62. The site is to be maintained so that all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material. Penalties will apply if the site and surrounding streets are not kept in a satisfactory condition.
63. All vehicles involved in the delivery, demolition or construction process departing from the property shall have their loads fully covered before entering the public roadway.
64. The loading and unloading of all vehicles associated with the development must be undertaken within the property boundary of the premises subject to this consent.

Measures must be implemented to prevent tracking of sediment by vehicles onto roads.

Vehicle loads must be covered when entering and exiting the site with material.

65. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the Principal Certifying Authority may direct that such work is not to proceed.
66. Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.

Refuse Disposal

67. Adequate refuse disposal methods and builders storage facilities shall be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.

Ventilation

68. The premises shall be ventilated in accordance with the requirements of the Building Code of Australia (BCA) if using deemed to satisfy provisions: AS1668, Parts 1 & 2.
69. The design, construction, installation and commissioning of the mechanical ventilation systems(s) serving the premises shall be carried out in accordance with Australian Standard AS1668 Parts 1 & 2.

Major Filling/Earthworks

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

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

71. **Excavation during construction**

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

- (a) Protect and support the building, structure or work from possible damage from the excavation, and
- (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (c) (a) and (b) above does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.
- (d) Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the manufacturers details or by a practising structural engineer.

Contamination Land Management / Introduced fill

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

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

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

73. 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).
74. Any new information which comes to light during demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately after discovery.

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

Notification of Damage

75. The applicant/builder shall be responsible to report to the Council any damage to Council's footpath and road carriageway as a consequence of demolition or excavation or building activities or delivery/ departure of materials associated with this site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder/ site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be organised with Council.

Aboriginal Relics/Artefacts

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

E. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

**The following conditions are to be complied with or addressed prior to issue of either an Interim or Final Occupation Certificate by the Principal Certifier (PC):
Certificates**

Works as executed – General

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

An original set of works-as-executed drawings and copies of compliance documentation shall also be submitted to Liverpool City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

78. The premises must not be utilised until an Occupation Certificate is issued by the principal certifier.

Rectification of Damage

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

Any rectification works within 12-14 Zouch Road Denham Court will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

Stormwater Compliance

80. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that the overland flow path works,
- a) Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent,
 - b) Have met the design intent with regard to any construction variations to the approved design, and
 - c) Any remedial works required to been undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.

Restriction as to User and Positive Covenant

81. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the overland flow path works shall be registered on the title of the property.

The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

82. Details of critical stage inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the occupation certificate.
83. The Principal Certifying Authority shall ensure that all compliance certificates required by this development consent are referenced to the condition consent number. The Compliance Certificate is to state that the works as constructed comply fully with the required condition of consent being acted on by the certifier.

Cladding

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

Landscaping

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

Rectification of Damage

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

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

Dilapidation Report

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

F. CONDITIONS RELATING TO USE

Film set operation and use of associated offices

88. The filming use and associated offices shall operate within the hours of 7am to 9pm daily.
89. The use shall be undertaken in accordance with the Filming Management Plan, prepared by International Bible Students Association, dated 17 February 2020 and as amended by this consent.

Landscaping

90. Landscaping shall be maintained in accordance with the approved plan, in a healthy state and in perpetuity by the existing or future owners and occupiers of the development.

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

Environment

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

Air Conditioning

92. The plant associated with any air conditioning system shall not cause any offensive noise as defined under the Protection of the Environment Operations Act 1997.

Graffiti

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

G. ADVISORY

- (a) Sections 8.2, 8.3, 8.4 & 8.5 of the Environmental Planning and Assessment Act 1979 allow you to request the consent authority to review this determination notice if you are dissatisfied with it or the conditions contained within this determination notice. This right must be exercised within six (6) months from the date of this notice with the appropriate fee.
- (b) Under Sections 8.7 & 8.10 of the Environmental Planning and Assessment Act 1979 applicants who are dissatisfied with the outcome of a consent authority have a right of appeal to the Land and Environment Court. This right must be exercised within six (6) months from the date of this notice of determination.
- (c) In accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within five years of the date of this notice.
- (d) To confirm the date upon which this consent becomes effective, refer to Section 4.20 of the Environmental Planning and Assessment Act, 1979. Generally the consent becomes effective from the determination date shown on the front of this notice. However if unsure applicants should rely on their own enquiries.
- (e) To confirm the likelihood of consent lapsing, refer to Section 4.53 of the Act. Generally consent lapses if the development is not commenced within five years of the date of approval. However if a lesser period is stated in the conditions of consent, the lesser period applies. If unsure applicants should rely on their own enquiries.
- (f) In accordance with Sections 8.8 and 8.10 of the Environmental Planning and Assessment Act 1979, an objector who is dissatisfied with the determination of a consent authority to grant consent to a Development Application for Designated Development (including Designated Development that is Integrated Development), may, within 28 days after the date on which the application is taken to have been determined, appeal to the Land and Environment Court.

- (g) The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the applicant should investigate their liability under the Act.
- (h) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.
- (i) "DIAL BEFORE YOU DIG"

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

- (j) TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800 810 443.

- (k) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain Salinity reports relating to some developments, no assessment may be made by Council in that regard. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential effect of Salinity to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction of any type affected by soil and or ground water Salinity.
- (l) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.
- (m) Letter boxes must be provided in accordance with the requirements of Australia Post. In this regard, the developer is required to obtain approval from Australia Post for address numbering, and letter box positioning and dimensions.

- (n) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.

Attachment 2 – Natural Resources Access Regulator Requirements



Natural Resources
Access Regulator

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1119141

Issue date of GTA: 08 February 2020

Type of Approval: Controlled Activity

Description: Additions and alterations to an existing religious establishment. The development includes alterations to the existing printery building, the addition of a new office building and the construction of a replica of a historical Biblical site.

Location of work/activity: 12-14 ZOUC ROAD, DENHAM COURT NSW 2565

DA Number: DA505/2019

LGA: Liverpool City Council

Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.

Condition Number	Details
Design of works and structures	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
Erosion and sediment controls	
GT0006-00001	The following plan(s): - Erosion and Sediment Controls Plan must be: A. prepared in accordance with Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004), as amended or replaced from time to time, and B. submitted with an application for a controlled activity approval.
Plans, standards and guidelines	
GT0002-00680	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity(s) described in the plans and associated documents found in Schedule 1, relating to Development Application as provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity(s) may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0003-00002	The application for a controlled activity approval must include the following document(s): - outlet structures; Erosion and Sediment Control Plan; Soil and Water Management Plan; Vegetation Management Plan.
GT0005-00328	A. The application for a controlled activity approval must include the following plan(s): - Final design Plan, - Stormwater Design, - Erosion and Sediment Control Plan. B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities .
GT0030-00008	The application for a activity; controlled activity approval must include plans prepared in accordance with Natural Resources Access Regulator's guidelines located on the website https://www.industry.nsw.gov.au/water/licensing-

3/26 Honeysuckle Drive, Newcastle, NSW 2300 | PO BOX 2213, Dangar, NSW 2309
water.enquiries@dpi.nsw.gov.au | www.water.nsw.gov.au



General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1119141

Issue date of GTA: 08 February 2020

Type of Approval: Controlled Activity

Description: Additions and alterations to an existing religious establishment. The development includes alterations to the existing printery building, the addition of a new office building and the construction of a replica of a historical Biblical site.

Location of work/activity: 12-14 ZOUC ROAD, DENHAM COURT NSW 2565

DA Number: DA505/2019

LGA: Liverpool City Council

Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources
trade/approvals/controlled-activities.

Rehabilitation and maintenance

GT0007-00008 When the proposed controlled activity is completed, and the rehabilitation plan has been implemented, maintenance of the site must be carried out for a period of 2 years in accordance with that rehabilitation plan submitted as part of the controlled activity approval, and approved by Natural Resources Access Regulator.

GT0023-00001 Vegetation clearance associated with the proposed controlled activity must be limited to where the controlled activity is to be carried out, as shown on the approved plan(s).

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA505/2019 as provided by Council:

- SEE
- Civil Plans

Attachment 3 – Sydney Water Conditions

From: UrbanGrowth <UrbanGrowth@sydneywater.com.au>
Sent: Friday, 6 September 2019 11:43 AM
To: Ashwin Lata
Cc: Peter Nelson
Subject: RE: Referral to Sydney Water - Unknown Addressee - 12-14 ZOUC ROAD, DENHAM COURT NSW 2565 - DA-505 2019(5)

Dear Peter,

Thank you for notifying Sydney Water of the proposed alterations to existing structures and construction of a new office building to accommodate offices, including an office breakout area and amenities, grouped with the existing farm shed and cattle yards located at 12-14 Zouch Road, DENHAM COURT. We have reviewed the proposal and can provide the following comments for your consideration.

Building Plan Approval

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

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

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

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

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Section 73 Certificate

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

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Applications can be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Section 73 Compliance Certificates or telephone 13 20 92.

If you require any further information, please contact the Growth Planning Team on urbangrowth@sydneywater.com.au

Kind regards,

Enrique Sarthou

Student Planner

City Growth and Development, Liveable City Solutions

Sydney Water, Level 7, 1 Smith Street, Parramatta NSW 2150

PO Box 399 Parramatta NSW 2124



Ph 8849 6496

enrique.sarthou@sydneywater.com.au



4 minute
showers



Wait for a
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½ flush

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Attachment 4 – Endeavour Energy Conditions

From: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>
Sent: Wednesday, 4 September 2019 4:11 PM
To: LCC
Cc: Peter Nelson
Subject: LIVERPOOL CITY COUNCIL DEVELOPMENT APPLICATION DA-505/2019 RE 12-14 ZOUCH ROAD, DENHAM COURT NSW 2565
Attachments: SW Work near underground assets.pdf; EE Drawing 86232 OH lines minimum clearances.pdf; EE Fact Sheet Building Construction.pdf; EE Guide for Padmount Substations.pdf; EE Safety on the job.pdf; EE Safety Plumbing.pdf; ENA EMF What We Know.pdf; SW Work near overhead power lines.pdf

The General Manager
Liverpool City Council

ATTENTION: Peter Nelson DEVELOPMENT ASSESSMENT

Dear Sir or Madam

I refer to Council's letter of 28 August 2019 regarding Development Application DA-505/2019 at 12-14 ZOUCH ROAD, DENHAM COURT NSW 2565 (PART LOT 2 DP 1111318) for 'Additions and alterations to an existing religious establishment. The development includes alterations to the existing printery building, the addition of a new office building and the construction of a replica of a historical biblical site'. Submissions need to be made to Council by 18 September 2019.

As shown in the below site plans from Endeavour Energy's G/Net master facility model there are:

- No easements over the site benefitting Endeavour Energy (active easements are indicated by red hatching).
- Low voltage and 11,000 volt / 11 kilovolt (kV) (constructed at 22,000 volts / 22 kV) high voltage overhead power lines to the opposite side of Zouch Road where there is an underground to overhead pole (UGOH) from which there are 11 kV high voltage underground cables going to high voltage customer substation no. 12948 (indicated by the symbol ) located on the site providing a customer connection point for the existing building on that part of the site. There also 33,000 volt / 33 kV high voltage underground cables and underground earth cables and underground pilot cables (carrying protection signals or communications between substations) to the opposite side of Zouch Road.
- Low voltage overhead power lines to the Church Road road verge way with an extended low voltage overhead service conductor going to a customer owned pole (indicated by the green circle) on the site providing a customer connection point but which is currently not connected to any premises ie. the '0/0' indicates there are no premises connected and no life support customers.
- It is opposite Endeavour Energy's Edmondson Park Zone Substation located at Zouch Road Ingleburn (Lot 11 DP 1198965).

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage [normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kilovolts (kV)] by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

As an adjoining or nearby owners and occupiers, as Endeavour Energy's Edmondson Park Zone Substation is a non-habitable building / site it is comparatively less impacted. Whilst Endeavour Energy is not necessarily opposed to the Development Application, in regards to the appropriate development controls and the environmental impact of the proposed development on adjoining or nearby owners and occupiers, it will leave such determination to Council.

In regards to Endeavour Energy's role as an electricity supply authority, Endeavour Energy has noted from Figure 3.1 below from the Statement of Environmental Effects the proposed alterations are not near Endeavour Energy's electricity infrastructure on or in proximity of the site. Subject to the following recommendations and comments Endeavour Energy has no objection to the Development Application.

- **Network Capacity / Connection**

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

6.3 TABLE - LDGP 2008 PART 5

✓	CLAUSE	REFERENCE	COMMENT
✓	8	Site Services	The site has adequate dams for collecting rain Garbage receptacles

The existing facility is supplied via high voltage customer substation no. 12555. As a high voltage customer the 'High Voltage Operational and Maintenance Protocol' between Endeavour Energy and the customer regarding the provision of high voltage supply to the site will specify a 'Load of Customers Installation' which is adequate for the then / Customer's current requirements. The Protocol generally also states the following:

'Should any further increase in loads be required, contact should be made with Endeavour Energy's Network Connections Branch, who will inform you of the requirements in this regard'.

The Protocol also identifies where Endeavour Energy's responsibility terminates (normally at the pole or pillar on the road verge from which supply is taken) in respect of:

- ownership of high voltage equipment;
- switching operations; and
- maintenance of equipment.

High voltage customer connections must be a single customer site. Multiple occupant developments such as subdivisions, shopping centres, factory units, distribution centres, etc. are not entitled to high voltage connections.

Accordingly, should the proposed development result in any additional electricity load which is outside of the current Protocol, the applicant will need to contact Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

- **Earthing**

The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. Inadequate connection to the earth to allow a leaking/fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury.

- Bushfire

Endeavour Energy has noted that the Statement of Environmental Effects indicates that 'Part of the subject land is bushfire-prone land, as defined in the Environmental Planning and Assessment Act 1979, and the legislative requirements for development in bushfire-prone areas are applicable to part of the project'. Whilst Endeavour Energy has not sited the accompanying Bush Fire Hazard Assessment (Annexure L), NSW Rural Fire Service 'Planning for Bush Fire Protection 2006' as a general bush fire protection measures requires that electricity should be located so as not to contribute to the risk of fire or impede the fire fighting effort.

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

9.1.1 BUSHFIRE RISK MANAGEMENT

1.0 POLICY STATEMENT

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

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

- Vegetation Management

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

- Prudent Avoidance

The electricity network is operational 24/7/365 ie. all day, every day of the year. The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage ie. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV).

In practical terms this means that when designing new transmission and distribution facilities, consideration is given to locating them where exposure to the more sensitive uses is reduced and increasing separation distances. These emissions are generally not an issue but with Council's permitting or encouraging development

with higher density, reduced setbacks and increased building heights, new development can impact on existing electricity infrastructure.

Endeavour Energy's Edmondson Park Zone Substation is not a 'scheduled premises' under the Protection of the Environment Operations Act 1997 (NSW) and the holding of a licence under that Act for operations at the site is not required ie. a substation is generally located and designed to not result in the emission of offensive noise. As a guide / target Endeavour Energy's substations nominally meet the Environmental Protection Authority 'NSW Industrial Noise Policy' with the overall aim to allow the need for its network operations to be balanced with the desire for quiet in the community.

Where development is proposed in the vicinity of electricity infrastructure, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development. Endeavour Energy believes that even for less sensitive non-residential development, likewise applicants and Council should also adopt a policy of prudent avoidance by the siting of more sensitive uses away from any electricity infrastructure eg. those parts of the site regularly occupied by people such as the ancillary offices etc. away from any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know' which can also be accessed via their website at <https://www.energynetworks.com.au/electric-and-magnetic-fields> and provides the following advice:

Electric fields are strongest closest to their source, and their strength diminishes rapidly as we move away from the source.

The level of a magnetic field depends on the amount of the current (measured in amps), and decreases rapidly once we move away from the source.

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

- Dial Before You Dig

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

- Public Safety

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

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

If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of

electricity infrastructure such as builders, construction industry workers etc. The email address is Construction.Works@endeavourenergy.com.au.

- Emergency Contact

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

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

Could you please pass on a copy of this submission and the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

Yours faithfully

Cornelis Duba

Development Application Specialist
Network Environment & Assessment

T: 9853 7896

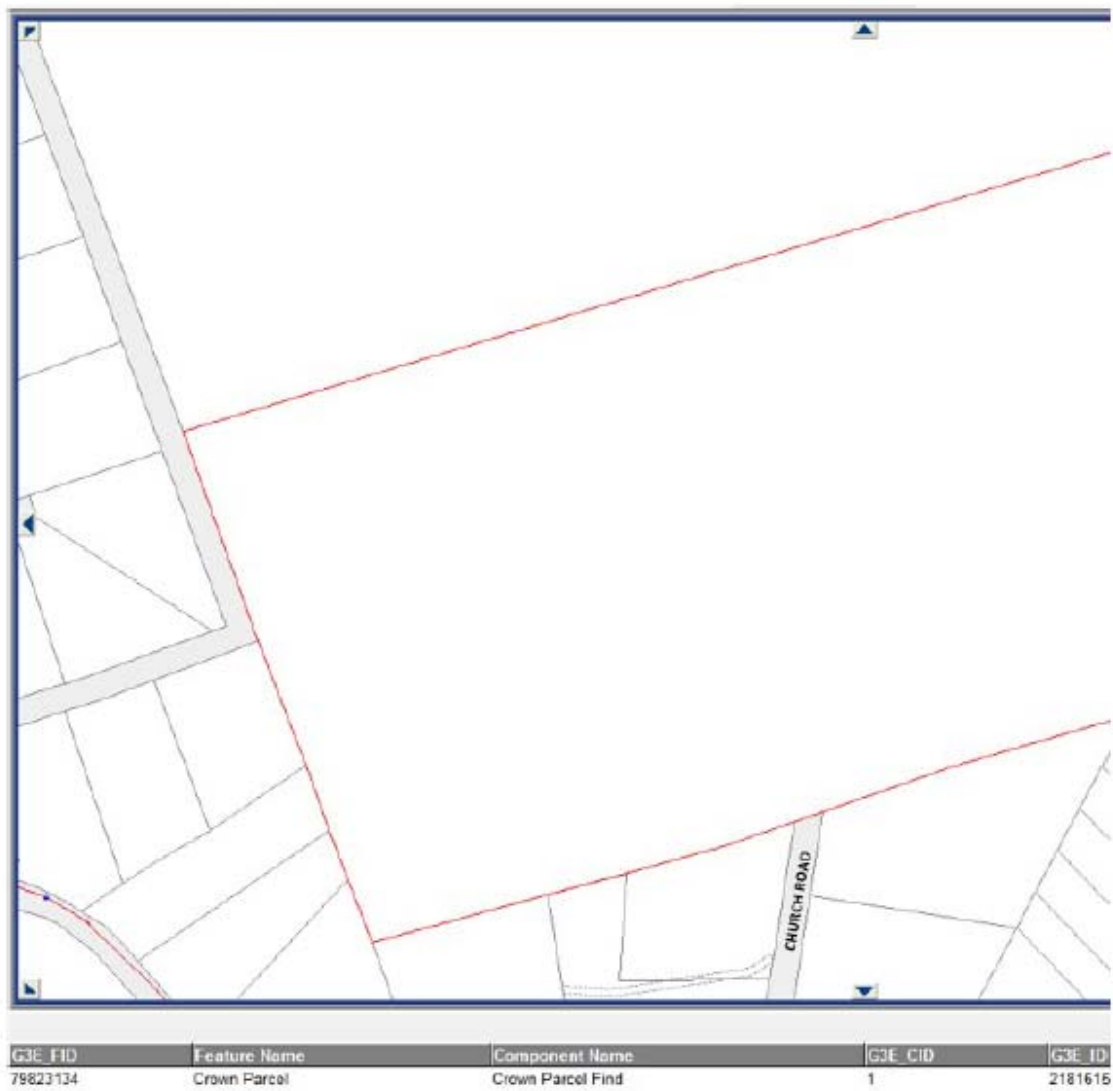
E: cornelis.duba@endeavourenergy.com.au

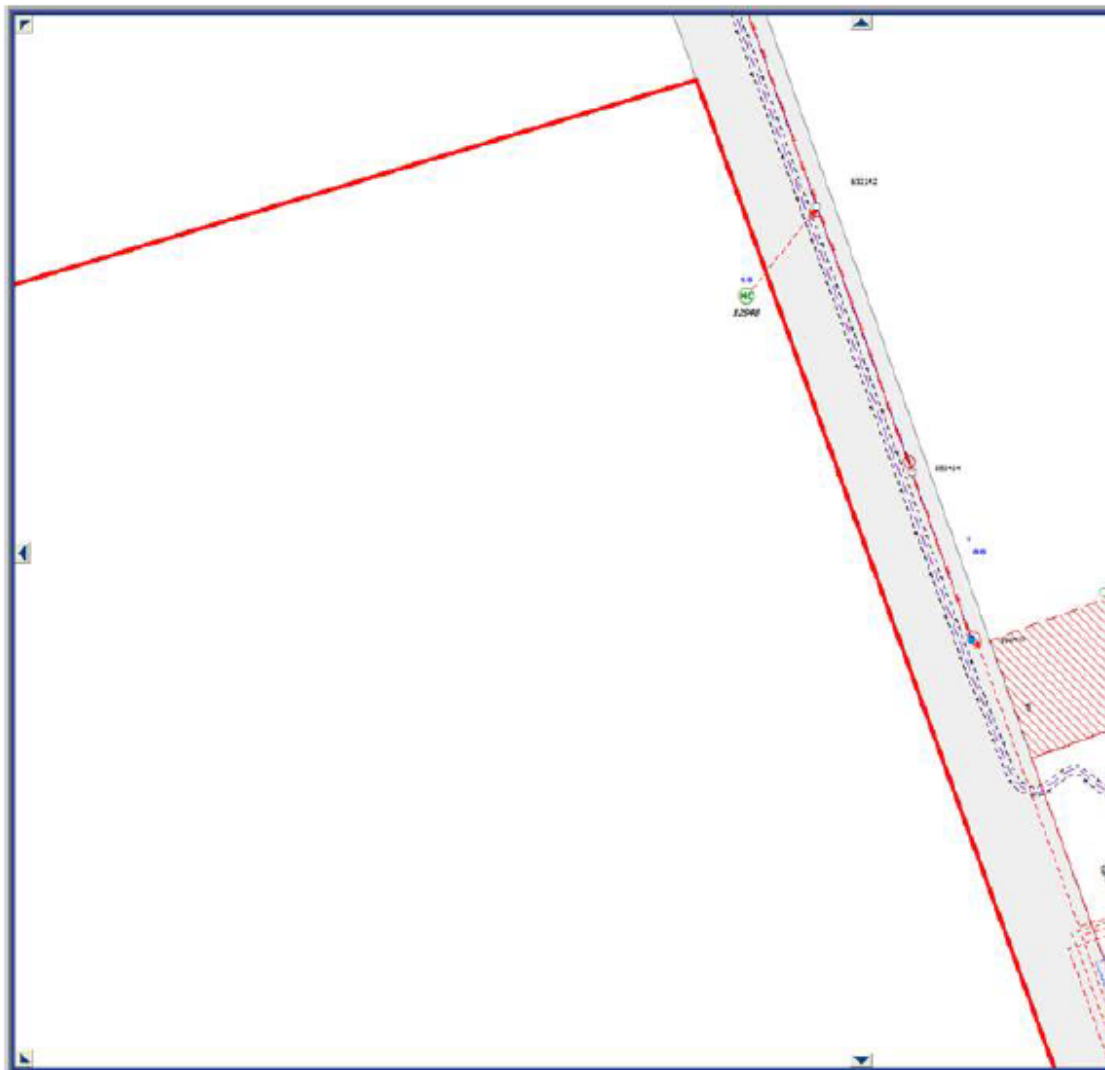
51 Huntingwood Drive, Huntingwood NSW 2148

www.endeavourenergy.com.au

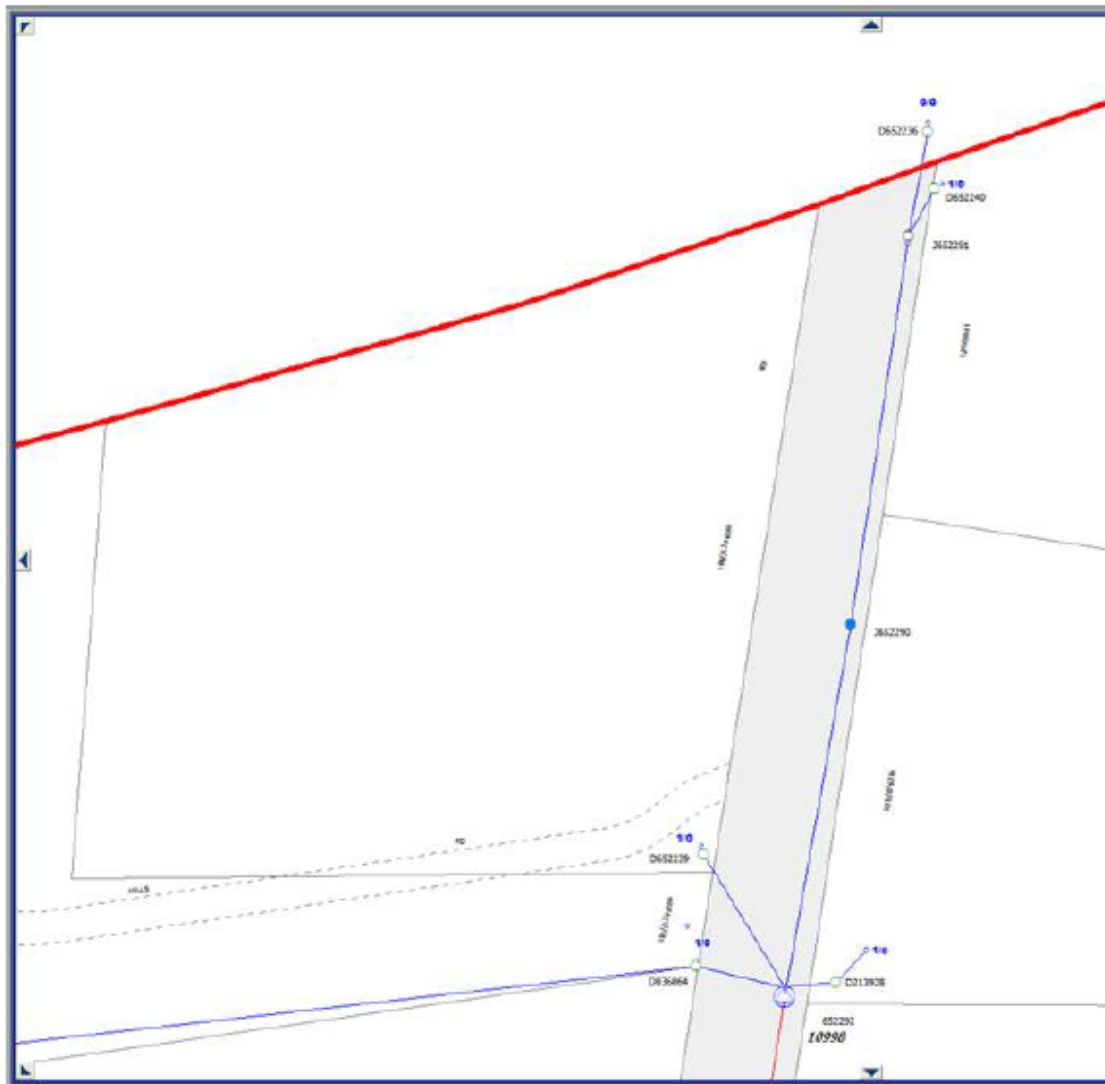


Figure 3.1 Aerial view of site (copy from Lands Department SIX Viewers site) showing proposed alterations shaded in red.











Attachment 5 – Roads and Maritime Correspondence



Transport
Roads & Maritime
Services

21 October 2019

Roads and Maritime Reference: SYD19/01143/01 (A29540532)
Council Ref: DA-5058/2019

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

Attention: **Peter Nelson**

Dear Sir/Madam

**ALTERATIONS AND ADDITIONS TO EXISTING RELIGIOUS ESTABLISHMENT FOR OFFICE
USE AND FILMING – 12-14 ZOUCHE STREET, DENHAM COURT**

Reference is made to Council's correspondence dated 29 August 2019, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted application and provides the following comments for Council's consideration in the determination of this application:

1. The subject property is affected by a road proposal as shown by pink colour on the attached Aerial – "X" and Sketch SR2249. Roads and Maritime Services requires all buildings and structures, together with any improvements integral to the future use of the site to be erected clear of the land required for road (unlimited in height or depth). The area required for road should also be identified on any plan of development.
2. The proponent is advised that the subject property is within close proximity to the Campbelltown Road Upgrade project. The concept proposal provides restricts the Zouch Road and Campbelltown Road intersection to left-in/left-out. Also the existing driveway access to the subject property closest to Campbelltown Road may require removal in the future. Please note however that detailed design for the Campbelltown Road Upgrade project has not been finalised and accordingly this may be subject to change.

Further information in regard to the Campbelltown Road Upgrade can be obtained by visiting Roads and Maritime website www.rms.nsw.gov.au/projects/sydney-west/campbelltownroadupgrade or the applicant may contact Nanthini Easwaran on 9352 9545 or Nanthini.easwaran@rms.nsw.gov.au, if further information is required.

Roads and Maritime Services

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

www.rms.nsw.gov.au | 13 22 13

3. It is not clear if the submitted Traffic Report has considered whether the right turn movements at the Zouch Road/Campbelltown Road intersection are safe. If the additional traffic volumes from the proposed development will exacerbate any unsafe movements then the applicant is requested to provide mitigation measures.
4. It is the proponent's responsibility to address any noise attenuation requirements for the subject development site.
5. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

6. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.
7. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004 and AS2890.6-2009.
8. All vehicles are to enter and leave the site in a forward direction.
9. All vehicles are to be wholly contained on site before being required to stop.
10. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Campbelltown Road.
11. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Campbelltown Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
12. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
13. Any temporary and/or permanent relocation of utility services adjacent to the Roads and Maritime road corridor requires prior consultation and approval from Roads and Maritime Services.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely



Pahee Rathan

**A/Senior Manager Land Use Assessment
Network Sydney West Precinct**

