

ATTACHMENT BOOKLET

LOCAL PLANNING PANEL MEETING
28 OCTOBER 2024

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Attachment 1

Liverpool Development Control Plan 2008

Part 1.1 General Controls for all Development	Comment
Section 2 Tree Preservation	N/A
Section 3 Landscaping and Incorporation of Trees	N/A No trees are required to be removed for the construction of the proposed telecommunications facility.
Section 4 Bushland and Fauna Habitat Preservation	N/A The proposal does not impact on bushland.
Section 5 Bush Fire Risk	Complies subject to conditions The site is identified as Bushfire Prone Land. A Bushfire Report was submitted as part of application. The Report's recommendations will be imposed as conditions of consent.
Section 6 Water Cycle Management	N/A Development does not trigger water cycle management.
Section 7 Development Near a Watercourse	N/A Development does not impact on any nearby watercourses.
Section 8 Erosion and Sediment Control	Complies subject to conditions Appropriate conditions of consent will be applied for appropriate sediment and erosion control measures.
Section 9 Flooding Risk	Complies subject to conditions The site is not flood affected by mainstream or overland flows.
Section 10 Contaminated Land Risk	N/A Existing established use not being changed.
Section 11 Salinity Risk	Complies subject to conditions Site is mapped as having moderate salinity potential. Standard Advisory Notes alert applicant to potential salinity impacts.
Section 12 Acid Sulfate Soils Risk	N/A Site is mapped as being affected by Class 5 Acid Sulfate Soils. Standard conditions to be applied.
Section 13 Weeds	N/A No noxious weeds on site.
Section 14 Demolition of Existing Developments	N/A No demolition is occurring.
Section 16 and 17 Aboriginal Archaeology and Heritage and Archaeological Sites	Complies with conditions The subject site has not identified as having any Aboriginal sites recorded in or near the subject site. However general conditions will apply as part of this application for any unexpected finds.
Section 18 Notification of Applications	The proposal was exhibited in accordance with the Liverpool Community Participation Plan 2021.
Section 19 Used Clothing Bins	N/A
Section 20 Car Parking and Access	The land use does not generate a need for permanent parking provision. Access for maintenance purposes is via the existing right of carriageway arrangement which benefits the subject site. The facility will be unmanned and required 2-4 maintenance visits annually and there is existing hardstand area on the site for vehicles to park.

Section 21 Subdivision of Land and Buildings	N/A No subdivision is sought in this application.
Section 22 Energy Conservation	The facility will be connected to the closest connection point of the local electricity network which will be via the existing right of carriageway.
Section 23 Reflectivity	The materials and finishes on the monopole will be non-reflective paint. This can be conditioned to comply accordingly.
Section 24 Landfill	N/A The proposed works for the construction of the telecommunications facility will not cause adverse impact on the surrounding locality.
Section 25 Waste Disposal & re-use Facilities	N/A The proposal does not generate ongoing waste
Section 26 Outdoor Advertising and Signage	N/A No signage is sought in this application
Section 27 Social Impact Assessment	N/A
Section 28 Shopping Trolleys	N/A
Section 29 Safety and Security	The subject area is located within its own 8m x 10m gated compound. The overall subject site is a gated highly secure site managed by Sydney Water. There is no public access to the site.
Section 30 Additional Uses	N/A No additional uses are proposed

NSW Telecommunications Facilities Guidelines including Broadband – October 2022

Principle 1 - Design and site telecommunications facilities to minimise visual impact	Applicant Response	Council Assessment															
a. As far as practical, integrate a telecommunications facility that is mounted on an existing building or structure with the design and appearance of the building or structure.	Not applicable given the proposal is for a new telecommunications facility. Section 3 of the SEE details the candidate selection process including existing facilities/structures that were considered as part of the assessment.	A number of proposed locations were discussed within the SEE. Council has reviewed the candidates within the table below and note the reasoning behind the discounting of these alternate locations. It is considered that the current location is the most suitable as the land is not environmentally sensitive, is partially screened by the existing Sydney Water infrastructure, provides adequate space for associated ground infrastructure related to the monopole and provides separation from current and future residential lots. <table border="1"> <tr> <td>A</td><td>Along the railway near The Avenue, Voyager Point NSW 2172</td><td>The candidate was discounted because there is not enough space for the proposed ground equipment.</td></tr> <tr> <td>B</td><td>Water Reservoir, LBP Rd, Pleasure Point NSW 2172 (LBP/1500CP/1540311)</td><td>Selected candidate. The landowner is willing to enter into an agreement and it provides the intended coverage objective therefore was chosen as the prime candidate. It was also favourable from a build feasibility perspective given the availability of power and access on disturbed land.</td></tr> <tr> <td>C</td><td>75 Sirius Road, Voyager Point NSW 2172</td><td>The candidate was not selected as it does not achieve the necessary coverage objectives in the area.</td></tr> <tr> <td>D</td><td>Road reserve on Heathcote Road, near Car of Heathcote Rd & The Avenue, Pleasure Point NSW</td><td>Pole swap on road reserve. The candidate is not considered an appropriate option from town planning perspective given that it is identified as Environmentally Significant Land.</td></tr> <tr> <td>E</td><td>Car of Heathcote Rd & The Avenue, Pleasure Point NSW 2172</td><td>The candidate was not selected as the site is being developed for future subdivision.</td></tr> </table>	A	Along the railway near The Avenue, Voyager Point NSW 2172	The candidate was discounted because there is not enough space for the proposed ground equipment.	B	Water Reservoir, LBP Rd, Pleasure Point NSW 2172 (LBP/1500CP/1540311)	Selected candidate. The landowner is willing to enter into an agreement and it provides the intended coverage objective therefore was chosen as the prime candidate. It was also favourable from a build feasibility perspective given the availability of power and access on disturbed land.	C	75 Sirius Road, Voyager Point NSW 2172	The candidate was not selected as it does not achieve the necessary coverage objectives in the area.	D	Road reserve on Heathcote Road, near Car of Heathcote Rd & The Avenue, Pleasure Point NSW	Pole swap on road reserve. The candidate is not considered an appropriate option from town planning perspective given that it is identified as Environmentally Significant Land.	E	Car of Heathcote Rd & The Avenue, Pleasure Point NSW 2172	The candidate was not selected as the site is being developed for future subdivision.
A	Along the railway near The Avenue, Voyager Point NSW 2172	The candidate was discounted because there is not enough space for the proposed ground equipment.															
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C	75 Sirius Road, Voyager Point NSW 2172	The candidate was not selected as it does not achieve the necessary coverage objectives in the area.															
D	Road reserve on Heathcote Road, near Car of Heathcote Rd & The Avenue, Pleasure Point NSW	Pole swap on road reserve. The candidate is not considered an appropriate option from town planning perspective given that it is identified as Environmentally Significant Land.															
E	Car of Heathcote Rd & The Avenue, Pleasure Point NSW 2172	The candidate was not selected as the site is being developed for future subdivision.															
b. Minimise the visual impact of telecommunications facilities, reduce visual clutter (particularly on tops of buildings) and ensure physical dimensions (including support mounts) are sympathetic to the scale and height of the building to which it is to be attached and to adjacent buildings.	An assessment of the relevant impacts of the proposal has been demonstrated within the Visual Impact Assessment in the SEE. The scale of the facility is acceptable in terms of visual impact given its context. It is considered that the facility will not result in undue impact on the visual amenity of the locality. Visual impacts are considered mitigated due to the existing vegetation in the vicinity of the subject location. Furthermore, the existing infrastructure on the site provides a context for the facility within the landscape.	The proposal is for a standalone telecommunications facility thus the visual impact cannot be minimised via integration with existing buildings. The proposal will cause visual impact due to the proposed height of 43.2m however it is considered acceptable due to the co-location with the existing Sydney Water Tank which is 30m in height. Existing vegetation and the water tank will shield the bulk of the monopole for residents in proximity to the tower to an extent however the tower will be visible in the broader context. In this regard, the use of appropriate colours to blend into the locality is deemed required to mitigate visual impacts															
c. If a telecommunications facility protrudes from a building or structure and	The proposal is a standalone structure made of concrete and steel.	The proposed telecommunications facility is standalone. The facility will be painted to blend in with the immediate locality. It is proposed for the monopole to be painted															

is predominantly seen against the sky, either match the prevailing colour of the host building or structure or use a neutral colour such as pale grey	The proposed facility will be neutral pale grey to better blend with the sky on site.	eucalypt green from ground level to 30m and pale grey from 30m to the maximum height including panels. This can be conditioned via conditions of consent.
d. Where possible and practical, screen or house ancillary facilities using the same colour as the prevailing background and consider using existing vegetation or new landscaping.	The proposed equipment shelter consists of four Outdoor Units (ODU's) which minimises any visual impact.	The proposed equipment shelters at ground level are setback from the public domain and will be screened by existing vegetation.
e. Locate and design a telecommunications facility in a way that responds to its setting (rural, residential, industrial or commercial).	The facility has been designed and sited with due concern for the surrounding landscape context. The proposed facility has been sited within existing infrastructure in the area, reducing the impact of these elements on the wider Voyager Point area. The proposed design solution and site location endeavours to strike a balance between providing improved mobile phone coverage and minimising the visual impact on the local landscape setting	The location of the proposed telecommunications facility is co-located with the existing Sydney Water tank. The immediate locality is for infrastructure purposes and within the wider context is deemed to be a less offensive visual location given
f. Site and design a telecommunications facility located on or adjacent to a listed heritage item or within a heritage conservation area with external colours, finishes and scale sympathetic to the heritage item or conservation area.	Not applicable. The site is not located on or adjacent to a heritage item and/or heritage conservation area.	The subject site is not in proximity to heritage items as per Heritage map - sheet HER-015 of the Liverpool Local Environment Plan 2008.
g. Locate telecommunications facilities to minimise or avoid obstructing significant views of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.	As demonstrated within the Visual Impact Assessment within Section 7 of the SEE, the proposal will not obstruct any significant views, vistas, heritage items, landmarks, panoramas or generate any adverse visual	The proposed telecommunications facility does not obstruct any significant views, landmarks, streetscapes or vistas. The proposed monopole is located behind an existing 30m tall water tank and no heritage items are located in close proximity of the subject site.

	impacts for the surrounding land uses.	
h. Consult with relevant council when proposing pruning, lopping or removing any tree or vegetation. Obtain a tree preservation order, permit or development consent if required	Not applicable. The site is located in a disturbed area within an existing Sydney Water compound. No pruning, lopping, of trees subject to a Tree Preservation Order will be required to establish the compound.	The proposal does not require the pruning, lopping or removal of any trees or vegetation other than some sparse groundcover adjoining the existing hardstand.
i. Remove redundant telecommunications facilities and restore the site to the condition it was in prior to the facility's construction	Ventia on behalf of Optus acknowledges this condition. This can also be implemented by a condition of development consent if the Council considers it appropriate.	Not Applicable. The existing subject site does not contain any existing redundant telecommunications facilities.
j. Remove redundant components of existing facilities after upgrades.	Not applicable. There are no existing facilities to be removed.	Not Applicable. The existing subject site does not contain any existing redundant telecommunications facilities.
k. Where possible, consolidate telecommunications facilities to reduce visual clutter and work with other users on co-location sites to minimise cumulative visual impact	The nearest existing Telstra facility is located too far northeast to provide improved mobile services to the intended coverage area. The existing Water Tank structure is located within the operational area of Sydney Water property and is unable to be considered for colocation due for health and safety and access restrictions.	Existing telecommunications towers are not located on the subject site to provide opportunities for co-location. Co-location with the Sydney Water Tank was also discounted due to health and safety matters.
l. Accord with all relevant industry design guides when siting and designing telecommunications facilities	The proposal is in compliance with the relevant design guides.	Can be conditioned to comply accordingly.
m. Assess potential visual impact in alternative site assessments.	The site has been compared to alternatives and scores well against these	The chosen site is considered the most suitable as the tower provides for partial screening by the existing 30m tall water tank. Alternate sites where coverage and space requirements were met are considered much more visually prominent such as candidate D and candidate E.

		A	Along the railway near The Avenue, Voyager Point NSW 2172	The candidate was discounted because there is not enough space for the proposed ground equipment.
		B	Water Reservoir, 1/8 P/B Cr. Reserve Point NSW 2172 (S.47155/CP1040311)	Selected candidate. The landowner is willing to enter into an agreement and it provides the intended coverage objectives therefore was chosen as the prime candidate. It was also favourable from a build feasibility perspective given the availability of power and access on disturbed land.
		C	75 Sirius Road, Voyager Point NSW 2172	The candidate was not selected as it does not achieve the necessary coverage objectives in the area.
		D	Road reserve on Heathcote Road, near Cor of Heathcote Rd & The Avenue, (Reserve Point NSW)	Pole swap on road reserve. The candidate is not considered an appropriate option from town planning perspective given that it is identified as Environmentally Significant Land.
		E	Cor of Heathcote Rd & The Avenue, (Reserve Point NSW 2172)	This candidate was not selected as the site is being developed for future subdivision.

Principle 2: Co-locate telecommunications facilities wherever practical	Applicant Response	Council Assessment
a. As far as practical, locate telecommunications lines underground or within an existing underground conduit or duct.	All proposed conduits will be installed underground.	As per Dwg No 65009 – S1 Rev 01, all conduits are proposed to be installed underground.
b. Where practical, co-locate or attach overhead lines, antennas and ancillary telecommunications facilities to existing buildings, public utility structures, poles, towers or other radiocommunications equipment to minimise clutter	There are no suitable co-location opportunities within the subject area as outlined in the SEE	The subject site does not contain any existing utility infrastructure to co-locate with. The co-location with the water tank is not considered feasible due to safety and access matters.
c. Consider extending an existing tower as a practical co-location solution to new towers.	Not applicable. The proposal does not involve an extension of an existing structure but rather a new tower facility.	The proposal does not seek to extend an existing tower.
d. Demonstrate that co-location is not practicable if choosing not to co-locate a facility.	There are no viable co-location opportunities within the subject area as demonstrated within the SEE	The applicant has demonstrated that co-location is not possible due to
e. If choosing to co-locate, design, install and operate a telecommunications facility so that resultant cumulative levels of radio frequency emissions are within the maximum human exposure levels set out in RPS S-1.	Not Applicable. The proposed site does not involve a co-location on an existing telecommunications facility.	The proposal seeks to construct a new telecommunications facility as co-location was not seen to be viable in this instance.

Principle 3: Meet health standards for exposure to radio emissions	Applicant Response	Applicant Response
a. Design, install and operate a telecommunications facility so that maximum human exposure levels to radiofrequency emissions comply with RPS S-1 (see Appendix C).	It is the legal obligation for any carrier to ensure that any telecommunications equipment is operated within the human exposure limits within the Radio Protection Standard. The maximum human exposure levels have been calculated to be 1.01% of the public exposure limit.	The applicant has provided an EME report which provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the proposed telecommunications facility. The report indicates that the maximum exposure levels will be 1.01% of 100% of the public

		exposure limit, this is approximately 134m from the exact location of the monopole.
b. Using the format required by ARPANSA, report on predicted levels of EME surrounding any development covered by the Industry Code C564:2020 Mobile Phone Base Station Deployment, and how the development will comply with ACMA safety limits and RPS S-1.	An EME Environmental Report has been included. The EME Environmental Report is in accordance with the format prescribed by Australian Radiation Protection Nuclear Safety Agency. Additionally, the EME Environmental Report is a publicly accessible document which can be retrieved from: www.rfnsa.com.au/2172002 .	The EME Report has been comprehensively reviewed by Council's and have concluded that the results indicate that the proposed infrastructure would comply with Australian Communication and Media Authority (ACMA) EMR regulatory arrangements and the ARPANSA public exposure limits.

Principle 4: Minimise disturbance and risk, and maximise compliance	Applicant Response	Applicant Response
a. Ensure the siting and height of a telecommunications facility complies with the of the Commonwealth Civil Aviation Regulations 1998 and Airports (Protection of Airspace) Regulations 1996. Avoid penetrating any obstacle limitation surface (OLS) shown on a relevant OLS plan for an aerodrome or airport (as reported to the Civil Aviation Safety Authority) within 30 km of the proposed development.	The intrusion of equipment, in particular cranes, through Obstacle Limitation Surfaces (OLS) for the airport will be considered through appropriate approvals processes to ensure safety during construction on request.	The subject site is not located within the OLS of any Airport. Regardless, the applicant has provided correspondence from CASA and Aeria Management Group who run Bankstown Airport and confirmed the telecommunications tower will not impact on any airport activities. The subject site is also in proximity to the Holsworthy Barracks Airfield, the applicant has provided correspondence from the Department of Defence which confirms no objections are raised to the proposal as it will not adversely impact on operations and capabilities at Holsworthy Barracks
b. Ensure no adverse radio frequency interference with any airport, port or Commonwealth defence navigational or communications equipment, including the Morundah Communication Facility, Riverina.	The proposed equipment at the subject site is licensed as per ACMA regulations. As a result, there is to be no interference with other civil and military communications facilities.	Can be conditioned to comply accordingly.
c. Carry out the telecommunications facility and ancillary facilities in accordance with any manufacturer's installation specifications.	The proposed equipment is to be installed as per the manufacturer's specifications.	Can be conditioned to comply accordingly.
d. Protect the structural integrity of any building or	Not applicable. Proposal is a standalone structure.	The proposal is for a standalone structure, no

structure on which a telecommunications facility is erected		associated buildings or structures will be impacted.
e. Erect the telecommunications facility wholly within the boundaries of a property as approved by the relevant landowner.	The proposed 8m x 10m lease area is to be located within the boundaries of the lot and will not encroach on surrounding property boundaries.	The proposed lease area is locally wholly within the bounds of the existing lot.
f. Ensure all construction of a telecommunications facility accords with Managing Urban Stormwater: Soils and Construction – Volume 1 (Landcom 2004), or its replacement.	The construction of the proposal will adhere to and comply with the regulations set out within the Blue Book – 'Managing Urban Stormwater: Soils and Construction' (Landcom 2004).	Can be conditioned to comply accordingly.
g. Mitigate obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction	The site is not accessible by pedestrians or vehicles and will be fenced during construction.	The site is not accessible to the public under current arrangements. All construction vehicles and associated plant and machinery can access the site via the right of carriageway.
h. Where practical, carry out work at times that minimise disruption to adjoining properties and public access and restrict hours of work to 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.	Construction works will be conducted between 7.00am and 5.00pm, Mondays to Saturdays or as per the recommended hours stipulated by Council. Consultation with council will be undertaken throughout the construction process	Standard conditions of consent regarding working hours can be imposed.
i. Employ traffic control measures during construction in accordance with Australian Standard AS1742.3-2002 Manual of uniform traffic control devices – Part 3: Traffic control devices for works on roads.	Any required traffic control will be conducted in accordance with the relevant Australian Standard S 1742.3-2002 Manual of uniform traffic control devices – Traffic control devices on roads	Can be conditioned to comply accordingly via standard conditions of consent.
j. Guard open trenching in accordance with Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps.	Open trenching for the installation of underground power and fibre will be executed in compliance with the Australian Standard Section 93.080 – Road Engineering AS1165 – 1982 – Traffic hazard warning lamps	Can be conditioned to comply accordingly.
k. Minimise disturbance to flora and fauna and restore land to a condition similar to its condition before the work was carried out.	Not applicable. The proposal will not impact any significant flora or fauna.	The proposal does not impact on existing vegetation and will be sited in the existing cleared hardstand area on site.
l. Identify any potential impacts on threatened species and communities in consultation with relevant authorities and	The site is not known or anticipated to support any threatened species or communities and the site is not	The site is not identified as including any threatened species. The proposal does not impact on existing vegetation

avoid disturbance to identified species and communities where possible.	subject to the Terrestrial Biodiversity overlay.	and will be sited in the existing cleared hardstand area on site.
m. Identify the likelihood of harming an Aboriginal place and/or Aboriginal object and obtain approval from the Department of Premier and Cabinet if the impact is likely, or Aboriginal objects are found.	Not Applicable. No items or areas of Aboriginal significance were identified on the proposed allotment.	The subject site is unlikely to contain aboriginal objects. Regardless. Standard conditions of consent can be applied in events of any unexpected finds.
n. Reinstate, at your expense, street furniture, paving or other facilities removed or damaged during construction to at least the same condition as that prior to installation.	There is little likelihood of street furniture or other items being disturbed. However, this can be addressed through the imposition of conditions of development consent where relevant. If disturbed, all street furniture, paving and walkways will be reinstated at the end of construction to at least the same condition they were in before work began.	Standard conditions of consent can be applied for the reinstatement of any damage to public infrastructure at the expense of the applicant.

Principle 5: Undertake an alternative site assessment for new mobile phone base stations	Applicant Response	Council Assessment
a. Include adequate numbers of alternative sites in the alternative site assessment as a demonstration of good faith.	Total of 5 alternative sites were considered and investigated as outlined in the SEE.	The proponent outlined a total of 5 potential sites for the proposed telecommunications facility. The current candidate has been assessed to be the most viable in consideration of several factors as discussed within this assessment and within the report.
b. In addition to the new site selection matters in Section 4 of the Industry Code C564:2020 Mobile Phone Base Station Deployment: • only include sites that meet coverage objectives, and that have been confirmed as available, with an owner agreeable to having the facility on their land • if the preferred site is a site owned by the Carrier, undertake a full assessment of the site • indicate the weight placed on selection criteria • undertake an assessment of each site before any site is dismissed.	Total of 5 alternative sites were considered and investigated as outlined in the SEE.	As above, 5 sites were considered for this proposal and subject to coverage requirements and other matters of consideration, the current location on the Sydney Water compound is deemed the most suitable for the purposes of this development.



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-160/2024 PAN-418746
Applicant	VENTIA PTY LIMITED 80 PACIFIC HWY NORTH SYDNEY NSW 2060
Description of development	Telecommunications Facility with associated works
Property	LOT 100 SIRIUS ROAD VOYAGER POINT NSW 2172 LOT 100 DP 1040311
Determination:	Consent Authority -
Date of determination	1/10/2024
Date from which the consent operates	1/10/2024
Date on which the consent lapses	1/10/2029

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this consent.

Peer review (Authorising Officer) sign-off is incomplete

sign-off is incomplete

Person on behalf of the consent authority

For further information, please contact Assessing (Contact Officer) sign-off is incomplete / *sign-off is incomplete*

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1. (A002) Approved plans and supporting documentation				
Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.				
Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
Dwg No. S5009 - 00	-	3502631 - Voyager Point West (Cover Sheet)	Indara Digital Infrastructure	-
Dwg No. SG3178	02	Survey Plan	Sureline Geomatics	15/02/2024
Dwg No. S5009-P1	01	Overall Site Plan	Indara Digital Infrastructure	22/02/2024
Dwg No. S5009-P1-2	01	Site Plan	Indara Digital Infrastructure	22/02/2024
Dwg No. S5009-P2	01	Detail	Indara Digital Infrastructure	22/02/2024
Dwg No. S5009-P3	01	Northern Elevation	Indara Digital Infrastructure	22/02/2024
Dwg No. S5009-P4	01	Overall Site Elevation	Indara Digital Infrastructure	22/02/2024
Dwg No. S5009-S1	01	OPTUS VERTIV ODU PLINTH DETAILS	Indara Digital Infrastructure	20/06/2023
Approved documents				
Document title		Version number	Prepared by	Date of document
'Eco Logical Australia. 2023. Bushfire Protection Assessment – Proposed Mobile Network, Site S5009 Voyager Point West. Prepared for Ventia.		1	Eco Logical Australia Pty Ltd 2023 with support from Ventia	1 June
In the event of any inconsistency between the approved plans and documents, the approved Documents prevail.				
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.				
Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.				
2. (A003) Payment of development contributions				

Payment of section 7.11 contributions**For developments with an estimated cost of less than \$10 million:**

Before the issue of a construction certificate, the applicant must pay the following contributions to Council for:

Transport - Bikeways - works	\$289.00
Transport - Traffic management - works	\$1,927.00
Transport - Bus shelters - works	\$96.00
Drainage - works	\$1,541.00
Administration	\$0

The total contribution payable to Council under this condition is 3,853.00 as calculated at the date of this consent, in accordance with Liverpool Contributions Plan 2018 Established Areas.

The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the Liverpool Contributions Plan 2018 Established Areas.

A copy of the development contributions plan is available for inspection on Council's website.

Condition reason: To ensure development contributions are paid to address increased demand for public amenities and services or to address increased demand for regional infrastructure or to ensure any planning agreement is finalised at the specified time.

3. (A015) General Terms of Approval

All General Terms of Approval issued by Transport for New South Wales - Sydney Trains, shall be complied with prior, during, and at the completion of construction, as required in accordance with the General Terms of Approval dated (20 September 2024). A copy of the General Terms of Approval are attached to this decision notice.

Condition reason: To ensure General Terms of Approvals are fulfilled in accordance with the relevant agency requirements.

4. (A025) Comply with EP&A Act

The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2021, must be fully complied with at all times.

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

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

5. (A032) Shoring and adequacy of adjoining property

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

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

6. (A040) Compliance with the Building Code of Australia
1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the <i>Building Code of Australia</i>. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the <i>Home Building Act 1989</i>, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the <i>Building Code of Australia</i>. 4. In subsection (1), a reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— 1. to the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>, or 2. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.
Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
7. (A050) Works at no cost to Council
All roadworks, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council.
Condition reason: To ensure fairness, transparency and probity.
8. (A060) Erection of signs
1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— 1. showing the name, address and telephone number of the principal certifier for the work, and 2. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and 3. stating that unauthorised entry to the work site is prohibited. 3. The sign must be— 1. maintained while the building work, subdivision work or demolition work is being carried out, and 2. removed when the work has been completed. 4. This section does not apply in relation to— 1. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or 2. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.
Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

Building Work Before Issue of a Construction Certificate

9. (B038) Utilities and services

	Before the issue of a Construction Certificate, written evidence of the following service provider requirements must be provided to the principal certifying authority. 1. A letter from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity; 2. Other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, the changes that are required to make the development satisfactory to them. Condition reason: To ensure relevant utility and service providers requirements are provided to the certifier.
10.	(B075) Fee Payments Unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. The following fees are applicable and payable: (a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more, or a swimming pool is to be excavated by machinery. (b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve. These fees are reviewed annually and will be calculated accordingly. Condition reason: To ensure statutory or associated fees are paid prior to construction commencing.
11.	(B081) Site Development Work Site development work in the form of excavation, underpinning or shoring works must not take place, until such time as a CC has been issued. Condition reason: To prevent unauthorised commencement of building works.
12.	(B095) Long Service Levy Before the issue of a Construction Certificate, the long service levy must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the principal certifying authority. Condition reason: To ensure the long service levy is paid.
13.	(B125) Erosion and sediment control plan Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to <Insert the certifier or Council (where a certifier is not required)>: 1. Council's relevant development control plan, 2. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and 3. the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (as amended from time to time). Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
14.	(B361) Construction Site Management Plan

	Before the issue of a Construction Certificate, a construction site management plan must be prepared, and provided to the principal certifying authority. The plan must include the following matters: 1. The location and materials for protective fencing and hoardings on the perimeter of the site; 2. Provisions for public safety; 3. Pedestrian and vehicular site access points and construction activity zones; 4. Details of construction traffic management including: 1. Proposed truck movements to and from the site; 2. Estimated frequency of truck movements; and 3. Measures to ensure pedestrian safety near the site; 5. The location of site storage areas and sheds; 6. The equipment used to carry out works; 7. The location of a garbage container with a tight-fitting lid; 8. Dust, noise and vibration control measures; 9. The location of temporary toilets; 10. The location of temporary toilets; 11. The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: 1. AS 4970 – Protection of trees on development sites; 2. An applicable Development Control Plan; 3. An arborist's report approved as part of this consent A copy of the construction site management plan must be kept on-site at all times while work is being carried out.
	Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.
15.	(B450) Stormwater Discharge - Minor Development Stormwater drainage from the site shall be discharged to the: (a) Street drainage system, (b) Common drainage line, (c) Liverpool City Council's trunk drainage system within the property, (d) Existing site drainage system, (e) Level spreader system, or (f) Other The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows. The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority. Condition reason: To ensure fairness, transparency and probity.
16.	(B532) Waste Management Plan requirements Before the issue of a Construction Certificate, a waste management plan for the development must be prepared and provided to the principal certifier. The plan must be prepared in accordance with 1. the Environment Protection Authority's Waste Classification Guidelines as in force from time to time; and 2. a development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out; and 3. include the following information - • the contact details of the person removing waste; • an estimate of the type and quantity of waste; • whether waste is expected to be reused, recycled or sent to landfill; • the address of the disposal location for waste. A copy of the waste management plan must be kept on-site at all times while work approved under the development consent is being carried out. Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.
17.	(B950) Bushfire Management and Building Materials

Prior to the issue of a Construction Certificate, the Principal Certifier must be satisfied that the building materials proposed for the telecommunication facility, shall comply with the recommendations made by the following assessment:

'Eco Logical Australia. 2023. Bushfire Protection Assessment – Proposed Mobile Network, Site S5009 Voyager Point West. Prepared for Ventia.' which recommends:

- General:
 - All exposed cabling (including power supply) shall be completely shielded (e.g. steel pipe or steel enclosure) or will be provided underground then internal to structures.
- Telecommunication Tower:
 - o Designed and constructed to withstand a minimum 40 kW/m2 radiant heat.
- Equipment Shelter / Communications cabinet:
 - Designed to mitigate the risk of fuel build up (i.e. leaf material), flame damage, ember attack and radiant heat;
 - To be constructed to withstand a minimum 40 kW/m2 radiant heat;
 - Include ember protection measures including:
 - Vents, penetrations and weepholes (including fan penetrations) in external walls/doors, shall be screened with a mesh made of corrosion-resistant steel or bronze with a minimum aperture size of 2 mm; and
 - All doors shall be fitted with draught excluders/draught seals/weather strips to ensure fully sealing of opening.

Condition reason: To ensure fairness, transparency and probity.

Before Building Work Commences

18.	(C003) Bush fire asset protection zones
	Before any site work commences, the boundaries of the asset protection zone must be surveyed and marked on the ground by a registered surveyor.
	Condition reason: To provide a buffer to protect life and property from bush fire attack.
19.	(C005) Construction Certificates
	Prior to the commencement of any building works, the following requirements must be complied with:
	(a) Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979,
	(b) Where a Construction Certificate is obtained from an Accredited Certifier, the applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Section 4.19, 6.6, 6.7, 6.12, 6.13, 6.14 of the Act,
	(c) A copy of the Construction Certificate, the approved development consent plans and consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment,
	(d) A Principal Certifier (PC) must be appointed to carry out the necessary building inspections and to issue an occupation certificate, and
	(e) The PC must advise Council of the intended date to commence work which is the subject of this consent by completing a notice of commencement of building works or subdivision works form, available from Council's Customer Service Centre. A minimum period of two (2) working days' notice must be given.
	Condition reason: To require approval to proceed with building work.
20.	(C010) Construction Certificates
	Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.
	Condition reason: To ensure details and plans for CC are consistent with the approved DA.

21.	(C117) Erosion and sediment controls in place
	Before any site work commences, The principal certifier or Council (where a principal certifier is not required) , must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).
	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
22.	(C466) Dilapidation report
	Before any site work commences, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the principal certifying authority. Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the principal certifying authority, that all reasonable steps were taken to obtain access to the adjoining properties. No less than 5 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be provided to Council (where Council is not the principal certifier) at the same time.
	Condition reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.
23.	(C950) Construction Management Plan
	The applicant is to prepare a Construction Management Plan (CMP) outlining the schedule of works proposed. The CMP must contain provision for the notification to adjoining properties, of any works which may cause acoustic impact to surrounding residents and the timing of these works. The CMP is to be distributed to all residents within 150m of the subject site.
	Condition reason: To ensure fairness, transparency and probity.

During Building Work

24.	(D005) Building Work
	The building works must be inspected by the Principal Certifier (PC), in accordance with Sections 6.5 of the Environmental Planning & Assessment Act 1979, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.
	Condition reason: To require stage inspection and approval by the PC in accordance with EP & A Regulation clause 162A.
25.	(D010) Building Work
	The Principal Certifier (PC) must specify the relevant stages of construction to be inspected and a satisfactory inspection must be carried out, to the satisfaction of the PC, prior to proceeding to the subsequent stages of construction or finalisation of the works.
	Condition reason: To require approval to proceed with building work following each critical stage inspection.
26.	(D015) Surveys by a registered surveyor
	While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor and provided to the principal certifier: 1. All footings / foundations in relation to the site boundaries and any registered and proposed easements 2. At other stages of construction – any marks that are required by the principal certifier.
	Condition reason: To ensure buildings are sited and positioned in the approved location.
27.	(D025) Identification Survey Report

	On placement of the concrete, works again shall not continue until the Principal Certifier has issued a letter stating that the condition of the approval has been complied with and that the slab has been poured at the approved levels. Condition reason: To ensure that the development is carried out in accordance with the conditions of consent and the approved plans.
28.	(D038) Toilet Facilities Toilet facilities must be available or provided at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must: (a) be a standard flushing toilet connected to a public sewer, or (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or (c) be a temporary chemical closet approved under the Local Government Act 1993. Condition reason: To ensure the required site management measures are implemented during construction.
29.	(D045) Hours of work Site work must only be carried out between the following times – For work/civil work/demolition work, including delivery of materials is only permitted on the site from 7:00am to 6:00pm on Monday to Friday For work/civil work/demolition work, including delivery of materials is only permitted on the site from 8:00am to 1:00pm on Saturday Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority. Condition reason: To protect the amenity of the surrounding area.
30.	(D049) Security Fence A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction. Note: Fencing is not to be located on Council's reserve area. Condition reason: To ensure the required site management measures are implemented during construction.
31.	(D055) Refuse Disposal Adequate refuse disposal methods and builders storage facilities shall be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to. Condition reason: To ensure the required site management measures are implemented during construction.
32.	(D061) Craning and Hoardings 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. Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.
33.	(D063) Craning and Hoardings If the work is likely to cause pedestrian or vehicular traffic in a public area to be obstructed or rendered inconvenient; or if craning of materials is to occur across a public or road reserve area, a separate Road Occupancy Certificate and/or Hoarding approval must be obtained from Liverpool City Council prior to undertaking the works. Condition reason: To ensure the required traffic management measures are implemented during construction.
34.	(D100) General Site Works - Surface Contours

	Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
	Condition reason: To protect the amenity of the neighbourhood.
35.	(D120) General Site Works - Runoff
	Any runoff entering the areas of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to present levels.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
36.	(D125) General Site Works - Sediment
	The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
37.	(D130) Removal of dangerous and/or hazardous waste
	All dangerous and/or hazardous material must be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material must be carried out in accordance with the requirements of SafeWork NSW and the material must be transported and disposed of in accordance with NSW Environment Protection Authority requirements.
	Condition reason: To ensure safe removal and disposal of dangerous and/or hazardous material.
38.	(D180) Waste management
	While site work is being carried out:
	1. all waste management must be undertaken in accordance with the waste management plan; and
	2. upon disposal of waste, records of the disposal must be compiled and provided to principal certifier, detailing the following:
	• The contact details of the person(s) who removed the waste; • The waste carrier vehicle registration; • The date and time of waste collection; • A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill; • The address of the disposal location(s) where the waste was taken; • The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.
	If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and Council.
	Condition reason: To require records to be provided, during site work, documenting the lawful disposal of waste.
39.	(D190) Discovery of relics and Aboriginal objects
	While site work is being carried out, if a person reasonably suspects a relic of Aboriginal object is discovered:
	(a) the work in the area of the discovery must cease immediately;
	(b) the following must be notified
	i. for a relic – the Heritage Council; or ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.
	Site work may recommence at a time confirmed in writing by:
	(a) for a relic – the Heritage Council; or
	(b) for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.
	Condition reason: To ensure the protection of objects of potential significance during works.

40.	(D195) Tree protection during work
	While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with: - the construction site management plan required under this consent; - the relevant requirements of AS 4970 Protection of trees on development sites This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.
	Condition reason: To protect trees during the carrying out of site work.
41.	(D205) Vegetation - Existing Vegetation
	All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
42.	(D345) Air Conditioning Plant
	The plant associated with any air conditioning system is to be located a minimum of 3 metres from any property boundary, to the satisfaction of the Principle Certifier.
	Condition reason: To protect the amenity of the neighbourhood.
43.	(D430) Unidentified Contamination
	Any new information which arises during remediation, demolition or construction works that has the potential to alter previous conclusions about site contamination and remediation must be immediately notified in writing to the certifier and Liverpool City Council.
	A section 4.55 Application under the Environmental Planning and Assessment Act 1979 must be made for any proposed works outside the scope of the approved development consent.
	Condition reason: To ensure the suitability of land for the development.
44.	(D445) Air Quality
	Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
	Condition reason: To ensure fairness, transparency and probity.
45.	(D450) Air Quality
	During construction where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, the consent holder is to ensure dust is suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the Principal Certifier may direct that work is not to proceed.
	Condition reason: To ensure site works are managed appropriately and do not result in air pollution.
46.	(D460) Salinity
	The development shall be carried out in accordance with Part 1, Section 11 'Salinity Risk' of the Liverpool Development Control Plan 2008.
	Condition reason: To ensure that all construction work is undertaken to an approved standard.
47.	(D552) Implementation of the site management plans
	While site work is being carried out: - the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and - a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	Condition reason: To ensure site management measures are implemented during the carrying out of site work.

48.	(D553) Erosion & Sediment Control
	Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised. All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for a period of greater than 14 days.
	Condition reason: To ensure fairness, transparency and probity.
49.	(D555) Erosion Control - Maintenance
	Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass.
	Condition reason: To ensure the required site management measures are implemented during construction.
50.	(D565) Water Quality
	During construction the consent holder is to ensure all topsoil, sand, aggregate, spoil or any other material that can be moved by water is stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface.
	Condition reason: To ensure site works are managed appropriately and do not result in water pollution.
51.	(D570) Pollution Control - Site Operations
	During construction, building operations including but not limited to brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like must not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.
	Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.
52.	(D574) Pollution Control - Truck Movements
	The loading and unloading of all vehicles associated with the development must be undertaken within the property boundary of the premises subject to this consent.
	Measures must be implemented to prevent tracking of sediment by vehicles onto roads.
	Vehicle loads must be covered when entering and exiting the site with material.
	Vehicular movements are to be kept to a minimum where possible to maintain residential amenity.
	Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.
53.	(D583) Aboriginal Cultural Heritage - Unexpected Finds
	As required by the <i>National Parks and Wildlife Service Act 1974</i> and the <i>Heritage Act 1977</i> , in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and the Heritage Division of the Office of Environment and Heritage (OEH) must be notified of the discovery.
	In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the <i>Heritage Act 1977</i> to obtain the necessary approvals/permits from the Heritage Division of the OEH.
	Note: The <i>National Parks and Wildlife Service Act 1974</i> and the <i>Heritage Act 1977</i> impose substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.
	Condition reason: To ensure fairness, transparency and probity.
54.	(D600) Correct waste separation and removal

	All demolition, excavation and construction wastes must be separated as they are generated and kept in separate spoil piles, bays, builder's skips and/or site bins. No wastes other than those noted on the approved waste management plan as being re-used on site, are to be left on site after the completion of the works. Condition reason: To ensure that separation of waste by type is undertaken in an ongoing basis throughout the building process, and that the wastes are kept separate and not mixed, to facilitate waste management and recycling.
55.	(D605) Containment of site wastes during building All demolition, excavation or construction wastes, e.g. wrapping, packaging materials, bags, insulation, sand, soil etc., must be kept fully enclosed at all times to prevent them from becoming displaced in strong wind conditions or from washing into sewers, storm drains or creeks, or onto adjacent properties or public land during wet weather. Condition reason: To ensure that waste materials from the demolition, excavation or construction are kept appropriately contained on site, irrespective of weather conditions, and do not make their way into the environment as pollutants.
56.	(D660) Construction Noise and Vibration Noise and vibration associated with excavation, demolition and construction activities shall comply with the management levels detailed within the 'Interim Construction Noise Guideline' published by the Department of Environment and Climate Change NSW (DECC 2009/265) dated July 2009 and acceptable vibration values prescribed within the Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006). All feasible and reasonable noise and vibration mitigation measures shall be implemented and any activities which may exceed the construction noise management levels and vibration criteria shall be identified and managed in accordance with the approved Construction Environmental Management Plan (CEMP). Condition reason: To protect the amenity of the neighbourhood during construction.
57.	(D702) Bushfire Construction shall be in accordance with the recommendations of the Bushfire Protection Assessment – 'Eco Logical Australia. 2023. Bushfire Protection Assessment – Proposed Mobile Network, Site S5009 Voyager Point West. Prepared for Ventia.' Condition reason: To ensure suitable construction materials are implemented to reduce the impact from bushfires.

Before Issue of an Occupation Certificate

58.	(E005) Certificates The telecommunications facility must not operate until an Occupation Certificate (OC) is issued by the certifier. Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council. Condition reason: To ensure the development is in accordance with the approval and the use meets health, safety and amenity provisions.
59.	(E010) Certificates All required documentary evidence for the critical stage inspections carried out prior, during and at the completion of construction, must be submitted to Council together with the required registration fee payment. Condition reason: To ensure the use meets health, safety and amenity provisions.
60.	(E022) Post-construction dilapidation report

	Before the issue of an Occupation Certificate a post-construction dilapidation report must be prepared by a suitably qualified engineer, to the satisfaction of the principal certifying authority, detailing whether: 1. after comparing the pre-construction dilapidation report to the post-construction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and 2. where there has been structural damage to any adjoining buildings, that it is a result of the work approved under this development consent; and 3. a copy of the post-construction dilapidation report must be provided to Council (where Council is not the principal certifier or a principal certifier is not required) and to the relevant adjoining property owner(s). Condition reason: To identify any damage to adjoining properties resulting from site work on the development site.
61.	(E026) Removal of waste upon completion Before the issue of an Occupation Certificate: 1. all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and 2. written evidence of the waste removal must be provided to the satisfaction of the principal certifier authority Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.
62.	(E035) Completion of public utility services Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier. Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
63.	(E408) Rectification of Damage Prior to the issue of an Occupation Certificate, any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Liverpool City Council. Condition reason: To ensure fairness, transparency and probity.
64.	(E436) Dilapidation Report Any rectification works required by the post dilapidation report regarding the condition of Council infrastructure or adjoining properties shall be undertaken, at full cost to the developer. Condition reason: To ensure fairness, transparency and probity.
65.	(E950) Electromagnetic Emissions Reporting Before the facility becomes operational, the facility operator must provide, to Council, the following reports: 1. A report in the format required by the Australian Radiation Protection and Nuclear Safety Agency that shows predicted levels of electromagnetic energy surrounding the development will comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard. 2. A report showing compliance with the C564:2020 Mobile Phone Base Station Deployment Industry Code. Condition reason: To ensure fairness, transparency and probity.

Occupation and Ongoing use

66.	(G100) Waste Collection and Management
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	Waste and recyclable material must be managed in a satisfactory manner, covered at all times and not give rise to offensive odour or encourage pest activity. All solid and liquid waste must be removed regularly from the site by a registered waste contractor. Waste must not be permitted to accumulate near the waste storage bins.
	Condition reason: To mitigate potential risks to human health and the environment.
67.	(G400) Environment
	The use of the premises must not give rise to the emission into the surrounding environment of gases, vapours, dusts or other impurities that are a nuisance, injurious or prejudicial to health.
	Condition reason: To mitigate potential risks to human health and the environment.

On Completion of work

68.	(H950) Public Safety Notice
	Upon completion of the Telecommunications Facility, all residents within 200m of the subject site are to be provided the 'Guide to the Environmental EME Report' fact sheet prepared by the Australian Radiation Protection and Nuclear Safety Agency & the 'Information on Mobile Base Stations, EME and Safety' fact sheet prepared by Indara Digital Infrastructure via letterbox drop.
	Condition reason: To ensure fairness, transparency and probity.

Demolition Work On Completion of Demolition work

69.	(H085) Management of asset protection zones (APZ)
	During ongoing use of the site, the APZ must be managed in accordance with 'Eco Logical Australia. 2023. Bushfire Protection Assessment – Proposed Mobile Network, Site S5009 Voyager Point West. Prepared for Ventia.', Planning for Bushfire Protection 2019 and the NSW Rural Fire Service's Standards for Asset Protection Zones.
	Condition reason: To ensure ongoing protection from bushfires.

Remediation Work During Remediation Work

70.	(D130) Removal of dangerous and/or hazardous waste
	All dangerous and/or hazardous material must be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material must be carried out in accordance with the requirements of SafeWork NSW and the material must be transported and disposed of in accordance with NSW Environment Protection Authority requirements.
	Condition reason: To ensure safe removal and disposal of dangerous and/or hazardous material.
71.	(D426) Soil management
	While site work is being carried out, principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:
	- All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to principal certifier - All fill material imported to the site must be: - Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>
	Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.

72.	(D450) Air Quality
During construction where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, the consent holder is to ensure dust is suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the Principal Certifier may direct that work is not to proceed.	
Condition reason: To ensure site works are managed appropriately and do not result in air pollution.	

Subdivision Work Before Issue of a Subdivision Work Certificate

73.	(B010) Design amendments
Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:	
1. An amended elevation drawing is to be provided indicating the colour of the Telecommunications to be in accordance with the following requirements. • Eucalypt Green to the height of the prevailing tree line. • Pale Grey from the prevailing tree line to the top of the facility including all panels and associated infrastructure. • All cabinets, acoustic treatments and equipment shelters are to be painted Eucalypt Green 2. An amended site plan is to be provided which provides for an acoustic barrier shielding the ground level infrastructure from the nearest residential receivers.	
Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.	

General advisory notes

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

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

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

Dictionary

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

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

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

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

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

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

Council means LIVERPOOL CITY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

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

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

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

Local planning panel means LIVERPOOL LOCAL PLANNING PANEL.

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

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

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

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

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

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

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

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



INTERNAL



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-326/2024 PAN-451843
Applicant	PIVOTAL PLANNING PTY LTD 2-5 MACARTHUR AVE REVESBY NSW 2212
Description of development	2 Lot Torrens Title Subdivision of existing allotment
Property	30 AUGUSTA STREET CASULA NSW 2170 DP 244365 CNR LOT 616
Determination:	Consent Authority -
Date of determination	16/10/2024
Date from which the consent operates	16/10/2024
Date on which the consent lapses	16/10/2029

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this consent.

Peer review (Authorising Officer) sign-off is incomplete

sign-off is incomplete

Person on behalf of the consent authority

For further information, please contact Assessing (Contact Officer) sign-off is incomplete / *sign-off is incomplete*

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1.	(A002) Approved plans and supporting documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise. Approved plans Plan number Revision number Plan title Drawn by Date of plan 200362-002 - Plan of Proposed Subdivision RGM Property Surveys 09.09.2021 200362/001 C Survey Plan RGM Property Surveys 17.06.2024 In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails. Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.
2.	(A004) Payment of development contributions

Payment of section 7.11 contributions

Before the issue of a subdivision certificate, the applicant must pay the following contributions to Council for:

Facilities	Amount (\$)
Liverpool Contributions Plan 2018 Established Areas	
Community Facilities - works- Eastern	\$1,358
District Sporting Fields - works - Eastern	\$4,567
District Passive Open Space - works - Eastern	\$2,854
Local Passive Open Space - works - Casula	\$3,996
Transport - Bikeways - works - Eastern	\$557
Transport - Traffic management - works - Eastern	\$1,588
Drainage - works - Eastern	\$382
Administration	\$230
TOTAL	\$15,531

The total contribution payable to Council under this condition is \$15,531.00 as calculated at the date of this consent, in accordance with Liverpool Contributions Plan 2018 - Established Areas.

The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the Liverpool Contributions Plan 2018 - Established Areas.

A copy of the development contributions plan is available for inspection at <https://www.liverpool.nsw.gov.au>.

Note: A Section 7.11 condition may be satisfied through Works-In-Kind (WIK), if an offer is made and accepted in accordance with Council's Development Contributions Land Dedication and WIK Policy. If WIK are approved, Council expects that any WIK agreement will be entered into prior to the issue of a Subdivision Works Certificate (SWC).

Condition reason: To ensure development contributions are paid to address increased demand for public amenities and services or to address increased demand for regional infrastructure or to ensure any planning agreement is finalised at the specified time.

3. (A009) Housing and productivity contribution

The housing and productivity contribution (HPC) is required to be made under Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$12,000
Transport project component	N/A
Total housing and productivity contribution	\$12,000

The HPC must be paid before the issue of the first subdivision certificate.

The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).

Condition reason: To require contributions towards the provision of regional infrastructure.

4. (A025) Comply with EP&A Act

The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2021, must be fully complied with at all times.

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

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

5. (A040) Compliance with the Building Code of Australia
1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the <i>Building Code of Australia</i>. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the <i>Home Building Act 1989</i>, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the <i>Building Code of Australia</i>. 4. In subsection (1), a reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— 1. to the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>, or 2. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.
Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
6. (A050) Works at no cost to Council
All roadworks, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council.
Condition reason: To ensure fairness, transparency and probity.
7. (A060) Erection of signs
1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— 1. showing the name, address and telephone number of the principal certifier for the work, and 2. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and 3. stating that unauthorised entry to the work site is prohibited. 3. The sign must be— 1. maintained while the building work, subdivision work or demolition work is being carried out, and 2. removed when the work has been completed. 4. This section does not apply in relation to— 1. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or 2. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.
Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
8. (A950) Non-Standard Condition - Land Development Engineering

Titles and Contents of Non-Standard Conditions

Advisory

iPlan	Ref No.	Description	Condition Terms	Origin	Application
Hj	E701	DIAL BEFORE YOU DIG	Before any excavation work starts, contractors and others should phone "Dial Before You Dig" service to access plans/information for underground pipes and cables. www.1100.com.au	Old Advisory condition (j)	Apply to all developments
Ho	E702	Salinity	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 enquiries as to the 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 ground water salinity.	Old Advisory condition (n)	Apply to all developments
Hp	E703	Utility Adjustments	The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.	Old Advisory condition (o)	Apply to all developments
Hq	E704	Rectification of Damage	Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.	Old Advisory condition (p)	Apply to all developments

Condition reason: To ensure fairness, transparency and probity.

**Land Subdivision
Before Issue of an Subdivision Certificate**

9.	(F015) Linen Plans and 88B Instruments
In order to enable a Subdivision Certificate to be issued for submission to the LPI Service, the applicant is required to lodge a separate application along with one (1) original and ten (10) copies of the proposed plan of subdivision and one (1) original and two (2) copies of the proposed 88b instrument (where proposed).	
Condition reason: To ensure fairness, transparency and probity.	

10.	(F020) Linen Plans and 88B Instruments
	The applicant shall pay the standard fee for purpose of subdivision certificate administration of plan checking and release.
	Condition reason: To ensure fairness, transparency and probity.
11.	(F030) Linen Plans and 88B Instruments
	The final plan of subdivision must be supported by an 88B Instrument, approved by Council. The 88B instrument shall properly reflect the requirements of the conditions of development consent, the plans forming part of the consent, and Council's standards, codes and policy's. Part 2 of the 88B instrument shall contain a provision that any easements, right of ways or covenants shall not be extinguished or altered without the written consent of Council.
	Condition reason: To ensure fairness, transparency and probity.
12.	(F035) Linen Plans and 88B Instruments
	Where common drainage lines or other drainage lines are required, a drainage easement shall be created in accordance with Council's minimum widths as scheduled in Council's Design Specification for Subdivisions (as amended).
	Condition reason: To ensure fairness, transparency and probity.
13.	(F045) Linen Plans and 88B Instruments
	Correct notation concerning easements is required. The prepared 88B Instrument should be forwarded initially to Council. The land value of the easement and costs associated with checking the instrument are to be borne by the applicant. Part 2 of the 88B Instrument shall contain a provision that the easement may not be extinguished or altered without the written consent of Council.
	Condition reason: To ensure fairness, transparency and probity.
14.	(F105) Service Providers
	The following documentation must be provided before the issue of a subdivision certificate:
	(a) Written evidence of suitable arrangements with Sydney Water (Section 73 Compliance Certificate) for the supply of water and sewerage services to the development must be submitted to the certifier before the issue of a Subdivision Certificate. Council will not issue a Subdivision Certificate unless the method of sewerage disposal is by gravity reticulation mains to either Sydney Water branch and trunk sewers or Sydney Water point of treatment. Council will not accept any temporary facilities to service the site, including pump-out wet-wells.
	(b) Notification of arrangement for the development from Endeavour Energy must be submitted to Council.
	(c) Written certification from the relevant service providers that the telecommunications infrastructure is installed in accordance with:
	i) The requirements of the Telecommunications Act 1997;
	ii) For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
	iii) For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line must 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 connections of optic fibre technology telecommunications.
	Condition reason: To promote orderly development supported by adequate infrastructure.
15.	(F150) Dilapidation Report
	Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.
	Condition reason: To ensure fairness, transparency and probity.
16.	(F200) Completion of Subdivision Works

	Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that all subdivision works required by this consent have been satisfactorily completed or that suitable arrangements have been made with Liverpool City Council for any outstanding works. Condition reason: To ensure fairness, transparency and probity.
17. (F210) Bond for final wearing course	Prior to the issue of the Subdivision Certificate, a bond for the final layer of outstanding asphalt works (AC Bond) is to be lodged with Liverpool City Council. The final layer of asphalt on all roads shall not to be placed without the written consent of Council (Consent will generally be provided when 80% of the housing within the subdivision has been completed). The value of the bond shall be determined in accordance with Liverpool City Council's Bond Policy. The bond will be administered in accordance with this policy. The final AC layer may be requested by Council where it is deemed appropriate that the final AC layer be undertaken. Condition reason: To ensure fairness, transparency and probity.
18. (F230) Rectification of Damage	Prior to the issue of a Subdivision 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. Condition reason: To ensure fairness, transparency and probity.
19. (F235) Subdivision Compliance	Prior to the issue of a Subdivision Certificate the following compliance documentation shall be submitted to the Principal Certifying Authority. A copy of the following documentation shall be provided to Council where Council is not the Principal Certifying Authority: Nominate (a) Work as Executed (WAE) drawings of all civil works. The WAE drawings shall be marked in red on copies of the stamped Construction Certificate drawings signed, certified and dated by a registered surveyor or the design engineer. The Work as Executed drawings shall be prepared in accordance with Council's Design Guidelines. Electronic copies of the WAE shall be provided in PDF format and a DXF format to Council along with two hard copies of the WAE plans, (b) The WAE drawings shall clearly indicate the 1% Annual Exceedence Probability flood lines (local and mainstream flooding), (c) The WAE drawings shall be accompanied by plans indicating the depth of fill for the entire development site. The plans must show, by various shadings or cross hatchings, the depth of any fill within 0.3m depth ranges, (d) CCTV footage in DVD format to Council's requirements and a report in "SEWRAT" format for all drainage within future public roads and public land. Inspections are to be carried out in accordance with the Conduit Inspection Reporting Code of Australia WSA 05-2006. Any damage that is identified is to be rectified in consultation with Liverpool City Council, (e) Surveyor's Certificate certifying that all pipes and services are located wholly within the property or within appropriate easements and that no services encroach boundaries, (f) Documentation for all road pavement materials used demonstrating compliance with Council Design Guidelines and Construction Specification, (g) Structural Engineer's construction certification of all structures, and (h) A Geotechnical Report certifying that all earthworks and road formation have been completed in accordance with AS3798 and Council's Design Guidelines and Construction specifications. The report shall include: 1. Compaction reports for road pavement construction, 2. Compaction reports for bulk earthworks and lot regrading, 3. Soil classification for all residential lots, and 4. Statement of Compliance.

	Condition reason: To ensure fairness, transparency and probity.
20.	(F240) Footpaths
	Construction of 1.5m wide by 100mm thick (with one layer of SL72 reinforcing mesh) concrete path paving on one side of all residential access roads and both sides of all collector and distributor roads. Path paving will not be required in minor cul-de-sac with less than fifteen lots.
	The footpath is to be constructed on the Augusta Street frontage
	Condition reason: To ensure fairness, transparency and probity.

General advisory notes

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

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

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

Dictionary

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

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

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

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

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

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

Council means LIVERPOOL CITY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

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

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

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

Local planning panel means LIVERPOOL LOCAL PLANNING PANEL.

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

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

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

Stormwater drainage system means all works and facilities relating to:

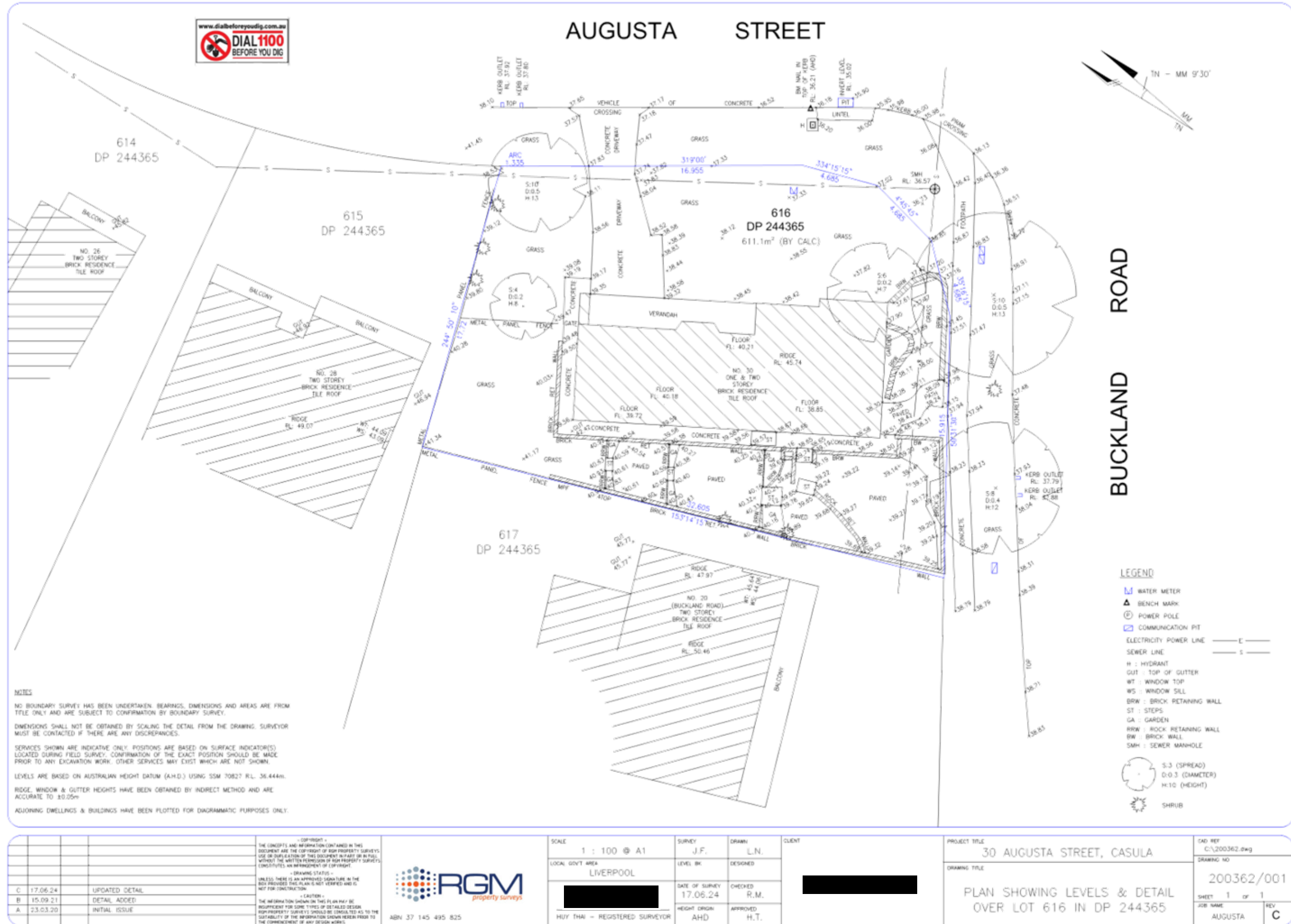
- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

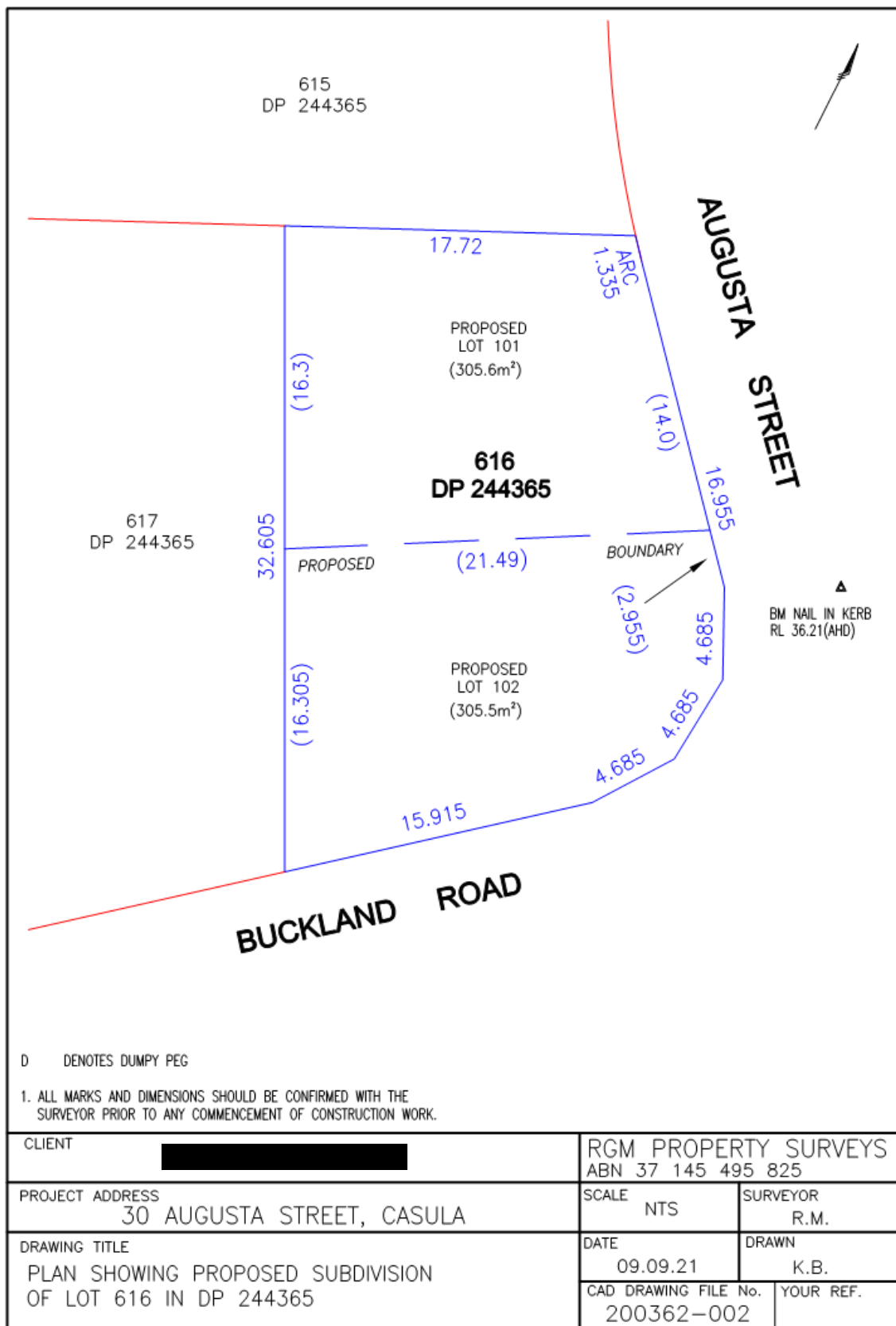
Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

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

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

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





Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

- | |
|---|
| 1. (A002) Approved plans and supporting documentation |
|---|

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

Plan Name	Project No.	Plan No.	Date	Revision	Prepared By
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Architectural Plans

BASIX & Project Legend	-	DA-02	23-09-2024	E	Morfosis Architects
Site / Roof Plan	-	DA-03	23-09-2024	E	Morfosis Architects
Site / Ground Floor Plan	-	DA-04	23-09-2024	E	Morfosis Architects
Ground Floor Plan	-	DA-07	23-09-2024	E	Morfosis Architects
First Floor Plan	-	DA-08	23-09-2024	E	Morfosis Architects
Elevations 1	-	DA-09	23-09-2024	E	Morfosis Architects
Elevations 2	-	DA-10	23-09-2024	E	Morfosis Architects
Sections & Schedule	-	DA-11	23-09-2024	E	Morfosis Architects
Colour & Material Schedule	-	DA-15	23-09-2024	E	Morfosis Architects

Landscape Plans

Landscape Plan	-	2804.GD.01	28.09.2024	B	Greenland Design
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Stormwater

Details, Notes & Legend	E230693 D1		24.09.2024	B	NY Civil Engineering
Stormwater Management Plan	E230693 D2		24.09.2024	B	NY Civil Engineering
Stormwater Management First Floor / Roof Plan	E230693 D3		24.09.2024	B	NY Civil Engineering
Stormwater Details	E230693 D4		24.09.2024	B	NY Civil Engineering
Sediment Control Plan	E230693 D5		24.09.2024	B	NY Civil Engineering
Sediment Control Details	E230693 D6		24.09.2024	B	NY Civil Engineering

Report Name	Date	Reference	Prepared by
BASIX Certificate	24 September 2024	1741047M_02	Loka Consulting Engineers
NatHERS Certificate	24 Sep 2024	#HR-BO1QWQ-02	Loka Consulting Engineers
NatHERS Certificate	24 Sep 2024	#HR-FAPNX5-02	Loka Consulting Engineers
Bush Fire Assessment Report	29.05.2023	16Flo-02	Bushfire Consultancy Australia
Salinity and Geotechnical Investigation	21 January 2020	JC19350B-r2	GeoEnviro Consultancy
Waste Management Plan	23/03/2024	-	Morfosis Architects

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

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

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.		
2. (A003) Payment of development contributions		
Payment of section 7.11 contributions		
Before the issue of a construction certificate, the applicant must pay the following contributions to Council for:		
Facilities	Amount (\$)	Job No.
Local Community Facilities - Land	\$767	GL.3011210001870.10227
Local Recreation - Land	\$32,772	GL.3011210001869.10228
Local Recreation - Works	\$9,316	GL.3011210001869.10229
Local Transport Facilities - Land Residential	\$2,555	GL.3011210001865.10230
Local Transport Facilities - Works Residential	\$5,894	GL.3011210001865.10231
The total contribution payable to Council under this condition is \$51,304 as calculated at the date of this consent, in accordance with Liverpool Contributions Plan 2021 - Austral and Leppington North. The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the Liverpool Contributions Plan 2021 - Austral and Leppington North. A copy of the development contributions plan is available for inspection at https://www.liverpool.nsw.gov.au/__data/assets/pdf_file/0017/252701/Liverpool-Contributions-Plan-2021-Austral-and-Leppington-North-.pdf		
Condition reason: To ensure development contributions are paid to address increased demand for public amenities and services or to address increased demand for regional infrastructure or to ensure any planning agreement is finalised at the specified time.		
3. (A018) Fulfilment of BASIX commitments		
It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—		
1. BASIX development, 2. BASIX optional development, if the development application was accompanied by a BASIX certificate.		
Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.		
4. (A025) Comply with EP&A Act		
The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2021, must be fully complied with at all times.		
Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.		
Condition reason: This condition is imposed to ensure compliance with legislative requirements.		
5. (A032) Shoring and adequacy of adjoining property		
1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. 2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense— 1. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and 2. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. 3. This section does not apply if— 1. the person having the benefit of the development consent owns the adjoining land, or 2. the owner of the adjoining land gives written consent to the condition not applying.		

Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.	
6.	(A040) Compliance with the Building Code of Australia - It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the <i>Building Code of Australia</i>. - It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the <i>Home Building Act 1989</i>, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. - It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the <i>Building Code of Australia</i>. - In subsection (1), a reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. - In subsection (3), a reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. - This section does not apply— - to the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>, or - to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.
7.	(A042) Notification of Home Building Act 1989 requirements - This section applies to a development consent for development involving residential building work if the principal certifier is not the council. - It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— - for work that requires a principal contractor to be appointed— - the name and licence number of the principal contractor, and - the name of the insurer of the work under the Home Building Act 1989, Part 6, - for work to be carried out by an owner-builder— - the name of the owner-builder, and - if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit. - If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information. - This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.
8.	(A050) Works at no cost to Council All roadworks, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council. Condition reason: To ensure fairness, transparency and probity.
9.	(A060) Erection of signs

1.	This section applies to a development consent for development involving building work, subdivision work or demolition work.
2.	It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— - showing the name, address and telephone number of the principal certifier for the work, and - showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and - stating that unauthorised entry to the work site is prohibited.
3.	The sign must be— - maintained while the building work, subdivision work or demolition work is being carried out, and - removed when the work has been completed.
4.	This section does not apply in relation to— - building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or - Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.
Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.	

Building Work Before Issue of a Construction Certificate

10.	(B054) Retaining Walls on Boundary
	All retaining walls shall be of masonry construction and must be wholly within the property boundary, including footings and agricultural drainage lines. Construction of retaining walls or associated drainage works along common boundaries shall not compromise the structural integrity of any existing structures.
	Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer and a construction certificate must be obtained prior to commencement of works on the retaining wall.
	Condition reason: To ensure fairness, transparency and probity.
11.	(B075) Fee Payments
	Unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. The following fees are applicable and payable:
	(a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more, or a swimming pool is to be excavated by machinery.
	(b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve.
	These fees are reviewed annually and will be calculated accordingly.
	Condition reason: To ensure statutory or associated fees are paid prior to construction commencing.
12.	(B081) Site Development Work
	Site development work in the form of excavation, underpinning or shoring works must not take place, until such time as a CC has been issued.
	Condition reason: To prevent unauthorised commencement of building works.
13.	(B095) Long Service Levy
	Before the issue of a Construction Certificate, the long service levy of 0.25% the cost of building works, as calculated at the date of this consent, must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the certifier or Council (where a certifier is not required).
	Condition reason: To ensure the long service levy is paid.

14.	(B112) Notification In the event that Council is not the Principal Certifier (PC), the PC must advise Council, in writing of: (a) The name and contractor licence number of the licensee who has contracted to do or intends to do the work, or (b) The name and permit of the owner-builder who intends to do the work. If these arrangements are changed, or if a contact is entered into for the work to be done by a different licensee, Council must be immediately informed. Condition reason: To advise Council of the details of licensed contractors or owner-builder for the approved development.
15.	(B125) Erosion and sediment control plan Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the certifier or Council (where a certifier is not required): 1. Council's relevant development control plan, 2. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and 3. the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (as amended from time to time). Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
16.	(B149) S138 Roads Act - Minor Works in the public road Prior to the issue of a Construction Certificate, a Section 138 Roads Act application/s, including payment of fees, shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to: (a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings), (b) Road opening for utilities and stormwater (including stormwater connection to Council infrastructure), or (c) Road occupancy or road closures. All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications. Note: Approvals may also be required from the Transport for NSW for classified roads. Condition reason: To ensure fairness, transparency and probity.
17.	(B453) No Loading on Easements Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the foundations of proposed structures adjoining the drainage and/ or services easement have been designed clear of the zone of influence. Condition reason: To ensure fairness, transparency and probity.
18.	(B454) Stormwater Concept Plan

A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by NY Civil Engineering, reference number E230693, revision B, dated 24.09.2024.

- (a) The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.
- (b) Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.
- (c) Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

Condition reason: To ensure fairness, transparency and probity.

Before Building Work Commences

19.	(C005) Construction Certificates
	Prior to the commencement of any building works, the following requirements must be complied with:
	(a) Construction Certificate must be obtained from the Council or an Accredited Certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979, (b) Where a Construction Certificate is obtained from an Accredited Certifier, the applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Section 4.19, 6.6, 6.7, 6.12, 6.13, 6.14 of the Act, (c) A copy of the Construction Certificate, the approved development consent plans and consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment, (d) A Principal Certifier (PC) must be appointed to carry out the necessary building inspections and to issue an occupation certificate, and (e) The PC must advise Council of the intended date to commence work which is the subject of this consent by completing a notice of commencement of building works or subdivision works form, available from Council's Customer Service Centre. A minimum period of two (2) working days' notice must be given.
	Condition reason: To require approval to proceed with building work.
20.	(C010) Construction Certificates
	Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.
	Condition reason: To ensure details and plans for CC are consistent with the approved DA.
21.	(C012) Commencement of building works
	Building work shall not commence prior to the issue of a Construction Certificate. Building work as defined under Section 1.4 of the Environmental Planning and Assessment Act, 1979 means any physical activity involved in the erection of a building and includes but is not limited to, the placement of any site shed/s or builders facilities, site grading, retaining walls, excavation, cutting trenches, installing formwork and steel reinforcement or, placing of plumbing lines.
	Condition reason: To require approval to proceed with building work.
22.	(C039) Construction Requirements

	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. Retaining walls on any boundary are to be of masonry construction or if treated timber is used, all vertical support members (soldiers) shall be of galvanised steel. Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.
23.	(C055) Site Facilities Adequate refuse disposal methods and builders storage facilities shall be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to. Condition reason: To ensure the required site management measures are implemented before the commencement of building work.
24.	(C065) Sydney Water Development plans must be processed and approved by Sydney Water. Condition reason: To require Sydney Water approval to proceed with building work.
25.	(C070) "DIAL BEFORE YOU DIG" Underground assets may exist in the area that is subject to your application. In the interest of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contact the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities. Condition reason: To ensure building works do not impact local underground assets.
26.	(C117) Erosion and sediment controls in place Before any site work commences, the principal certifier or Council (where a principal certifier is not required), must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time). Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
27.	(C149) Driveway Crossing Application In accordance with S138 Roads Act an application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following: (a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings) (b) Road opening for utilities and stormwater (including stormwater connection to Council infrastructure) (c) Road occupancy or road closures All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications. Note: Approvals may also be required from the Roads and Maritime Service (RMS) for classified roads. Condition reason: To ensure that all construction work is undertaken to an approved standard and related approvals.
28.	(C250) Notification

	Notification to surrounding residents is to be undertaken within a 100 metre radius from the site. A letter box drop in the form of an informative pamphlet or the like is to be carried out at least 5 days prior to the event to local residents informing them of the event details and including contact details of the site supervisor for the event.
	Condition reason: To advise neighbours of the commencement of building works.
29.	(C466) Dilapidation report
	Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Flood Avenue and Threlkald Street is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 10m either side of the development.
	Condition reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.

During Building Work

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

	Condition reason: To ensure that the development is carried out in accordance with the conditions of consent and the approved plans.
35. (D038) Toilet Facilities	Toilet facilities must be available or provided at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must: (a) be a standard flushing toilet connected to a public sewer, or (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or (c) be a temporary chemical closet approved under the Local Government Act 1993. Condition reason: To ensure the required site management measures are implemented during construction.
36. (D045) Hours of work	Site work must only be carried out between the following times – For work/civil work/demolition work, including delivery of materials is only permitted on the site from 7:00am to 6:00pm on Monday to Friday For work/civil work/demolition work, including delivery of materials is only permitted on the site from 8:00am to 1:00pm on Saturday Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority. Condition reason: To protect the amenity of the surrounding area.
37. (D049) Security Fence	A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction. Note: Fencing is not to be located on Council's reserve area. Condition reason: To ensure the required site management measures are implemented during construction.
38. (D100) General Site Works - Surface Contours	Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners. Condition reason: To protect the amenity of the neighbourhood.
39. (D105) General Site Works	All roofwater is to be connected to an approved stormwater system. Condition reason: To ensure environmental impacts and impacts to neighbouring properties are minimised.
40. (D110) General Site Works	Stormwater pipeline connections to the street kerb shall be constructed in the following manner: (a) the kerb shall be sawcut on both sides of the proposed pipe outlet. (b) an approved rectangular kerb adaptor shall be installed with the base matching the invert level of the gutter. (c) the kerb shall be reinstated to its original profile using a cement mortar containing an epoxy additive for adherence to the existing kerb. Condition reason: To ensure any alteration to Council infrastructure is to a suitable standard.
41. (D115) General Site Works - Existing Hydrology	Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and downslope/downstream of the site. Condition reason: To minimise impacts to adjacent vegetation and habitat.
42. (D120) General Site Works - Runoff	

	Any runoff entering the areas of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to present levels.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
43.	(D125) General Site Works - Sediment
	The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
44.	(D130) Removal of dangerous and/or hazardous waste
	All dangerous and/or hazardous material must be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material must be carried out in accordance with the requirements of SafeWork NSW and the material must be transported and disposed of in accordance with NSW Environment Protection Authority requirements.
	Condition reason: To ensure safe removal and disposal of dangerous and/or hazardous material.
45.	(D180) Waste management
	While site work is being carried out:
	1. all waste management must be undertaken in accordance with the waste management plan; and
	2. upon disposal of waste, records of the disposal must be compiled and provided to principal certifier, detailing the following:
	• The contact details of the person(s) who removed the waste; • The waste carrier vehicle registration; • The date and time of waste collection; • A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill; • The address of the disposal location(s) where the waste was taken; • The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.
	If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and Council.
	Condition reason: To require records to be provided, during site work, documenting the lawful disposal of waste.
46.	(D205) Vegetation - Existing Vegetation
	All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
	Condition reason: To minimise impacts to adjacent vegetation and habitat.
47.	(D335) External Lighting
	Any external lighting is to incorporate full cut-off shielding and is to be mounted so as to not cause any glare or spill over light nuisance within the development, neighbouring properties or road users.
	Condition reason: To protect the amenity of the neighbourhood.
48.	(D450) Air Quality
	During construction where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, the consent holder is to ensure dust is suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the Principal Certifier may direct that work is not to proceed.
	Condition reason: To ensure site works are managed appropriately and do not result in air pollution.
49.	(D455) Dropped Edge Beam

	The proposed concrete slab construction must incorporate drop edge beams to ensure any fill is adequately retained within the envelope of the building. The external masonry wall shall extend from the concrete beam at natural ground level. Condition reason: To ensure that all construction work is undertaken to an approved standard and relevant controls.
50.	(D460) Salinity The development shall be carried out in accordance with 'Appendix B' of the Liverpool Growth Centre Precincts Development Control Plan 2021. Condition reason: To ensure that all construction work is undertaken to an approved standard.
51.	(D552) Implementation of the site management plans While site work is being carried out: - the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and - a copy of these plans must be kept on site at all times and made available to Council officers upon request. Condition reason: To ensure site management measures are implemented during the carrying out of site work.
52.	(D565) Water Quality During construction the consent holder is to ensure all topsoil, sand, aggregate, spoil or any other material that can be moved by water is stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface. Condition reason: To ensure site works are managed appropriately and do not result in water pollution.
53.	(D570) Pollution Control - Site Operations During construction, building operations including but not limited to brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like must not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system. Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.
54.	(D574) Pollution Control - Truck Movements The loading and unloading of all vehicles associated with the development must be undertaken within the property boundary of the premises subject to this consent. Measures must be implemented to prevent tracking of sediment by vehicles onto roads. Vehicle loads must be covered when entering and exiting the site with material. Condition reason: To mitigate potential risks to the environment during construction and facilitate compliance with legislative requirements.

Before Issue of an Occupation Certificate

55.	(E003) Works-as-executed plans and any other documentary evidence Before the issue of an Occupation Certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier - All stormwater drainage systems and storage systems; and - A copy of the plans must be provided to Council with the occupation certificate. Condition reason: To confirm the location of works once constructed that will become council assets.
56.	(E005) Certificates

	The premises must not be occupied until an Occupation Certificate (OC) is issued by the certifier. Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council. Condition reason: To ensure the development is in accordance with the approval and the use meets health, safety and amenity provisions.
57. (E010) Certificates	All required documentary evidence for the critical stage inspections carried out prior, during and at the completion of construction, must be submitted to Council together with the required registration fee payment. Condition reason: To ensure the use meets health, safety and amenity provisions.
58. (E035) Completion of public utility services	Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier. Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
59. (E050) Display of Street Numbers	Street numbers must be prominently displayed at the front of the development in a contrasting colour to the building materials and at the front of each individual unit to comply with the Local Government Act 1973, Section 124(8). The number should be a minimum height of 120mm and be visible at night. Condition reason: To ensure street number of the site is displayed in accordance with the Local Government Act.
60. (E060) BASIX	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 the Principal Certifier. Condition reason: To ensure the development meets energy and water conservation requirements.
61. (E065) Landscaping	Upon completion of the approved landscape works associated with the development and prior to the issue of any Occupation Certificate, an Implementation Report is to be submitted to the Principal Certifier attesting to the satisfactory completion of the landscape works in accordance with the approved landscape plan. The report is to be prepared by a suitably qualified person. Condition reason: To help ensure landscaping works have been carried to a high standard and in accordance with the original design plans.
62. (E075) Road Works	All redundant vehicular crossings shall be removed and replaced with Council's standard kerb and gutter at no cost to Council. The removal and replacement of a standard driveway with standard integral kerb and gutter shall be subject of a driveway application to Council and works supervised by that driveway inspection process. Condition reason: To protect and maintain Council infrastructure to an appropriate standard.
63. (E408) Rectification of Damage	Prior to the issue of an Occupation Certificate, any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Liverpool City Council. Any rectification works within Flood Avenue and Threlkald Street will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing. Condition reason: To ensure fairness, transparency and probity.
64. (E436) Dilapidation Report	

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

Condition reason: To ensure fairness, transparency and probity.

Occupation and Ongoing use

65.	(G410) Landscaping
	Landscaping shall be maintained in accordance with the approved plan, in a healthy state and in perpetuity by the existing or future owners and occupiers of the development. If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species, and similar maturity as the vegetation which has died or was removed. An annual report shall be submitted to Council, for the 3 years following issue of the OC, certifying that the landscaping works have been satisfactorily maintained. Condition reason: To require records to be provided, after occupation, documenting that landscaping is appropriately maintained.
66.	(G767) Use of air conditioner/s on residential premises
	Any air conditioner/s used on the residential premises must comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017 and must 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 (c) emit a sound pressure level as measured over a 15 minute period (LAeq (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 (LA90 (15 minute)) by more than 5 dB(A). Condition reason: To protect the residential amenity of neighbouring properties.
67.	(G768) Use of pump/s on residential premises
	Any pump/s used on the residential premises including but not limited to swimming pool pumps, spa pumps, solar water pumps, rainwater tank pumps and associated equipment must comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017 and must 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 8:00pm on any Saturday, Sunday or public holiday; or ii. before 7:00am or after 8:00pm on any other day; or (b) cause "offensive noise" as defined by the Protection of the Environment Operations Act 1997; or (c) emit a sound pressure level as measured over a 15 minute period (LAeq (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 (LA90 (15 minute)) by more than 5 dB(A). Condition reason: To protect the residential amenity of neighbouring properties.
68.	(G769) Use of heat pump water heater/s on residential premises

Any heat pump water heater/s used on the residential premises must comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017 and must 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
- (c) emit a sound pressure level as measured over a 15 minute period (LAeq (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 (LA90 (15 minute)) by more than 5 dB(A).

Condition reason: To protect the residential amenity of neighbouring properties.

General advisory notes

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

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

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

Dictionary

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

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

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

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

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

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

Council means LIVERPOOL CITY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

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

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

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

Local planning panel means LIVERPOOL LOCAL PLANNING PANEL.

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

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

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

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

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

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

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

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

LGCP DCP 2021 – Part 2: Precinct Planning Outcomes			
Control	Requirement	Proposed	Compliance
2.2 Indicative Layout Plan	All development is to be generally in accordance with the Indicative Layout Plan.	Roads were addressed as part of the subdivision application. The proposal is consistent with the ILP.	Complies
2.3.2 Water Cycle Management	To ensure that the quality of stormwater discharged from urban areas into the environment complies with appropriate standards.	Stormwater plans were submitted. Council's Land Development Engineer reviewed the plans and was supportive subject to conditions.	Complies
2.3.3 Salinity and Soil Management	Development applications, that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the Areas of potential salinity risk map), are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues.	A salinity report formed part of the parent subdivision. The construction recommendations of the report will be conditioned as part of this application.	Complies by condition
2.3.6 Bushfire Hazard Management	Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006	A Bush Fire Assessment Report was submitted with the application. The dwellings were identified as BAL-12.5 and BAL-19. NSW RFS does not assess modest density applications outside of BAL-40 or BAL-FZ. Consequently, no referral was required, and the recommendations of the report are to be conditioned as part of any approval to meet the requirements of Planning for Bushfire Protection 2019.	Complies by condition
2.5 Crime Prevention Through	Buildings should be designed to overlook streets, lanes and	Habitable rooms are oriented to the street frontages, ensuring	Complies

LGCP DCP 2021 – Part 2: Precinct Planning Outcomes			
Control	Requirement	Proposed	Compliance
Environmental Design	other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also be oriented to overlook the side street.	opportunities for casual surveillance are part of the dwelling design.	
	The design of all development is to enhance public surveillance of public streets and open space/conservation areas.	As above.	Complies
	For residential development, the use of roller shutters other than garages is not permitted on doors and windows facing the street. Any security railings must be designed to complement the architecture of the building.	No roller shutters are proposed beyond the garage doors.	Complies
	Developments are to avoid creating areas for concealment and blank walls facing the street.	No blank walls.	Complies
2.6 Earthworks	Subdivision and building work is to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed.	The extent of earthworks is modest and limited to those reasonable to construct a dual occupancy on the land.	Complies

LGCP DCP 2021 – Part 3: Neighbourhood and Subdivision Design			
Control	Requirement	Proposed	Compliance
3.1.1 Residential Density	All applications for residential	DA-318/2020 was granted consent with a dwelling	Complies

LGCP DCP 2021 – Part 3: Neighbourhood and Subdivision Design			
Control	Requirement	Proposed	Compliance
	subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule, the typical characteristics of the corresponding Density Band in Table 3-1.	density of approximately 17dw/ha. The proposed dual occupancy will increase the density, aligning with the applicable minimum 15dw/ha. The 15-20dw/ha is intended to be characterised by a mixture of dwelling houses, semi-detached dwellings and dual occupancies. The proposed dual occupancy is suited to this density band.	Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
4.1 Site Analysis	A Site Analysis Plan is to be submitted.	A Site Analysis Plan was submitted.	Complies
4.1.2 Cut and Fill	Max cut: 600mm All retaining wall structures shall be masonry construction and designed by a suitably qualified person. All slab constructions for dwellings that are above natural ground level are to be constructed using dropped edge beams to retain fill.	Limited cut proposed except for footings and the concrete slabs. Standard conditions will be imposed relating to any retaining wall construction, dropped edge beam slab construction and contamination.	Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	Contaminated fill, either imported or found on site, is not permitted.		
4.1.3 Sustainable Building Design	The majority of plant species are to be selected from the preferred species listed as Appendix C.	The landscape plan includes a majority native species list and includes species from Appendix C.	Complies
	The provisions of BASIX will apply with regards to water requirements and usage.	The BASIX certificate submitted has illustrated compliance with the relevant targets.	Complies
	The design of dwellings is to maximise cross flow ventilation.	The dwellings achieve cross-ventilation on both storeys.	Complies
	The orientation of dwellings, location of living rooms and the positioning and size of windows and other openings is to take advantage of solar orientation to maximise natural light penetration to indoor areas and to minimise the need for mechanical heating and cooling.	The orientation of the living rooms has considered solar access and reasonably has achieved it, in view of site orientation, positioning of neighbouring dwellings and other site context considerations.	Complies
	Outdoor clothes lines and drying areas are required for all dwellings.	Clothes lines have not been identified on the plans but can easily be accommodated behind fence lines.	Complies
4.1.4 Salinity, Sodicity and Aggressivity	All development must comply with the Salinity Management Plan developed at the subdivision phase or at Appendix B.	A Salinity and Geotechnical Investigation formed part of the approval documents of the parent subdivision. The report by GeoEnviro Consultancy is to be conditioned as part of this application to ensure the recommendations for construction are adhered to.	Complies by condition

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
4.2.1 – Table 4-5 – Summary of key controls for lots with frontage width $\geq$ 15m for front accessed dwellings			
Front Setback (min)	4.5m to building façade line	A 4.5m front setback to Threlkald Street is proposed for both dwellings with a 3.3m (Unit 1) and 3m (Unit 2) articulation zone setback.	Complies
	3m articulation zone 5.5m to garage line and 1m behind the building line	Both garages are setback 5.5m and over 1m behind the front building line.	Complies
Side Setback (min)	GF: 0.9m (Side A), 0.9m (Side B) FF: 0.9m (Side A), 1.5m (Side B)	Due to being a corner lot, the treatment of side setbacks is non-standard. Unit 1 west side setback exceeds 900mm and 1.5m. Internal separation is 1.9m achieving a merit 950mm setback to the fence line between dwellings. Unit 2 north setback is 1.13m-3.68m. Treatment of the western setback as Side B and northern as Side A is compliant.	Complies
Rear Setback (min)	GF: 4m FF: 6m	Specific dual occupancy controls permit encroachments into rear setbacks. Refer to discussion below the table.	Acceptable on Merit
Corner Lots Secondary Street Setback	2.0m	A minimum of 2m is proposed and is generally exceeded.	Complies
Building Height, Massing and Siting	2 storeys	Two storeys proposed.	Complies
Site Coverage	Two storey dwellings:	GF: 230.1m ² / 43.1%.	Complies
	GF: 50% FF: 30%	FF: 216.3m ² / 40.5%	Acceptable on Merit.

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
		The first floor site coverage may be carried under later dual occupancy controls. Refer to discussion below the table.	
Landscaped Area	30% of site area	Approximately 161.5m² / 30% of the site area. The applicant has stated a higher number, however, this has included the side setbacks between dwellings that are functionally service areas. Notwithstanding this, compliance is still achieved.	Complies
Principal Open Space (PPOS)	24m ² 4m minimum dimension	Both dwellings exceed both the size and minimum dimension.	Complies
Garages and Car Parking	3 bedroom or more dwellings: 2 car space Maximum garage door width: 3m (single garage) 6m (double garage)	Unit 1: Double garage proposed with a door width of 5.4m. Unit 2: Single car garage with a door width of 3.5m. The 500mm variation for Unit 2's single car garage is considered acceptable. The street elevation (see Figure 9) illustrates a façade design that is neither dominated by the garage door as a proportion of the façade nor as a material and colour that diminish the streetscape presentation.	Complies Acceptable on Merit
4.2.2 Streetscape and Architectural Design	The primary street facade of a dwelling should address the street and must incorporate at least two of the following design features: • entry feature or porch; • awnings or other features over windows;	Both dwellings illustrate in the Threlkald Street elevation (Figure 9) an entry feature and projecting architectural elements.	Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	• balcony treatment to any first-floor element; • recessing or projecting architectural elements; • open verandah; • bay windows or similar features; or • verandahs, pergolas or similar features above garage doors. Corner lot development should emphasise the corner. The secondary street facade for a dwelling on a corner lot should address the street and must incorporate at least two of the above design features. Landscaping in the front setback on the main street frontage should also continue around into the secondary setback. Modulation of the façade should be integral to the design of the building, rather than an unrelated attached element. Eaves are to provide sun shading and protect windows and doors and provide aesthetic interest. Except for walls built to the boundary, eaves should have a minimum of 450mm	Unit 2 includes, on the Flood Avenue elevation, projecting architectural elements and roof over the alfresco. The landscape plan illustrates landscaping to both street frontages. Both street façades and the elevations presenting to neighbouring properties include physical steps and articulation. Eaves of 450mm are proposed around the perimeter, except for part of the Threlkald Street façade. Acceptable.	Complies Complies Complies Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	overhang (measured to the fascia board). Council will consider alternative solutions to eaves so long as appropriate sun shading is provided to windows and display a high level of architectural merit. The pitch of hipped and gable roof forms on the main dwelling house should be between 22.5 degrees and 35 degrees. Skillion roofs, roofs hidden from view by parapet walls, roofs on detached garages, studios and ancillary buildings on the allotment are excluded from this control. Front facades are to feature at least one habitable room with a window onto the street. Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling. Streets should be fronted with similar housing types to create a consistent street character.	The primary roofs are 5 and 10 degrees in pitch which are obscured from view by a parapet wall from the primary street façade. Acceptable. Both dwellings include a minimum of one habitable room window per floor per street elevation. The garage doors are a white Colorbond material that is compatible with and complements the broader dwelling materials and finishes. The dual occupancy will fit suitably within the emerging dwelling oriented streetscape.	Complies Complies Complies Complies
4.2.3 Setbacks	Front Dwellings are to be consistent with the front setback controls	Addressed above in this table	Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	and principles in the relevant Tables Table 4-2 to Table 4-6, Figure 4-5 and Figure 4-6.		
4.2.4 Side and Rear Setbacks	All development is to be consistent with the side and rear setback controls in the relevant Tables Table 4-2 to Table 4-6 and principles in Figure 4-8. Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback. For dwellings with a minimum 900mm side setback, projections permitted into side and rear setback areas include eaves (up to 450 millimetres wide), fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units.	As mentioned above, the side setbacks are compliant while the rear setbacks rely on a specific dual occupancy control that permits variations on corner lots. Refer to discussion below this table. This control has been considered in the merits of the adopted setbacks. The rainwater tanks are situated in the internal setbacks. Supported.	Acceptable on Merit Complies Complies
4.2.5 Dwelling Height, Massing and Siting	Dwellings are to be generally a maximum of 2 storeys high. All development is to comply with the maximum site coverage as indicated in the relevant Tables Table 4-2 to Table 4-6.	Both dwellings are two storeys. Ground floor is compliant per comments earlier in this table. The first floor site coverage may be carried under later dual occupancy controls. Refer to discussion below the table.	Complies Acceptable on Merit

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	The ground floor level shall be no more than 1m above finished ground level.	The ground floor FFL is <1m above the outside FFL.	Complies
4.2.6 Landscaped Area	The minimum soft landscaped area within any residential lot is to comply with the controls and principles in the relevant Tables Table 4-2 to Table 4-6. Figure 4-11 illustrates areas of a lot that can contribute towards the provision of soft landscaped area and principal private open space.	161.5m ² / 30% of the site area.	Complies
4.2.7 Private Open Space	Each dwelling is to be provided with an area of Principal Private Open Space (PPOS) consistent with the requirements of the relevant Tables Table 4-2 to Table 4-6. The location of PPOS is to be determined having regard to dwelling design, allotment orientation, adjoining dwellings, landscape features, topography. The PPOS is required to be conveniently accessible from the main living area of a dwelling or alfresco room and have a maximum gradient of 1:10. Where part or all of the PPOS is permitted as a semi-	PPOS exceeds 24m² with a 4m dimension for both dwellings. Unit 1 locates the PPOS at the rear, adjacent to the two adjoining properties PPOS. Unit 2 PPOS is located on the secondary street frontage, Flood Avenue, the location best achieving solar access. Both PPOS are directly adjacent to alfresco, which are connected to the relatively open plan kitchen/dining rooms.	Complies Complies Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	private patio, balcony or rooftop area, it must be directly accessible from a living area. Open space at the front of the dwelling can only be defined as PPOS where this is the only means of achieving the solar access requirements of control 1 above. PPOS at the front of a dwelling must be designed to maintain appropriate privacy (for example raised level above footpath or fencing or hedging) and be consistent with the streetscape design controls in clause 4.2.2.	The original application sought Unit 2's PPOS adjacent to the current laundry, an area overshadowed by the building itself and the adjoining approved dwelling on 18 Flood Avenue. The amended location on the Flood Avenue frontage will receive substantially more solar access on June 21. A 1.8m high fence with landscaping is proposed to secure visual privacy to this space, as required by the DCP, and consistent with the emerging character of corner lot dwellings in Austral.	Complies
4.2.8 Garages, Storage, Access and Parking	3 bedroom or more dwellings will provide at least 2 car spaces. At least one car parking space must be located behind the building façade line where the car parking space is accessed from the street on the front property boundary. Driveways are to have the smallest configuration possible (particularly within the road verge) to serve the required parking facilities and vehicle turning movements	Both dwellings allow for two car spaces at the minimum. Unit 1 achieves this by a double garage. Unit 2 achieves this with a single car garage and a hardstand area in front. The driveways are 4.5m and 3m wide for Units 1 and 2 respectively. The configuration is sufficiently modest.	Complies Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	and shall comply with AS2890.		
	The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and trees and is to maximise the availability of on-street parking.	The driveway locations have considered stormwater infrastructure and dwelling design and are suitably located. While a street tree is needed to be relocated for the new driveway for Unit 2, it is an immature specimen likely able to be relocated.	Complies
	Driveways are not to be within 1m of any drainage facilities on the kerb and gutter.	A minimum setback of 1m has been accounted for.	Complies
	Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and motorists.	The landscape plan does not identify any planting that would restrict sightlines near the driveways. No front fence is proposed.	Complies
	Driveways are to have soft landscaped areas on either side, suitable for water infiltration.	Both sides of the driveways include landscaping.	Complies
	Garages are to be designed and located in accordance with the controls in relevant Tables Table 4-2 to Table 4-6.	The garage setbacks are compliant.	Complies
	Garage design and materials are to be consistent with the dwelling design.	The white Colorbond garage door is a typical material in the locality and integrates with the dwelling design.	Complies
	For front loaded garages: The external wall, which includes the garage door,	As discussed earlier in this report, the garage door for Unit 2 is 3.5m and varies by 500mm. However, the broader architectural design and the garage door itself	Acceptable on Merit

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	associated with a dwelling is to have a maximum width of: • 3m for a single car space (including those in a tandem arrangement), or • 6m for a two car wide space. Minimum internal dimensions for a single garage are 3m wide by 5.5m deep and for a double garage 5.6m wide by 5.5m deep. Garage doors are to be visually recessive through use of materials, colours, and overhangs such as second storey balconies.	integrate well into the streetscape and the variation does not result in a detrimental outcome for activation, casual surveillance or dominance of garaging on the site. Unit 1 is compliant. Both garages achieve these minimum dimensions. The white Colorbond material is sufficiently visually recessive on the proposed façade.	Complies Complies
4.2.9 Visual and Acoustic Privacy	Direct overlooking of main habitable areas and the private open spaces of adjoining dwellings should be minimised through building layout, window and balcony location and design, and the use of screening, including landscaping. Living area windows on upper floors with a direct sightline within 9 metres to the Principal Private Open Space of an existing adjacent dwelling are to:	Visual privacy has been managed on the first floor by locating windows to the larger setbacks to adjoining properties where possible or by incorporating opaque glazing to a sill height of 1.7m when positioning windows closer to adjoining properties or with an outlook toward windows on adjoining properties.	Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	• be obscured by fencing, screens or landscaping, or • be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or • have sill height of 1.7 metres above floor level; or • have fixed obscure glazing in any part of the window below 1.7 metres above floor level.		
4.2.10 Fencing	Front fencing shall be a maximum of 1.2m high above ground level (existing) and shall be an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm. Side and rear fences are to be a maximum of 1.8m high commencing 2m behind the building line (refer to Figure 4-13). Side fences not on a street frontage are to be a maximum of 1.2m high to a point 2m behind the primary building façade. On corner lots or lots that have a side boundary that adjoins open space or	No front fencing is proposed. Side fencing of 1.8m in height starts at 400mm behind the building line for Unit 1. Setting the fence back to a 2m alignment would interfere with the northeast facing window of the living room, which allows northerly solar access. There is minimal perceived impact from the encroachment of the fence to the streetscaping. The variation is considered acceptable. Unit 2 is compliant.	N/A Acceptable on Merit Acceptable on Merit

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	drainage, the front fencing style and height is to be continued along the secondary street or open space/drainage land frontage to at least 4m behind the building line of the dwelling. Principles for corner lots are illustrated at Figure 4-13.	The secondary street frontage (Flood Avenue) fencing is 1.8m high Colorbond. The fencing at 1.8m commences 3.3m behind the front building line and extends the remaining portion of Flood Avenue frontage. The fencing serves to secure visual privacy for the PPOS. Setting back the fence the additional 700mm to strictly comply would interfere with a window in the living room. The variation is of limited significance as surveillance of the SP2 Local Drainage land to the north is possible from the ground floor lounge room and two bedrooms on the first floor. The variation is supported.	
4.3 Additional controls for certain dwelling types			
4.3.3 Secondary Dwellings, Studios and Dual Occupancies	Dual Occupancies The maximum site coverage control for second storeys in the relevant Tables Table 4-2 to Table 4-6 may be exceeded by the combined 2nd storey coverage of both dwellings in a dual occupancy, providing that: • The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and • Solar access requirements for the principal private open space can be met for the principal dwelling and dwellings on adjoining lots.	The development seeks to vary the combined first floor site coverage. Refer to comments below this table.	Acceptable on Merit

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	The design of both dwellings in a dual occupancy development is to be consistent in construction features, finishes, materials and colours.	The elevations and materials and finish schedule illustrate a compatible and consistent, without being identical, design and material and finishes palette.	Complies
	Detached dual occupancy dwellings are not to include zero lot lines for the second dwelling where the second dwelling is located at the rear of the lot.	N/A.	N/A
	Dual occupancy development is not permitted on a lot that contains an attached dwelling.	N/A.	N/A
	Dual occupancy dwellings are permitted at the rear of lots (i.e. behind a dwelling that has frontage to a principal street, whether attached or detached to that dwelling) only where: • Each dwelling has direct pedestrian and vehicle access to a public road; and • Garbage and mail facilities are accessible by service vehicles and by the occupants of the dwellings.	The site is a corner lot with, from the perspective of Flood Avenue, a dwelling behind another. Both dwellings have direct pedestrian and vehicle street access, access to garbage and mail facilities, etc.	Complies
	Dual occupancy development referred to in control 6 above is preferred to be	The site is a corner lot.	Complies

LGCP DCP 2021 – Part 4: Development in the Residential Zones			
Control	Requirement	Proposed	Compliance
	located on corner lots.		Acceptable on Merit
	For dual occupancies on corner lots, the rear setback can be varied to be consistent with the side setbacks in section 4.2.4 provided the minimum private open space and solar access requirements to the proposed and adjoining properties are met.	The rear setback is varied to align with side setbacks per this control. Refer to discussion below this table.	
	The minimum landscaped area on a lot containing a dual occupancy development is to be 20% of the site area.	The landscaped area is 30% of the site area.	Complies
	Where practical for front loaded driveway access, shared driveway crossings of the nature strip are to be provided to service both dwellings	Two separate driveways are proposed. Given the notable overcompliance in landscaped area mentioned above, there is no concern raised by two separate driveways.	Complies

PROPOSED DOUBLE STOREY DETACHED DUAL OCCUPANCY &
ASSOCIATED SITE WORKS

16 FLOOD AVENUE AUSTRAL LOT 17 IN DP 1271974

ISSUED FOR DA

GENERAL NOTES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA) AND THE BUILDING CODE OF AUSTRALIA (BCA) - AS AMENDED.

REMOVAL OF ASBESTOS CEMENT SHEETING MUST BE CARRIED OUT BY A LICENSED CONTRACTOR IN COMPLIANCE WITH THE REQUIREMENTS OF THE NSW WORKCOVER AUTHORITY IN RELATION TO THE REMOVAL, HANDLING AND DISPOSAL OF ALL MATERIAL CONTAINING ASBESTOS: AND THE WORK SAFE AUSTRALIA ASBESTOS CODE OF PRACTICE AND GUIDANCE NOTES.

ALL DEMOTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601 AS CURRENTLY AMENDED.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROADS. FOOTPATHS ARE TO BE RESTORED TO THE SATISFACTION OF THE PCA. ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS.

ALL STORMWATER REQUIREMENTS, EXTERNAL AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEER'S DETAILS.

ALL LANDSCAPED AREAS, EXISTING TREES, DRIVEWAY, DRYING YARDS AND FENCING TO LANDSCAPE ARCHITECT'S DETAILS.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.

ALL STAIR TREADS ARE TO BE EQUAL TO 250MM DEEP.

ALL MATERIALS AND COMPONENTS SHALL COMPLY WITH THE EARLY HAZARD INDICES REQUIREMENTS OF BCA SPEC. CLAUSE 1.10.

ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT CURRENT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS AND THE BUILDING CODE OF AUSTRALIA. SILT/SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION OR CONSTRUCTION WORK. SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PATTY ENCLOSING A SHOWER OR BATH.

PROTECTIVE MEASURES ARE REQUIRED FOR EACH TREE BEING RETAINED ON SITE AND SHALL BE ESTABLISHED BEFORE BUILDING WORKS COMMENCE, AND SHALL BE CONSTRUCTED AND MAINTAINED AS PER COUNCIL REQUIREMENTS.

THE REFLECTIVITY INDEX OF ALL EXTERNAL GLASS MATERIALS IS NOT TO EXCEED 20%. PEDESTRIAN TRAFFIC AND USE OF BOUNDING PUBLIC FOOTPATHS. SPACE TO REMAIN UN-CONSTRICTED (UNLESS SUBJECT TO SEPARATE COUNCIL APPROVAL), INCLUDING PRAM ACCESS TO BE MAINTAINED IN ACCORDANCE WITH **AS1742.3**

'PART 3' - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS'. ALL BATHROOMS AND WC WINDOWS TO BE INSTALLED WITH OBSCURE GLASS, UNLESS THE DOOR IS A SANITARY COMPARTMENT THAT SWINGS OUTWARD OR IS GREATER THAN 1.2M AWAY FROM THE TOILET SUITE, THE DOOR MUST BE INSTALLED WITH REMOVABLE 'LIFT-OFF' HINGES.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING RE-VEGETATION AND STORAGE OF SOIL AND TOPSAIL SHALL BE IMPLEMENTED TO THE STANDARDS OF SOIL CONSERVATION OF NSW.

2. AL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 450MM WIDE BY 450RNM DEEP TRENCH.

4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONGREGATE.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0M CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

8. REFER TO CONCEPT STORMWATER ENGINEERING FOR CLARITY AND STRUCTURE DETAIL.

DRAWING LIST		
DRAWING NUMBER	DRAWING NAME	CURRENT REVISION
DA-01	COVER PAGE	E
DA-02	BASIX & PROJECT LEGEND	E
DA-03	SITE/ROOF PLAN	E
DA-04	SITE/GROUND & FIRST FLOOR - NO LAYOUT	E
DA-05	SITE/GROUND FLOOR PLAN	E
DA-06	AREA CALCULATION & SITE, FIRST FLOOR PLAN	E
DA-07	GROUND FLOOR PLAN	E
DA-08	FIRST FLOOR PLAN	E
DA-09	ELEVATIONS 1	E
DA-10	ELEVATIONS 2	E
DA-11	SECTIONS & SCHEDULE	E
DA-12	SHADOW DIAGRAMS 1	E
DA-13	SHADOW DIAGRAMS 2	E
DA-14	3D VIEWS	E
DA-15	COLOR & MATERIAL SCHEDULE	E



GENERAL NOTES

VERIFY ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL SITE CONDITIONS & REQUIREMENTS. FAILURE TO COMPLY WITH DRAWINGS & SPECIFICATIONS COULD RESULT IN ALTERATIONS BEING MADE AT THE COST TO THE CONTRACTOR. THESE DRAWINGS MUST BE READ ON CONJUNCTION WITH ALL RELEVANT CONSULTANT'S DRAWINGS & SPECIFICATIONS INCLUDING, STRUCTURAL, MECHANICAL & HYDRAULIC. CONTRACTOR TO COMPLY WITH CURRENT HEALTH & SAFETY REGULATIONS AT ALL TIME. BEFORE COMMENCEMENT OF DEMOLITION WORKS THE CONTRACTOR MUST CONTACT THE CONSULTANT ENGINEER TO ESTABLISH WHICH WALLS, ETC ARE ABLE TO BE SAFELY REMOVED.

AUSTRALIAN STANDARDS COMPLIANCE

THE BUILDING WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:

- AS/NZS 1664 ALUMINUM STRUCTURES
- AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS
- AS 2050 INSTALLATION OF ROOF TILES
- AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2327 COMPOSITE STRUCTURES
- AS 2870 RESIDENTIAL SLABS AND FOOTING CONSTRUCTION
- AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
- AS 3700 MASONRY STRUCTURES
- AS 3013 ELECTRICAL INSTALLATIONS
- AS 1668 THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS
- AS 2441 INSTALLATION OF HOSE REELS
- AS 3786 SMOKE ALARMS
- AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2107 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION
- TIMES FOR BUILDING INTERIORS
- AS 3660. TERMITE MANAGEMENT - NEW BUILDING WORK
- 2000
- AS/NZS 2890.1 OFF-STREET PARKING
- 2004
- AS 3740-2010 WATERPROOFING OF DOMESTIC WET AREAS

MORFOSIS ARCHITECTS PTY LTD

Suite 8 695 The Horsley Drive, Smithfield NSW 2164
ABN 44 609 593 473
P (02) 8712 5606 / F (02) 8712 5606 / M 0423777623

NOM ARCH J LIGADU 8549

GENERAL NOTES

- 1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED-BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- 2. ANY GUTTER/FLASHINGS ARE TO BE CONFIRMED BY THE DESIGNER.
- 3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- 4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALES.
- 5. ALL DIMENSIONS TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- 6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- 7. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 1509.3
- 8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- 9. MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN CONTAINED BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

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NOT FOR CONSTRUCTION

E	ADDITIONAL INFORMATION	23-09-2024
D	ADDITIONAL INFORMATION	19-09-2024
C	ADDITIONAL INFORMATION	10-09-2024
B	ADDITIONAL INFORMATION	01-08-2024
A	DA LODGEMENT	04-04-2024
ISSUE	AMENDMENTS	DATE

ISSUE
E

DRAWING NUMBER: DA-01
CHECKED BY: KAY A.
DRAWN BY: H.N
DRAWING TITLE: COVER PAGE

SCALE

PROJECT
16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974

CLIENT: ADAM KHAMAS

ISSUED FOR DA

LEGEND

	SITE BOUNDARY		SELECTED CARPET FINISH		DENOTES MECHANICAL VENTILATION
	NEIGHBORHOOD PROPERTIES		CONCRETE		ELECTRICITY BOX
	PROPOSED BUILDING		TIMBER FLOOR FINISH		TURNING BAY
	PRIVATE OPEN SPACE		OBSCURED GLASS		HIGH SILL WINDOW, 1500MM
	PEDESTRIAN ACCESS		RAIN WATER TANK		RUBBISH BIN
	VEHICULAR ACCESS		FLOOR WASTE		TOP OF RETAINING WALL
	WIND DIRECTION		TOUGHENED GLASS		BOTTOM OF RETAINING WALL
	TREES TO BE REMOVED		AIR CONDITIONING UNIT		1800 MM COLORBOND FENCE
	TREES TO BE RETAINED		LIFT OFF HINGES DOOR		PANTRY
	FIRST FLOOR FOOTPRINT		MICROWAVE	NOTE: ELECTRICITY BOX & GAS METRE PLACEMENT ARE SUBJECT TO SITE CONDITIONS NOTE: WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M. R DENOTES RESTRICTION ON THE WINDOW NOTE: L/O DENOTES LIFT OFF HINGES TO ALL WET AREAS NOTE: REQUIRED ARTIFICIAL FLUORESCENT LIGHTING AS PER BASIX CERTIFICATE NO DOWNLIGHTS TO BE INSTALLED ON FIRST FLOOR CEILING UNLESS SPECIFIED	
	SMOKE DETECTOR		MANHOLE ABOVE		
	DENOTES MECHANICAL VENTILATION		SHAFT - SERVICES		
	CLOTHES LINE		OVEN		
	HOT WATER SYSTEM		GAS METER		
	TOP OF THE WALL LEVEL		WATER METER		
	1.8 M HIGH COLORBOND FENCE		GAS POINT		
	REDUCED LEVELS		WATER TAP		
	EXCAVATION LEVELS		DOWN PIPE		
	STORAGE AREA		FIXED WINDOW PANEL		
	BUILDING FOOTPRINT		SLIDING WINDOW PANEL		
	SELECTED TILE FINISH TO INTERNAL AREAS		SPREADER		
	SELECTED TILE FINISH (WET AREAS)		SMOKE ALARMS TO AS3786-2014 AND BCA 2019 3.7.2		
	SELECTED TILE FINISH TO EXTERNAL AREAS				

UNIT 1, 16 FLOOD AVE, AUSTRAL					
SUMMARY OF BASIX COMMITMENTS					
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au					
WATER COMMITMENTS					
Fixtures					
3 Star Shower Heads		Yes (> 4.5 but <= 6 L/min)			
3 Star Kitchen / Basin Taps		Yes	3 Star Toilet	Yes	
Alternative Water		No			
Individual water tank		Yes			
All Toilets			Laundry W/M Cold Tap	No	
One Outdoor Tap		Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water		Gas Storage with a performance of 4 stars			
Cooling System	Living	1 Phase Air Conditioning		4 Star Rating	
	Bedrooms				
Heating System	Living	1 Phase Air Conditioning		4 Star Rating	
	Bedrooms				
Ventilation	3 x Bathroom	Individual Fan ducted to facade		Manual on/off	
	1 x Kitchen	Individual Fan ducted to facade		Manual on/off	
	1 x Laundry	Natural Ventilation		n/a	
Natural Lighting	Window/Skylight in Kitchen			Yes	
	Window/Skylight in Bathrooms/Toilets			Yes to	3
Artificial Lighting (rooms to be primarily lit by fluorescent orLED lights)	Number of bedrooms		4	Dedicated	Yes
	Number of Living/Dining rooms		2	Dedicated	Yes
	1 Kitchen		YES	Dedicated	Yes
	3 Bathrooms/Toilets		YES	Dedicated	Yes
	1Laundry		YES	Dedicated	Yes
2 Hallways		YES	Dedicated	Yes	

UNIT 2, 16 FLOOD AVE, AUSTRAL					
SUMMARY OF BASIX COMMITMENTS					
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au					
WATER COMMITMENTS					
Fixtures					
3 Star Shower Heads		Yes (> 4.5 but <= 6 L/min)			
3 Star Kitchen / Basin Taps		Yes	3 Star Toilet	Yes	
Alternative Water		No			
Individual water tank		Yes			
All Toilets			Laundry W/M Cold Tap	No	
One Outdoor Tap		Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water		Gas Storage with a performance of 4 stars			
Cooling System	Living	1 Phase Air Conditioning		4 Star Rating	
	Bedrooms				
Heating System	Living	1 Phase Air Conditioning		4 Star Rating	
	Bedrooms				
Ventilation	3 x Bathroom	Individual Fan ducted to facade		Manual on/off	
	1 x Kitchen	Individual Fan ducted to facade		Manual on/off	
	1 x Laundry	Natural Ventilation		n/a	
Natural Lighting	Window/Skylight in Kitchen				Yes
	Window/Skylight in Bathrooms/Toilets			Yes to	3
Artificial Lighting (rooms to be primarily lit by fluorescent orLED lights)	Number of bedrooms		4	Dedicated	Yes
	Number of Living/Dining rooms		2	Dedicated	Yes
	1 Kitchen		YES	Dedicated	Yes
	3 Bathrooms/Toilets		YES	Dedicated	Yes
	1Laundry		YES	Dedicated	Yes
	2 Hallways		YES	Dedicated	Yes

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Suite 8 695 The Horsley Drive, Smithfield NSW 2164
ABN 44 609 593 473
P (02) 8712 5606 / F (02) 8712 5606 / M 0423777623

NOM ARCH J LIGADU 8549

GENERAL NOTES

- ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
- LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- FIXED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- SEWERAGE TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3601.1 PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN CONTAINED BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

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NOT FOR CONSTRUCTION

E	ADDITIONAL INFORMATION	23-09-2024
D	ADDITIONAL INFORMATION	19-09-2024
C	ADDITIONAL INFORMATION	10-09-2024
B	ADDITIONAL INFORMATION	01-08-2024
A	DA LODGEMENT	04-04-2024

ISSUE	AMENDMENTS	DATE
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ISSUE
E

DRAWING NUMBER: DA-02
CHECKED BY: KAY A.
DRAWN BY: H.N.
DRAWING TITLE: BASIX & PROJECT LEGEND

SCALE

PROJECT

16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974

CLIENT: ADAM KHAMAS

ISSUED FOR DA

UNIT 1

BUILDER'S AREAS CALCULATIONS

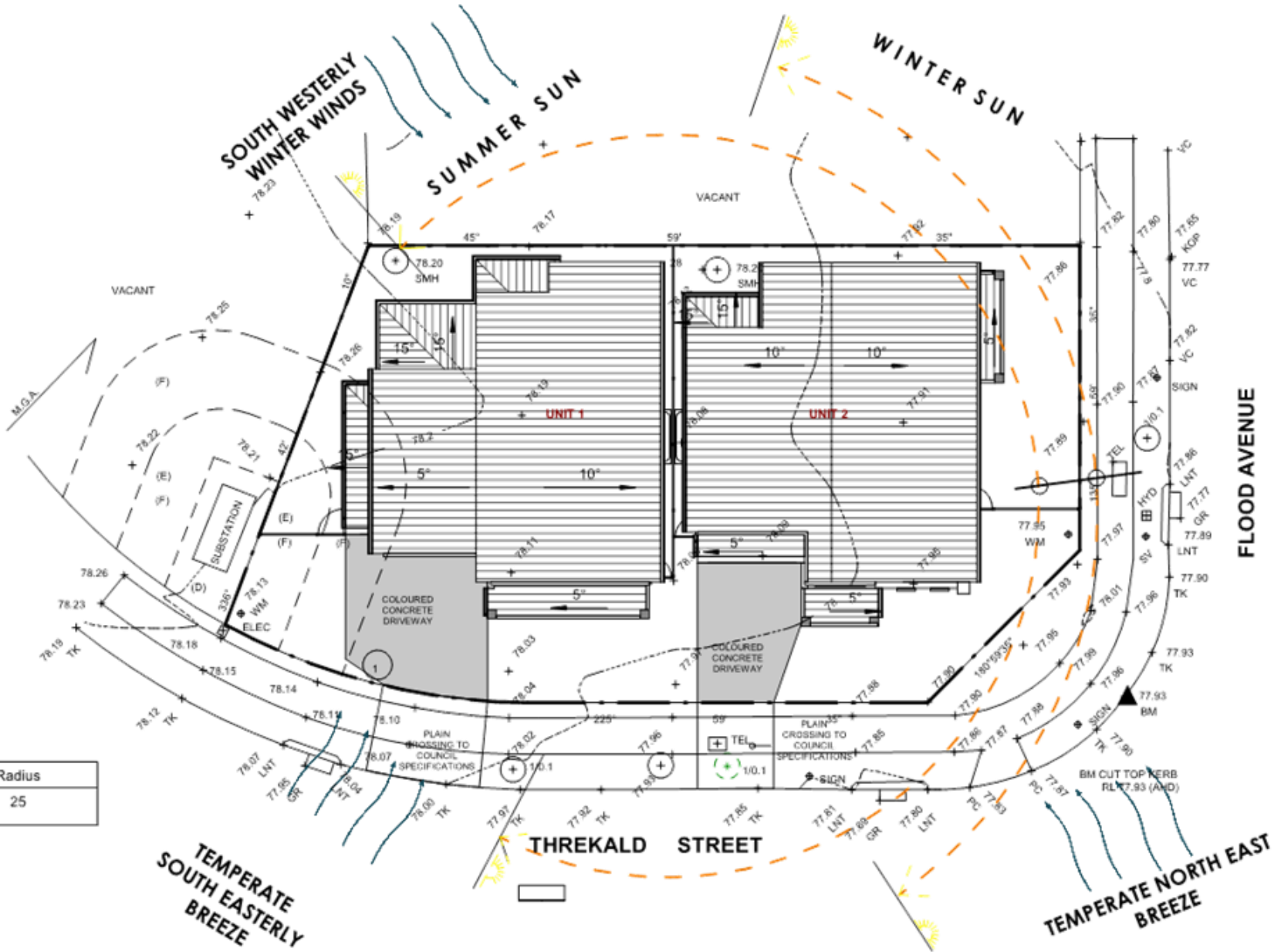
A. GROUND FLOOR AREA	78.70 m ²
B. GARAGE AREA	33.90 m ²
C. PORTICO AREA	7.60 m ²
D. ALFRESCO AREA	11.60 m ²
E. TOTAL GROUND FLOOR AREA	131.80 m ²
F. FIRST FLOOR AREA	107.50 m ²
G. BALCONY	0.00 m ²
H. TOTAL FIRST FLOOR AREA	107.50 m ²
I. DRIVEWAY AREA (INSIDE BOUNDARY)	28.20 m ²
J. ROOF AREA	170.90 m ²
K. SITE AREA	263.50 m ²
TOTAL BUILDING AREA:	239.30 m ²

UNIT 2

BUILDER'S AREAS CALCULATIONS

A. GROUND FLOOR AREA	84.60 m ²
B. GARAGE AREA	34.50 m ²
C. PORTICO AREA	6.80 m ²
D. ALFRESCO AREA	10.70 m ²
E. TOTAL GROUND FLOOR AREA	136.60 m ²
F. FIRST FLOOR AREA	91.70 m ²
G. BALCONY	0.00 m ²
H. TOTAL FIRST FLOOR AREA	91.70 m ²
I. DRIVEWAY AREA (INSIDE BOUNDARY)	30.40 m ²
J. ROOF AREA	180.20 m ²
K. SITE AREA	269.80 m ²
TOTAL BUILDING AREA:	228.30 m ²

Bearing	Chord	Arc	Radius
240°21'10"	12.4	12.53	25



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P (02) 8712 5606 / F (02) 8712 5606 / M 0423777623

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4. COLOURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. SEWERAGE TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3599.1 PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
9. MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

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D	ADDITIONAL INFORMATION	19-09-2024
C	ADDITIONAL INFORMATION	10-09-2024
B	ADDITIONAL INFORMATION	01-08-2024
A	DA LODGEMENT	04-04-2024

ISSUE	AMENDMENTS	DATE
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ISSUE
E

DRAWING NUMBER: DA-03
CHECKED BY: KAY A.
DRAWN BY: H.N.
DRAWING TITLE: SITE/ROOF PLAN

SCALE

PROJECT

16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974

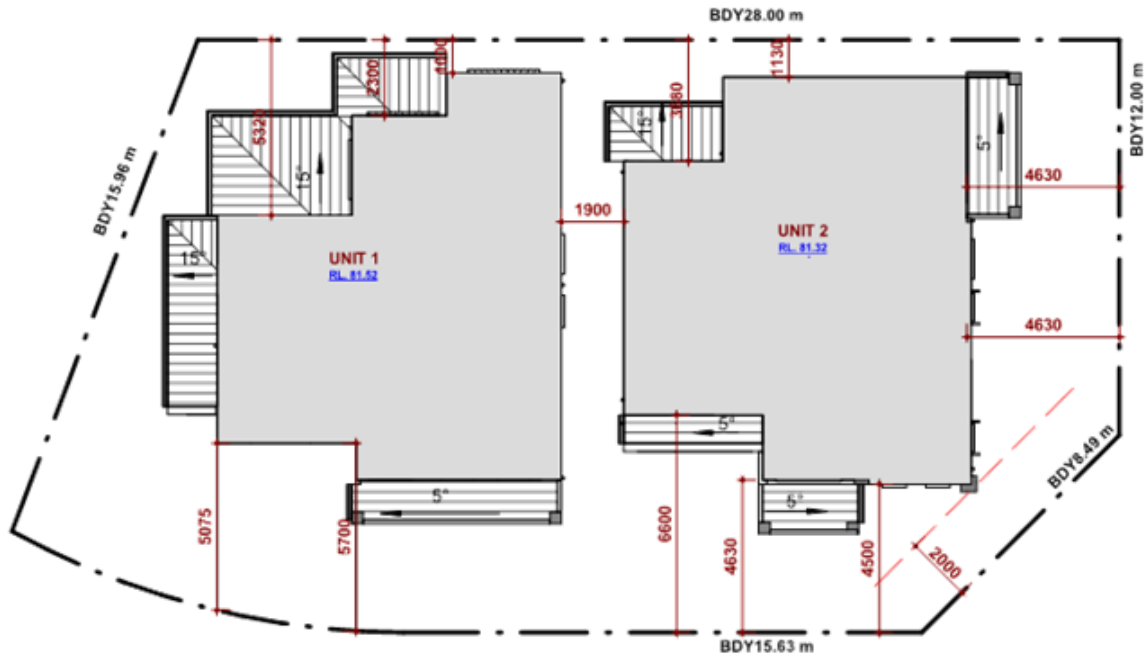
CLIENT: ADAM KHAMAS

ISSUED FOR DA



1 SITE/GROUND FLOOR PLAN

1 : 200



2 SITE/FIRST FLOOR PLAN

1 : 200

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3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FLOOR DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SETBACKS.
5. ALL BUILDING CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. SEWERAGE TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3601.1 PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
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NOT FOR CONSTRUCTION

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C	ADDITIONAL INFORMATION	10-09-2024
B	ADDITIONAL INFORMATION	01-08-2024
A	DA LODGEMENT	04-04-2024

ISSUE	AMENDMENTS	DATE
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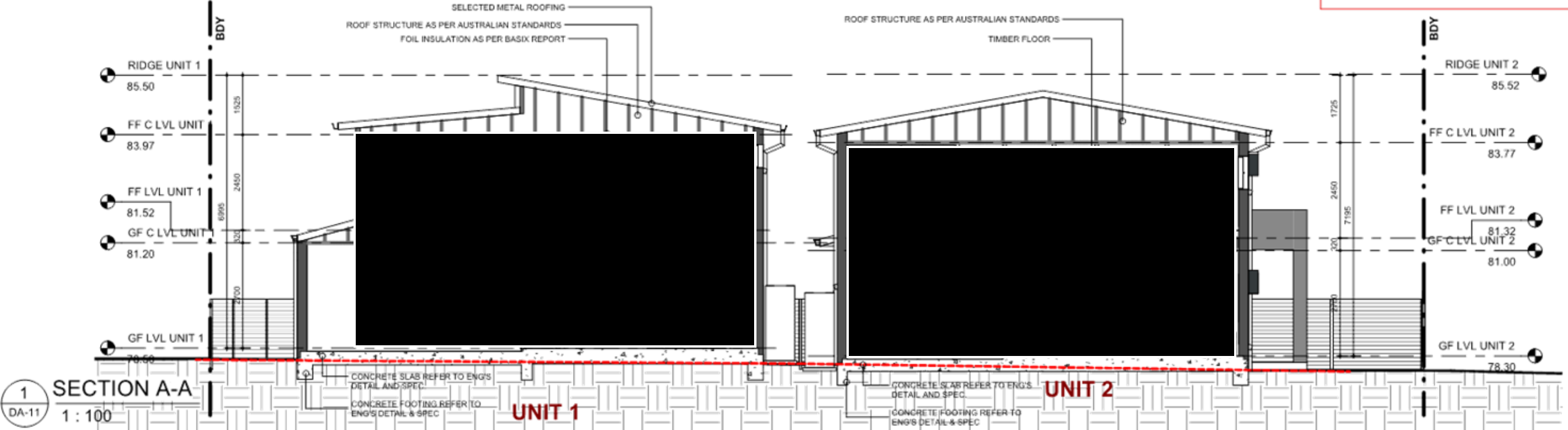
DRAWING NUMBER: DA-04
CHECKED BY: KAY A.
DRAWN BY: H.N.
DRAWING TITLE: SITE/GROUND & FIRST FLOOR - NO LAYOUT
SCALE

PROJECT
16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP 1271974
CLIENT: ADAM KHAMAS





ISSUED FOR DA



DOOR SCHEDULE					
UNIT NO.	Mark	Width	Height	Level	
U1					
U1	D01	1200	2400	GF LVL UNIT 1	
U1	D02	4800	2400	GF LVL UNIT 1	
U1	D03	2410	2400	GF LVL UNIT 1	
U1	D04	720	2100	GF LVL UNIT 1	
U1	D05	820	2100	GF LVL UNIT 1	
U1	D06	820	2100	GF LVL UNIT 1	
U1	D07	820	2100	GF LVL UNIT 1	
U1	D08	920	2340	GF LVL UNIT 1	
U1	D09	820	2100	GF LVL UNIT 1	
U1	D10	820	2100	FF LVL UNIT 1	
U1	D11	820	2100	FF LVL UNIT 1	
U1	D12	820	2100	FF LVL UNIT 1	
U1	D13	820	2100	FF LVL UNIT 1	
U1	D14	820	2100	FF LVL UNIT 1	
U1	D15	820	2100	FF LVL UNIT 1	
U1: 15					

DOOR SCHEDULE				
UNIT NO.	Mark	Width	Height	Level
U2				
U2	D01	900	2400	GF LVL UNIT 1
U2	D02	3500	2400	GF LVL UNIT 2
U2	D03	820	2100	GF LVL U2/T 2
U2	D04	800	2100	GF LVL UNIT 2
U2	D05	820	2100	GF LVL UNIT 2
U2	D06	820	2100	GF LVL UNIT 2
U2	D07	720	2100	GF LVL UNIT 2
U2	D08	2900	2100	GF LVL UNIT 2
U2	D09	820	2100	FF LVL UNIT 2
U2	D10	820	2100	FF LVL UNIT 2
U2	D11	820	2100	FF LVL UNIT 2
U2	D12	820	2100	FF LVL UNIT 2
U2	D13	820	2100	FF LVL UNIT 2
U2	D14	800	2100	FF LVL UNIT 2
U2	D15	820	2100	FF LVL UNIT 2
U2: 17				

WINDOW SCHEDULE						
LOT NO.	Mark	Height	Width	Head Height	Level	Description
U1						
U1	W1	2200	2400	2400	GF LVL UNIT 1	
U1	W1A	2100	970	2400	GF LVL UNIT 1	OBS
U1	W2	600	610	2200	GF LVL UNIT 1	OBS
U1	W3	600	2410	1500	GF LVL UNIT 1	
U1	W4	450	1210	2200	GF LVL UNIT 1	OBS
U1	W5	450	2410	2200	GF LVL UNIT 1	
U1	W6	1800	1810	2200	FF LVL UNIT 1	
U1	W7	450	2050	2200	FF LVL UNIT 1	
U1	W8	940	2050	2200	FF LVL UNIT 1	OBS
U1	W9	940	1810	2200	FF LVL UNIT 1	
U1	W10	450	2170	2200	FF LVL UNIT 1	
U1	W11	450	2170	2200	FF LVL UNIT 1	
U1	W12	940	1210	2200	FF LVL UNIT 1	OBS
U1	W13	600	970	2200	FF LVL UNIT 1	OBS
U1	W14	1450	970	2200	FF LVL UNIT 1	
U1	W15	1450	970	2200	FF LVL UNIT 1	
U1	W16	1450	970	2200	FF LVL UNIT 1	
U1: 17						

WINDOW SCHEDULE						
LOT NO.	Mark	Height	Width	Head Height	Level	Description
U2						
U2	W01	1800	730	2100	GF LVL UNIT 2	
U2	W02	1800	730	2100	GF LVL UNIT 2	
U2	W02A	2100	970	2400	GF LVL UNIT 2	
U2	W03	1800	850	2100	GF LVL UNIT 2	
U2	W04	1800	850	2100	GF LVL UNIT 2	
U2	W05	1800	850	2100	GF LVL UNIT 2	
U2	W06	1800	1810	2100	GF LVL UNIT 2	
U2	W07	600	1810	1600	GF LVL UNIT 2	
U2	W08	600	610	2100	GF LVL UNIT 1	OBS
U2	W09	450	850	2100	GF LVL UNIT 1	OBS
U2	W10	1800	730	2100	FF LVL UNIT 2	
U2	W11	1800	730	2100	FF LVL UNIT 2	
U2	W12	1800	2050	2100	FF LVL UNIT 2	
U2	W13	940	2050	2200	FF LVL UNIT 2	OBS
U2	W14	940	1810	2100	FF LVL UNIT 2	
U2	W15	850	2410	2100	FF LVL UNIT 2	
U2	W16	850	1210	2100	FF LVL UNIT 2	OBS
U2	W17	850	850	2100	FF LVL UNIT 2	R
U2	W18	1800	850	2100	FF LVL UNIT 2	
U2	W19	1000	2050	2100	FF LVL UNIT 2	
U2: 20						
Grand total: 37						

NOTE:
REQUIRED ARTIFICIAL FLUORESCENT
LIGHTING AS PER BASIX CERTIFICATE

NOTE:
ELECTRICITY BOX & GAS METRE
PLACEMENT ARE SUBJECT TO SITE
CONDITIONS

NOTE: WHERE FLOOR LEVEL IS >2M ABOVE
EXTERNAL SURFACE BENEATH WINDOW,
AND WHERE THE OPENABLE SASH IS
<1.7M, ANY OPENABLE WINDOW IN A
BEDROOM MUST BE RESTRICTED TO A
125MM OPENING
IN REGARDS TO OTHER ROOMS, THIS
APPLIES WHERE THE FLOOR LEVEL IS >4M.
R DENOTES RESTRICTION ON THE
WINDOW

NOTE: LQ DENOTES LIFT OFF HINGES TO
ALL WET AREAS

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ABN 44 609 593 473
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NOM ARCH J LIGADU 8549

GENERAL NOTES
1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY A REGISTERED SURVEYOR.
4. FINISHED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALES.
5. ALL BOARDING CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. SEWERWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3 PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
9. MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

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NOT FOR CONSTRUCTION

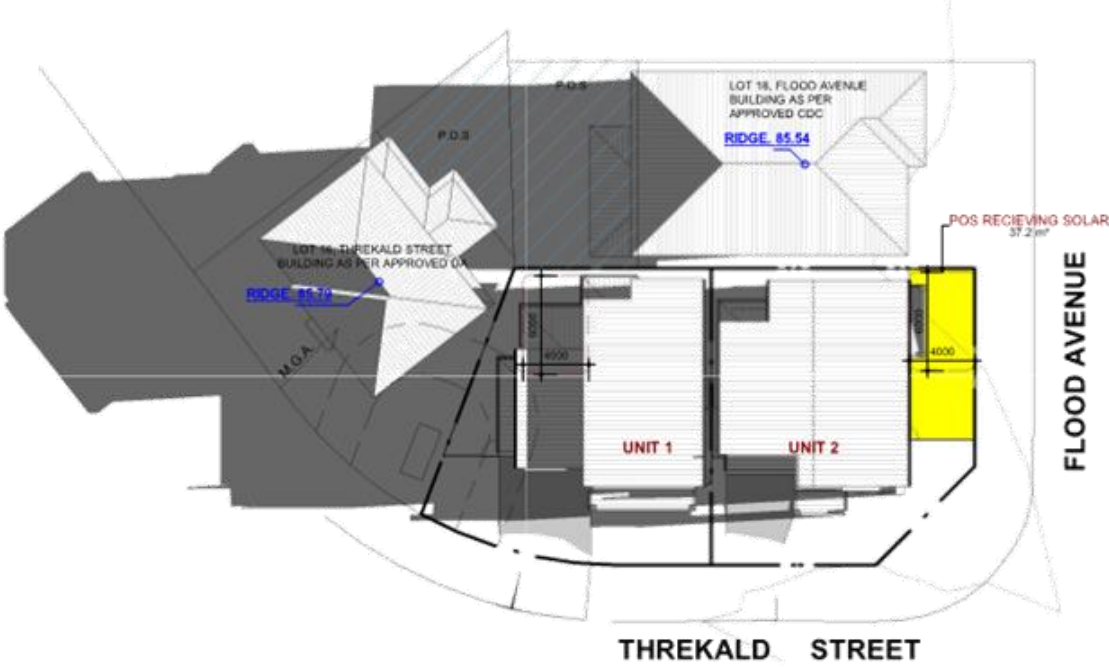
ISSUE	AMENDMENTS	DATE
E	ADDITIONAL INFORMATION	23-09-2024
D	ADDITIONAL INFORMATION	19-09-2024
C	ADDITIONAL INFORMATION	10-09-2024
B	ADDITIONAL INFORMATION	01-08-2024
A	DA LODGEMENT	04-04-2024

ISSUE
E

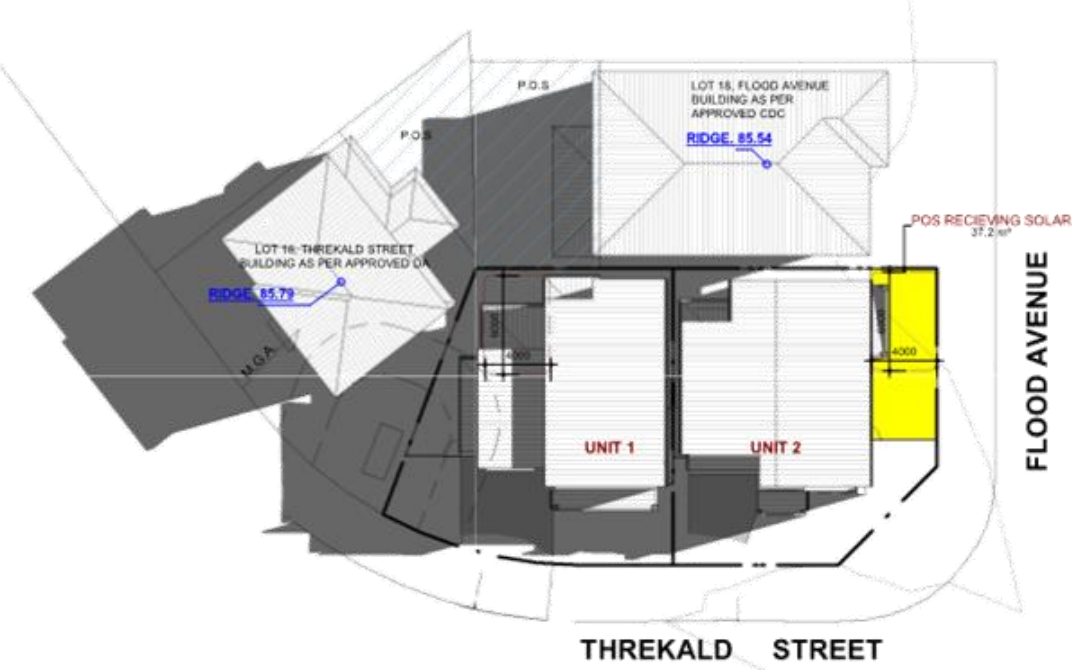
DRAWING NUMBER: DA-11
CHECKED BY: KAY A.
DRAWN BY: H.N.
DRAWING TITLE: SECTIONS & SCHEDULE
SCALE

PROJECT
16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974
CLIENT: ADAM KHAMAS

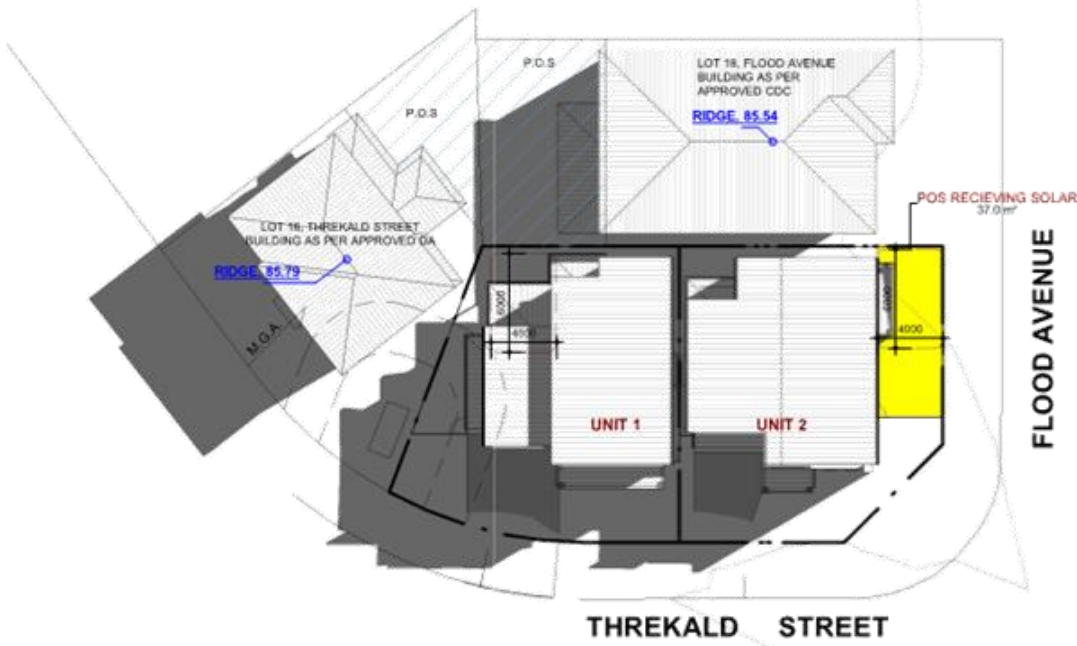
ISSUED FOR DA



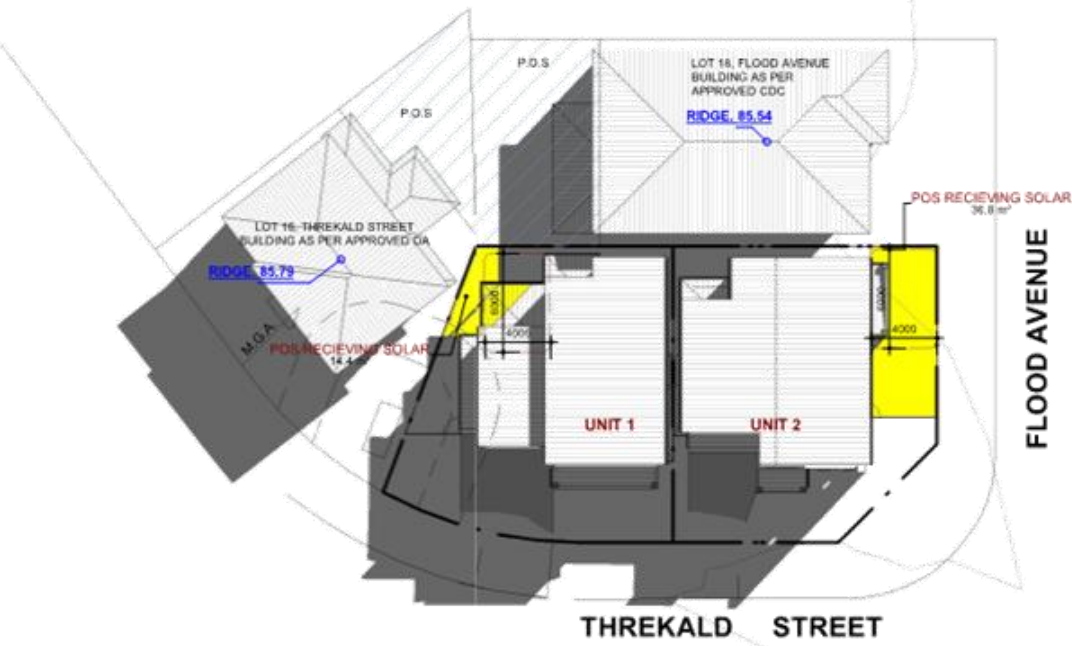
1 SHADOW AT 09 AM-- 21ST JUNE
DA-12 1 : 400



2 SHADOW AT 10 AM-- 21ST JUNE
DA-12 1 : 400



3 SHADOW AT 11 AM-- 21ST JUNE
DA-12 1 : 400



4 SHADOW AT 12 PM-- 21ST JUNE
DA-12 1 : 400

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4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. STORMWATER TO BE COLLECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3601.1
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
9. MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

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B	ADDITIONAL INFORMATION	01-08-2024
A	DA LODGEMENT	04-04-2024

ISSUE	AMENDMENTS	DATE
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ISSUE
E

DRAWING NUMBER: DA-12
CHECKED BY: KAY A.
DRAWN BY: H.N.
DRAWING TITLE: SHADOW DIAGRAMS 1

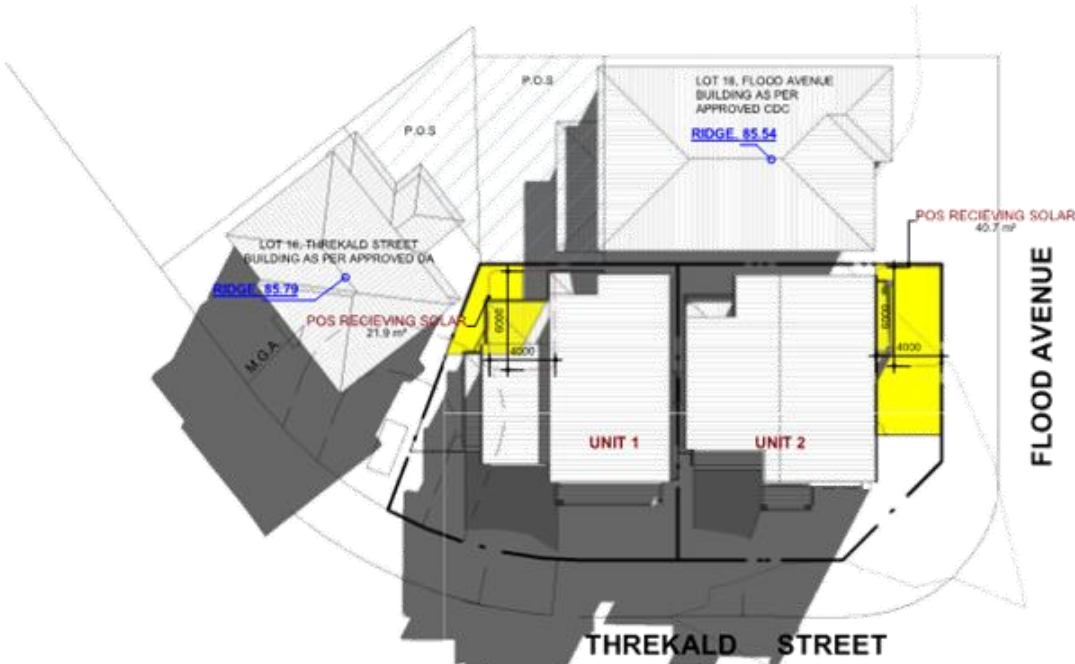
SCALE

PROJECT

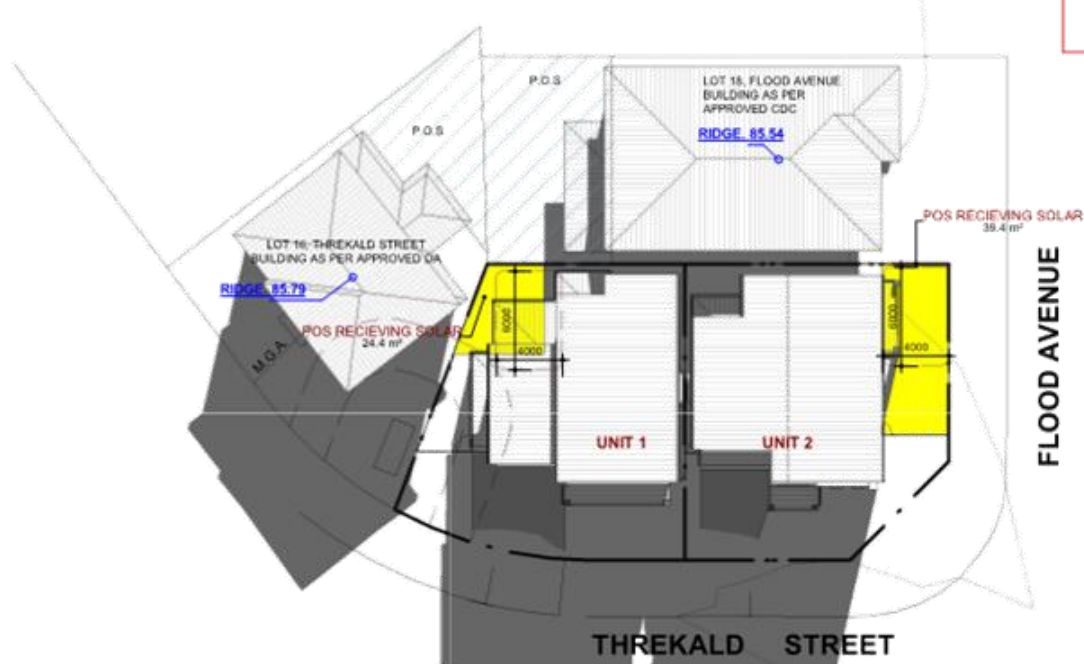
16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974

CLIENT: ADAM KHAMAS

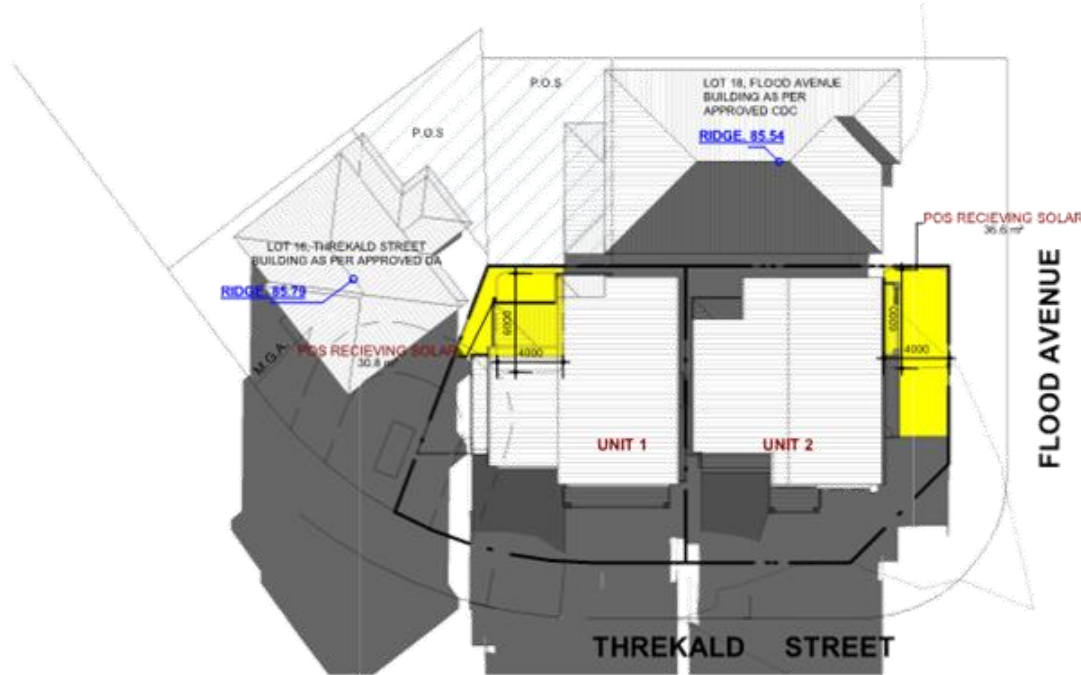
ISSUED FOR DA



1 SHADOW AT 1 PM-- 21ST JUNE
DA-13 1 : 400



2 SHADOW AT 2 PM-- 21ST JUNE
DA-13 1 : 400



3 SHADOW AT 3 PM-- 21ST JUNE
DA-13 1 : 400

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4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALES.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. STORMWATER TO BE COLLECTED AND DISCHARGED TO COUNCIL REQUIREMENTS AND TO AS 2911.1
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
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ISSUE	AMENDMENTS	DATE



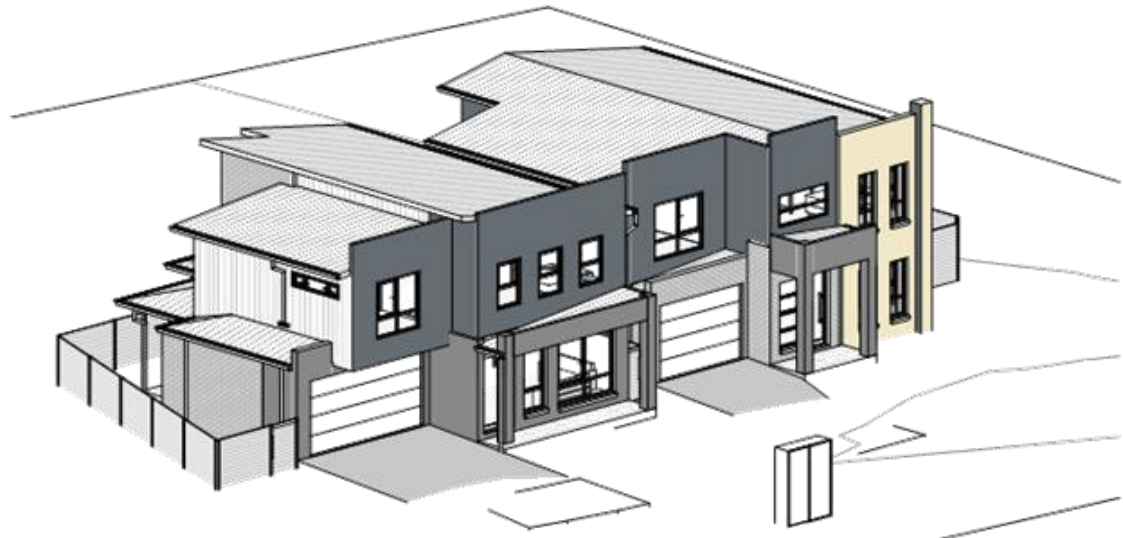
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CHECKED BY: Checker
DRAWN BY: Author
DRAWING TITLE: SHADOW DIAGRAMS 2
SCALE

PROJECT
16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974
CLIENT: ADAM KHAMAS

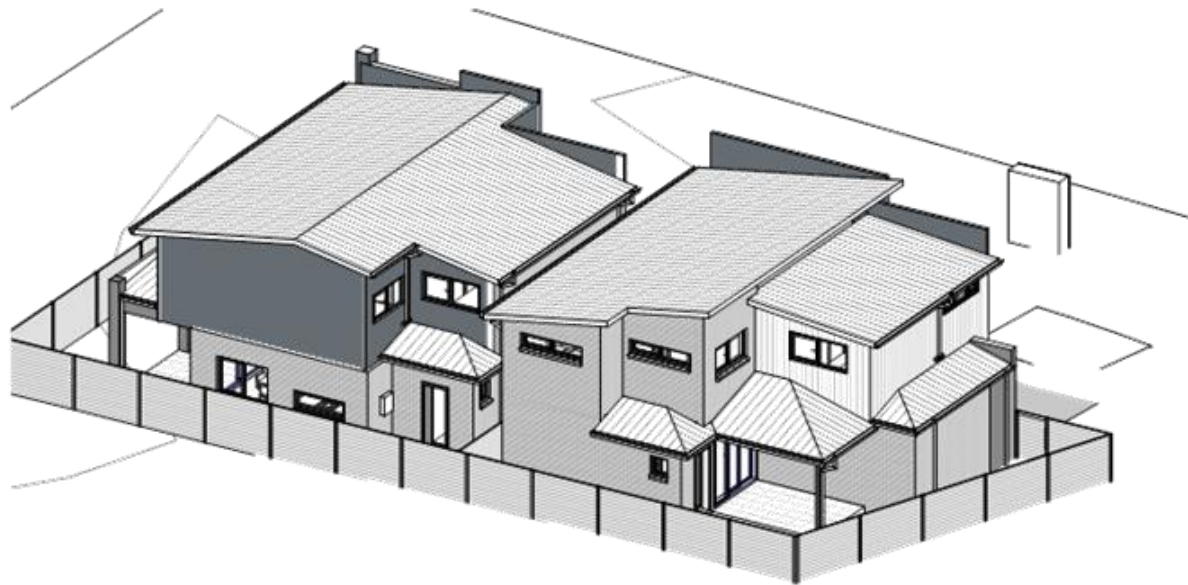
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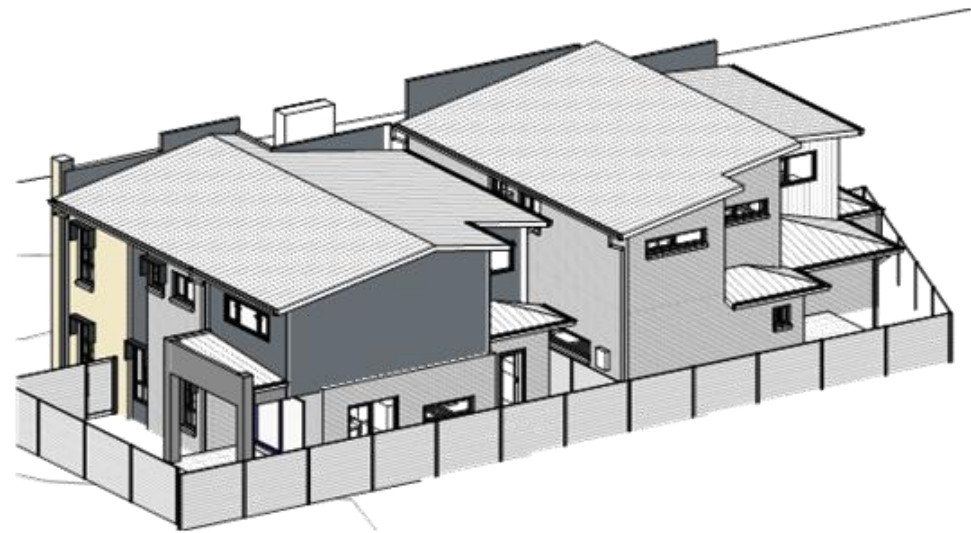
1 3D ISOMETRIC S-E VIEW
DA-14



2 3D ISOMETRIC S-W VIEW
DA-14



3 3D ISOMETRIC N-W VIEW
DA-14



4 3D ISOMETRIC N-E VIEW
DA-14

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4. FLOORED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO FINISH.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. UTILITIES TO BE LOCATED AND DISCLOSED TO COUNCIL'S REQUIREMENTS AND TO BE SHOWN PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
8. MORFOSIS ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS, PLANS, DESIGN AND SPECIFICATIONS. THEY MUST NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART NOR MAY THE INFORMATION, IDEAS AND CONCEPTS THEREIN CONTAINED BE DISCLOSED TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

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B	ADDITIONAL INFORMATION	01-08-2024
A	DA LODGEMENT	04-04-2024

ISSUE	AMENDMENTS	DATE
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ISSUE
E

DRAWING NUMBER: DA-14
CHECKED BY: KAY A.
DRAWN BY: H.N.
DRAWING TITLE: 3D VIEWS
SCALE

PROJECT
16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974
CLIENT: ADAM KHAMAS

ISSUED FOR DA

COLOUR AND FINISHED SCHEDULES

- 1



SELECTED FACE BRICK AND COLUMNS
- 2



GARAGE DOOR
COLORBOND BASALT MATT OR SIMILAR
- 3



PAINT FINISH 1 TO LIGHTWEIGHT/MASONRY WALL
COLORBOND SURFMIST OR SIMILAR
- 4



PAINT FINISH 2 TO LIGHTWEIGHT/MASONRY WALL
COLORBOND
- 5



METAL ROOF, GUTTER & DOWNPIPE
COLORBOND WINDSPRAY OR SIMILAR
- 6



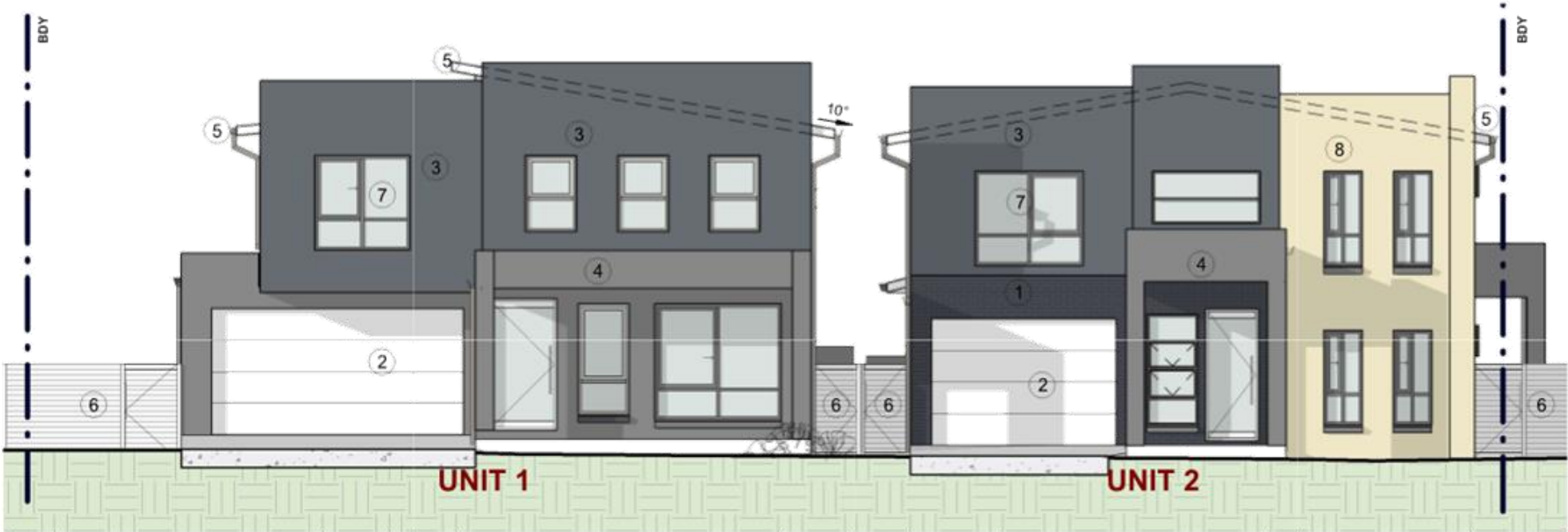
HIGH BOUNDARY FENCING
COLORBOND WINDSPRAY OR SIMILAR
- 7



POWDERCOATED ALUMINIUM
DOOR/WINDOW
- 8



RENDER FINISH TO BRICK WALL & COLUMNS
DULUX BREAD CRUMB OR SIMILAR



1 COLOR-U1
DA-15 1 : 100



2 COLOR-U2
DA-15 1 : 100



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ISSUE	AMENDMENTS	DATE

ISSUE
E

DRAWING NUMBER: DA-15
CHECKED BY: KAY A.
DRAWN BY: H.N.
DRAWING TITLE:
COLOR & MATERIAL
SCHEDULE
SCALE

PROJECT
16 FLOOD AVENUE
AUSTRAL LOT 17 IN DP
1271974
CLIENT: ADAM KHAMAS

