

BESOL PTY LTD
C/- CENTURION GROUP PTY LTD
LEVEL 25, 88 PHILLIP ST
SYDNEY NSW 2000

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

I am writing to advise you that Council has determined your Development Application No. DA-220/2020 under Sections 4.16, 4.17 & 4.18 of the *Environmental Planning and Assessment Act 1979*.

APPLICANT:	BESOL PTY LTD
LAND:	18 RANDWICK CLOSE, CASULA NSW 2170 LOT 104 DP 863214
PROPOSED DEVELOPMENT:	Construction of a Seniors Housing Development comprising a 142-room residential care facility and 93 independent living units in 3 buildings over basement parking, together with associated facilities, services and associated healthcare services facility. The application is lodged pursuant to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
DETERMINATION:	APPROVED by Sydney Western City Planning Panel at its meeting of 12 July 2021
CONSENT TO OPERATE FROM:	27 July 2021
CONSENT TO LAPSE ON:	27 July 2026 (Unless physically commenced)
ATTACHMENTS:	1. Conditions of Approval 2. Transport for NSW Conditions



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

DEFINITIONS

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



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ATTACHMENT 1 – CONDITIONS OF APPROVAL

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies:

A. THE DEVELOPMENT

Approved Plans

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

Plan Name	Plan Number	Rev	Date	Prepared By
Cover Sheet	DA-000	B	07/01/2021	Jackson Teece
Site Plan	DA-030	B	07/01/2021	Jackson Teece
Floor Plan – Basement 1	DA-109	B	07/01/2021	Jackson Teece
Floor Plan – Ground Floor	DA-110	B	07/01/2021	Jackson Teece
Floor Plan – Level 1	DA-111	B	07/01/2021	Jackson Teece
Floor Plan – Level 2	DA-112	B	07/01/2021	Jackson Teece
Floor Plan – Level 3	DA-113	B	07/01/2021	Jackson Teece
Floor Plan – Level 4	DA-114	B	07/01/2021	Jackson Teece
Floor Plan – Level 5	DA-115	B	07/01/2021	Jackson Teece
Floor Plan – Roof Plan	DA-116	B	07/01/2021	Jackson Teece
Street Elevation	DA-200	B	07/01/2021	Jackson Teece
Elevations – Block A – 01	DA-201	B	07/01/2021	Jackson Teece
Elevations – Block A – 02	DA-202	B	07/01/2021	Jackson Teece
Elevations – Block B – 01	DA-203	B	07/01/2021	Jackson Teece
Elevations – Block B – 02	DA-204	B	07/01/2021	Jackson Teece
Elevations – Block C	DA-205	B	07/01/2021	Jackson Teece
Site Sections – 01	DA-300	B	07/01/2021	Jackson Teece
Site Sections – 02	DA-301	B	07/01/2021	Jackson Teece
Site Sections – 03	DA-302	B	07/01/2021	Jackson Teece
Perspective – View of Kurrajong Road Entry	DA-400	B	07/01/2021	Jackson Teece
Perspective – View of Communal Courtyard	DA-401	B	07/01/2021	Jackson Teece
Perspective – Aerial View	DA-402	B	07/01/2021	Jackson Teece



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Perspective – View of Communal Courtyard – Alternative Angle	DA-403	B	07/01/2021	Jackson Teece
GFA Area Plans / Deep Soil Calculations	DA-600	B	07/01/2021	Jackson Teece
GFA Area Plans / Deep Soil Calculations	DA-601	B	07/01/2021	Jackson Teece
GFA Area Plans / Deep Soil Calculations	DA-602	B	07/01/2021	Jackson Teece
Solar and Cross Ventilation Diagrams	DA-700	B	07/01/2021	Jackson Teece
Solar Diagrams (3hrs)	DA-701	B	07/01/2021	Jackson Teece
ADG Compliance / Yield / Parking Calculations	DA-750	B	07/01/2021	Jackson Teece
Shadow Diagrams 21 June 9am – 3pm	DA-800	B	07/01/2021	Jackson Teece
Shadow Diagrams (Randwick Close) 21 June 9am – 3pm	DA-801	B	07/01/2021	Jackson Teece
Direct Sun Analysis Diagrams 21 June 9am-12pm	DA-850	B	07/01/2021	Jackson Teece
Direct Sun Analysis Diagrams 21 June 9am-12pm	DA-851	B	07/01/2021	Jackson Teece
Height Plane Study	DA-852	B	07/01/2021	Jackson Teece
Landscape Masterplan	SK100	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Ground	SK101	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Ground	SK102	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Ground	SK103	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Ground	SK104	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Ground	SK105	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Ground	SK106	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Level 4	SK107	5	January 2021	Arcadia Landscape Architecture
Landscape Plan – Level 4	SK108	5	January 2021	Arcadia Landscape Architecture
Landscape Details	SK110	5	January 2021	Arcadia Landscape Architecture



Landscape Specification	SK111	5	January 2021	Arcadia Landscape Architecture
Site Survey	1185DetReA Sheets 1-9	-	04/10/2019	Pinnacle Land Surveyors
Civil Works Plans	191583 – C01; C02; C05; C06; C10; C11; C12	P1	03/10/2019	TTW Engineers

Report Name	Date	Reference	Prepared By
SEPP 65 Design Verification Statement	28/01/2021	2016098-D02-AG	Jackson Teece
Design Statement	28/01/2021	Rev B	Jackson Teece
Urban Design Statement	26/10/2020	-	Matthew Pullinger
Clause 4.6 Variation Request	12/03/2021	-	Higgins Planning
Flood Assessment	03/03/2021	191583 CAAA	TTW Engineers
Landscape Development Application	January 2021	Issue 5	Arcadia Landscape Architecture
Noise Impact Assessment	09/07/2020	SYD1026 Rev 02	ADP Consulting
Stormwater Report	09/12/2019	191583 CAAA	TTW Engineers
Flora Surveys and Preliminary Biodiversity Impact Assessment	11/05/2020	Version II	ACS Environmental
Seniors Housing SEPP Clause 26 Compliance	08/02/2020	-	Judith Stubbs & Associates
Plan of Management	25/02/2020	-	Centurion Project Management
Operational Waste Management Plan	21/02/2020	Rev D	Elephants Foot Recycling Solutions
Construction and Demolition Waste Management Plan	15/10/2016	Rev B	Elephants Foot Recycling Solutions
Lighting Design Statement	14/10/2019	Rev 01	ADP Consulting
Services Infrastructure Report	10/10/2019	SYD1026 Rev 02	ADP Consulting
CPTED Report	15/10/2019	-	Harris Crime Prevention
Detailed Site Investigation	18/09/2020	CES161003 -HC-AF	Consulting Earth Scientists
Groundwater Sampling and Analysis	18/02/2021	CES161003 -HC-AH	Consulting Earth Scientists
Preliminary Site Investigation	01/02/2017	CES161003 -HC-AH	Consulting Earth Scientists



Geotechnical Desktop Report	27/03/2018	2868-GR-1-2	Alliance Geotechnical
Social Impact Comment	12/11/2019	-	Judith Stubbs & Associates
Social Impact Comment	-	-	SummitCare
Social Housing Provider Letter	27/02/2020	-	HomeGround
Arboricultural Impact Appraisal and Method Statement	02/10/2019	-	Naturally Trees
Traffic Report	February 2019	10505/3	Colston Budd Rogers & Kafes
Access Review	12/02/2020	DA3	Morris Goding Access Consulting
BCA Compliance Report	March 2020	Rev B	McKenzie Group
BASIX Certificate	29/01/2021	1046153M_02	ADP Consulting
BASIX Assessment Report	25/02/2020	SYD1026 Rev 03	ADP Consulting

Amended Plans

2. Prior to the issue of a Construction Certificate, amended plans detailing compliance with the Site Compatibility Certificate as it relates to Buildings A and B shall be submitted to the PCA for approval. Specifically, the northern lift overruns and north eastern parapet walls of Buildings A and B shall be reduced to a height of no more than 18m.
3. Prior to the issue of a Construction Certificate, amended plans detailing the removal of Unit A.04.08 from Level 4 of Building A shall be submitted to the PCA for approval.

Transport for NSW Conditions

4. All conditions provided by the Transport for NSW in their correspondence dated 14 July 2020 (attached) must be adhered to prior, during, and at the completion of construction.

Works at no cost to Council

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

Comply with EP&A Act

6. The requirements and provisions of the *Environmental Planning & Assessment Act 1979* and *Environmental Planning & Assessment Regulation 2000*, must be fully complied with at all times.

Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.



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B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

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

Fee Payments – Land Development

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

The following fees are applicable and payable:

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

These fees are reviewed annually and will be calculated accordingly.

Road Opening Permit Fee

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

Access

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



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Substation

10. Should a Pad-mount Electrical Substation be required and is required to be located outside the building envelope, the location and any associated fire separation walls must comply with Endeavour Energy Substation Design Instruction Document No SDI 104 (Current Version).

Elevational Treatment

11. Prior to the issue of a construction certificate, plans at a scale of 1:20 and details of the façade treatment and materials shall be submitted to the Council for approval. At a minimum, the details shall include additional brickwork to the elevations where appropriate and achievable.

Solar Panels

12. Prior to the issue of a construction certificate, plans and details of solar / photo-voltaic panels to be installed to the roof of the building and ancillary battery storage shall be submitted to the PCA's satisfaction for approval. At a minimum, the photo-voltaic panels shall generate power for lighting and electricity uses in common areas, including the basement parking area and corridors.

BCA Compliance

13. Building work shall not commence prior to the issue of a Construction Certificate. Building work as defined under Section 4 of the EP&A Act means any physical activity involved in the erection of a building and includes but is not limited to, the placement of any site shed/s or builders facilities, site grading, retaining walls, excavation, cutting trenches, installing formwork and steel reinforcement or, placing of plumbing lines.
14. In accordance with section 4.17 (11) of the *Environmental Planning & Assessment Act 1979* and clause 8.8, 8.10 of the *Environmental Planning & Assessment Regulation 2000*, it is a *prescribed condition* that all building work must be carried out in accordance with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:
 - a) Complying with the Deemed to Satisfy Provisions; or
 - b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

Notification

15. The certifying authority must advise Council, in writing of:
 - a) The name and contractor licence number of the licensee who has contracted to do or intends to do the work, or



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- b) The name and permit of the owner-builder who intends to do the work.

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

Fire Safety - Cladding

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

S138 Roads Act – Minor Works in the public road

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

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

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

S138 Roads Act – roadworks requiring approval of civil drawings

18. Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with Liverpool City Council (being the Roads Authority under the Roads Act), for provision of civil work in Kurrajong Road.

Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroad Guidelines and best engineering practice.

Note: Where Liverpool City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.



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Access, Car Parking and Manoeuvring – General

19. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.
20. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that:
 - a) Off street access and parking complies with AS2890.1,
 - b) Sight Distance at the street frontage has been provided in accordance with AS 2890.1,
 - c) All cars can enter and exit the site in a forward direction
21. Detailed design drawings of the driveway access off Kurrajong Road (including median to restrict traffic movement to left-in/left out only), internal driveway, ramp, basement car park, and loading areas prepared in accordance to Council DCP and Australian Standards requirements, including line markings and sign posting to be submitted for review by Council. The design drawing of the basement car parking area should enable verification of the proposed parking provision.

The design should include swept path diagrams (showing two vehicles, moving in opposite directions, accessing the ramp simultaneously) to demonstrate that all expected vehicles will be accommodated.

The design shall be certified by an independent qualified professional that it complies with the Australian Standards, Council DCP and SEPP (Housing for Seniors or People with Disability) 2004.

Traffic management plan

22. A traffic management plan is to be submitted to Liverpool City Council's Traffic & Transport Section for approval by Council's Traffic Committee. Works within the road reserve shall not commence until the traffic management plan has been approved.

The traffic management plan is to be prepared by an accredited designer and submitted to and stamp approved by Council via a standard Section 138 Roads Act Permit application available at Council's customer service counter. The stamped approved Roads Act Permit is to be obtained by the PCA. A copy of the stamped approved Roads Act Permit and traffic management plan is to be available on the works site for inspection at any time by an authorised Council officer.



Street Lighting

23. An assessment of adequacy of existing street lighting along the frontage of development site is to be submitted to Council's Traffic and Transport Section for review. A public lighting design brief in accordance with Council's and Endeavour Energy specifications along all the roads fronting the development site should be submitted to Council Traffic and Transport Section for review if additional street lighting is required.

Construction Environmental Management Plan

24. Prior to issue of a construction certificate, a Construction Environmental Management Plan (CEMP) for the development must be provided to the Principal Certifying Authority for approval. The environmental site management measures must remain in place and be maintained throughout the period of the development. The CEMP must address all environmental aspects of the development's construction phases, and include, where relevant, but not be limited to, the following:
- a) Asbestos Management Plan;
 - b) Project Contact Information;
 - c) Site Security Details;
 - d) Timing and Sequencing Information;
 - e) Site Soil and Water Management Plan;
 - f) Noise and Vibration Control Plan;
 - g) Dust Control Plan;
 - h) Air Monitoring;
 - i) Odour Control Plan;
 - j) Health and Safety Plan;
 - k) Waste Management Plan;
 - l) Incident management Contingency; and
 - m) Unexpected Finds Protocol.

The CEMP must be kept on site for the duration of the works and must be made available to Council Officers upon request.

Construction Noise, Vibration Assessment and Management Plan

25. A site-specific Construction Noise, Vibration Assessment and Management Plan prepared by a suitably qualified acoustic consultant shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate. The Construction Noise, Vibration Assessment and Management Plan must include an assessment of expected noise impacts and detail feasible work practices to be adopted to avoid, remedy or mitigate construction noise and vibration impacts.

The Construction Noise, Vibration Assessment and Management Plan shall be consistent with the 'Interim Construction Noise Guideline' published by the Department of Environment and Climate Change NSW (DECC 2009/265) dated July 2009 and include, but not necessarily be limited to the following information:



- Identification of nearby residences and other noise sensitive land uses;
- Assessment of expected noise impacts;
- Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts;
- Strategies to promptly deal with and address noise complaints;
- Details of performance evaluating procedures (for example, noise monitoring or checking work practices and equipment);
- Methods for receiving and responding to complaints about construction noise;
- Procedures for notifying nearby residents of forthcoming works that are likely to produce noise impacts; and
- Reference to relevant licence and consent conditions.

The Construction Noise, Vibration Assessment and Management Plan must be made available for inspection when requested by the PCA or Liverpool City Council.

Construction Traffic Management Plan

26. A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council's Traffic and Transport Section for approval prior to the issue of a Construction Certificate.

The CTMP is to outline the need for a Road Occupancy Permit issued by Council or Road Occupancy Permit issued by the Transport Management Centre. Works within the road reserve shall not commence until the construction traffic management plan has been endorsed.

27. All construction vehicles must enter and exit in forward direction, and no construction materials are to be stored on affected road and footpath reserves.

Recommendations of Acoustic Report

28. The recommendations provided in the approved acoustic report titled Noise Impact Assessment (SYD1026, Revision 02) prepared by ADP Consulting Pty Ltd dated 9 July 2020 shall be implemented and incorporated into the design and construction of the development and be shown on plans accompanying the Construction Certificate application. This is to include, however not be limited to glazing treatment to traffic noise affected facades and wall/floor construction.

The construction methodology and plans accompanying the Construction Certificate application shall 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 shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.



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

Retaining Walls on Boundary

29. 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.

On-site Detention

30. On-Site Detention shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by TTW, reference number 191583, revision P1, dated 03/10/2019.

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.

31. Hydraulic modelling of the drainage system shall be completed by qualified practising drainage engineer in accordance with the Liverpool City Council's Design Guidelines and Council OSD policy and technical specification at detailed design stage.
32. The proposed onsite detention (OSD) shall be designed to control the peak post-development discharge to pre-development flow rates discharge for all storms up to and including the 1 in 100-year storm event.



Stormwater Discharge – Basement Car parks

33. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system for the basement car park has been designed in accordance with the requirements for pumped systems in AS3500.3:2003 and Council's Stormwater Drainage Design Specifications for pump out systems for basement carparks.

Flood Management Conditions

34. A detailed stormwater drainage design, prepared by a qualified practicing civil engineer must be provided for assessment. The design shall be in accordance with the stormwater concept plan, Job no 191583, Revision P1 dated 31/10/2019 and Stormwater Report for Casula Aged Care dated 09/12/2019 prepared by TTW and shall include all engineering details relevant to collection and disposal of stormwater, existing site levels, finished levels, pipe sizes and grades, details of on-site detention basins including outlet controls and water quality treatment trains.
35. All stormwater flows generated from the development site for up to the 1% AEP storm events shall attenuate through on-site detention (OSD) system as indicated in the stormwater concept plan, Job no 191583, Revision P1 for 18 Randwick Close, Casula prepared by TTW. The OSD system shall provide adequate flow attenuation to ensure that the peak post-development discharge from the development site do not exceed peak pre-development discharge for the 20%, 5% and 1% AEP storm events. The design shall demonstrate that the site discharges will drain by gravity to the point of discharge.
36. On-site water quality control measures shall be provided and maintained. Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link.
37. The lowest habitable floor level shall be no less than the **38.7m** Australian Height Datum which is the Probable Maximum Flood Level at the front property boundary adjacent to Randwick Close.

Water Quality

38. 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:

- Specification & installation details of the stormwater pre-treatment system
- 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.



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Dilapidation report

39. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Randwick Close, and Kurrajong Road is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 20m either side of the development.

Provision of Services

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

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

41. Written clearance from Endeavour Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the PCA.
42. Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:
- The requirements of the Telecommunications Act 1997:
 - For a fibre ready facility, the NBN Co’s standard specifications current at the time of installation; and
 - For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

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

43. The applicant is to arrange with the appropriate service provider for any above ground service riser or access point to be constructed clear of any proposed or existing pedestrian footways, and if possible, located in recessed unobtrusive locations. Should any service provider require and/or insist the applicant/developer build a service riser that would create an obstruction and pose a potential safety hazard, then the applicant/developer should refer the request to Council for negotiation directly with the Service Network Authority.



Design Verification Statement

44. In accordance with the EP&A Regulation and State Environmental Planning Policy (SEPP) 65 “Design Quality of Residential Apartment Development”, the subject development must be undertaken or directed by a ‘qualified designer’ (i.e., a registered architect under the Architects Act). In this regard, a design verification statement shall be submitted to the PCA. The PCA shall ensure that the statement prepared by the qualified designer provides the following:
- a) A valid and current chartered architect’s certificate number (as issued by the Board of Architects of NSW);
 - b) That the qualified designer has designed or directed the design of the subject development; and
 - c) That the plans and specifications lodged with the CC achieve or improve the design quality of the development for which the subject development consent was granted, having regard to the design principles set out in Part 2 of SEPP 65.

Note: The design verification statement must provide an explanation of the design in terms of the design quality principles set out in Part 2 of SEPP 65.

Crime Prevention Through Environmental Design

45. The following Crime Prevention Through Environmental Design principles are to be incorporated into the building and the Construction Certificate documentation.
- a) Back to base alarm systems shall be installed;
 - b) Basement parking areas shall be painted a light colour;
 - c) CCTV for the ground level, entry/exit points, car parks, lifts and the exterior of the building shall be implemented;
 - d) ‘Way finding’ signage should be utilised at all major interchanges such as lifts and stair wells;
 - e) Lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS 1158. A lighting maintenance policy should be established. Security lighting should be installed in and around the building, and such shall not impact on any adjoining premises. The lighting should be vandal resistant, especially external lighting; and
 - f) Access to the parking levels of the building shall be controlled via a security controlled device.

Waste Storage Area

46. Any bin bays must be:
- a) Provided with mechanical ventilation,
 - b) Provided with a hose cock for hosing the garbage bin bay and a sewerage drainage point in or adjacent to the bin storage area. The drainage point should have a fine grade drain cover sufficient to prevent coarse pollutants from entering the sewer. If the hose cock is located inside the bin storage bay, it is not to protrude into the space indicated for the placement of bins,



- c) Provided with sufficient light to permit usage at night,
- d) Allocated with sufficient space within the bin bay to allow for access to all required bins by residents and waste collectors, as well as manoeuvring of bins within the bay and for the removal and return of bins by the waste collector,
- e) Should garbage chutes be incorporated into the design of the building, signage on how to use the chutes is to be located prominently next to the chute,
- f) Operation, maintenance and cleaning of the garbage chutes and associated waste cupboards, rooms, or equipment is the responsibility of the strata management or body corporate, and not of Council, and
- g) Provided with signage to be prominently displayed in each bin bay, or waste service room, as appropriate indicating that:
 - i. Garbage is to be placed wholly within the garbage bins provided,
 - ii. The area is to be kept tidy
 - iii. 50% of all messages are to be displayed using graphic illustrative content.

Waste Management

- 47. Prior to the issue of a Construction Certificate, the present design of the facility and the basement access ramp are to be checked against all the vehicle dimensions (with appropriate clearances) and turning circles of the waste truck to be used to service the facility. This is to ensure that the vehicle to be used can in fact gain access to the basement carpark, manoeuvre safely, empty the bins and exit again in a forward direction.
- 48. Prior to the issue of a Construction Certificate, a detailed matrix of the volumes of the various different types of waste materials that will arise from the excavation and construction phases of the development must be produced. This must identify whether the materials in question will be reused, recycled or landfilled (with the clear preference for reuse and recycling) and the name and address of waste facilities that the various materials will be taken to.
- 49. Prior to the issue of a Construction Certificate, the construction detailing and features of the bin storage enclosures in the basement level must be fully described in the Waste Management Plan.
- 50. Prior to the issue of a Construction Certificate, the Waste Management Plan is to be revised to note a strict separation between domestic and commercial waste. Domestic waste must not be placed in commercial bins and vice versa, and the tenants and cleaners of the shops must be prevented from accessing any residential waste bins.

Food Premises – Construction

- 51. The construction, fitout and finishes of the premises shall comply with the Australian Standards 4674-2004, *Food Act 2003* and Regulations thereunder. Detailed plans are to ensure construction of the café includes, but is not be limited to the following:



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- a) All walls (including partition walls) within the kitchen, food preparation, storage and display areas shall be of solid construction (eg., bricks, cement or other approved material). These walls are to be finished with glazed tiles, stainless steel or other approved material adhered directly to the wall to a height of 2 metres above floor level;
- b) Walls within the kitchen, food preparation, storage and display areas which are not of solid construction (eg. stud walls) shall be finished in tiles or other approved material from the floor level to the underside of the ceiling;
- c) The floors within the kitchen, food preparation, storage and display areas shall be constructed of a suitable material which is non-slip, durable, resistant to corrosion, non-toxic, non-absorbent and impervious to moisture. The floor is to be graded and drain to an appropriate floor waste fitted with a basket arrestor;
- d) If the floor in the food preparation and storage areas is constructed of tiles, the joints between the tiles shall be of a material that is non-absorbent and impervious to moisture;
- e) The intersection of walls with floors and exposed plinths in the kitchen, food preparation, storage and display areas are to be coved to a minimum radius of 25mm;
- f) All plinths are to be constructed of a material which is of solid construction and impervious to moisture. The plinths shall be:
 - (i) at least 75mm high;
 - (ii) finished level to a smooth even surface;
 - (iii) recessed under fittings to provide a toe space of not more than 50mm;
 - (iv) rounded at exposed edges; and
 - (v) coved at the intersection of the floor and wall to a minimum radius of 25mm.
- g) The ceiling is to be constructed of a material that is rigid, smooth faced and impervious to moisture. The ceiling over the food preparation, storage and display areas shall be painted with a washable paint of a light colour. The surface finish is to be free of open joints, cracks, crevices or openings (drop ceiling panel is not permitted). The intersections of walls and the ceiling are to be tight jointed, sealed and dust-proof;
- h) The drop-in panel ceiling in the food preparation and storage areas shall be replaced with an approved rigid, smooth faced and impervious material which is free of open joints, cracks, crevices or openings. The ceiling is to be painted with a light coloured washable paint;
- i) All service pipes and electrical conduits shall be either:
 - (i) concealed in floors, walls, ceiling or concrete plinths, or
 - (ii) fixed with brackets so as to provide at least:
 - 1. - 25mm clearance between the wall and the pipe/conduit; &
 - 2. - 100mm between the floor and the pipe/conduit
 - 3. - pipes so installed are not to run underneath fittings.
- j) All architraves, skirting boards, picture rails and the like are not permitted within the kitchen, food preparation and storage areas;
- k) All openings in the walls, floors and ceilings through which service pipes and electrical conduits pass through are to be designed and constructed so as to prevent the access of vermin;



- l) The internal and external surfaces, including exposed edges to all benches, counters and shelving in the food preparation, storage, display and serving areas are to be finished with a rigid, smooth faced and non-absorbent material (eg laminate, stainless steel or other approved material) that is capable of being easily cleaned;
- m) All shelving shall be located at least 25mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. NOTE: The lowest shelf shall be a minimum of at least 150mm above the floor level;
- n) The hot water service unit shall be positioned a minimum of 75mm clear of the adjacent wall surface and mounted a minimum of 150mm above the floor level on a stand of non-corrosive metal construction;
- o) A free standing, hands free hand wash basin shall be provided in a convenient position within the food preparation and serving areas. The hand wash basin shall be provided with hot and cold water supplied through a single outlet and fitted with an approved mixing device to enable hands to be washed under hot running water at a temperature of at least 40°C;
- p) Cavities, false bottoms and similar hollow spaces capable of providing access and harbourage of vermin are not permitted to be formed in the construction of the premises or in the installation of fixtures, fittings and equipment;
- q) A double bowl sink or two-compartment tub shall be provided with hot and cold water supplied through a single spout in the kitchen/food preparation area. Double bowl sink or tubs shall be supplied with water of at least: - 45°C in one bowl for washing purposes; and - 77°C in the other bowl for rinsing purposes, together with a thermometer accurate to 1°C.
- r) Discharge of commercial trade wastewater is to be approved by Sydney Water. Before selecting or installing trade wastewater pre-treatment devices at a retail food business, refer to Plumbing for retail food businesses produced by Sydney Water.
- s) The grease trap is NOT to be located within an area where food is being handled.

C. PRIOR TO WORKS COMMENCING

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

Construction Certificates

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

Construction Certificate

- 53. Prior to the commencement of any building works, the following requirements must be complied with:



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- 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) Any Fire Engineers Solution relating to "Performance Requirements shall be subject to consultation with the NSW Fire Brigade and the final Fire Engineers Solution shall form part of the Construction Certificate (CC)
- d) 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,
- e) A Principal Certifying Authority (PCA) must be appointed to carry out the necessary building inspections and to issue an occupation certificate, and
- f) The PCA must advise Council of the intended date to commence work which is the subject of this consent by completing a notice of commencement of building works or subdivision works form, available from Council's Customer Service Centre. A minimum period of two (2) working days' notice must be given.
- g) The Nominated Principal Authority (PCA) is to ensure that any Fire Engineer Solutions, engineering plans, specification that a related to the work and have been endorsed with a CC ,are to be incorporated into the construction
- h) Where this consent requires both civil engineering and building works to be undertaken, a separate construction certificate shall be issued for each category of works ie., a separate Civil Engineering CC and a separate Building CC.

Site Development Work

54. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be commenced unless the principal certifying authority for the development to which the work relates has been given written notice of the following information:
- a) In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act,
 - b) in the case of work to be done by an owner-builder:
 - i. the name of the owner-builder, and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Note: A certificate supporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part.



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Traffic Control Plan

55. 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.

Notification of Service Providers

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

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

Sediment & Erosion Control

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

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

Waste Classification

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

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



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

D. DURING CONSTRUCTION

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

Building Work

59. The building works must be inspected by the Principal Certifying Authority, in accordance with Sections 6.5 (3) of the Environmental Planning & Assessment Act 1979 and Clause 162A of the Environmental Planning & Assessment Regulation 2000, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.
60. The Principal Certifying Authority (PCA) must specify the relevant stages of construction to be inspected and a satisfactory inspection must be carried out, to the satisfaction of the PCA, prior to proceeding to the subsequent stages of construction or finalisation of the works.

Identification Survey Report

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

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

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

Site Works

63. A sign must be erected and maintained in a prominent position on the site, which contains the following details:
 - a) name, address, contractor licence number and telephone number of the principal contractor, including a telephone number at which the person may be contacted outside working hours, or owner-builder permit details (as applicable)
 - b) name, address and telephone number of the PCA



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- c) a statement stating that 'unauthorised entry to the work site is prohibited'.

Excavation

- 64. In the event the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation,
 - b) where necessary, underpin the adjoining premises to prevent any such damage, and
 - c) a and b above does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.
 - d) retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the manufacturers details or by a practising structural engineer.

Toilet Facilities

- 65. 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*.

Craning and Hoardings

- 66. Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed in compliance with work cover authority requirements.
- 67. 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.

Switchboards

- 68. Switchboards for utilities shall not be attached to the street and/or road elevations of the development.



Site Facilities

69. 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.

Security Fence

70. 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.

Hours of Construction Work

71. 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 on Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

General Site Works

72. Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.
73. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and there shall be measures in place in accordance with the approved erosion and sediment control plan.
74. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the PCA may direct that such work is not to proceed.
75. All vehicles involved in the delivery, demolition or construction process departing from the property shall have their loads fully covered before entering the public roadway. 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.
76. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.
77. All earthworks shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.



Erosion and sediment control

78. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
79. Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass.
80. 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.

Drainage Connection

81. 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.

Major Filling/ Earthworks

82. 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.

Construction Noise and Vibration

83. 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 Noise, Vibration Assessment and Management Plan.

Complaints

84. 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 is to include the following:



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- 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;
- f) if no action was taken in relation to the complaint, the reason(s) why no action was taken; and
- 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.

Car Parking Areas

85. Car parking spaces and driveways must be constructed of a minimum of two coat finish seal or better. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off Street Car Parking.

All car parking areas to be appropriately line marked and sign posted in accordance with the approved plans. All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.

The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.

Traffic Management

86. All works within the road reserve are to be at the applicant cost and all signage is to be in accordance with the RTA's Traffic Control at Worksites Manual and the RTA's Interim Guide to Signs and Markings.
87. If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place, an application to have the restrictions moved, will need to be made.
88. Notice must be given to Council's Transport Planning section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.



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89. Applications must be made to Council's Transport Planning 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.

Contamination

90. The development, including all civil works and demolition, must comply with the requirements of the Contaminated Land Management Act, 1997, State Environmental Planning Policy No. 55 – Remediation of Land, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA 1998).

Fill

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

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

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

92. The following records of accepted waste derived fill material must be submitted to the Principal Certifying Authority at the completion of earth works:
- a) the course (including the address and owner of the source site), nature and quantity of all incoming loads including the date, the name of the carrier, and the vehicle registration,
 - b) Documentation confirming the results of the waste classification assessment carried out on the fill material used in the development, and
 - c) the results of any chemical testing undertaken on fill material.

Unidentified Contamination

93. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately after discovery. A Section 4.55 Application under the EP&A Act shall be made for any proposed works outside the scope of the approved development consent.



Air Quality

94. Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
95. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the PCA may direct that such work is not to proceed.
96. All vehicles involved in the delivery, demolition or construction process departing from the property shall have their loads fully covered before entering the public roadway.

Ventilation

97. To ensure that adequate provision is made for ventilation of the building, the design, construction, installation and commissioning of the mechanical ventilation systems(s) shall be carried out in accordance with Australian Standard 1668 Parts 1 & 2.

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

Water Quality

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

Environment

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

Major Filling/Earthworks

100. 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.



Demolition and Construction Waste

101. All dangerous and/or hazardous material shall be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material shall be carried out in accordance with the requirements of SafeWork NSW and the material shall be transported and disposed of in accordance with NSW Environment Protection Authority requirements.
102. All demolition, excavation and construction wastes must be separated as they are generated and kept in separate spoil piles, bays, builder's site bins and/or skips.
103. All lightweight or granular demolition, excavation or construction waste, e.g. wrapping, packaging materials, bags, insulation, sand, soil etc., must be kept fully enclosed at all times to prevent it from becoming displaced by the wind in strong wind conditions or from washing into sewers, storm drains or creeks, or onto adjacent properties or public land during wet weather.
104. The Waste Management Plan submitted to and approved by Council must be adhered to at all times throughout all stages of the development. Supporting documentation (receipts/dockets) of waste/recycling/disposal methods carried out, is to be kept and must be produced upon the request of Council or any other authorised officer.

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

Crime Prevention Through Environmental Design

105. The following Crime Prevention Through Environmental Design principles are to be incorporated into the building.
 - a) CCTV for the ground level, entry/exit points, car parks, lifts and the exterior of the building shall be implemented;
 - b) 'Way finding' signage should be utilised at all major interchanges such as lifts and stair wells; and
 - c) 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.

Fencing

106. All common boundary fencing be constructed at the full cost of the developer and with the full agreement of all residents sharing a common boundary with the development site.



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E. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

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

Certificates

107. The premises shall not be utilised and the building shall be occupied until a Final OC is issued by the PCA. Copies of all documents relied upon (including any Fire Engineers Solutions) for the issue of the OC must be attached to the OC and registered with Council.
108. Details of *critical* stage inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the occupational certificate.
109. A single and complete Fire Safety Certificate, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the Occupation Certificate.
110. The Principal Certifying Authority (Building) and/or the Accredited Certifier (Subdivision) shall ensure that all compliance certificates required by this development consent are referenced to the condition consent number. The Compliance Certificate is to state that the works as constructed comply fully with the required condition of consent being acted on by the certifier.

Fire Safety – Cladding

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

Landscaping

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

Recommendations of Acoustic Report

113. Upon completion of works and prior to the issue of an Interim or Final 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 Noise Impact Assessment (SYD1026, Revision 02)



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prepared by ADP Consulting Pty Ltd dated 9 July 2020. 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 possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Regulated Systems

114. Regulated systems installed, such as air-handling systems, heated water systems and cooling water systems, must comply with the Public Health Act and Public Health (Microbial Control) Regulation thereunder, 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.

Notification of Food Premises

115. The food business is required to notify Council of the food business details. The PCA is to ensure a Liverpool City Council approved registration form is completed and submitted to the Council with any relevant fee.

Crime Prevention Through Environmental Design

116. Prior to the issue of an Occupation Certificate the following Crime Prevention Through Environmental Design principles are to be incorporated into the building:
- a) Back to base alarm systems shall be installed;
 - b) Basement parking areas shall be painted a light colour;
 - c) CCTV for the ground level, entry/exit points, car parks, lifts and the exterior of the building shall be implemented;
 - d) 'Way finding' signage should be utilised at all major interchanges such as lifts and stair wells;
 - e) Lighting is required to be designed in accordance with the Australian and New Zealand Lighting Standard AS 1158. A lighting maintenance policy should be established. Security lighting should be installed in and around the building, and such shall not impact on any adjoining premises. The lighting should be vandal resistant, especially external lighting; and
 - f) Access to the parking levels of the building shall be controlled via a security controlled device.

Liverpool City Council clearance – Roads Act/ Local Government Act

117. 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.



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Works as executed - General

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

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

Stormwater Compliance

119. 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;
 - c) Basement Carpark pump-out system
- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to been undertaken have been satisfactorily completed.

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

Restriction as to User and Positive Covenant

120. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:

- a) On-site detention system/s;
- b) Stormwater pre-treatment system/s; and
- c) Basement carpark pump-out system

Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

121. Prior to the issue of an Occupation Certificate, Liverpool City Council is to be provided with evidence of lodgement of a against the title of the property on which development is to be carried out, in accordance with Section 88E of the Conveyancing Act 1919, in the following terms:



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Terms of the Restriction on Use

The restriction applies from the date of issue of the Occupation Certificate pursuant to Notice of determination of Development Application No. 220/2020 issued by Liverpool City Council.

The restrictions are:

- a) The proposed development will deliver on-site support services for its residents.
- b) At least 10% of the dwellings for the accommodation of residents in the proposed development will be affordable places.
- c) The affordable places identified in a development application are to be managed by an organisation providing community housing that is registered with the Office of Community Housing.
- d) The definitions of 'on-site support services' and 'affordable places' are that contained in Clause 45 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Once the restriction has been registered on title evidence must be provided to Liverpool Council of the registration of the restriction on the title of the property within five (5) working days.

Rectification of Damage

122. 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 Kurrajong Road or Randwick Close will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

Access and car parking

123. Access driveways, aisle and car park, line markings and sign posting delivered in accordance with the endorsed design plans. Disabled parking provision to comply with Australian Standards Part 6.

Footpaths

124. The existing concrete footpath along the southern side of Kurrajong Road shall be removed and replaced with a 1.5m wide by 100mm thick (with one layer of SL72 reinforcing mesh) concrete footpath (to AS 1428.1-2009). The construction of this footpath shall include a row of street trees and street lighting (as per Council's Standard Specification), and seating as required.



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125. A walkway to the requirements of AS 1428.1-2009 shall be constructed from the site via the existing walkway from Randwick Close to the existing walkway in Ingham Drive, including the provision of seating in Daruk Park.
126. A ramp complying with the access requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 shall be constructed between the site and the footpath on the south side of Kurrajong Road.

Dilapidation Report

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

Design Verification Statement

128. In accordance with the Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policy (SEPP) 65 "Design Quality of Residential Apartment Development", the subject development must be undertaken or directed by a 'qualified designer' (i.e., a registered architect under the Architects Act). In this regard, a design verification statement shall be submitted to the PCA assessing the development, upon completion of all works subject of this consent and its accompanying CC. The PCA shall ensure that the statement prepared by the qualified designer provides the following:
 - a) A valid and current chartered architect's certificate number (as issued by the Board of Architects of NSW);
 - b) That the completed development achieves the design quality of the development as shown in the plans and specifications submitted and approved with the CC, having regard to the design principles set out in Part 2 of SEPP 65.

BASIX

129. Supporting documentation issued by a suitable qualified person who has installed or carried out the works associated with the BASIX commitments shall be submitted to Council.

Waste Services

130. Prior to the issue of an Occupation Certificate all waste equipment, including bin-lifters, waste room features and permanent waste signage are to be installed and operable if needed.

F. CONDITIONS RELATING TO USE

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

Car Parking/Loading

131. A total of **140** off-street car parking spaces must be provided onsite.



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132. All parking areas shown on the approved plans must be used solely for this purpose.
133. All loading and unloading must take place from the designated loading dock. This area is to be clearly marked/signposted for use by delivery vehicles only.
134. The operator of the development must not permit the reversing of vehicles onto or away from the road reserve, with the exception of garbage and recycling collection vehicles. All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with AS 2890.1 Parking Facilities – Off Street Car Parking.

Graffiti

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

Waste Management

136. All solid waste stored on site is to be covered at all times. Furthermore, all solid and liquid waste is to be removed from the site by a registered waste contractor.
137. All waste materials generated as a result of the development are to be disposed at a facility licensed to receive such waste.
138. All used swabs, syringes, bandages, and other medical wastes must be stored without nuisance and disposed of by a registered pathological waste removalist.
139. Waste bins must be stored in designated garbage/ trade refuse areas, which must be kept tidy at all times. Bins must not be stored or allowed to overflow in parking or landscaping areas, must not obstruct the exit of the building, and must not leave the site onto neighbouring public or private properties.

Operation, maintenance and cleaning of the garbage compactor and associated equipment is the responsibility of the strata management or body corporate. Maximum compaction ratio is 2:1.

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

Signage is to be prominently displayed in each waste storage area, or waste service room, as appropriate, indicating that:

- a) Garbage is to be placed wholly within the garbage bins provided,
- b) Only recyclable materials accepted by Council are to be placed within the recycling bins,
- c) The area is to be kept tidy,



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- d) A phone number for arranging disposal of bulky items, and
 - e) Graphic illustrative content to be 50%.
140. Sufficient space shall be provided within each dwelling for the storage of a minimum of one day's waste and recycling.
141. A separate storage area must be allocated for the holding of bulk waste prior to collection.
142. Once the Occupation Certificate has been issued for the facility, but prior to residents moving in, all necessary waste and recycling bins needed by the residents and staff are to be provided on site. This includes separate waste and recycling containers for all Independent Living Units.
143. This Seniors Housing Development is to engage, and keep engaged at all times while operating, the relevant private commercial waste services required, including residential waste, commercial waste, clinical waste, sharps disposal and household bulky waste. All waste services providers must be suitably licenced and take the materials that they collect to an appropriately licenced waste facility.
144. All waste bins and other waste materials will be collected from within the site, no bins or waste materials are to be presented for collection to any public road, footpath or nature strip.
145. Liverpool City Council will not be responsible for the provision of waste bins or for collection of any waste materials from this facility.
146. If the waste generated by the development exceeds the capacity of the bins provided, it will be the responsibility of the facility manager to arrange additional collections at the facility's expense.

Landscaping

147. 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 3 years following issue of the OC, certifying that the landscaping works have been satisfactorily maintained.

Mail-boxes

148. The mailboxes must not be accessed by universal keys and must each have their own keys for private access.
149. Vegetation must not cover or obstruct natural surveillance to the mailboxes.



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Noise and Environmental Emissions

150. The use of the site shall not give rise to the emission into the surrounding environment of gases, vapours, dusts, odours or other impurities which are a nuisance, injurious or prejudicial to health.
151. Any alarm installed on the site is to be “silent back to base” type.

Unreasonable Noise and Vibration

152. The proposed 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 Council, an acoustic assessment is to be undertaken by a suitably qualified acoustic consultant and an acoustic report is to be submitted to Council for review. Any noise attenuation recommendations approved by Council must be implemented.

Note: ‘Suitably qualified acoustic consultant’ means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

Noise - General

153. Noise associated with the use of the premises, including mechanical plant and equipment, shall 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 shall 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 shall not cause:
 - i. The emission of noise as measured over a 15 minute period ($L_{Aeq} (15 \text{ minute})$) that exceeds the $L_{A90} (15 \text{ minute})$ 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.



Complaints Handling Register

154. A Complaints Handling Register shall be prepared and maintained for the operation of the development. The Complaints Register must be kept by the occupier, person carrying on the activity 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;
 - f) if no action was taken in relation to the complaint, the reason(s) why no action was taken; and
 - 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'.

Delivery hours and vehicles

155. Delivery and service vehicles generated by the development are limited to:

Monday to Friday:	7:00am to 5:00pm
Saturdays:	8:00am to 5:00pm
Sundays and Public Holidays	No deliveries

Use of air conditioner/s on residential premises

156. Any air conditioner/s used on the residential premises shall comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017 and shall not:
- a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
 - i. before 8:00am or after 10:00pm on any Saturday, Sunday or public holiday; or
 - ii. before 7:00am or after 10:00pm on any other day; or
 - b) cause "offensive noise" as defined by the Protection of the Environment Operations Act 1997; or



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- c) emit a sound pressure level as measured over a 15 minute period (L_{Aeq} (15 minute)) at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the background (L_{A90} (15 minute)) by more than 5 dB(A).

Lighting

- 157. Illumination of the site is to be arranged in accordance with the requirements and specifications of Australian Standard 4282:1997 so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

Washing on Balconies

- 158. The hanging of washing, including any clothing, towels, bedding or other article of a similar type on any balcony shall not be visible from any street.

G. ADVISORY

- a) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 8.2 of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within 12 months after the date on which the application is taken to have been determined.
- b) If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which the application is taken to have been determined.
- c) In accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within five years of the date of this notice.
- d) The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the developer should investigate their liability under the Act.
- e) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.
- f) The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required by other conditions of this consent.
- g) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.



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- h) "DIAL BEFORE YOU DIG" DIAL 1100
Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.
- i) TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800 810 443.
- j) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain Salinity reports relating to some developments, no assessment may be made by Council in that regard. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential effect of Salinity to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction of any type affected by soil and or ground water Salinity.
- k) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.

Should you have any queries please contact Adam Flynn on the phone number shown at the top of this page.

Yours Faithfully



George Nehme
Acting Manager
Development Assessment



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ATTACHMENT 2: TRANSPORT FOR NSW CONDITIONS



Transport
for NSW

14 July 2020

TfNSW Reference: SYD20/00625/01

Council Reference: CNR-8247 DA-220-2020

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

Attention: Adam Flynn

CONSTRUCT SENIORS HOUSING DEVELOPMENT - 18 RANDWICK CLOSE CASULA

Dear Sir/Madam,

Reference is made to Council's correspondence dated 18 May 2020, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW provided initial response, dated 17 June 2020, and has the following supplementary comments to Council for consideration:

1. Stormwater must not be directed from the development onto the Motorway reserve (lease area) or into the Motorway drainage system.
2. The new development is not to have any impact on the existing Motorway operation and maintenance policies or procedures.
3. No modification or operational procedures will be made for existing Motorway assets including CCTV cameras, variable message signs, etc. for this development.
4. There is an existing CCTV camera located adjacent to the proposed development at Kurrajong Road Bridge. The development must take into account any possible privacy concerns that this camera may present to residents, visitors or workers in the future.
5. Interlink will continue to maintain existing 1.5m firebreaks where established. The Developer should take into account the potential impact that grass (bush) fires within the Motorway reserve may have on the proposed development.
6. Access to the Motorway reserve is not permitted during or after the redevelopment of the site, as a result of undertaking maintenance activities or future development of the site.



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7. The Motorway's 1.8m high chain wire fence is not to be cut, altered or removed during or after the redevelopment of the site. The Motorway's boundary fence is located 100mm within the Motorway reserve and is not to be built on.
8. Boundary fencing installed by the developer is to remain as part of the development with all installation, ongoing maintenance and replacement costs remaining the responsibility of the property owner.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,



Pahee Rathan
Senior Land Use Assessment Coordinator



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