

Without prejudice draft conditions

General Conditions

1. (A001) Stages of Consent

This consent approves

Stage	Development Works
1	Demolition of all existing buildings and structures on the site, selective tree removal and retention of other trees on site, earthworks and site remediation works. Construction of a single-storey neighbourhood shopping centre comprising a full-line supermarket, a liquor store, speciality shops, kiosks, a food and beverage tenancy, loading dock facilities and car wash facility with associated parking and ancillary facilities.
2	Construction of Community Facility and associated services

Condition reason: To ensure all parties are aware of the scope and stages of the development.

2. (A002) Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans

Plan number	Revision number	Plan title	Drawn by	Date of plan
14033_DA000	F	Cover Sheet	Nettletontribe	07.05.2026
14033_DA001	F	Survey Plan	Nettletontribe	07.05.2026
14033_DA002	F	Site Analysis/ Site Plan	Nettletontribe	07.05.2026
14033_DA003	F	Demolition Plan	Nettletontribe	07.05.2026
14033_DA011	P	GA- Ground Floor Plan - Interim Arrangement	Nettletontribe	07.05.2026
14033_DA011A	D	GA- Ground Floor Plan - Future Road Arrangement	Nettletontribe	07.05.2026
14033_DA012	H	GA- Mezzanine Floor Plan	Nettletontribe	07.05.2026
14033_DA013	J	GA- Roof Plan	Nettletontribe	07.05.2026
14033_DA021	H	Building Elevations Sheet 1	Nettletontribe	07.05.2026
14033_DA022	G	Building Elevations Sheet 2	Nettletontribe	07.05.2026
14033_DA031	G	Building Sections	Nettletontribe	07.05.2026
14033_DA051	G	Artist Perspective 1	Nettletontribe	07.05.2026
14033_DA052	G	Artist Perspective 2	Nettletontribe	07.05.2026
14033_DA053	G	Artist Perspective 3	Nettletontribe	07.05.2026
14033_DA054	B	Artist Perspective 4 & 5	Nettletontribe	07.05.2026
14033_DA055	B	Artist Perspective 6 & 7	Nettletontribe	07.05.2026
14033_DA061	F	Signage Strategy Plan	Nettletontribe	07.05.2026
LP-TITLE	15	Site Plan	Conzept Landscape Architects	08.05.2026
LP-01	15	Shopping Centre Carpark Existing Tree Management	Conzept Landscape Architects	08.05.2026
LP-02	15	Tree Canopy Calculation	Conzept Landscape Architects	08.05.2026
LP-100	15	Landscape Plan 1 & 2	Conzept Landscape Architects	08.05.2026
LP-101	15	Landscape Plan 3	Conzept Landscape Architects	08.05.2026
LP-102	15	Landscape Plan 4	Conzept Landscape Architects	08.05.2026
LP-103	15	Details & Specification	Conzept	08.05.2026

			Landscape Architects	
LP-201	15	Section & Elevation	Conzept Landscape Architects	08.05.2026
LP01	E	Public Domain Concept (Pre-Road Widening Upgrade) - Edmondson Ave - Tenth Ave	Conzept Landscape Architects	08.05.2026
LP02	E	Public Domain Concept (Pre-Road Widening Upgrade) Edmondson Ave - Tenth Ave	Conzept Landscape Architects	08.05.2026
LP03	E	Typical Street Tree Details	Conzept Landscape Architects	08.05.2026
LP01	E	Public Domain Concept (Post Road Widening Upgrade) - Site Plan	Conzept Landscape Architects	08.05.2026
LP02	E	Public Domain Concept (Road Widening Upgrade) - Edmondson Ave - Tenth Ave	Conzept Landscape Architects	08.05.2026
LP03	E	Typical Street Tree Details	Conzept Landscape Architects	08.05.2026
MKR00932-10-C0060	10	Demolition Plan	Maker Eng	08.05.2026
MKR00932-10-C1510	10	Soil Water Management Plan Layout Plan	Maker Eng	08.05.2026
MKR00932-10-C1550	10	Soil Water Management Details	Maker Eng	08.05.2026

Approved documents			
Document title	Version number	Prepared by	Date of document
Aboriginal Due Diligence Assessment	Rev: 03	City Plan	27/03/2025
Access Report	Version: R1.2	Code Performance Pty Ltd	2.4.2025
Arboricultural Impact Assessment and Tree Management Plan	Ref: 2425124.2	Redgum Horticultural	6 April 2025
Bushfire Assessment	Ref: 24102	Peterson Bushfire	08 April 2025
Construction & Demolition Waste Management Plan	Rev: 4	Foresight Environmental	7 May 2026
Crime Prevention Through Environmental Design (CPTED)	Version: Final	GYDE	8 May 2026
Fire Engineering Statement	Certificate No: F202373_DA_01e	Core Engineering Group	8 May 2026
Geotechnical Investigation Report	Rev: V03	Geo-Logix	28/03/2025
Operational Waste Management Plan	Rev: F	Elephants Foot Consulting	8/05/2026
Plan of Management	-	GYDE	8 May 2026
Preliminary and Detailed Site Investigation Report	Rev: V01	Geo-Logix	29/11/2024

Remediation Action Plan	Rev: V01	Geo-Logix	10/03/2025
Statement of Heritage Impact	Rev: 03	City Plan	27/03/2025
Statutory Compliance Report	Rev: Final_R3	DPC	7/05/2026
Transport Assessment	Issue No: 05	Ason Group	8 May 2026
Noise Management Plan	Revision 0	Acoustic Logic Pty Ltd	22 October 2025
Acoustic Assessment	Revision 4	Acoustic Logic Pty Ltd	22 October 2025

In the event of any inconsistency between the approved plans and documents, the approved **Plans** prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

3. **(A020) Staged Approval - Development of Community Centre land**

A subsequent development application is required to be submitted to, and approved by Council for Stage 2 of the proposed development.

Condition reason: To require approval to proceed with subsequent stage of the development.

4. **(A025) Comply with EP&A Act**

The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2021, 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.

Condition reason: This condition is imposed to ensure compliance with legislative requirements.

5. **(A032) Shoring and adequacy of adjoining property**

1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.
2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense—
 1. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
 2. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.
3. This section does not apply if—
 1. the person having the benefit of the development consent owns the adjoining land, or
 2. the owner of the adjoining land gives written consent to the condition not applying.

Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.

6. **(A040) Compliance with the Building Code of Australia**

1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the *Building Code of Australia*.
2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the *Home Building Act 1989*, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.
3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the *Building Code of Australia*.
4. In subsection (1), a reference to the *Building Code of Australia* is a reference to the Building

	Code of Australia as in force on the day on which the application for the construction certificate was made.
5.	In subsection (3), a reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.
6.	This section does not apply— 1. to the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>, or 2. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.
	Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
7.	(A050) Works at no cost to Council
	All roadworks, drainage works and dedications, required to affect the consented development shall be undertaken at no cost to Liverpool City Council.
	Condition reason: To ensure fairness, transparency and probity.
8.	(A060) Erection of signs
	1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— 1. showing the name, address and telephone number of the principal certifier for the work, and 2. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and 3. stating that unauthorised entry to the work site is prohibited. 3. The sign must be— 1. maintained while the building work, subdivision work or demolition work is being carried out, and 2. removed when the work has been completed. 4. This section does not apply in relation to— 1. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or 2. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.
	Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
9.	(A070) Public Art
	Public art shall be designed to activate and enhance the development for users of the site as well as active and passive audiences from the public domain. Public art within the Liverpool LGA is to be designed and delivered in accordance with Council's endorsed Public Art Policy and; 1. Aligns with required planning instruments relevant to the site; 2. Employ appropriate scale and size in relation to the built form; 3. Address bulk facades visible from the public domain; 4. Utilise endemic narratives; 5. Engage local artists, through lead or collaborative commission, in the design and development of public art; 6. Are designed and fabricated as permanent, lasting the lifetime of the construction; 7. Consider specific recommendations and or benchmarking provided by Council or negotiate alternative deliverables.
	Condition reason: To ensure fairness, transparency and probity.
10.	(A130) Council Wastewater Requirements
	The development must provide for a physical sewerage connection to each created allotment to enable

the method of sewage disposal by gravity reticulation mains to either, Sydney Water branch and trunk sewers or Sydney Water point of treatment. Liverpool City Council will not accept any temporary facilities to service the site, including pump-out sewage systems.

Condition reason: To promote orderly development supported by adequate infrastructure.

11. **(A950) Access to Tenth Avenue**

The site access to Tenth Avenue shall be restricted to left-in / left-out movements only and be located adequately separated from vehicles queuing from the Edmondson Avenue / Tenth Avenue intersection as well as the appropriately designed roundabout (to standard).

Condition reason: To ensure fairness, transparency and probity.

12. **(A953) Access to Edmondson Avenue**

Temporary vehicular access to the development via Edmondson Avenue is permitted until the completion of the upgrade of Edmondson Avenue. Upon completion of the upgrade, the property owner must close the access to all staff and customer light vehicles, thereby removing direct light-vehicle access to the car park from Edmondson Avenue. Within three months of the completion of the upgrade, the developer must redesign and reconstruct the Edmondson Avenue access and the connecting circulation aisle to accommodate service vehicles only. Within one month of receiving written instruction from Council (or any successor road authority), the developer must install communication and educational signage advising the public of the change to access arrangements.

These access requirements shall be included on the title deed to be complied with by any future developer or owner.

Condition reason: To ensure fairness, transparency and probity.

Building Work Before Issue of a Construction Certificate

13. **(B010) Design amendments**

Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:

1) The Applicant is to provide updated, coordinated and consistent architecture, landscape and civil engineering drawings demonstrating:

- The placement of proposed pedestrian footpaths as currently shown in the architecture drawing 14033_DA011 version P.
- The placement of existing verge trees (x2) which will remain the interim stage along the street verge, as seen in the site survey.
- Removal from the drawings of representation of unnecessary proposed verge trees along Edmondson Avenue and Tenth Avenue frontage, which are shown in architecture and landscape drawings in areas where future Edmondson Avenue Upgrades works will take place.
- Provision of the full extent of pedestrian footpath between the proposed plaza and the corner of Tenth Avenue and the proposed future road along the eastern site boundary, currently missing in the landscape architecture drawings.
- The extent of proposed pedestrian footpath along the eastern lot boundary to reach the entry ramp from the eastern site boundary, as currently shown in the architecture drawing 14033_DA011 version P.
- Confirmation of the civil design detailing for the pedestrian footpaths and delivery of the proposed plaza at the southeast corner of the site.
- Confirmation of the width of pedestrian footpaths and verges along the eastern, southern and northern property boundaries within the public domain.
- Confirm the design detailing of pedestrian footpaths and tree planting as per the LCC City Centre Public Domain Technical Manual.
- Confirm the design detailing, materials schedule and specifications of the seating and garden beds in the proposed public plaza as per the LCC City Centre Public Domain Technical Manual.

This is for the confirmation of the design intent of the public domain and scope of works across all

disciplines prior to the approval of Construction Certificate.

2) The Applicant is to provide an updated set of architectural elevation for confirmation of the design of the external elevation with the integration of the egress door into the eastern facade design between Retail T06 and Retail 07 prior to approval of Construction Certificate. The door between Retail T06 and T07 must be in a double door or sliding clear door format.

Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.

14. (B015) Clear public access ways

Before issue of a construction certificate, construction plans must demonstrate that access doors to enclosures for building services and facilities, such as hydrant and sprinkler booster assemblies or the like, except fire stair doors, will not open over the footway or roadway.

Condition reason: To ensure doors used to house building services and facilities do not obstruct pedestrians and vehicles

15. (B017) Provision of detailed plans for construction certificate application

Before the issue of a construction certificate, detailed plans must be prepared by a suitably qualified person and provided to the Certifier that are consistent with the plans and documentation approved under this consent.

Detailed plans must also show the following:

1. Car parking facilities
2. Acoustic measures
3. Disability access
4. Pedestrian access
5. Signage location and structures
6. Mechanical ventilation

Condition reason: To ensure that detailed construction certificate plans are consistent with the approved plans and supporting documentation

16. (B018) Provision for Electric Vehicle Charging

1. Prior to the issue of a construction certificate, an electrical plan is to be submitted indicating the provision of a dedicated 32-amp circuit provided in the electricity distribution board for the purpose of vehicle charging. The electrical plan is to show provision for minimum 10 spaces to be provided as electric vehicle charging bays.

Condition reason: This condition is imposed to ensure the adoption of sustainable transportation practices by the integration of electric vehicle charging infrastructure in all new dwellings..

17. (B020) Equal access to the premises

Before the issue of a construction certificate, plans which demonstrate that adequate access to the premises will be provided for persons with disabilities in accordance with the Commonwealth Disability (Access to Premises – Buildings) Standards 2010. These plans must be submitted to the certifier.

Condition reason: To ensure safe and easy access to the premises for people with a disability

18. (B022) External lighting

Before the issue of a construction certificate, plans detailing external lighting must be prepared by a suitably qualified person.

The lighting plan must be consistent with the approved plans and documents, and the following requirements:

1. comply with AS 1158: Lighting for Roads and Public Spaces;
2. comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting
3. lighting must be placed at all entrances to, and exits from the premises
4. lighting must provide coverage of the premises and surrounding areas for visibility and to reduce hidden areas;
5. lighting must not interfere with traffic safety;
6. lighting must not give rise to obtrusive light or have adverse impacts on the amenity of

	surrounding properties; and 7. external lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance. 8. Relevant council development control plan The lighting plan must be submitted to the certifier: Note – All above documents refer to the version in effect at the time the consent is granted Condition reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area
19.	(B026) 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: 1. Australian Standard 1668: - The use of ventilation and air-conditioning in buildings; and 2. ensure all generate heated air, smoke, fumes, steam or grease vapours do not: 1. cause a nuisance to persons within or nearby to the premises, or 2. cause air pollution as defined under the NSW Protection of the Environment Operations Act 1997 Condition reason: To ensure that detailed professional plans of the approved mechanical ventilation system are submitted before the issue of a construction certificate
20.	(B038) Utilities and services Before the issue of a Construction Certificate, written evidence of the following service provider requirements must be provided to the PCA 1. a letter from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity; 2. a response from Sydney Water as to whether the neighbourhood centre would affect any Sydney Water infrastructure, and whether further requirements need to be met; 3. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, the changes that are required to make the development satisfactory to them. Condition reason: To ensure relevant utility and service providers requirements are provided to the certifier.
21.	(B054) Retaining Walls on Boundary 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. Condition reason: To ensure fairness, transparency and probity.
22.	(B056) S68 Local Government Act - Stormwater drainage works Prior to the issue of a Construction Certificate, the Principal Certifying Authority and/ or Certifying Authority shall ensure that an application under Section 68 of the Local Government Act, including the payment of application and inspection fees, has been lodged with, and approved by Liverpool City Council for connect into existing pit. Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works and best engineering practice. Condition reason: To ensure fairness, transparency and probity.
23.	(B070) Public Art Prior to the issue of a Construction Certificate the following is to be submitted, through the nominated

planner, to Liverpool City Council Public Arts Officer for approval and endorsement.

A Preliminary Public Art Plan including:

1. Planning controls;
2. Initial proposed locations;
3. Scale to bulk;
4. Project timeline;
5. Identified current and/or future audiences;
6. The role and benefit role, benefit;
7. Benchmarking.

Condition reason: To ensure fairness, transparency and probity.

24. **(B075) Fee Payments**

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. 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.

These fees are reviewed annually and will be calculated accordingly.

Condition reason: To ensure statutory or associated fees are paid prior to construction commencing.

25. **(B081) Site Development Work**

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

Condition reason: To prevent unauthorised commencement of building works.

26. **(B095) Long Service Levy**

Before the issue of a Construction Certificate, the long service levy as calculated at the date of this consent, must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the PCA

Condition reason: To ensure the long service levy is paid.

27. **(B112) Notification**

In the event that Council is not the Principal Certifier (PC), the PC 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.

Condition reason: To advise Council of the details of licensed contractors or owner-builder for the approved development.

28. **(B116) Products banned under the Building Products (Safety) Act 2017**

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

Condition reason: To ensure no banned products are used for a building's external cladding.

29. **(B120) Cladding**

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 BCA and relevant Australian Standards. The certifier must be able to demonstrate compliance with evidence of suitability as per clause A2G2 of BCA Volume 1 for all products/systems proposed.

	Condition reason: To ensure that the external cladding installed on a building is compliant.
30.	(B125) 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: 1. Council's relevant development control plan, 2. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and 3. 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). Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
31.	(B134) Crime Prevention Through Environmental Design The following Crime Prevention through Environmental Design (CPTED) principles are to be incorporated into the building: (a) back to base alarm system (only if commercial near residential), (b) CCTV for the ground level, entry/exit points, car parks, lifts and the exterior of the building, (c) 'way finding' signage should be utilised at all major interchanges such as lifts and stair wells, (d) lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS 1158. A lighting maintenance policy should be established. Security lighting should be installed in and around the building, and such shall not impact on any adjoining premises. The lighting should be vandal resistant, especially external lighting, (e) corrugated ramps to prevent skate boarding activities, (f) glazed tiling, patterned, porous and non solid surfaces reduce the reward for graffiti offenders, (g) any external approved palisade or pool style fencing shall be black in colour, unless otherwise noted on the approved plans/details, and Where necessary, plans shall be amended to reflect incorporation of the principles and/or details of such to be submitted to the Private Certifier. Condition reason: To require details of crime prevention (CPTED) measures to protect the amenity of the surrounding area.
32.	(B135) Provision of Services - Sydney Water Prior to the issue of a Construction Certificate, an application to obtain a Section 73 Compliance Certificate under the Sydney Water Act 1994, is to 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 Certifier, prior to the issue of a Subdivision Works Certificate. Condition reason: To ensure fairness, transparency and probity.
33.	(B136) Provision of Services - Endeavour Energy Prior to the issue of a Construction Certificate, a 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 Principal Certifier. Condition reason: To ensure fairness, transparency and probity.
34.	(B137) Provision of Services - Telecommunications Prior to the issue of a Construction Certificate, the Principal Certifier shall be satisfied that

telecommunications infrastructure may be installed to service the premises which complies with the following requirements of the Telecommunications Act 1997:

1. For a fibre ready facility, the NBN Co's standard specifications current at the time of installation, and
2. For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

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

Condition reason: To ensure fairness, transparency and probity.

35. **(B149) S138 Roads Act - Minor Works in the public road**

Prior to the issue of a Construction Certificate, a Section 138 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:

- (a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings),
- (b) Road opening for utilities and stormwater (including stormwater connection to Council infrastructure), or
- (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.

Note: Approvals may also be required from the Transport for NSW for classified roads.

Condition reason: To ensure fairness, transparency and probity.

36. **(B156) Waste Storage Room**

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:

1. The room shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;
2. 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
3. The door to the room must be tight-fitting, self-closing and fitted with mechanical ventilation.

Please refer to AS4674-2004 - Design, construction and fit-out of food premises and the Liverpool Development Control Plan 2008 for further information regarding the construction standards for waste storage areas.

Condition reason: To ensure compliance with construction requirements and to mitigate risks to human health and the environment.

37. **(B158) 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.

Condition reason: To ensure that the impact of construction traffic associated with the development on the surrounding road network is minimized.

38. **(B162) Recommendations of 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.

Condition reason: To mitigate potential intrusive noise and amenity impacts.

39. (B360) Construction Environmental Management Plan (CEMP)

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:

1. Asbestos Management Plan;
2. Project Contact Information;
3. Site Security Details;
4. Timing and Sequencing Information;
5. Site Soil and Water Management Plan;
6. Noise and Vibration Control Plan;
7. Dust Control Plan;
8. Air Monitoring;
9. Odour Control Plan;
10. Health and Safety Plan;
11. Waste Management Plan;
12. Incident management Contingency; and
13. 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

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

40. (B361) Construction Site Management Plan

Before the issue of a construction certificate, a construction site management plan must be prepared, and provided to the principal certifier. The plan must include the following matters:

1. The location and materials for protective fencing and hoardings on the perimeter of the site;
2. Provisions for public safety;
3. Pedestrian and vehicular site access points and construction activity zones;
4. Details of construction traffic management including:
 - Proposed truck movements to and from the site;
 - Estimated frequency of truck movements; and
 - Measures to ensure pedestrian safety near the site;
5. Details of bulk earthworks to be carried out;
6. The location of site storage areas and sheds;
7. The equipment used to carry out works;
8. The location of a garbage container with a tight-fitting lid;
9. Dust, noise and vibration control measures;
10. The location of temporary toilets;
11. The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with:
 - AS 4970 – Protection of trees on development sites;
 - An applicable Development Control Plan;

	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. Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.
41.	(B380) Mechanical Plant and Equipment 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. Condition reason: To mitigate potential intrusive noise and amenity impacts.
42.	(B404) Road Safety Audit A Stage 3 (detailed design) Road Safety Audit (RSA) shall be undertaken on the proposed roadworks by an accredited auditor who is independent of the design consultant. A copy of the RSA shall accompany the design plans submitted with the Construction Certificate or Roads Act application. Prior to the issue of the Construction Certificate or Roads Act approval, the Certifying Authority shall ensure that the recommendations of the RSA have been addressed in the final design. Condition reason: To ensure fairness, transparency and probity.
43.	(B408) 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. All accesses shall be designed in accordance with Australian Standards and Austroads. Condition reason: To ensure that the design of the facilities is in accordance with the required specifications.
44.	(B410) Access, Car Parking and Manoeuvring - Detail The Certifying Authority shall ensure and certify that: - Off street access and parking complies with AS2890.1, - The Service Vehicular access via Edmondson Avenue and service vehicle has been designed for up to a 15m Articulated Vehicle entering and exiting whilst a B99 Vehicle simultaneously exits or enters. Note that the Edmondson Avenue access will be narrowed by Council when Edmondson Avenue is upgraded to accommodate single entry / exit movements of a 15m Articulated Vehicle as light vehicle access is required to be removed. - The light vehicle and internal manoeuvring have been designed for AS2890.1 design vehicle. - Sight distance at the street frontage has been provided in accordance with the Austroads Guide to Road Design. - All vehicles can enter and exit the site in a forward direction, Condition reason: To ensure that the design of the access arrangement, car parking and maneuvering are in accordance with the required specifications including AS2890.
45.	(B453) No Loading on Easements Prior to the issue of a Construction Certificate the Certifier and/or Principal Certifier shall ensure that the foundations of proposed structures adjoining the drainage and/or services easement have been designed clear of the zone of influence. Condition reason: To ensure fairness, transparency and probity.
46.	(B456) On-Site Detention On-Site Detention shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Maker Eng, reference number MKR00932, revision 10, dated 08.05.26.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

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

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

Condition reason: To ensure fairness, transparency and probity.

47. **(B462) Water Quality**

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.

Condition reason: To ensure fairness, transparency and probity.

48. **(B511) Heritage Interpretation Plan**

Prior to issue of Construction Certificate, a Heritage Interpretation Plan is to be prepared and submitted to Council for approval of Councils Heritage Officer.

The Heritage Interpretation Plan is to include:

1. a brief summary of the history of the site
2. a brief description of the site
3. identification of key themes for interpretation
4. target audience of heritage interpretation
5. potential locations for heritage interpretation
6. identified options for interpretation and align with themes, including benchmarking with examples.
7. specifications including materials, text, content, images, colours
8. finalised options
9. compliance with the Burra and ENAME Charters

Condition reason: To ensure fairness, transparency and probity.

49. **(B532) Waste Management Plan requirements**

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

1. the Environment Protection Authority's Waste Classification Guidelines as in force from time to time; and
2. 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
3. include the following information -
 - the contact details of the person removing waste;
 - an estimate of the type and quantity of waste;
 - whether waste is expected to be reused, recycled or sent to landfill;
 - 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.

	Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.
50.	(B560) 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.
	Condition reason: To ensure that works on the public road reserve are approved prior to commencement of works.
51.	(B570) Car Wash Facility- trade waste system
	Before the issue of a construction certificate, the certifier must be satisfied the relevant construction certificate plans demonstrate that all vehicle wash bay/s are connected to the sewer. This area is to be bunded to prevent wastewater entering the stormwater system.
	Sydney Water must be contacted in regards to any requirements they may have and to obtain a Trade Waste Permit for the discharge.
	Condition reason: To mitigate potential environmental impacts.
52.	(B950) On-Site Detention
	Stormwater flows generated from the proposed development site shall be managed using on-site detention (OSD) tank as detailed in the stormwater management report (Reference: MKR00932; Civil Engineering Report - Proposed Neighbourhood Shopping Centre 249 - 255 Edmondson Avenue, Austral NSW & 83 Tenth Avenue, Austral; Version 3; dated 30/10/2025) and accompanying design plans (Reference: Drawing No. MKR00932-10-C0800, Revision 7, dated 30/10/2025) by Maker Consulting Services Pty Ltd.
	The OSD tank shall be designed to ensure that peak post-development discharges from the site do not exceed peak pre-development discharges for the 20%, 5%, and 1% AEP storm events. The design must also demonstrate that the site discharge will drain by gravity to the nominated point of discharge. The interim OSD tank shall be maintained on-site until Basin 22, and the associated trunk drainage system are constructed, and the stormwater networks to the basin are established.
	Condition reason: To ensure fairness, transparency and probity
53.	(B951) On-Site Detention
	On-site water quality treatment facilities shall be provided to ensure that stormwater runoff leaving the site complies with Council's water quality standards, as outlined in the stormwater management report (Reference: MKR00932; Civil Engineering Report - Proposed Neighbourhood Shopping Centre 249 - 255 Edmondson Avenue, Austral NSW & 83 Tenth Avenue, Austral; Version 3; dated 30/10/2025) and accompanying design plans (Reference: Drawing No. MKR00932-10-C0800, Revision 7, dated 30/10/2025) by Maker Consulting Services Pty Ltd.
	The water quality treatment works shall be designed using MUSIC modelling software, and the performance of the water quality treatment system must be verified using Council's MUSIC link.
	Condition reason: To ensure fairness, transparency and probity.
54.	(B952) Wastewater Management
	Wastewater generated on-site, including petroleum residues and other hazardous chemicals, must not be discharged into the adjoining waterway or stormwater system. Appropriate pollution control measures must be implemented to ensure the collection, treatment, and safe disposal of hazardous substances. Furthermore, an effective containment system must be in place to capture any oil spillages and facilitate their disposal at approved waste management facilities.
	Condition reason: To ensure fairness, transparency and probity.
55.	(B953) Detailed Plans - Vehicle Washing and Detailing Facility
	Detailed specifications, floor and section plans for the vehicle washing and detailing facility shall be submitted to the Principal Certifying Authority for review and approval prior to the issue of a Construction Certificate. The plans to be submitted with the application for the Construction Certificate shall make provision for the following:

- Trafficable bunds installed at the entry and exit of the vehicle washing and detailing facility. The floor of the vehicle washing and detailing facility must be graded to an internal drainage point connected to the sewer of Sydney Water in accordance with that Authority's requirements.
- All work and storage areas where spillage may occur shall be bunded. The capacity of the bunded area shall be calculated as being equal to 110% of the largest storage or process vessel/container in the area or 25% of the total volume of vessels/containers accommodated in the area, whichever is the greater.
- The roof covering the vehicle washing facility shall contain an overhang of at least 10° to prevent rainwater intrusion. Uncontaminated rainwater shall be directed from the canopy and other roofed areas into stormwater drains;
- The location of spill kits, stormwater pits and stormwater drainage infrastructure;
- The location of the oil/water separator or pre-treatment device for the vehicle washing facility and their connection to Sydney Water's sewer in accordance with a Trade Waste Agreement. The oil/water separator servicing the site shall be covered and bunded. The cover shall have an overhang of at least 10°. The bunding shall have sufficient capacity to contain 110% of the capacity of the oil/water separator.

Condition reason: To ensure fairness, transparency and probity.

Before Building Work Commences

56.	(C001) Deliveries
	While site work is being carried out, deliveries of material and equipment must only be carried out between—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
	Condition reason: To protect the amenity of neighbouring properties.
57.	(C002) Payment of fees
	Before any site work commences, the following must be paid to Council and written evidence of these payments provided to the PCA
	1. inspection fees
	Condition reason: To ensure fees are paid for inspections carried out by council in connection with the completion of public work such as footway construction or stormwater drainage required in connection with the consent or the making good of any damage to council property
58.	(C005) Construction Certificates
	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 Certifier (PC) must be appointed to carry out the necessary building inspections and to issue an occupation certificate, and
	(e) The PC 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.
	Condition reason: To require approval to proceed with building work.
59.	(C006) Survey Requirements
	Prior to the commencement of building works the proposed building works shall be pegged out by a

	registered surveyor. For reference during construction, a benchmark shall be identified at the site, preferably on the kerb and gutter where it exists. The peg out report prepared by the registered surveyor shall be forwarded to the Principal Certifier prior to the first inspection. Note: In the event that a kerb and gutter does not exist, a permanent structure shall be used as a benchmark such as a manhole, power/light pole or the top of an existing retaining wall. Note: In the event that a kerb and gutter does not exist, a permanent structure shall be used as a benchmark such as a manhole, power/light pole or the top of an existing retaining wall. Condition reason: To ensure the development is carried out in accordance with relevant approvals and land restrictions.
60.	(C010) Construction Certificates 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. Condition reason: To ensure details and plans for CC are consistent with the approved DA.
61.	(C012) Commencement of building works Building work shall not commence prior to the issue of a Construction Certificate. Building work as defined under Section 1.4 of the Environmental Planning and Assessment Act, 1979 means any physical activity involved in the erection of a building and includes but is not limited to, the placement of any site shed/s or builders facilities, site grading, retaining walls, excavation, cutting trenches, installing formwork and steel reinforcement or, placing of plumbing lines. Condition reason: To require approval to proceed with building work.
62.	(C055) Site Facilities 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. Condition reason: To ensure the required site management measures are implemented before the commencement of building work.
63.	(C065) Sydney Water Development plans must be processed and approved by Sydney Water. Condition reason: To require Sydney Water approval to proceed with building work.
64.	(C070) Before You Dig Australia 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 Before You Dig Australia at www.byda.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 Before You Dig Australia 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 Before You Dig Australia service in advance of any construction or planning activities. Condition reason: To ensure building works do not impact local underground assets.
65.	(C080) Public Art Prior to the commencement of any building works the following requirements are to be submitted, through the nominated planner, to Liverpool City Council Public Arts Officer for approval and endorsement. The Public Art Plan is to be updated to include the following details: 1. Commissioned artist/s; 2. Concept designs; and 3. Artwork dimensions and materials. Condition reason: To ensure fairness, transparency and probity.

66.	(C095) Tree protection measures
	Before any site work commences, the PCA must be satisfied the measures for tree protection detailed in the construction site management plan are in place.
	Condition reason: To protect and retain trees.
67.	(C101) Vegetation - Existing Vegetation
	All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
68.	(C117) Erosion and sediment controls in place
	Before any site work commences, the principal certifier , must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).
	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
69.	(C126) Environmental Management
	Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and unpolluted waters are permitted to enter Council's stormwater drainage system during construction/demolition. Measures must include, as a minimum:
	1. Siltation fencing; 2. Protection of the public stormwater system; and 3. Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.
	Condition reason: To ensure fairness, transparency and probity.
70.	(C149) Driveway Crossing Application
	In accordance with S138 Roads Act an 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.
	Note: Approvals may also be required from the Roads and Maritime Service (RMS) for classified roads.
	Condition reason: To ensure that all construction work is undertaken to an approved standard and related approvals.
71.	(C155) 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.
	Condition reason: To ensure that road occupancy is approved by council to minimise traffic impacts

	on the road.
72.	(C158) 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. Condition reason: To ensure that the impact of construction traffic associated with the development on the surrounding road network is minimized.
73.	(C201) 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 Condition reason: To ensure that road occupancy is approved by council to minimise traffic impacts on the road.
74.	(C205) Traffic Control Plan Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller. Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times. Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council. Condition reason: To ensure fairness, transparency and probity.
75.	(C250) Notification Notification to surrounding residents is to be undertaken within a 100 metre radius from the site. A letter box drop in the form of an informative pamphlet or the like is to be carried out at least 5 days prior to the event to local residents informing them of the event details and including contact details of the site supervisor for the event. Condition reason: To advise neighbours of the commencement of building works.
76.	(C361) Construction Site Management Plan Before site work commences, a construction site management plan must be prepared, and provided to the principal certifier. The plan must include the following matters: 1. The location and materials for protective fencing and hoardings on the perimeter of the site; 2. Provisions for public safety; 3. Pedestrian and vehicular site access points and construction activity zones; 4. Details of construction traffic management including: • Proposed truck movements to and from the site; • Estimated frequency of truck movements; and • Measures to ensure pedestrian safety near the site; 5. Details of bulk earthworks to be carried out; 6. The location of site storage areas and sheds; 7. The equipment used to carry out works;

8. The location of a garbage container with a tight-fitting lid;
9. Dust, noise and vibration control measures;
10. The location of temporary toilets;
11. The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with:
 - AS 4970 – Protection of trees on development sites;
 - An applicable Development Control Plan;
 - 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.

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

77. (C466) Dilapidation Report Private & Public Property

Before any site work commences, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the Principal Certifier.

Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the Principal Certifier, that all reasonable steps were taken to obtain access to the adjoining properties.

No less than 5 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be provided to Council (where Council is not the principal certifier) at the same time.

Condition reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.

78. (C468) Dilapidation Report

Before any site work commences, a dilapidation report of all infrastructure fronting the development in Edmondson Ave, Tenth Ave and Buljbasich Street is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 20m m either side of the development.

Condition reason: To ensure fairness, transparency and probity.

79. (C560) 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.

Condition reason: To ensure that works on the public road reserve are approved prior to commencement of works.

80. (C950) Noise and Complaints Register

Prior to the commencement of Construction, the Applicant must ensure that the following is available for the life of the Development:

- (a) a postal address to which written complaints may be sent;
- (b) an email address to which electronic complaints may be transmitted; and
- (c) a telephone contact line to enable complaints associated with the Development to be registered by the community.

A Complaints Handling Register shall be maintained for the duration of construction works at the subject premises. The Complaints Register is to be kept by the Site Manager or other suitable staff members and include the following:

- (a) the date and time, where relevant, of the complaint;

- (b) the means by which the complaint was made (telephone, mail or email);
- (c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
- (d) the nature of the complaint;
- (e) any action(s) taken in response to the complaint, including any follow-up contact with the complainant; and
- (f) if no action was taken in relation to the complaint, the reason(s) why no action was taken.
- (g) allocate an individual "complaint number" to each complaint received.

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

Condition reason: To ensure fairness, transparency and probity.

During Building Work

81.	(D005) Building Work The building works must be inspected by the Principal Certifier (PC), in accordance with Sections 6.5 of the Environmental Planning & Assessment Act 1979, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate. Condition reason: To require stage inspection and approval by the PC in accordance with EP & A Regulation clause 162A.
82.	(D010) Building Work The Principal Certifier (PC) must specify the relevant stages of construction to be inspected and a satisfactory inspection must be carried out, to the satisfaction of the PC, prior to proceeding to the subsequent stages of construction or finalisation of the works. Condition reason: To require approval to proceed with building work following each critical stage inspection.
83.	(D015) Surveys by a registered surveyor While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor and provided to the principal certifier: 1. All footings / foundations in relation to the site boundaries and any registered and proposed easements 2. At other stages of construction – any marks that are required by the principal certifier. Condition reason: To ensure buildings are sited and positioned in the approved location.
84.	(D020) Identification Survey Report The building and external walls are not to proceed past ground floor/reinforcing steel level until such time as the Principal Certifier has been supplied with an identification survey report prepared by a registered surveyor certifying that the floor levels and external wall locations to be constructed, comply with the approved plans, finished floor levels and setbacks to boundary/boundaries. The slab shall not be poured, nor works continue, until the Principal Certifier 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 Principal Certifier, a copy of the survey shall be provided to Council within three (3) working days. Condition reason: To ensure that the development is carried out in accordance with the conditions of consent and the approved plans.
85.	(D025) Identification Survey Report On placement of the concrete, works again shall not continue until the Principal Certifier has issued a letter stating that the condition of the approval has been complied with and that the slab has been poured at the approved levels. Condition reason: To ensure that the development is carried out in accordance with the conditions of consent and the approved plans.
86.	(D028) Responsibility for changes to public infrastructure

	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority. Condition reason: To ensure payment of approved changes to public infrastructure.
87.	(D038) Toilet Facilities 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. Condition reason: To ensure the required site management measures are implemented during construction.
88.	(D042) Procedure for critical stage inspections While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate. Condition reason: To require approval to proceed with building work following each critical stage inspection.
89.	(D045) Hours of work 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. Condition reason: To protect the amenity of the surrounding area.
90.	(D049) Security Fence A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction. Note: Fencing is not to be located on Council's reserve area. Condition reason: To ensure the required site management measures are implemented during construction.
91.	(D055) Refuse Disposal 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. Condition reason: To ensure the required site management measures are implemented during construction.
92.	(D063) Craning and Hoardings 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. Condition reason: To ensure the required traffic management measures are implemented during construction.
93.	(D070) Notification of Damage The applicant/ builder shall be responsible to report to the Council of 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 and maintained the area until completion of the construction activities. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to Council's footpath and road carriageway until permanent restoration and repair can be organised with Council at the applicant's cost.
	Condition reason: To ensure any damage to public infrastructure is rectified.
94.	(D080) Public Art
	While building work is being carried out the following requirements are to be submitted, through the nominated planner, to Liverpool City Council Public Arts Officer for approval and endorsement.
	1. The site architectural and landscape plans are to be submitted identifying the endorsed public art concept designs. 2. Notification on commencement of artwork fabrication, delivery, and installation. 3. The Public Art Plan is to be finalised to include: 1. Artist/s and artwork statement; 2. Maintenance Schedule; and 3. Approved final design.
	Condition reason: To ensure fairness, transparency and probity.
95.	(D096) Disabled Access
	Access, parking and facilities for persons with disabilities to be provided in accordance with the provisions of the National Construction Code (NCC/BCA).
	Condition reason: To require any new building, part of a building and the affected part of the existing building to comply with the Premises Standards, National Construction Code (NCC/BCA) and Australian Standard.
96.	(D100) General Site Works - Surface Contours
	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.
	Condition reason: To protect the amenity of the neighbourhood.
97.	(D105) General Site Works
	All roofwater is to be connected to an approved stormwater system.
	Condition reason: To ensure environmental impacts and impacts to neighbouring properties are minimised.
98.	(D110) General Site Works
	Stormwater pipeline connections to the street kerb shall be constructed in the following manner:
	(a) the kerb shall be sawcut on both sides of the proposed pipe outlet. (b) an approved rectangular kerb adaptor shall be installed with the base matching the invert level of the gutter. (c) the kerb shall be reinstated to its original profile using a cement mortar containing an epoxy additive for adherence to the existing kerb.
	Condition reason: To ensure any alteration to Council infrastructure is to a suitable standard.
99.	(D115) General Site Works - Existing Hydrology
	Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and downslope/downstream of the site.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
100.	(D120) General Site Works - Runoff
	Any runoff entering the areas of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to present levels.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
101.	(D125) General Site Works - Sediment
	The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.

	Condition reason: To minimise impacts to adjacent vegetation and habitat.
102.	(D130) Removal of dangerous and/or hazardous waste
	All dangerous and/or hazardous material must be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material must be carried out in accordance with the requirements of SafeWork NSW and the material must be transported and disposed of in accordance with NSW Environment Protection Authority requirements.
	Condition reason: To ensure safe removal and disposal of dangerous and/or hazardous material.
103.	(D140) 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.
	Condition reason: To ensure the facilities are constructed appropriately to comply with the DCP and AS2890.
104.	(D146) 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.
	Condition reason: To ensure that appropriate signs are installed.
105.	(D165) 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'.
	Condition reason: To ensure that the development covers all required costs associated with the development.
106.	(D170) 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.
	Condition reason: To ensure that the development covers all required costs associated with the development.
107.	(D180) Waste management
	While site work is being carried out:
	1. all waste management must be undertaken in accordance with the waste management plan; and
	2. upon disposal of waste, records of the disposal must be compiled and provided to principal certifier, detailing the following:
	• The contact details of the person(s) who removed the waste; • The waste carrier vehicle registration; • The date and time of waste collection;

	• A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill; • The address of the disposal location(s) where the waste was taken; • 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.
	Condition reason: To require records to be provided, during site work, documenting the lawful disposal of waste.
108.	(D190) Discovery of relics and Aboriginal objects While site work is being carried out, if a person reasonably suspects a relic of Aboriginal object is discovered: - the work in the area of the discovery must cease immediately; - the following must be notified - for a relic – the Heritage Council; or - for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. Site work may recommence at a time confirmed in writing by: - for a relic – the Heritage Council; or - for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.
	Condition reason: To ensure the protection of objects of potential significance during works.
109.	(D205) Vegetation - Existing Vegetation All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
110.	(D255) Vegetation - Imported Soil or Mulch Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.
	Condition reason: To limit the spread of weeds.
111.	(D270) Phytophthora Control The appropriate hygiene measures will be undertaken every morning and afternoon to prevent the spread of phytophthora pathogens. Before works commence all earth working tools and the sole of work boots will be sprayed with a seven (7) parts methylated spirits to three (3) parts water ratio. At the end of the day all earth works equipment, vehicle tyres and work boots will be thoroughly cleaned of all excess mud, sludge, and dirt then a final spray of work equipment will be conducted with the pathogen spray to ensure diseases are unable to spread.
	Condition reason: To minimise the spread of disease and pathogens.
112.	(D275) Hygiene and contamination Imported mulch and soils will be certified and free of any disease and pathogens and tested to ensure they meet the standards of drainage, particle size, purity, and consistency.
	Condition reason: To minimise the spread of disease and pathogens.

113.	(D280) Fauna Protection
	To minimise the risk of fauna entrapment, digging and trenching shall be undertaken and completed on the same day where possible. If holes, pits, trenches, or other cavities must be left overnight, they will all be covered with secure boards to ensure that fauna does not get trapped. Before commencing work each day, all excavated areas will be inspected and if fauna is encountered a licenced ecologist or wildlife handler will be utilised to safely remove the trapped fauna and relocate it to a suitable location. Works can continue when the fauna has been safely removed.
	Condition reason: To minimise harm caused to fauna during excavation.
114.	(D335) External Lighting
	Any external lighting is to incorporate full cut-off shielding and is to be mounted so as to not cause any glare or spill over light nuisance within the development, neighbouring properties or road users.
	Condition reason: To protect the amenity of the neighbourhood.
115.	(D340) Glass Reflectivity
	The reflectivity index of glass used in the external facade of the building is not to exceed 20%.
	Condition reason: To restrict the reflection of sunlight from buildings to surrounding areas and buildings.
116.	(D360) Graffiti
	A graffiti resistant coating shall be applied to any fences or structures that have frontage to a public area, for example a roadway, public reserve etc.
	Condition reason: To protect the amenity of the neighbourhood.
117.	(D426) 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:
	1. 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. 1. All fill material imported to the site must be: 1. Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>; or 2. a material identified as being subject to a resource recovery exemption by the NSW EPA; or 3. a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA.
	Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.
118.	(D430) 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.
	Condition reason: To ensure the suitability of land for the development.
119.	(D445) Air Quality

	Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
	Condition reason: To ensure fairness, transparency and probity.
120.	(D450) Air Quality
	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 dust transport. Where wind velocity exceeds five knots the Principal Certifier may direct that work is not to proceed.
	Condition reason: To ensure site works are managed appropriately and do not result in air pollution.
121.	(D455) Dropped Edge Beam
	The proposed concrete slab construction must incorporate drop edge beams to ensure any fill is adequately retained within the envelope of the building. The external masonry wall shall extend from the concrete beam at natural ground level.
	Condition reason: To ensure that all construction work is undertaken to an approved standard and relevant controls.
122.	(D460) Salinity
	The development shall be carried out in accordance with 'Appendix B' of the Liverpool Growth Precincts Development Control Plan 2013.
	The development shall be carried out in accordance with Part 1, Section 11 'Salinity Risk' of the Liverpool Development Control Plan 2008.
	Condition reason: To ensure that all construction work is undertaken to an approved standard.
123.	(D465) Air Conditioning
	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.
	Condition reason: To ensure fairness, transparency and probity.
124.	(D475) 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.
	Condition reason: To ensure soils introduced onsite do not result in drainage issues.
125.	(D480) 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.
	Condition reason: To ensure human health and amenity is maintained by ensuring the development is not impacted by noise.
126.	(D552) Implementation of the site management plans
	While site work is being carried out:
	1. the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and
	2. a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	Condition reason: To ensure site management measures are implemented during the carrying out of site work.
127.	(D554) Erosion & Sediment Control
	The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.
	Condition reason: To ensure fairness, transparency and probity.
128.	(D555) Erosion Control - Maintenance

	Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass. Condition reason: To ensure the required site management measures are implemented during construction.
129.	(D560) Erosion Control Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways is shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation. Condition reason: To ensure the required site management measures are implemented during construction.
130.	(D565) Water Quality During construction the consent holder is to ensure all topsoil, sand, aggregate, spoil or any other material that can be moved by water is stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface. Condition reason: To ensure site works are managed appropriately and do not result in water pollution.
131.	(D570) Pollution Control - Site Operations During construction, building operations including but not limited to brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like must 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. Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.
132.	(D574) Pollution Control - Truck Movements 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. Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.
133.	(D578) Ventilation The premises shall be ventilated in accordance with the requirements of the BCA (if using deemed to satisfy provisions: AS 1668, Parts 1 & 2). Condition reason: To ensure fairness, transparency and probity.
134.	(D581) Historic Archaeology Should any relics be unexpectedly discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with section 146 of the <i>Heritage Act 1977</i> Condition reason: To ensure fairness, transparency and probity.
135.	(D582) Aboriginal Cultural Heritage - Staff and Contractors All relevant on-site staff and contractors should be made aware of their statutory obligations for heritage under NSW <i>National Parks and Wildlife Act 1974</i> and the NSW <i>Heritage Act 1977</i>. They are to be informed of what the potential heritage on the site will be and its significance. The site supervisor is to maintain a record of who has completed the heritage induction and this is to be provided to Council prior to Issue of Occupation Certificate. Condition reason: To ensure fairness, transparency and probity.

136.	(D583) Aboriginal Cultural Heritage - Unexpected Finds
	The National Parks and Wildlife Act 1974 protects all Aboriginal Cultural Heritage in New South Wales. Where a proposal has the potential to impact on Aboriginal Cultural Heritage objects and places, whether the presence is known or not, a permit is to be sought from Heritage NSW.
	In the event that Aboriginal Cultural Heritage objects or places are encountered/discovered, works must cease immediately and Council and Heritage NSW notified.
	The finds are to be investigated by an experienced archaeologist and no works are to recommence onsite until approved by Heritage NSW and Liverpool City Council.
	Condition reason: To ensure fairness, transparency and probity.
137.	(D584) Skeletal Remains
	In the event that skeletal remains are uncovered, work must cease immediately in that area and the area secured. NSW Police must be contacted and no further action taken until written advice has been provided by the NSW Police. If the remains are determined to be of Aboriginal origin, the Office of Environment and Heritage must be notified by ringing the Enviroline 131 555 and a management plan prior to works re-commencing must be developed in consultation with relevant Aboriginal stakeholders.
	Condition reason: To ensure fairness, transparency and probity.
138.	(D585) Stop Work Protocols
	All personnel working on site must be inducted on the statutory obligations for the protection of Aboriginal cultural heritage and the Unexpected Finds Protocol as detailed in the approved management plan or AHIP.
	Condition reason: To ensure fairness, transparency and probity.
139.	(D587) Aboriginal Cultural Heritage - Post Commencement Consent
	Where during construction the requirement for an Aboriginal Heritage Impact Permit is identified. Liverpool City Council is to be notified and provided a copy of the Aboriginal Cultural Heritage Assessment and Aboriginal Cultural Heritage Impact Permit.
	Condition reason: To ensure fairness, transparency and probity.
140.	(D590) Public Domain Works - Street Lighting
	Street lights are to be installed in accordance with the Endeavour Energy certified plans to their satisfaction.
	Condition reason: To ensure that the development covers all required costs associated with the development.
141.	(D596) Drainage Connection
	Prior to the connection of private drainage to Council's drainage system, an inspection is to be carried out by Liverpool City Council's Development Engineering Unit. A fee will be charged in accordance with Council's adopted Fees and Charges, and is to be paid prior to the inspection.
	Condition reason: To ensure fairness, transparency and probity.
142.	(D597) Major Filling/ Earthworks
	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.
	Condition reason: To ensure fairness, transparency and probity.
143.	(D600) 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.

	Condition reason: To ensure that separation of waste by type is undertaken in an ongoing basis throughout the building process, and that the wastes are kept separate and not mixed, to facilitate waste management and recycling.
144.	(D605) 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. Condition reason: To ensure that waste materials from the demolition, excavation or construction are kept appropriately contained on site, irrespective of weather conditions, and do not make their way into the environment as pollutants.
145.	(D660) 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 in accordance with the approved Construction Environmental Management Plan (CEMP). Condition reason: To protect the amenity of the neighbourhood during construction.
146.	(D662) Demolition of Septic Tank and Effluent Disposal Area Any existing effluent disposal area is to be demolished and back filled with Virgin Excavated Natural Material (VENM). Any septic tank, collection well or aerated wastewater treatment system is to be removed or reused in accordance with NSW Advisory Note 3 – Destruction, Removal or Reuse of Septic Tanks, Collection Wells and Aerated Wastewater Treatment Systems and other Sewage Management Facility Vessels available from the NSW Health website (www.health.nsw.gov.au). Condition reason: To ensure fairness, transparency and probity.
147.	(D664) 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 (Resilience and Hazards) 2021, Chapter 4, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA 1998). Condition reason: To ensure fairness, transparency and probity.
148.	(D666) Record Keeping of Imported Fill Records of the following must be submitted to the principal certifying authority monthly and at the completion of earth works: 1. The course (including the address and owner of the source site), nature and quantity of all incoming loads including the date, the name of the carrier, and the vehicle registration; 2. The results of a preliminary contamination assessment carried out on any fill material used in the development. 3. The results of any chemical testing of fill material. Condition reason: To ensure fairness, transparency and probity.
149.	(D668) Traffic Management Applications must be made to Council's Traffic & Transport Section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closures and any other relevant information. Condition reason: To ensure fairness, transparency and probity.

150.	(D670) Construction Traffic Management Plan
	The endorsed Construction Traffic Management Plan is to be implemented during the entire construction phase.
	Condition reason: To ensure fairness, transparency and probity.
Before Issue of an Occupation Certificate	
151.	(E003) Works-as-executed plans and any other documentary evidence
	Before the issue of an Occupation Certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:
	1. All stormwater drainage systems and storage systems;
	Condition reason: To confirm the location of works once constructed that will become council assets.
152.	(E005) Occupation Certificates
	The premises must not be occupied until an Occupation Certificate (OC) is issued by the Principal Certifier. Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council via the NSW Planning Portal.
	Condition reason: To ensure the development is in accordance with the approval and the use meets health, safety and amenity provisions.
153.	(E010) Certificates
	All required documentary evidence for the critical stage inspections carried out prior, during and at the completion of construction, must be submitted to Council together with the required registration fee payment.
	Condition reason: To ensure the use meets health, safety and amenity provisions.
154.	(E016) Retaining Walls
	The construction of the retaining wall/s shown on the approved plans must be completed to the satisfaction of the Principal Certifier, prior to the release of the Whole Occupation Certificate.
	Condition reason: To ensure the development is in accordance with relevant standards.
155.	(E020) Acoustic Report
	Confirmation in writing that the recommended measures were incorporated as required by the report.
	Condition reason: To ensure the use meets health and amenity provisions to occupants and/or neighbouring properties.
156.	(E026) Removal of Waste Upon Completion
	Before the issue of an Occupation Certificate:
	1. 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
	2. written evidence of the waste removal must be provided to the satisfaction of the principal certifier .
	Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.
157.	(E030) Section 73 Sydney Water Certificate
	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained and submitted to the Principal Certifier prior to issue of Occupation Certificate.
	Condition reason: To ensure relevant utility and service providers requirements are provided to the certifier.
158.	(E032) Pedestrian safety signage
	Before the issue of an occupation certificate, ensure an appropriate sign(s) is provided and maintained within the site to advise all vehicles to be aware of pedestrians within the shared driveway.

	Condition reason: To make drivers aware of pedestrians and to ensure the safety of pedestrians using the shared driveway
159.	(E033) Cladding 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, BCA and relevant Australian Standards. Condition reason: To ensure that the external cladding installed on a building is compliant.
160.	(E035) Completion of public utility services Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier. Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
161.	(E037) Liverpool City Council clearance - Roads Act/ Local Government Act Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council. Condition reason: To ensure fairness, transparency and probity.
162.	(E064) Completion of landscape and tree works Before the issue of an Occupation Certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent. Condition reason: To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).
163.	(E065) Landscaping Upon completion of the approved landscape works associated with the development and prior to the issue of any Occupation Certificate, an Implementation Report is to be submitted to the Principal Certifier attesting to the satisfactory completion of the landscape works in accordance with the approved landscape plan. The report is to be prepared by a suitably qualified person. Condition reason: To help ensure landscaping works have been carried to a high standard and in accordance with the original design plans.
164.	(E070) Public Art Prior to the issue of an Occupation Certificate the following requirements are to be submitted, through the nominated planner, to Liverpool City Council Public Arts Officer for approval and endorsement. Upon completion of the approved public art associated with the development and prior to the issue of any Occupation Certificate, high resolution images are to be provided. These images: 1. Are taken once the approved landscape works have been completed; 2. Include a selection of full artwork images and detail, taken from various perspectives; 3. Include images taken from key sightlines from the public domain; 4. Are JPEG or PNG files at a minimum of 2 mega pixels. Condition reason: To ensure fairness, transparency and probity.
165.	(E075) Road Works All redundant vehicular crossings shall be removed and replaced with Council's standard kerb and gutter at no cost to Council. The removal and replacement of a standard driveway with standard integral kerb and gutter shall be subject of a driveway application to Council and works supervised by that driveway inspection process. Condition reason: To protect and maintain Council infrastructure to an appropriate standard.
166.	(E106) Recommendations of Acoustic Report Upon completion of works and prior to the issue of any Occupation Certificate, written certification

prepared by a suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA). The written certification prepared by the suitably qualified acoustic consultant shall confirm that the development complies with all requirements and recommendations detailed within the approved acoustic report titled Coles, 249-255 Edmondson Avenue and 83 Tenth Avenue, Austral DA Acoustic Assessment, Project ID: 20241066.1, Document Reference: 20241066.1/2210A/R4/WY, Revision 4 prepared by Acoustic Logic Pty Ltd dated 22nd October 2025. The acoustic consultant shall confirm that the development or use is capable of operating in accordance with the design criteria.

Note: 'Suitably qualified acoustic consultant' means a consultant who is a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Condition reason: To mitigate potential acoustic impacts by ensuring that the development or use complies with the specified design criteria.

167. **(E156) Waste Storage Room**

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:

1. The room shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;
2. 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
3. The door to the room must be tight-fitting, self-closing and fitted with mechanical ventilation.

Please refer to AS4674-2004 - Design, construction and fit-out of food premises and the Liverpool Development Control Plan 2008 for further information regarding the construction standards for waste storage areas.

Condition reason: To ensure compliance with construction requirements and to mitigate risks to human health and the environment.

168. **(E175) Regulated Systems**

If installed, regulated systems such as air-handling systems, heated water systems and cooling water systems must comply with the Public Health Act 2010 and Public Health Regulation 2022, including AS3666.1:2011 & AS1668.

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.

Condition reason: To facilitate compliance with legislative requirements.

169. **(E180) 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 purposed 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. Condition reason: To ensure the suitability of land, mitigate potential risks to human health and the environment and facilitate compliance with legislative requirements.
170.	(E245) Construction and installation of ventilation system Before the issue of an occupation certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier which demonstrates that the mechanical exhaust ventilation system has been constructed and installed in accordance with the approved plans. Condition reason: To ensure the mechanical ventilation system has been constructed and installed as approved
171.	(E250) Mechanical Ventilation Certification 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. Condition reason: To facilitate compliance with legislative requirements.
172.	(E255) Notice of food business 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 <i>Food Act 2003</i> and the Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirements. Condition reason: To enable council to ensure compliance with the consent when the business is operating
173.	(E270) Trade Waste Agreement for Car Wash Facility The discharge of trade wastewater from the vehicle washing and detailing facility is to be approved by Sydney Water via a permit or written agreement. No wash water or trade wastewater is to enter the stormwater or creek systems. Prior to issue of an Occupation Certificate, copies of the plumber's certificate of compliance and the Trade Waste Agreement/s issued by Sydney Water for installation of the pre-treatment devices on-site shall be furnished to Liverpool City Council. Condition reason: To mitigate potential risks to the environment and promote orderly development supported by adequate infrastructure.
174.	(E312) Decommissioning of On-Site Sewage Management System/s Following the decommissioning of the on-site sewage management system and before the issue of any occupation certificate, a certificate certifying that the system was decommissioned in accordance with NSW Health Advisory Note 3 – Destruction, Removal or Reuse of Septic Tanks, Collection Wells and Aerated Wastewater Treatment Systems (AWTS) and other Sewage Management Facilities (SMF), must be submitted to Liverpool City Council. A template decommissioning certificate can be found on Liverpool City Council's website www.liverpool.nsw.gov.au Condition reason: To mitigate potential risks to human health and the environment.
175.	(E315) Trolley Systems A lockable or coin operated or proximity based trolley system must be implemented in order to reduce the effects of unattended trolleys on the amenity of the neighbourhood.

	Condition reason: To minimise the abandonment of shopping trolleys and to protect the residential amenity of neighbouring properties.
176.	(E400) Stormwater Compliance Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that the: (a) On-site detention system/s, (b) Stormwater pre-treatment system/s, Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings. Condition reason: To ensure fairness, transparency and probity.
177.	(E404) Restriction as to User and Positive Covenant Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the following shall be registered on the title of the property: (a) On-site detention system/s, (b) Stormwater pre-treatment system/s, 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. Condition reason: To ensure fairness, transparency and probity.
178.	(E408) Rectification of Damage 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 Edmondson Avenue, Tenth Avenue and Buljubasich Street will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing. Condition reason: To ensure fairness, transparency and probity.
179.	(E420) Entry/ Exit Signage Prior to the issue of an Occupation Certificate, signage which is clearly visible from the public road shall be placed within the development site. <u>Interim Scenario (pre-upgrade of Edmondson Avenue)</u> Prior to the upgrade of Edmondson Avenue, the Edmondson Avenue vehicular access may be used by both light vehicles and heavy vehicles. Signage is to be installed indicating that the Edmondson Avenue access is available for use by all vehicles during this interim period. <u>Final Scenario (post-upgrade of Edmondson Avenue)</u> Following the upgrade of Edmondson Avenue, the signage shall indicate that the Edmondson Avenue vehicular access is to be used for ingress and egress purposes by heavy vehicles only. Appropriate signs indicating that the Edmondson Avenue access is restricted to heavy vehicles are to be installed. Light vehicles are not permitted to use the Edmondson Avenue access after the upgrade of Edmondson Avenue occurs and are to use the Tenth Avenue or Collucio Street access points. Condition reason: To ensure fairness, transparency and probity.
180.	(E424) Directional Signage Prior to the issue of an Occupation Certificate, directional signage and line marking shall be installed indicating directional movements, the location of customer parking and the location of any loading docks to the satisfaction of the Principal Certifier. Condition reason: To ensure fairness, transparency and probity.
181.	(E436) Dilapidation Report

	Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.
	Condition reason: To ensure fairness, transparency and probity.
182.	(E592) Operational Plan of Management
	A plan of management shall be prepared addressing the Site Servicing Arrangements, particularly that service vans are to attend the site outside the peak drop-off/pick-up hours. The plans shall also ensure parents use the on-site parking provisions when attending the site. A 3-strike policy for those noted as using on-street parking spaces will need to be in place and enforced.
	A copy of the plan shall be submitted to and endorsed by Council's Transport Management Team prior to the issue of any occupation Certificate.
	Condition reason: To ensure fairness, transparency and probity.
183.	(E950) Noise Management Plan
	A Noise Management Plan shall be prepared in consultation with a suitably qualified and experienced acoustic consultant for the operation of the vehicle washing and detailing facility. The Noise Management Plan must identify and implement strategies to minimise noise and incorporate: approaches for promoting noise awareness by visitors and staff; training procedures; a complaint lodgement procedure to ensure that members of the public and local residents are able to report noise issues; an ongoing review process and a plan for responding to noise complaints.
	The Noise Management Plan shall clearly specify the responsibilities of site personnel in managing noise and include a detailed list of steps taken to manage potential noise impacts. The Noise Management Plan shall be submitted to Liverpool City Council for review and approval prior to the issue of an Occupation Certificate.
	Note: 'Suitably qualified acoustic consultant' means a consultant who is a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.
	Condition reason: To ensure fairness, transparency and probity.
184.	(E951) Loading Dock Management Plan
	Prior to the issue of the Occupation Certificate, a copy of the Loading Dock Management Plan is to be provided to the PCA and a copy issued to Council for record keeping.
	Condition reason: To ensure fairness, transparency and probity.
185.	(E952) Trade Waste Agreement for Supermarket
	The Applicant shall liaise with Sydney Water to determine whether a grease-trap and trade waste agreement are required for the supermarket. If required, a grease arrestor shall not be located in areas where food, equipment or packaging materials are handled or stored. Access to the grease arrestor for emptying shall not be through areas where open food is handled or stored or where food contact equipment and packaging materials are handled or stored.
	Condition reason: To ensure fairness, transparency and probity.
186.	(E953) Roundabout Construction
	The development is to liaise with Council to design and construct a roundabout at the 10th Avenue / Biffin Street / Buljbasich Street Intersection prior to the opening of the development. The roundabout shall be certified by a suitably qualified civil engineer and designed to the Austroads Guide to Road Design and Liverpool Standard Drawings. Furthermore, the new roundabout at the 10th Avenue / Biffin Street / Buljbasich Street Intersection is to be designed as follows:
	• Pedestrian crossing facilities shall be provided on the north, south, and east approaches • No pedestrian refuges or medians are to be traversed by trucks and shall be designed to be outside the Austroads compliant clearance for truck / service vehicles • The central roundabout shall be as per Liverpool City Council Standard Drawings • Any land acquisition shall be taken from the community centre or park site.

- The Biffin Street approach near the intersection shall be realigned to be to match the southern part of the road in order to be consistent with the ILP.

Condition reason: To ensure fairness, transparency and probity.

Occupation and Ongoing use

187.	(G952) Loading Dock - Ongoing Use The operation of the loading dock shall comply with the approved Loading Dock Management Plan, Plan of Management, approved Noise Management Plan and conditions of consent at all times Condition reason: To ensure fairness, transparency and probity.
188.	(G951) Air Pollution - Ongoing Use All activities and operations shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the <i>Protection of the Environment Operations Act 1997</i>. Condition reason: To ensure fairness, transparency and probity.
189.	(G004) Plan of Management The approved Plan of Management must be complied with at all times. A copy of the Plan of Management must be kept on-site at all times and be provided to Council officers on request. Condition reason: To ensure fairness, transparency and probity.
190.	(G005) Separate Application for Fitout Each separate unit/occupancy with the exception of the Coles and associated Liquorland, and the Car Wash Facility shall be subject to submission (and approval by Council or Private Certifier), of a separate Development Application or Complying Development Certificate for its fitout. Condition reason: To require approval to proceed with building work and/or use of unit/occupancy that are not approved as part of this consent.
191.	(G006) Signage during ongoing use During ongoing use of the premises: 1. signage of the building street number and building name (where applicable) must be clearly displayed 2. advertising signs must not be placed or displayed on any public space (including the public footpath or street) 3. any approved lighting of signs must comply with Australian Standard AS 4282:2019 - Control of the Obtrusive Effects of Outdoor Lighting 4. no upward facing light sources can be displayed on signs on the premises. 5. signs must only be illuminated when the premises are in operation and only during the operating hours approved under this consent 6. Appropriate signage shall be located outside the building to encourage patrons to minimise noise when leaving the premises. Condition reason: To protect the amenity of the local area
192.	(G050) Goods in Building All materials and goods associated with the use shall be contained within the building at all times. Condition reason: To ensure all materials and goods associated with the use are appropriately stored.
193.	(G060) Graffiti During ongoing use of the premises, ensure graffiti is removed from the exterior of the building or associated structures, including any fences, site services and retaining/planter bed walls. Condition reason: To protect and preserve the visual amenity of the surrounding public domain
194.	(G065) Unreasonable Noise and Vibration 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 a report must be submitted to Liverpool City Council for review upon request. Any noise attenuation recommendations approved by Liverpool City Council must be fully implemented and verified in writing by a suitably qualified acoustic consultant. 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. Condition reason: To mitigate potential offensive noise and amenity impacts.
195.	(G090) Maintenance of wastewater and stormwater treatment device During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable). Condition reason: To protect sewerage and stormwater systems.
196.	(G100) 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. Condition reason: To mitigate potential risks to human health and the environment.
197.	(G130) 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. Condition reason: To mitigate potential risks to human health and the environment.
198.	(G155) Storage and disposal of waste materials during ongoing use During ongoing use of the premises: - 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 - arrangements must be implemented for the separation of recyclable materials from garbage - any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests - where council does not provide commercial garbage and recyclable materials collection services: - a contract must be entered into with a licensed contractor to provide these services for the premises; and - a copy of the contract must be kept on premises and provided to relevant authorities including council officers on request. - where the collection of garbage and recyclable materials from the premises is undertaken by a licensed contractor, it must only occur outside of peak periods and outside of sensitive periods where disturbance by means of noise pollution would occur to nearby residences. - all liquid trade waste discharged to sewerage system must comply with the trade waste approval issued by the relevant water authority - 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. Condition reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the premises
199.	(G160) Storage of goods during ongoing use During ongoing use of the premises, all goods must be stored wholly within the premises and must

	not be stored or displayed outside the premises, including any public place, without council's approval.
	Condition reason: To ensure fairness, transparency and probity.
200.	(G165) Storage of Flammable and Combustible Liquids
	Flammable and combustible liquids must be stored in accordance with AS 1940:2017– The Storage and Handling of Flammable and Combustible Liquids.
	Condition reason: To promote safety of persons and prevent damage to property and the environment.
201.	(G170) Storage and Handling of Corrosive Substances
	Corrosive Substances must be stored and handled in accordance with AS 3780-2008 The Storage and Handling of Corrosive Substances.
	Condition reason: To promote safe storage and handling of corrosive substances.
202.	(G190) Parking Spaces
	The following parking spaces should be used solely for the purpose it has been provided.
	1. Commercial car parking
	2. Accessible car parking
	3. Motorcycle parking
	4. Cycle parking
	5. Loading Areas
	Condition reason: To ensure that adequate parking and loading are provided.
203.	(G210) Car Parking Management
	All parking areas shown on the approved plans must be used solely for this purpose.
	Condition reason: To ensure that adequate parking and loading are provided.
204.	(G220) 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.
	Condition reason: To ensure that adequate parking and loading are provided.
205.	(G230) Vehicle Access
	Vehicles entering or leaving the development site should be in forward direction.
	Condition reason: To ensure safety.
206.	(G240) Advertising
	Advertising matter not approved in conjunction with this decision notice, must not be erected, painted or displayed without the prior approval of Council.
	Condition reason: To require approval for advertising matter/structures that is not approved as part of this consent.
207.	(G250) Operating hours
	The approved hours of operation for the premises are:
	<u>Coles</u>
	Monday to Saturday: 6.00am – 12.00 midnight.
	Sundays: 6.00am – 10.00pm
	<u>Liquorland</u>
	Monday to Saturday: 9.00am – 10.00pm
	Sundays: 10.00am – 9.00pm

	<u>Vehicle washing and detailing facility</u> Monday to Sunday 7.00am – 6.00pm <u>Specialty Stores and Food and Drink premises</u> Monday to Sunday 7.00am - 12.00 midnight Condition reason: To protect the amenity of the local area
208.	(G260) Deliveries and waste collection times for Neighbourhood Centre Deliveries, service vehicles and waste collection for the development are limited to: Monday to Sunday 5.00am - 10.00pm Condition reason: To ensure deliveries to the premises are carried out safely and protect the amenity of the local area
209.	(G340) Noise 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: - the date and time, where relevant, of the complaint; - the means by which the complaint was made (telephone, mail or email); - any personal details of the complainant that were provided, or if no details were provided, a note to that effect; - the nature of the complaint; - 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. - 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. Condition reason: To mitigate potential impacts associated with the development and establish a procedure for responding to enquiries.
210.	(G345) Lighting 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. Condition reason: To mitigate potential lighting impacts and protect the amenity of the surrounding area.
211.	(G350) Noise - Spruiking No persons, such as those commonly known as ‘spruikers’ must operate either with or without sound amplification equipment for the purpose of advertising the use of the premises, the sale and availability of goods, services, entertainment or similar announcements. Condition reason: To mitigate potential acoustic impacts and protect the amenity of the surrounding area.
212.	(G360) Noise - Silent Building Intruder Alarm System Any building intruder alarm installed at the site must be a “silent back to base” type. Condition reason: To mitigate potential acoustic impacts and protect the amenity of the surrounding area.

213.	(G370) Use of building intruder alarm/s
	Any building intruder alarm/s associated with the development must only be permitted to operate in accordance with Clause 42 of the Protection of the Environment Operations (Noise Control) Regulation 2017.
	Condition reason: To mitigate potential acoustic impacts and facilitate compliance with legislative requirements.
214.	(G390) Noise - General
	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.
	Condition reason: To mitigate potential intrusive noise and amenity impacts.
215.	(G392) Noise Management Plan
	The approved Noise Management Plan must be complied with at all times.
	Condition reason: To mitigate potential acoustic impacts and protect the amenity of the surrounding area.
216.	(G393) Acoustic Report
	An acoustic report prepared by a suitably qualified acoustic consultant shall be submitted to Council for its assessment and approval within three (3) months of occupation/completion of the development. The report shall include but not be limited to the following information:
	a) Noise measurements taken during a time of peak occupation at the most affected noise sensitive locations as indicated in the approved acoustic report titled Coles, 249-255 Edmondson Avenue and 83 Tenth Avenue, Austral DA Acoustic Assessment, Project ID: 20241066.1, Document Reference: 20241066.1/2210A/R4/WY, Revision 4 prepared by Acoustic Logic Pty Ltd dated 22 nd October 2025;
	b) Verification that noise levels at the most affected receivers comply with all relevant assessment criteria detailed in the abovementioned report;
	c) All complaints received from local residents in relation to the operation of the premises/development; and
	d) Where noise measurements required under point a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.

	Following written approval from Liverpool City Council, recommendations provided under point d) above shall be implemented fully. Note: 'Suitably qualified acoustic consultant' means a consultant who is a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm. Condition reason: To mitigate potential acoustic impacts and protect the amenity of the surrounding area.
217.	(G394) Forklifts and Delivery Vehicles To minimise potential noise impacts, all forklifts and delivery vehicles associated with the use must be equipped with smart (self-adjusting) reverse alarms, broadband reverse alarms, combination alarms or other suitable noise reduction technologies instead of tonal reversing alarms. Condition reason: To mitigate potential acoustic impacts and protect the amenity of the surrounding area.
218.	(G395) Managing noise During ongoing use of the premises, the premises must be operated in accordance with the acoustic report approved under this consent. Condition reason: To protect the amenity of the local area
219.	(G396) Managing noise with ongoing acoustic treatment During ongoing use of the premises, the premises must be operated in accordance with any approved acoustic report. Where the approved acoustic report recommends ongoing acoustic treatments, an acoustic implementation report from a suitably qualified person must be submitted to council within 3 months of the date of the issue of the occupation certificate. The report must confirm the implementation of acoustic treatment and demonstrate the external and internal noise levels satisfy the criteria nominated in accordance with the approved acoustic report. Condition reason: To ensure operational noise levels comply with the approved acoustic report and do not unreasonably impact on the amenity of adjoining and nearby premises
220.	(G400) Environment 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. Condition reason: To mitigate potential risks to human health and the environment.
221.	(G402) Air Handling System Any liquid discharge from the air handling system resulting from the operation, maintenance and/or cleaning operations are to be disposed of into the sewer system. Discharge into the stormwater disposal system is not permitted. Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
222.	(G410) Landscaping Landscaping shall be maintained in accordance with the approved plan, in a healthy state and in perpetuity by the existing or future owners and occupiers of the development. If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species, and similar maturity as the vegetation which has died or was removed. An annual report shall be submitted to Council, for the 5 years following issue of the OC, certifying that the landscaping works have been satisfactorily maintained. Condition reason: To require records to be provided, after occupation, documenting that landscaping is appropriately maintained.

223.	(G468) Smoke-free Requirements
	The requirements of the Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016 must be complied with at all times.
	This development consent does not imply that the development meets the requirements of the aforementioned legislation. In the event that the Applicant and/or Occupier wishes to facilitate smoking within the premises, they must ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016.
	Condition reason: To mitigate potential risks to human health and facilitate compliance with legislative requirements and relevant standards.
224.	(G470) Food Premises - Use of Charcoal
	The use of charcoal for the purposes of heating, cooking or smoking food on the premises is strictly prohibited.
	Condition reason: To mitigate potential risks to human health and the environment.
225.	(G547) Bunding
	All work and storage areas where chemical spillage may reasonably occur must be bunded. The capacity of the bunded area must be calculated as being equal to 110% of the largest storage or process vessel/container in the area or 25% of the total volume of vessels/containers accommodated in the area, whichever is the greater.
	All bunded areas must be graded to a blind sump to facilitate testing of collected wastewater and provide a low point for pump out. All bunded areas must be suitably treated to prevent the ingress of stormwater.
	Condition reason: To address legislative requirements and mitigate risks to the environment.
226.	(G780) Emergency Evacuation Plans
	An emergency evacuation plan must be prepared, maintained and implemented for the centre.
	Condition reason: (Prescribed condition EP&A Regulation, clause 98C and Schedule 3A)
227.	(G804) Advertising
	Advertising not approved in conjunction with the decision notice, must not be erected, painted or displayed without the prior approval of Council. Any temporary signage is to be displayed in accordance with Liverpool Local Environmental Plan 2008.
	Condition reason: To prohibit advertising matter/structures that is not approved as part of this consent.
228.	(G809) Food Business Notification Requirements - Food Business
	All future retail food businesses must notify Liverpool City Council of their food activity details. The food business notification must be completed in the approved form and comprise all information specified in the Food Safety Standards. The completed registration form/s must be submitted to Council prior to the commencement of the business.
	Condition reason: To address legislative requirements.
229.	(G823) Cool Rooms
	The cool room and/or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside of the cool room and freezer adjacent to the door. All metal work and shelving in the cool room and freezer room must be treated to resist corrosion.
	Condensation from cool rooms and refrigerator motors must discharge to sewer via a tundish with air gap separation in accordance with Sydney Water requirements.
	The cool room and freezer room must be provided with:
	1. A door which can be opened from inside without a key and;
	2. An approved alarm device located outside the room but controlled from the inside.

	Condition reason: To address legislative requirements.
230.	(G869) Amenities
	The amenities block is to be regularly cleaned, properly maintained, and kept in good working order at all times during the operation of the neighbourhood centre. The amenities block and adjoining corridor are to be secured and sealed at the close of the centre each day.
	Condition reason: To ensure that events are provided with appropriate amenity facilities in accordance with the relevant health and safety provisions.
231.	(G950) On-Site Detention
	Ongoing maintenance of the interim on-site detention (OSD) and water quality treatment system must be undertaken to ensure continued functionality and regulatory compliance.
	All devices must be maintained as per the manufacturer's specifications and the approved Operation and Maintenance Manual, at intervals that ensure effective operation. The owner must keep a maintenance log detailing inspections, maintenance, and servicing. This log must be provided to Council upon request.
	Condition reason: To ensure fairness, transparency and probity
232.	(G954) Loading Dock Noise Management
	The following is to be adhered to at all times of operation of the facility
	• Trucks must switch off their engines when stopped in the loading dock • Materials must not be dropped onto the loading dock/back of house area or dropped into an empty bin at any time. • No amplified speakers shall be used externally. • Any cleaning of the premises and internal or external maintenance and waste collection shall take place between 8.00am and 6.00pm daily to minimise noise impact.
	Condition reason: To ensure fairness, transparency and probity.
233.	(G953) Waste Receipts
	A permanent record of receipts for the removal of both liquid and solid waste from the site shall be kept and maintained up to date at all times. Such record is to be made available to Council's Officers upon request.
	Condition reason: To ensure fairness, transparency and probity.
234.	(G955) Operation of Car Wash Facility
	The vehicle washing and detailing facility shall be operated in accordance with the following requirements
	• All vehicles, trailers and equipment shall only be washed and dried or detailed within the approved vehicle washing facilities, the floor of which shall be graded to an internal drainage point connected to the sewer of Sydney Water in accordance with that Authority's requirements. It is prohibited to wash, dry, vacuum or detail any vehicles, trailers or equipment in any other areas of the premises; • It is prohibited to undertake mechanical repairs within the vehicle washing and detailing facility or external grounds of the premises; • The external grounds of the facility shall be regularly maintained and kept free of contamination; • All work and storage areas where spillage may occur shall be bunded. The capacity of the bunded area shall be calculated as being equal to 110% of the largest storage or process vessel/container in the area or 25% of the total volume of vessels/containers accommodated in the area, whichever is the greater; • Spill-kits shall be provided on-site at all times to clean-up any minor liquid spillages; • All wastewater, chemicals, solvents or similar substances shall not be discharged into Council's stormwater drain or creeks. A trade waste contract shall be obtained by Sydney Water. All liquid waste shall be discharged into the sewer in accordance with Sydney Water's requirements; • Trafficable bunds shall be installed at the entry and exit of the vehicle washing and detailing facilities to contain all substances and prevent the ingress of stormwater;

	- Background music shall not be played in the vehicle washing and detailing facility or external grounds of the premises - The vehicle washing and detailing facility has not been approved for the preparation and/or handling of food for sale.
	Condition reason: To ensure fairness, transparency and probity.
235.	(G956) Food Premises inspections
	Council's Authorised Officers will carry out routine inspections of the food premises under the Food Act 2003. Administration and inspection fees will be charged in accordance with Council's Pricing Policy and Fees and Charges.
	Condition reason: To ensure fairness, transparency and probity.
236.	(G957) Neighbourhood Centre security
	At the conclusion of business operations each day, the following security measures are to be implemented:
	- The pedestrian entry gate located on Buljbasich Street must be fully closed and locked. - The internal access door situated between rooms T06 and T07 must also be closed and locked.
	These measures are required to prevent unauthorised entry after hours and to maintain compliance with Crime Prevention Through Environmental Design (CPTED) principles, including the reduction of concealment opportunities, enhancement of site security, and protection of staff, visitors, and property.
	Condition reason: To ensure fairness, transparency and probity.

Demolition Work Before Demolition Work Commences

237.	(C001) Deliveries
	While site work is being carried out, deliveries of material and equipment must only be carried out between—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
	Condition reason: To protect the amenity of neighbouring properties.
238.	(C004) Asbestos removal signage
	Before demolition work commences involving the removal of asbestos, a standard commercially manufactured sign containing the words 'DANGER: Asbestos removal in progress' (measuring not less than 400mm x 300mm) must be erected in a prominent position at the entry point/s of the site and maintained for the entire duration of the removal of the asbestos.
	Condition reason: To alert the public to any danger arising from the removal of asbestos
239.	(C038) Utilities and services
	Before demolition work commences, written evidence of the following service provider requirements must be provided to the PCA
	- a letter from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity; - a response from Sydney Water as to whether the proposed development would affect any Sydney Water infrastructure, and whether further requirements need to be met; - other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, the changes that are required to make the development satisfactory to them.
	Condition reason: To ensure relevant utility and service providers' requirements are provided to the

	certifier.
240.	(C040) Demolition Works Demolition works shall be carried out in accordance with the following: - 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. - Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council. - 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. Condition reason: To ensure that the demolition of buildings is carried out without impacting on public and environmental safety.
241.	(C044) 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: - the location of all hazardous material throughout the site - a description of the hazardous material - the form in which the hazardous material is found, e.g. AC sheeting, transformers, contaminated soil, roof dust - an estimation of the quantity of each hazardous material by volume, number, surface area or weight - a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials - identification of the disposal sites to which the hazardous materials will be taken Condition reason: To require a plan for safely managing hazardous materials
242.	(C046) Notice of commencement for demolition At least one week before demolition work commences, written notice must be provided to council and the occupiers of neighbouring premises of the work commencing. The notice must include: - name - address, - contact telephone number, - licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, and - the contact telephone number of council and - the contact telephone number of SafeWork NSW (4921 2900). Condition reason: To advise neighbours about the commencement of demolition work and provide contact details for enquiries
243.	(C048) Site preparation Before demolition work commences the following requirements, as specified in the approved demolition management plan, must be in place until the demolition work and demolition waste removal are complete: - Protective fencing and any hoardings to the perimeter on the site - Access to and from the site - Construction traffic management measures

	4. Protective measures for on-site tree preservation and trees in adjoining public domain 5. Onsite temporary toilets 6. A garbage container with a tight-fitting lid
	Condition reason: To ensure fairness, transparency and probity.
244.	(C049) Demolition management plan Before demolition work commences, a demolition management plan must be prepared by a suitably qualified person. The demolition management plan must be prepared in accordance with Australian Standard 2601 – The Demolition of Structures, the Code of Practice – Demolition Work, Liverpool Development Control Plan 2008 and must include the following matters: 1. The proposed demolition methods 2. The materials for and location of protective fencing and any hoardings to the perimeter of the site 3. Details on the provision of safe access to and from the site during demolition work, including pedestrian and vehicular site access points and construction activity zones 4. Details of demolition traffic management, including proposed truck movements to and from the site, estimated frequency of those movements, and compliance with AS 1742.3 Traffic Control for Works on Roads and parking for vehicles 5. Protective measures for on-site tree preservation and trees in adjoining public domain (if applicable (including in accordance with AS 4970-2009 Protection of trees on development sites and Liverpool Development Control Plan 2008) 6. Erosion and sediment control measures which are to be implemented during demolition and methods to prevent material being tracked off the site onto surrounding roadways 7. Noise and vibration control measures, in accordance with any Noise and Vibration Control Plan approved under this consent 8. Details of the equipment that is to be used to carry out demolition work and the method of loading and unloading excavation and other machines 9. Details of any bulk earthworks to be carried out 10. Details of re-use and disposal of demolition waste material in accordance with Liverpool Development Control Plan 2008 11. Location of any reusable demolition waste materials to be stored on-site (pending future use) 12. Location and type of temporary toilets onsite 13. A garbage container with a tight-fitting lid. Condition reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site
245.	(C055) Site Facilities 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. Condition reason: To ensure the required site management measures are implemented before the commencement of building work.
246.	(C117) Erosion and sediment controls in place Before any site work commences, the principal certifier, must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time). Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
247.	(C126) Environmental Management Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and unpolluted waters are permitted to enter Council's stormwater drainage system during construction/demolition. Measures must include, as a minimum:

1. Siltation fencing;
2. Protection of the public stormwater system; and
3. Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

Condition reason: To ensure fairness, transparency and probity.

248. **(C250) Notification**

Notification to surrounding residents is to be undertaken within a 100 metre radius from the site. A letter box drop in the form of an informative pamphlet or the like is to be carried out at least 5 days prior to the event to local residents informing them of the event details and including contact details of the site supervisor for the event.

Condition reason: To advise neighbours of the commencement of building works.

249. **(C468) Dilapidation Report**

Before any site work commences, a dilapidation report of all infrastructure fronting the development in Edmondson Ave, Tenth Ave and Buljbasich Street is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 20m m either side of the development.

Condition reason: To ensure fairness, transparency and probity.

250. **(C502) 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 Certifier and included as part of the Occupation Certificate documentation.

Condition reason: To ensure that development activities do not result in the liberation of CFC or HFC refrigerants that contribute to global warming and damage the environment, and requires any refrigerants to be captured and destroyed at a facility licensed to do that.

251. **(C531) Waste management plan - an approved document of this consent**

Before site work commences, a waste management plan for the development must be provided to the PCA

Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.

During Demolition Work

252. **(D028) Responsibility for changes to public infrastructure**

While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.

Condition reason: To ensure payment of approved changes to public infrastructure.

253. **(D045) Hours of work**

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.

Condition reason: To protect the amenity of the surrounding area.

254. **(D049) Security Fence**

A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction.

	Note: Fencing is not to be located on Council's reserve area. Condition reason: To ensure the required site management measures are implemented during construction.
255.	(D055) Refuse Disposal 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. Condition reason: To ensure the required site management measures are implemented during construction.
256.	(D070) Notification of Damage The applicant/ builder shall be responsible to report to the Council of 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 and maintained the area until completion of the construction activities. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to Council's footpath and road carriageway until permanent restoration and repair can be organised with Council at the applicant's cost. Condition reason: To ensure any damage to public infrastructure is rectified.
257.	(D075) Demolition Inspections The following inspections are required to be undertaken by Council in relation to approved demolition works: (a) immediately prior to the commencement of the demolition work, 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, Please note that demolition works are not permitted to commence on site until such time as a satisfactory inspection result is obtained from Council, and (b) immediately following completion of the demolition. Please note that 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. Condition reason: To require approval to proceed with demolition work following each stage inspection.
258.	(D076) 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: 1. 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; 2. 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 3. 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. Condition reason: To ensure that the removal of asbestos is undertaken safely and professionally
259.	(D077) Site maintenance While demolition work is being carried out, the following requirements, as specified in the approved demolition management plan, must be maintained until the demolition work and demolition waste removal are complete: 1. Protective fencing and any hoardings to the perimeter on the site 2. Access to and from the site 3. Construction traffic management measures 4. Protective measures for on-site tree preservation and trees in adjoining public domain 5. Onsite temporary toilets 6. A garbage container with a tight-fitting lid

	Condition reason: To protect workers, the public and the environment
260.	(D130) Removal of dangerous and/or hazardous waste All dangerous and/or hazardous material must be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material must be carried out in accordance with the requirements of SafeWork NSW and the material must be transported and disposed of in accordance with NSW Environment Protection Authority requirements. Condition reason: To ensure safe removal and disposal of dangerous and/or hazardous material.
261.	(D180) Waste management While site work is being carried out: - all waste management must be undertaken in accordance with the waste management plan; and - upon disposal of waste, records of the disposal must be compiled and provided to principal certifier, detailing the following: - The contact details of the person(s) who removed the waste; - The waste carrier vehicle registration; - The date and time of waste collection; - A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill; - The address of the disposal location(s) where the waste was taken; - 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. Condition reason: To require records to be provided, during site work, documenting the lawful disposal of waste.
262.	(D426) 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: - 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. - All fill material imported to the site must be: - Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>; or - a material identified as being subject to a resource recovery exemption by the NSW EPA; or - a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA. Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.
263.	(D430) 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. Condition reason: To ensure the suitability of land for the development.
264.	(D450) Air Quality 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 dust transport. Where wind velocity exceeds five knots the Principal Certifier may direct that work is not to proceed. Condition reason: To ensure site works are managed appropriately and do not result in air pollution.
265.	(D480) 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. Condition reason: To ensure human health and amenity is maintained by ensuring the development is not impacted by noise.
266.	(D552) Implementation of the site management plans While site work is being carried out: 1. the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and 2. a copy of these plans must be kept on site at all times and made available to Council officers upon request. Condition reason: To ensure site management measures are implemented during the carrying out of site work.
267.	(D555) Erosion Control - Maintenance Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass. Condition reason: To ensure the required site management measures are implemented during construction.
268.	(D560) Erosion Control Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways is shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation. Condition reason: To ensure the required site management measures are implemented during construction.
269.	(D565) Water Quality During construction the consent holder is to ensure all topsoil, sand, aggregate, spoil or any other material that can be moved by water is stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface. Condition reason: To ensure site works are managed appropriately and do not result in water pollution.
270.	(D574) Pollution Control - Truck Movements 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. Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.

271.	(D581) Historic Archaeology
	Should any relics be unexpectedly discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with section 146 of the <i>Heritage Act 1977</i>
	Condition reason: To ensure fairness, transparency and probity.
272.	(D582) Aboriginal Cultural Heritage - Staff and Contractors
	All relevant on-site staff and contractors should be made aware of their statutory obligations for heritage under NSW <i>National Parks and Wildlife Act 1974</i> and the NSW <i>Heritage Act 1977</i> . They are to be informed of what the potential heritage on the site will be and its significance. The site supervisor is to maintain a record of who has completed the heritage induction and this is to be provided to Council prior to Issue of Occupation Certificate.
	Condition reason: To ensure fairness, transparency and probity.
273.	(D583) Aboriginal Cultural Heritage - Unexpected Finds
	The National Parks and Wildlife Act 1974 protects all Aboriginal Cultural Heritage in New South Wales. Where a proposal has the potential to impact on Aboriginal Cultural Heritage objects and places, whether the presence is known or not, a permit is to be sought from Heritage NSW.
	In the event that Aboriginal Cultural Heritage objects or places are encountered/discovered, works must cease immediately and Council and Heritage NSW notified.
	The finds are to be investigated by an experienced archaeologist and no works are to recommence onsite until approved by Heritage NSW and Liverpool City Council.
	Condition reason: To ensure fairness, transparency and probity.
274.	(D584) Skeletal Remains
	In the event that skeletal remains are uncovered, work must cease immediately in that area and the area secured. NSW Police must be contacted and no further action taken until written advice has been provided by the NSW Police. If the remains are determined to be of Aboriginal origin, the Office of Environment and Heritage must be notified by ringing the Enviroline 131 555 and a management plan prior to works re-commencing must be developed in consultation with relevant Aboriginal stakeholders.
	Condition reason: To ensure fairness, transparency and probity.
275.	(D600) 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.
	Condition reason: To ensure that separation of waste by type is undertaken in an ongoing basis throughout the building process, and that the wastes are kept separate and not mixed, to facilitate waste management and recycling.
276.	(D605) 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.
	Condition reason: To ensure that waste materials from the demolition, excavation or construction are kept appropriately contained on site, irrespective of weather conditions, and do not make their way into the environment as pollutants.
277.	(D660) 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 in accordance with the approved Construction Environmental Management Plan (CEMP).

Condition reason: To protect the amenity of the neighbourhood during construction.

Remediation Work Before Remediation Work Commences

278. (C055) Site Facilities

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.

Condition reason: To ensure the required site management measures are implemented before the commencement of building work.

279. (C095) Tree protection measures

Before any site work commences, the PCA must be satisfied the measures for tree protection detailed in the construction site management plan are in place.

Condition reason: To protect and retain trees.

280. (C117) Erosion and sediment controls in place

Before any site work commences, **the principal certifier**, must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

281. (C126) Environmental Management

Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and unpolluted waters are permitted to enter Council's stormwater drainage system during construction/demolition. Measures must include, as a minimum:

1. Siltation fencing;
2. Protection of the public stormwater system; and
3. Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

Condition reason: To ensure fairness, transparency and probity.

282. (C250) Notification

Notification to surrounding residents is to be undertaken within a 100 metre radius from the site. A letter box drop in the form of an informative pamphlet or the like is to be carried out at least 5 days prior to the event to local residents informing them of the event details and including contact details of the site supervisor for the event.

Condition reason: To advise neighbours of the commencement of building works.

283. (C468) Dilapidation Report

Before any site work commences, a dilapidation report of all infrastructure fronting the development in Edmondson Ave, Tenth Ave and Buljbasich Street is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 20m m either side of the development.

Condition reason: To ensure fairness, transparency and probity.

284.	(C531) Waste management plan - an approved document of this consent
	Before site work commences, a waste management plan for the development must be provided to the PCA
	Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.

During Remediation Work

285.	(D028) Responsibility for changes to public infrastructure
	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.
	Condition reason: To ensure payment of approved changes to public infrastructure.
286.	(D045) Hours of work
	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.
	Condition reason: To protect the amenity of the surrounding area.
287.	(D049) Security Fence
	A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction.
	Note: Fencing is not to be located on Council's reserve area.
	Condition reason: To ensure the required site management measures are implemented during construction.
288.	(D055) Refuse Disposal
	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.
	Condition reason: To ensure the required site management measures are implemented during construction.
289.	(D130) Removal of dangerous and/or hazardous waste
	All dangerous and/or hazardous material must be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material must be carried out in accordance with the requirements of SafeWork NSW and the material must be transported and disposed of in accordance with NSW Environment Protection Authority requirements.
	Condition reason: To ensure safe removal and disposal of dangerous and/or hazardous material.
290.	(D180) Waste management
	While site work is being carried out:
	1. all waste management must be undertaken in accordance with the waste management plan; and
	2. upon disposal of waste, records of the disposal must be compiled and provided to principal certifier, detailing the following:
	• The contact details of the person(s) who removed the waste; • The waste carrier vehicle registration; • The date and time of waste collection; • A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill; • The address of the disposal location(s) where the waste was taken;

- 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.

Condition reason: To require records to be provided, during site work, documenting the lawful disposal of waste.

291. **(D425) Site Remediation Works**

The site must be remediated in accordance with;

- Remediation Action Plan 249, 255 Edmondson Avenue & 83 Tenth Avenue, Austral NSW 2179, Report reference: 2401070ARpt01FinalV01_10Mar25, Revision Number V01 prepared by Geo-Logix Pty Ltd dated 10th March 2025;
- State Environmental Planning Policy (*Resilience and Hazards*) 2021;
- National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM, 1999 as amended 2013); and
- The guidelines in force under the *Contaminated Land Management Act 1997*.

The Applicant shall engage a suitably qualified environmental consultant to supervise all aspects of site remediation and validation works in accordance with the approved Remediation Action Plan. 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.

Condition reason: To ensure the suitability of land for the proposed development.

292. **(D426) 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:

- 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**.
- All fill material imported to the site must be:
 - Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*; or
 - a material identified as being subject to a resource recovery exemption by the NSW EPA; or
 - 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.

Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.

293.	(D430) 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.
	Condition reason: To ensure the suitability of land for the development.
294.	(D450) Air Quality
	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 dust transport. Where wind velocity exceeds five knots the Principal Certifier may direct that work is not to proceed.
	Condition reason: To ensure site works are managed appropriately and do not result in air pollution.
295.	(D475) 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.
	Condition reason: To ensure soils introduced onsite do not result in drainage issues.
296.	(D480) 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.
	Condition reason: To ensure human health and amenity is maintained by ensuring the development is not impacted by noise.
297.	(D552) Implementation of the site management plans
	While site work is being carried out:
	1. the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and
	2. a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	Condition reason: To ensure site management measures are implemented during the carrying out of site work.
298.	(D555) Erosion Control - Maintenance
	Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass.
	Condition reason: To ensure the required site management measures are implemented during construction.
299.	(D560) Erosion Control
	Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways is shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
	Condition reason: To ensure the required site management measures are implemented during construction.
300.	(D565) Water Quality
	During construction the consent holder is to ensure all topsoil, sand, aggregate, spoil or any other material that can be moved by water is stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface.
	Condition reason: To ensure site works are managed appropriately and do not result in water pollution.

301.	(D574) Pollution Control - Truck Movements 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. Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.
302.	(D600) 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. Condition reason: To ensure that separation of waste by type is undertaken in an ongoing basis throughout the building process, and that the wastes are kept separate and not mixed, to facilitate waste management and recycling.
303.	(D605) 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. Condition reason: To ensure that waste materials from the demolition, excavation or construction are kept appropriately contained on site, irrespective of weather conditions, and do not make their way into the environment as pollutants.
304.	(D660) 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 in accordance with the approved Construction Environmental Management Plan (CEMP). Condition reason: To protect the amenity of the neighbourhood during construction.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the Conditions of development consent: advisory notes to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Council means LIVERPOOL CITY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means LIVERPOOL LOCAL PLANNING PANEL.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
the collection of stormwater,
the reuse of stormwater,
the detention of stormwater,
the controlled release of stormwater, and
connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means SYDNEY WESTERN CITY PLANNING PANEL.