

ATTACHMENT BOOKLET

LOCAL PLANNING PANEL MEETING
11 DECEMBER 2024

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ATTACHMENT A – CONDITIONS OF APPROVAL

Council has imposed the following conditions under the relevant planning instruments and policies.

A. THE DEVELOPMENT

Approved Plans and Supporting Documentation

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

Plan Name	Plan Number	Revision	Date	Prepared By
Plan Proposed Subdivision Over Lot 2 in DP 659669 & Lot PT1 in DP 350146		B	20.06.24	RGM Property Surveys
Ground Floor Setbacks Plan	19	B	20.10.24	Campbell Hill Group
First Floor Setbacks Plan	20	B	20.10.24	Campbell Hill Group
Specifications Sheet	SW02	B	18.10.2024	Vanguard Consulting Engineers
Stormwater Plan – Site Drainage	SW11	B	18.10.2024	Vanguard Consulting Engineers
Stormwater Details & Drainage Long Section	SW20	B	18.10.2024	Vanguard Consulting Engineers

Document	Date	Prepared By
Noise Assessment Proposed Residential Subdivision 3-5 Boundary Road, Liverpool	10 July 2024	Acoustic Consulting Engineers

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

Payment of Section 7.11 Contributions

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



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Facilities	Amount (\$)
Liverpool Contributions Plan 2018 Established Areas	
Community Facilities – works	\$2,775
District Sporting Fields – works	\$9,332
District Passive Open Space – works	\$5,832
Local Passive Open Space – works	\$8,165
Transport – Bikeways – works	\$1,194
Transport – Traffic management – works	\$3,403
Drainage – works	\$875
Administration	\$474
TOTAL	\$32,051

The total contribution payable to Council under this condition is \$32,051.00 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).

Housing and Productivity Contribution

3. Before the issue of the first subdivision certificate for the residential subdivision or the first construction certificate for the other residential development or the commercial or industrial development, whichever is the earlier, the housing and productivity contribution (HPC) set out in the table below is required to be made.

Housing and Productivity Contribution	Amount
Housing and productivity contribution (base component)	\$25,287.87
Strategic Biodiversity Component	N/A
Total housing and productivity contribution	\$25,287.87

The HPC must be paid using the NSW planning portal.



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At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

Comply with the EP&A Act

4. 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.

Compliance with Building Code of Australia and Insurance Requirements under Home Building Act 1989

5. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.

It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.

It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia.

In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.



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In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.

This section does not apply—

- (a) to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or
- (b) to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

Works at no cost to Council

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

Erection of Signs

- 7. This section applies to a development consent for development involving building work, subdivision work or demolition work.

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—

- a. showing the name, address and telephone number of the principal certifier for the work, and
- b. 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
- c. stating that unauthorised entry to the work site is prohibited.

The sign must be—

- a. maintained while the building work, subdivision work or demolition work is being carried out, and
- b. removed when the work has been completed.

This section does not apply in relation to—

- a. 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
- b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Non-Standard Condition – Land Development Engineering – Special Condition

- 8. A restriction is to be included in the Section 88b instrument for each Lot for future OSD. This restriction is to be clearly shown on the deposited plan with notes:



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- For future OSD on lots, the following maximum discharge rate at 10% AEP is to be followed:
 - Lot 101: 6 L/s
 - Lot 102: 5 L/s
 - Lot 103: 5 L/s
 - Lot 104: 5 L/s

Non-Standard Condition – Environmental Health – Noise Treatment for Each Lot

9. Together with the registration of the approved plan of subdivision, the Applicant is to create a restrictive covenant over each Lot which requires any future development upon those lots to be designed and constructed in accordance with the requirements of the approved acoustic report titled Noise Assessment Proposed Residential Subdivision 3•5 Boundary Road, Liverpool, Our Reference 231379•01L•DD prepared by Acoustic Consulting Engineers Pty Ltd dated 10th July 2024.

The 88B instrument shall properly reflect all requirements of the conditions of this development consent, the plans forming part of the consent, and Council's standards, codes and policies. Part 2 of the 88B instrument must contain a provision that any covenants shall not be extinguished or altered without the written consent of Council.

Details of the wording of the accompanying 88B instrument must be submitted to and approved by Liverpool City Council prior to registration of the covenant with the Land and Property Information Service.

All costs associated with the creation of the covenant are to be borne by the applicant.

Evidence of the creation and registration of the covenant with the Land and Property Information Service (in the form approved by Council) must be provided to Liverpool City Council to satisfy this condition.

B. PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

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

Site Development Work

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

BCA Compliance



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11. 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.

Fee Payments

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

The following fees are applicable and payable:

- (a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more, or a swimming pool is to be excavated by machinery.
- (b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve.

These fees are reviewed annually and will be calculated accordingly.

Notification

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

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

S138 Roads Act – roadworks requiring approval of civil drawings

14. Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with Liverpool City Council (being the Roads Authority under the Roads Act), for provision of 1.5m footpath in Boundary Road frontage.

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



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

S138 Roads Act – Minor Works in the public road

15. 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.

Provision of Services – Sydney Water

16. Prior to the issue of a Subdivision Works Certificate, an application to obtain a Section 73 Compliance Certificate under the Sydney Water Act 1994, is to be lodged with Sydney Water. To facilitate this, an application must be made through an authorised Water Servicing Coordinator. Please refer to the "building and developing" section of Sydney Water's web site at www.sydneywater.com.au, or telephone 13 20 92.

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

Provision of Services – Endeavour Energy

17. Prior to the issue of a Subdivision Works Certificate, a written clearance from Endeavour Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the Principal Certifier.

Provision of Services - Telecommunications



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18. Prior to the issue of a Subdivision Works Certificate, the Principal Certifier shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following requirements of the Telecommunications Act 1997:
- For a fibre ready facility, the NBN Co's standard specifications current at the time of installation, and
 - For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

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

Subdivision Work Certificate

19. Prior to the issue of a Subdivision Work Certificate the Certifying Authority shall ensure that engineering plans are consistent with the stamped approved concept plan/s prepared by Campbell Hill Group, reference number 6455, revision B, dated 22/10/2024 and that all subdivision works have been designed in accordance with conditions of this consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, any Roads Act approval issued, Austroad Guidelines and best engineering practice.

The subdivision works may include but are not limited to the following:

- Public and private roads
- Stormwater drainage including water quantity and quality treatment measures
- Interallotment drainage
- Private access driveways
- Sediment and erosion control measures
- Overland flowpaths
- Flood control measures
- Traffic facilities including roundabouts, intersection treatments, car parks, bus stops, cycleways, pathways etc.
- Earthworks
- Bridges, culverts, retaining walls and other structures
- Landscaping and embellishment works
- All works required for conversion of the proposed sediment basin to a bio retention function



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(m) All works required for the decommissioning temporary OSD systems including pipe removal, basin filling and works to existing pit structures if required

The Subdivision Work Certificate must be supported by engineering plans, calculations, specifications and any certification relied upon.

Inter-allotment Drainage

20. Inter-allotment drainage shall be provided for all lots that are unable to be drained by gravity to the street system. Inter-allotment drainage is to be constructed with a pit located immediately within the lot boundary of each lot created by the subdivision at the lowest point in the line or a maximum pit spacing of 40m.

Retaining Walls on Boundary

21. All retaining walls, if proposed, shall be of masonry construction and must be wholly within the property boundaries, 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.

Erosion and Sediment Control Plan

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

Waste Management Plan Requirements

23. Before the issue of a subdivision works 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
- the Environment Protection Authority's Waste Classification Guidelines as in force from time to time; and



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- a development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out; and
- include the following information –
 - i. the contact details of the person removing waste;
 - ii. an estimate of the type and quantity of waste;
 - iii. whether waste is expected to be reused, recycled or sent to landfill;
 - iv. the address of the disposal location for waste.

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

C. PRIOR TO WORKS COMMENCING

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

Matters to be addressed prior to commencement of Subdivision Works

24. Work on the subdivision shall not commence until:
- (a) a Subdivision Works Certificate (if required) has been issued,
 - (b) a Principal Certifier has been appointed for the project, and
 - (c) any other matters prescribed in the development consent for the subdivision and the Environmental Planning and Assessment Act and Regulation have been complied with.

A Notice of Commencement is to be submitted to Liverpool City Council two (2) days prior to commencement of engineering works or clearing associated with the subdivision.

Construction Requirements

25. 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.

Erosion and Sediment Controls in Place

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



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Notification/Principal Certifying Authority

27. The applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Section 81A (4) of the Act.
28. The PCA must advise Council of the intended date to commence work which is the subject of the 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.
29. Written notice of intention shall be given to the owners or the adjoining allotments of land, outlining the particulars of the work, which involves:
 - (a) Any excavation below the base of the footings of a building on an adjoining allotment of land.
 - (b) The notice shall be given seven (7) days prior to the commencement of work.
30. In the event the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, the following is to be undertaken at full cost to the developer;
 - (a) Protect and support the adjoining premises from possible damage from the excavation, and
 - (b) Where necessary, underpin the adjoining premises to prevent any such damage.

Work Zone

31. A Works Zone application is required if on-street parking is affected with commuter parking and there is insufficient off-street parking space.
32. A Works Zone Application Form is available on Council website and can be lodged online by attaching all required documents indicated on the application form.

Road Occupancy Permit

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

Dilapidation Report

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

The dilapidation report is to consider all infrastructure fronting the development on Boundary Road including, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 20m on either side of the development.

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

No less than 7 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.

Traffic Control Plan

35. Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note:

A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.

Environmental Management

36. Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and unpolluted waters are permitted to enter Council's stormwater drainage system during construction/demolition. Measures must include, as a minimum:
- Siltation fencing;
 - Protection of the public stormwater system; and
 - Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

Site Notice Board



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

Site Facilities

38. 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.

Sydney Water

39. Development plans must be processed and approved by Sydney Water.

Dial Before You Dig

40. 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.

D. DURING WORK

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

Subdivision Work

41. The subdivision works must be inspected by the Principal Certifier (PC), in accordance with Section 6.5 of the Environmental Planning & Assessment Act 1979, to monitor compliance with the relevant standards of construction, Council's development consent and the subdivision works certificate.



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Hours of Work

42. Site work must only be carried out between 7:00am to 6:00pm Monday to Friday and 8:00am to 1:00pm on Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

Security Fence

43. A temporary security fence to SafeWork NSW 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.

Toilet Facilities

44. 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*.

Notification of Damage

45. The applicant/ builder shall be responsible to report to the Council of any damage to Council's footpath and road carriageway as a consequence of demolition or excavation or building activities or delivery/ departure of materials associated with this site and maintained the area until completion of the construction activities. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to Council's footpath and road carriageway until permanent restoration and repair can be organised with Council at the applicant's cost.

General Site Works

46. 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.
47. Stormwater pipeline connections to the street kerb shall be constructed in the following manner:
- the kerb shall be sawcut on both sides of the proposed pipe outlet.
 - an approved rectangular kerb adaptor shall be installed with the base matching the invert level of the gutter.



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- the kerb shall be reinstated to its original profile using a cement mortar containing an epoxy additive for adherence to the existing kerb.
48. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
 49. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
 50. Dust screens shall be erected and maintained in good repair around the perimeter of the subject land during land clearing, demolition, and construction works.
 51. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the PCA may direct that such work is not to proceed.
 52. All vehicles involved in the delivery, demolition or construction process departing from the property shall have their loads fully covered before entering the public roadway.
 53. Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to water pollution.
 54. 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.

55. Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways is shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
56. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and there shall be measures in place in accordance with the approved erosion and sediment control plan.
57. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

Waste Management



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58. The Waste Management Plan approved by the PCA prior to a construction certificate must be adhered to at all times throughout all stages of the development. Supporting documentation (receipts/dockets) of waste/recycling/disposal methods carried out, is to be kept and must be produced upon the request of Council or any other authorised officer.

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

59. While site work is being carried out:
- o all waste management must be undertaken in accordance with the waste management plan; and
 - o upon disposal of waste, records of the disposal must be compiled and provided to principal certifier, detailing the following:
 - i. The contact details of the person(s) who removed the waste;
 - ii. The waste carrier vehicle registration;
 - iii. The date and time of waste collection;
 - iv. A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill;
 - v. The address of the disposal location(s) where the waste was taken;
 - vi. The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

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

Soil Management

60. While site work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:
1. All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.
 2. All fill material imported to the site must be:
 - a. Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*; or
 - b. a material identified as being subject to a resource recovery exemption by the NSW EPA; or
 - c. a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* and a material identified as being subject to a resource recovery exemption by the NSW EPA.

Unidentified Contamination



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61. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be immediately notified to Council and the Principal Certifying Authority in writing.

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

Vegetation

62. No trees are to be removed without the prior approval of Council. No trees have been consented for removal under this application.
63. 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.
64. No known environmental weeds or known invasive plant species shall be included in the landscaping or revegetation. Hygiene practices shall be employed to avoid the spread of invasive plants.
65. Mulch generated from exotic trees or other weed species cleared shall not be used on site. It shall be removed from the site and disposed of appropriately and in accordance with legislative requirements.
66. Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.

Implementation of the Site Management Plans

67. While site work is being carried out:
- the measures required by the construction site management plan, traffic control 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

Drainage Connection

68. If a connection of private drainage to Council's drainage system is required, an inspection is to be carried out by Liverpool City Council's Development Engineering Unit. A fee will be



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charged in accordance with Council's adopted Fees and Charges, and is to be paid prior to the inspection.

Contamination

69. The development, including all civil works and demolition, must comply with the requirements of the Contaminated Land Management Act 1997, State Environmental Planning Policy (Resilience and Hazards) 2021, chapter 4, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA 1998).

Pollution Control – Site Operations

70. 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.

Pollution Control – Truck Movements

71. 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.

Imported Fill Material

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

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

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

Record Keeping of Imported Fill



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73. Records of the following must be submitted to the principal certifying authority monthly and at the completion of earth works:
- (a) The course (including the address and owner of the source site), nature and quantity of all incoming loads including the date, the name of the carrier, and the vehicle registration;
 - (b) The results of a preliminary contamination assessment carried out on any fill material used in the development.
 - (c) The results of any chemical testing of fill material.

Removal of Dangerous and/or Hazardous Waste

74. All dangerous and/or hazardous material shall be removed by a suitably qualified and experienced contractor licensed by SafeWork NSW. The removal of such material shall be carried out in accordance with the requirements of SafeWork NSW and the material shall be transported and disposed of in accordance with NSW Environment Protection Authority requirements.

Soil testing – Subdivisions

75. Soil Testing is to be carried out to enable each lot to be classified according to AS2870 "Residential Slabs and Footings".

Major Filling / Earthworks

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

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

Public Domain Works

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

Council On Street Assets

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

Traffic Management

79. The endorsed Traffic Control Plan is to be implemented during construction.



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80. Applications must be made to Transport Management Section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person including the date and times of closures and any other relevant information. A copy of the Traffic Control Plan shall be made available on site at all times.

Waste Management Plan

81. The Waste Management Plan approved by the PCA prior to a construction certificate must be adhered to at all times throughout all stages of the development. Supporting documentation (receipts/dockets) of waste/recycling/disposal methods carried out, is to be kept and must be produced upon the request of Council or any other authorised officer.

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

Correct Waste Separation and Removal

82. 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 waste management plan as being re-used on site, are to be left on site after the completion of the works.

Containment of Site Wastes during Building

83. 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.

Aboriginal Heritage

84. As required by the National Parks and Wildlife Service Act 1974 and the Heritage Act 1977, 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 Heritage Act 1977 to obtain the necessary approvals/permits from the Heritage Division of the OEH.

Note: The National Parks and Wildlife Service Act 1974 and the Heritage Act 1977 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.



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85. All relevant on-site staff and contractors should be made aware of their statutory obligations for heritage under NSW National parks and Wildlife Act 1974 and the NSW Heritage Act 1977. They are to be informed of what the potential heritage on the site will be and the significant of the heritage. The site supervisor is to maintain a record of who has completed the heritage induction and this is to be provided to Council prior to Issue of Subdivision Certificate.

Skeletal Remains

86. In the event that skeletal remains are uncovered, work must cease immediately in that area and the area secured. NSW Police must be contacted and no further action taken until written advice has been provided by the NSW Police. If the remains are determined to be of Aboriginal origin, the Office of Environment and Heritage must be notified by ringing the Enviroline 131 555 and a management plan prior to works re-commencing must be developed in consultation with relevant Aboriginal stakeholders.

E. PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

The following conditions are to be complied with or addressed prior to issue of a Subdivision Certificate by Council:

Timing of Demolition

87. Prior to the issue of the subdivision certificate, the existing structures on the site must have been demolished via a separate approval. Consent has not been granted for the demolition of structures in this approval.

Linen Plans and S88B Instruments

88. 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).
89. The applicant shall pay the standard fee for purpose of subdivision certificate administration of plan checking and release.
90. 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.



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91. 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).
92. 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.
93. The following restriction as to user must be placed over proposed Lot 101, Lot 102, Lot 103, and Lot 104. Details shall be submitted with the application for a Subdivision Certificate.
- (a) No Construction Certificate shall be issued for a building on the lot burdened until on site drainage detention has been designed in accordance with Council's On-Site Detention Policy and Construction Specification, and
- (b) No Occupation Certificate for a building shall be issued until the designed on-site detention system has been constructed on the subject lot and a licensed Surveyor prepares a "Work As Executed" plan and is certified as complying with the approved detention design by an appropriate accredited professional engineer.
- Details shall be submitted with the application for a Subdivision Certificate.
94. The final plan of subdivision must be supported by an 88B instrument. This instrument must burden with a restriction as to user that the dwellings to be erected on each lot that is less than 10m wide, being proposed Lots 101, 102, 103 and 104, are to be sited and constructed in accordance with the Building Envelope Plans prepared by Campbell Hill Group, Plan No. 19 and 20, Revision B, dated 20.10.24, being those referenced in Condition 1. Any costs associated with the preparation and checking of the instrument are to be borne by the applicant.

Liverpool City Council clearance – Roads Act / Local Government Act

95. Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.

Service Providers

96. The following documentation is to be provided prior to the release of the 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 is to be submitted to the PCA prior to the issue of a Subdivision Certificate.



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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.

- (b) Notification of arrangement for the development from Endeavour Energy shall be submitted to Council.
- (c) Written certification from the relevant service providers that the telecommunications infrastructure is installed in accordance with:
- The requirements of the Telecommunications Act 1997;
 - For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
 - For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

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

Bonds

97. A maintenance bond in the form of a bank guarantee or cash bond (\$TBA), shall be lodged with Council prior to the issue of a subdivision certificate. The bond shall cover maintenance and any damage to roads, drainage lines, public reserves or other council property or works required as a result of work not in accordance with Council's standards, and/or development consent conditions. The bond will be held by Council for a minimum period of 6 months from the date of Council's acceptance of final works.

Dilapidation Report

98. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.
99. All disturbed areas must be turfed and all sediment controls must remain in place until the turf is established well enough to avoid any sediment loss.

Completion of Subdivision Works

100. 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.

Rectification of Damage

101. 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.



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

Subdivision Compliance

102. 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:
 - Compaction reports for road pavement construction,
 - Compaction reports for bulk earthworks and lot regrading, Soil classification for all residential lots, and
 - Statement of Compliance.

Footpaths

103. 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.



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Stormwater Compliance

104. Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that the:

Stormwater system/s including drainage infrastructure within drainage easement.

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

F. ADVISORY

- (a) Section 4.53 of the EP&A Act provides that unless otherwise stated by a condition of this consent, this consent will lapse if development is not physically commenced within five years of the date of this notice.
- (b) Section 8.2 of the EP&A Act provides that an applicant may request, within six (6) months of the date of the determination of the Development Application, that Council review its determination (this does not relate to designated development or Crown development).

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

- (c) Section 8.7 of the EP&A Act provides that an applicant who is dissatisfied with the determination of a Development Application, may appeal to the Land and Environment Court within six (6) months of the date of determination, or as otherwise prescribed by the EP&A Act.
- (d) Section 8.8 of the EP&A Act provides that an objector who is dissatisfied with the determination of the consent authority to grant consent to a Development Application for Designated Development (including any State significant development that would be designated development but for Section 4.10(2) of the EP&A Act), may, within 28 days after the date on which the application is taken to have been determined, appeal to the Land and Environment Court, against the determination.
- (e) The Commonwealth Disability Discrimination Act 1992 may apply to this proposal. Approval of this application does not imply or infer compliance with this Act. Applicants and owners are required to satisfy themselves as to compliance and make their own enquiries to the Human Rights and Equal Opportunity Commission. Attention is also drawn to the provisions of Australian Standard 1428 – Design for Access and Mobility.
- (f) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regard to the operation of the building.
- (g) "DIAL BEFORE YOU DIG"



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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.

(h) TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

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

- (i) 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 has been made by Council. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential affect of Salinity to ensure the ongoing structural integrity of any work undertaken. Liverpool City Council will not accept any liability for damage occurring to any construction of any type affected by soil and or ground water Salinity.
- (j) 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.
- (k) Letter boxes must be provided in accordance with the requirements of Australia Post. In this regard, the developer is required to obtain approval from Australia Post for letter box positioning and dimensions.
- (l) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.



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If you have any further enquiries, please contact Edwar Eshow on the abovementioned contact details.

William Attard
Manager
DEVELOPMENT ASSESSMENT



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NOTES

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREAS ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

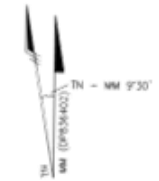
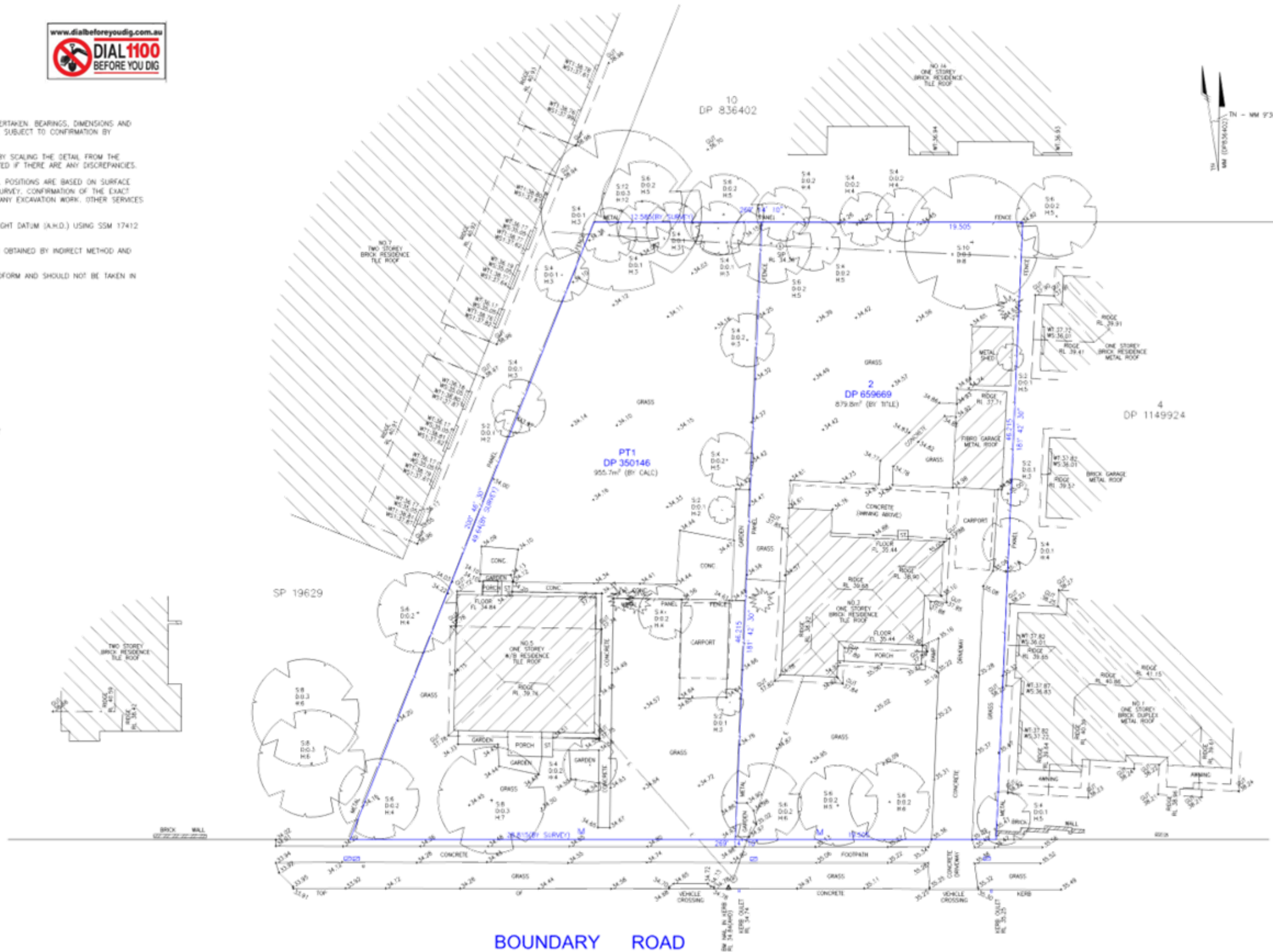
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.) USING SSM 17412 R.L. 37.507m.

RIDGE & GUTTERS HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.

CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

LEGEND

- WATER METER
- BENCH MARK
- COMMS PIT
- SP : SEWER INSPECTION POINT
- ST : STEPS
- DHW : DRILL HOLE & WING
- LP : LIGHT POLE
- H : FIRE HYDRANT
- SV : STOP VALVE
- S-3 (SPREAD)
- D-0.3 (DIAMETER)
- H-10 (HEIGHT)
- SHRUB



B	20.06.24	UPDATED SURVEY
A	20.05.22	INITIAL ISSUE

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CAUTION -
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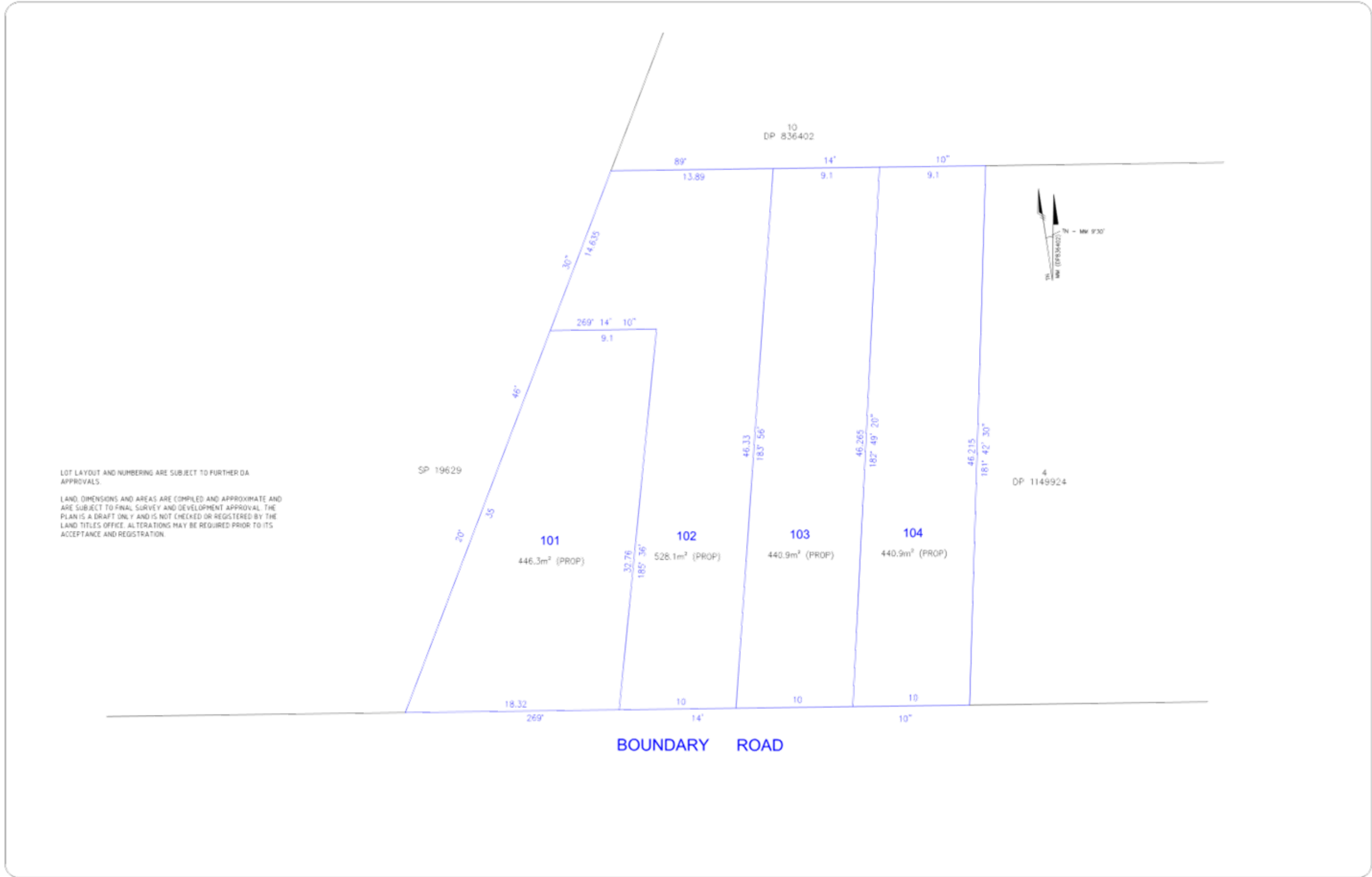


ABN 37 145 495 825

SCALE 1 : 150 @ A1	SURVEY F.P.	DRAWN N.N.	CLIENT [REDACTED]
LOCAL GOVT AREA LIVERPOOL	LEVEL BK DESIGNED	DATE OF SURVEY 20.06.24	CHECKED A.E.
		HEIGHT ORIGIN AHD	APPROVED H.T.

PROJECT TITLE 3-5 BOUNDARY ROAD, LIVERPOOL
DRAWING TITLE PLAN SHOWING LEVELS & DETAIL OVER LOT 2 IN DP 659669 & LOT PT1 IN DP 350146

CAD REF C:\220573.dwg
DRAWING NO 220573/001
SHEET 1 of 1
JOB NAME 3-5 BOUNDARY
REV B



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<table border="1"> <tr> <td>B</td> <td>20.06.24</td> <td>UPDATED</td> </tr> <tr> <td>A</td> <td>01.08.22</td> <td>INITIAL ISSUE</td> </tr> </table>	B		20.06.24	UPDATED	A		01.08.22	INITIAL ISSUE	<p>LOCAL GOVT AREA LIVERPOOL</p>	<p>LEVEL BK DESIGNED</p>	<p>DATE OF SURVEY 20.06.24</p>	<p>CHECKED A.E.</p>
B	20.06.24	UPDATED										
A	01.08.22	INITIAL ISSUE										
			<p>HUY THAI - REGISTERED SURVEYOR</p>	<p>HEIGHT ORIGIN AHD</p>	<p>APPROVED H.T.</p>		<p>SHEET 1 of 1</p>	<p>JOB NAME 3-5 BOUNDARY</p>	<p>REV B</p>			



LEGEND

- S SINK
- + REDUCED LEVEL
- S/O STOVE/OVEN COOKTOP
- (SA) SMOKE ALARM
- W WASHING MACHINE
- D DRYER
- F FRIDGE
- DW DISHWASHER
- DP DOWNPIPE
- TCR TOP OF ROOF
- T.O.P TOP OF PARAPET
- B.I.R BUILD IN ROBE
- W.I.R WALK IN ROBE
- WATER FLOW DIRECTION
- X° ROOF PITCH
- (W) FLOOR WASTE
- L.C LINEN CUPBOARD
- P.O.S PRIVATE OPEN SPACE
- LP LIGHT POLE

GENERAL NOTES

1. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

2. CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO COMMENCEMENT OF WORK.

3. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.

4. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS OCCUPANTION.

5. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES, FIGURED DIMENSIONS SHALL PREVAIL.

6. FOOTINGS AND BEAMS TO ENGINEERS DRAWINGS AND DETAIL.

7. TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.

8. PROVIDE 30mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).

9. WET AREAS TO BE IN ACCORDANCE WITH AS 2745 WALKING SURFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

10. SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 1851 ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

11. ALL GROUND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE.

12. ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER.

13. CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SHEDDING ROOF COVERING.

REVISION	NAME	DATE
REVISION A - BUILDING	M.M	17/10/24
REVISION B - BUILDING	M.M	20/10/24

CAMPBELL HILL
GROUP PTY LTD.
Contact: 0433 575 386
Email: campbellhillgroup@hotmail.com

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Client
NAME
Project Name
PROJECT
Address
ADDRESS

Drawing Title:
- Ground Floor Setbacks Plan
Ground Floor Setbacks Plan

EDNA ACCREDITATION NO:
6455

Scale: As Noted
Designed By: M.N

Project No:
#

Drawing No:
19

Date:
22/10/24

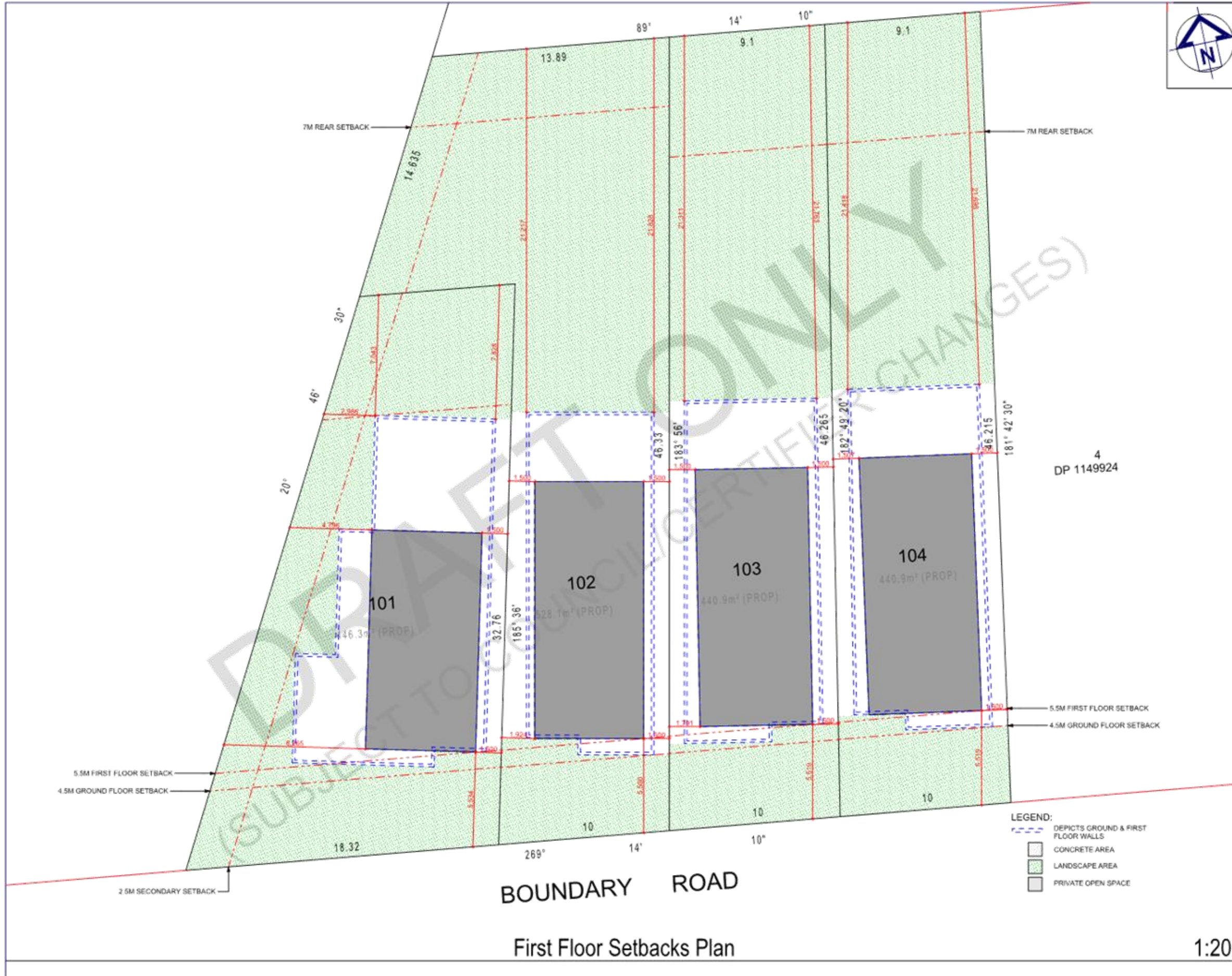
BOUNDARY ROAD

Ground Floor Setbacks Plan

LEGEND:

- - - - - DEPICTS FIRST FLOOR WALLS
- CONCRETE AREA
- LANDSCAPE AREA
- PRIVATE OPEN SPACE

1:200



LEGEND

- S SINK
- + REDUCED LEVEL
- S/O STOVE/OVEN COOKTOP
- (SA) SMOKE ALARM
- W WASHING MACHINE
- D DRYER
- F FRIDGE
- DW DISHWASHER
- DP DOWNPIPE
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9. WET AREAS TO BE IN ACCORDANCE WITH AS 2547.5 W/DRIP/ROPPING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

10. SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 1851. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

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REVISION	NAME	DATE
REVISION A - BUILDING	M.M	17/10/24
REVISION B - BUILDING	M.M	20/10/24

CAMPBELL HILL
GROUP PTY LTD.
Contact: 0433 375 386
Email: campbellhillgroup@hotmail.com

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Client
NAME

Project Name
PROJECT

At
ADDRESS

Drawing Title:
- First Floor Setbacks Plan
The First Floor Setbacks Plan

EDIA ACCREDITATION NO:
6455

Scale: As Noted
Designed By: M.N

Project No:
#

Drawing No:
20

Date: 20/10/24

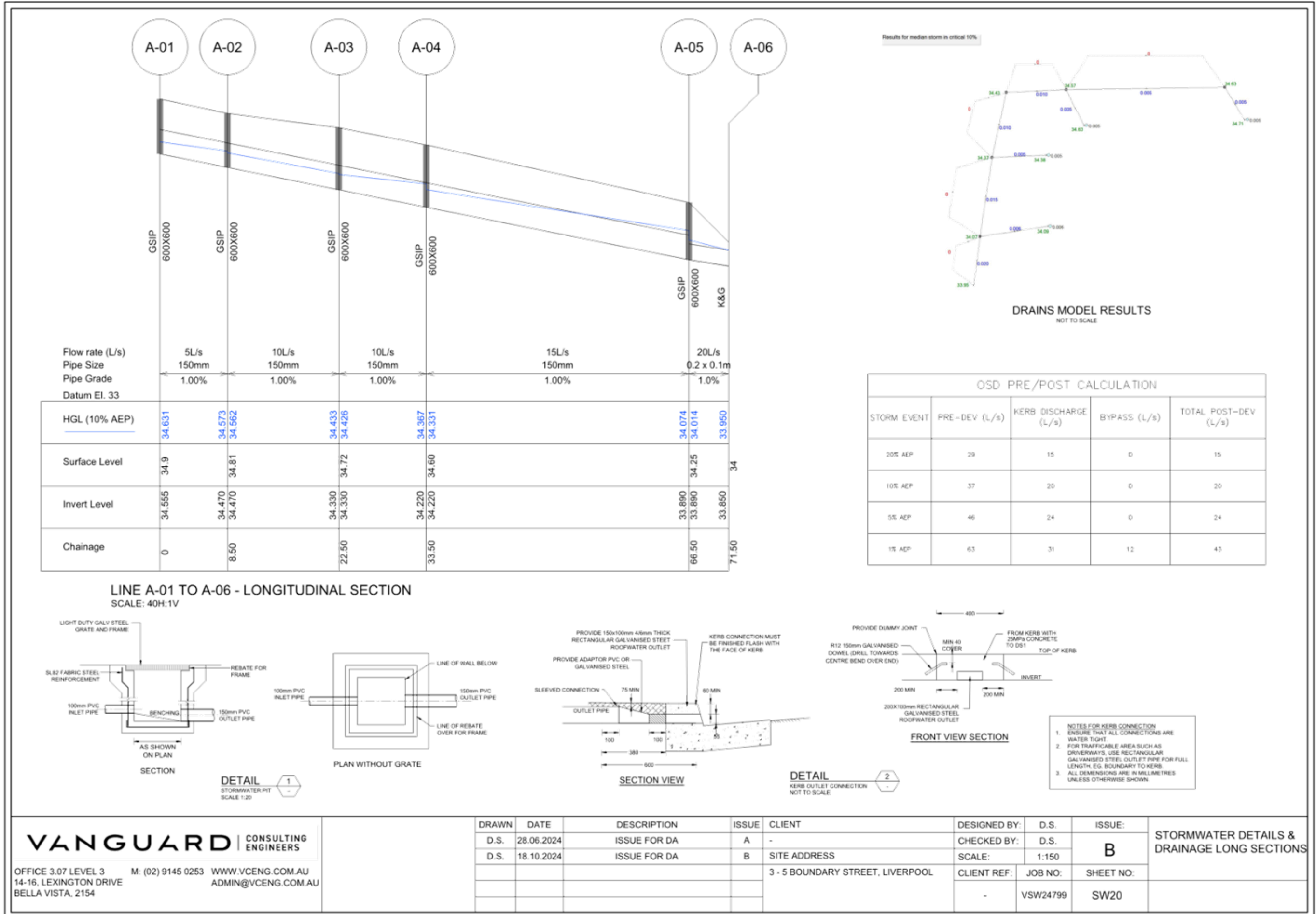
DESIGN NOTES:

THE SITE IS LOCATED IN LIVERPOOL CITY COUNCIL.
 SITE AREA = 1535.5m²
 DEVELOPMENT TYPE: PROPOSED SUBDIVISION
 SITE DRAINAGE IS PROPOSED TO DISCHARGE TO BOUNDARY ROAD KERB AND GUTTER.
 IN THE INTERIM STAGE (SUBDIVISION ONLY), THERE IS NO INCREASE IN IMPERVIOUS AREA. THEREFORE, OSD IS NOT REQUIRED.
 IN THE ULTIMATE STAGE, EACH DWELLING SHALL BE PROVIDED WITH INDIVIDUAL OSD SO THAT EACH LOT STORMWATER DISCHARGE IS REDUCED TO THE NOMINATED PSD AS SHOWN ON THE PLAN.



VANGUARD CONSULTING ENGINEERS
 OFFICE 3.07 LEVEL 3 M: (02) 9145 0253 WWW.VCENG.COM.AU
 14-16, LEXINGTON DRIVE ADMIN@VCENG.COM.AU
 BELLA VISTA, 2154

DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	D.S.	ISSUE:	STORMWATER PLANS SITE DRAINAGE
D.S.	28.06.2024	ISSUE FOR DA	A	-	CHECKED BY:	D.S.	B	
D.S.	18.10.2024	ISSUE FOR DA	B	SITE ADDRESS	SCALE:	1:150		
				3 - 5 BOUNDARY STREET, LIVERPOOL	CLIENT REF:	JOB NO:	SHEET NO:	
					-	VSW24799	SW11	



VANGUARD CONSULTING ENGINEERS

OFFICE 3.07 LEVEL 3 M: (02) 9145 0253 WWW.VCENG.COM.AU
14-16, LEXINGTON DRIVE ADMIN@VCENG.COM.AU
BELLA VISTA, 2154

DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	D.S.	ISSUE:	STORMWATER DETAILS & DRAINAGE LONG SECTIONS
D.S.	28.06.2024	ISSUE FOR DA	A	-	CHECKED BY:	D.S.	B	
D.S.	18.10.2024	ISSUE FOR DA	B	SITE ADDRESS	SCALE:	1:150		
				3 - 5 BOUNDARY STREET, LIVERPOOL	CLIENT REF:	JOB NO:	SHEET NO:	
					-	VSW24799	SW20	

Acoustic Consulting Engineers
Sound and Vibration Consulting Engineers
ABN 44 133 737 443

Acoustic Consulting Engineers Pty Ltd
PO Box 3450
PUTNEY NSW 2112
Telephone: +61 (0) 2 8006 5560
Facsimile: +61 (0) 2 8006 5559
www.AcousticConsulting.com.au

Wednesday 10 July 2024

[REDACTED]
3-5 Boundary Road
LIVERPOOL NSW 2170

Our Reference 231379-01L-DD

For the attention of [REDACTED]

**Noise Assessment
Proposed Residential Subdivision
3-5 Boundary Road, Liverpool**

1.0 INTRODUCTION

Acoustic Consulting Engineers Pty Ltd was commissioned by Greenfinch Investments Pty Ltd to prepare a road traffic noise assessment for the proposed residential subdivision at 3-5 Boundary Road, Liverpool.

This report presents an assessment of road traffic intrusion into the proposed subdivision site. The report has been prepared for the purpose of a development application for the subdivision only.

The findings from the noise assessment are site specific and have been prepared for the particular investigation described in this report. The report should not be used in any other context or for any other purposes.

2.0 DESCRIPTION OF SITE AND PROPOSAL

Figure 1 shows the location of the subject site at 3-5 Boundary Road, Liverpool. At present, the subject site consists of two (2) single-storey residential dwellings.

The proposal is to subdivide the existing land to provide four (4) residential lots. *Figure 2* shows the conceptual subdivision layout plan.

Although the nearest point of subject site is approximately 60m from the nearside kerb of Hume Highway to the east, the site is mostly screened from road traffic by commercial developments along the western side of Hume Highway.

The inspections on Friday 10 February 2023 and Friday 17 February 2023 revealed that the site is partially exposed to Hume Highway via the gap created by the intersection of Boundary Road with Hume Highway and road traffic noise exposure is relatively low.

Figure 1 Site Location

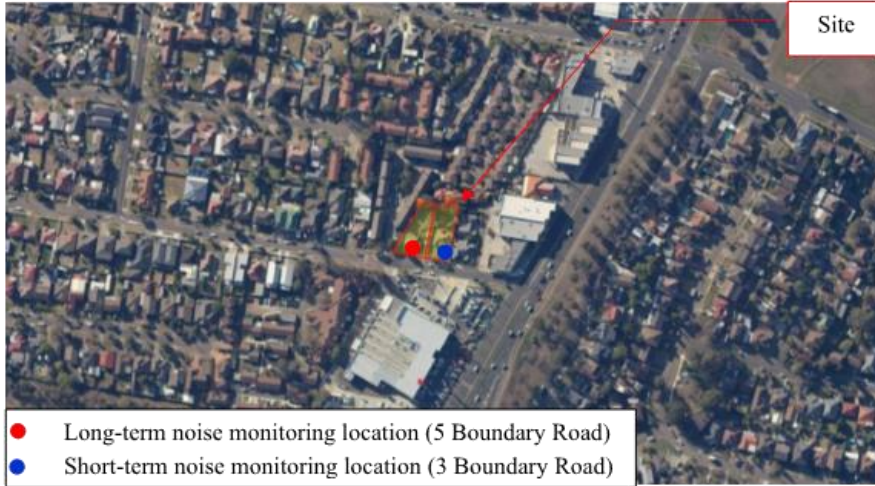
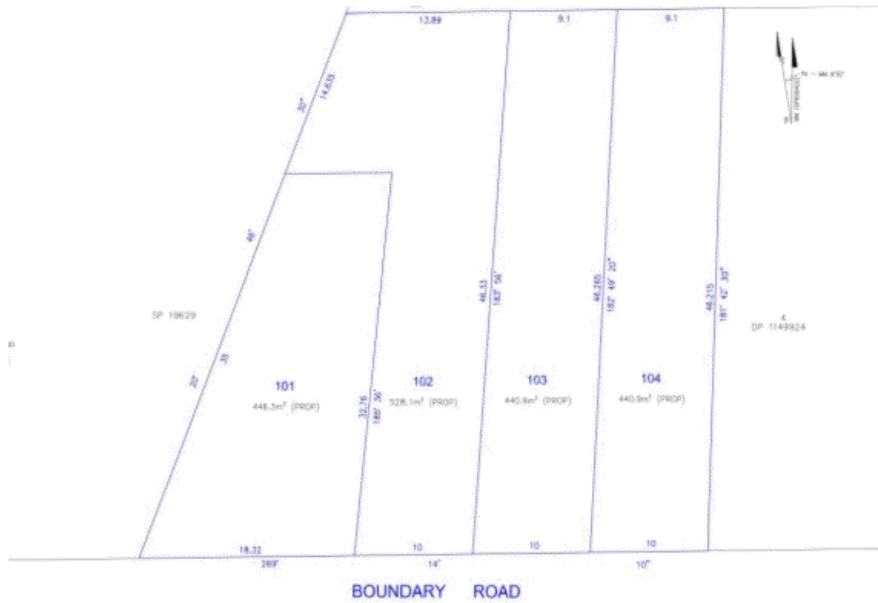


Figure 2 Conceptual Subdivision Layout



3.0 INDOOR ROAD TRAFFIC NOISE ASSESSMENT OBJECTIVE

Section 2.119(3) of the State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021 requires that:

If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following L_{Aeq} levels are not exceeded:

- *35dB(A) at any time between 10:00pm and 7:00am in any bedroom in the residential accommodation; and*
- *40dB(A) at any time anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)*

The above requirements are for windows/doors in closed condition. With windows/doors open for adequate ventilation, indoor noise levels in the order 10dB higher are expected.

The acoustic requirements of the Department of Planning “*Development near Rail Corridors and Busy Roads – Interim Guideline*” are the same as those in SEPP (Transport and Infrastructure) 2021.

A time interval is required to define the L_{Aeq} noise levels for time varying noise sources such as road traffic.

With reference to the Department of Planning “*Development near Rail Corridors and Busy Roads – Interim Guideline*”, airborne noise levels are calculated as $L_{Aeq,9hr}$ (night-time) and $L_{Aeq,15hr}$ (daytime) and are adopted for the present assessment.

Table 1 presents the recommended indoor road traffic noise design objectives for the proposed residential development.

Table 1 Indoor Road Traffic Noise Design Objective, dB(A)

Type of Occupancy	Indoor Design L_{Aeq} Noise Objective, dB(A)		Assessment Period
	Windows/Doors Closed	Windows/Doors Open	
Bedroom	35	45	10:00pm to 7:00am
Other habitable areas (other than garage, kitchen, bathroom and hallway)	40	50	any time

4.0 NOISE MEASUREMENT

Long-term unattended and short-term attended noise measurements were conducted on the southern side of the subject site, most exposed to Boundary Road and Hume Highway.

Long-term unattended noise measurement was undertaken from Friday 10 February 2023 to Friday 17 February 2023. Simultaneous short-term attended noise measurements were conducted on Friday 17 February 2023.

Measurement instrumentation consisted of Type 1 SVAN959 and SVAN977 sound and vibration analysers and Type 1 GRAS 40-AE and ACO Pacific 7052E prepolarised condenser microphones. The instrument was checked before and after the measurement with a reference noise level from a Type 1 SVAN SV-30A acoustic calibrator and the drift in calibration was insignificant.

Appendix 1 provides graphical presentation of the measured long-term statistical noise levels. The L_{Aeq} parameter is used for the noise prediction and assessment. Other acoustic parameters are provided for information only.

Table 2 provides the results of the simultaneous measurements at the locations shown in Figure 1. Table 3 provides the measured daytime ($L_{Aeq,15hr}$) and night-time ($L_{Aeq,9hr}$) noise levels, representative of those at the most exposed location to Boundary Road and Hume Highway.

Table 2 Simultaneous Measured $L_{Aeq,15min}$ Noise Level, dB(A)

Time	Measurement Location (refer to Figure 1)	
	5 Boundary Road	3 Boundary Road
10:45am – 11:45am Friday 17 February 2023	59.7	59.5
11:00am – 11:15am Friday 17 February 2023	55.8	56.0

Table 3 Measured Daytime ($L_{Aeq,15hr}$) and Night-time ($L_{Aeq,9hr}$) Noise Level, dB(A)

Date	Measured Noise Level, dB(A)	
	Daytime ($L_{Aeq,15hr}$)	Night-time ($L_{Aeq,9hr}$)
Friday 10 February 2023		53.2
Saturday 11 February 2023	56.9	52.9
Sunday 12 February 2023	60.9	53.0
Monday 13 February 2023	60.9	52.8
Tuesday 14 February 2023	60.2	53.7
Wednesday 15 February 2023	59.8	52.9
Thursday 16 February 2023	60.3	55.9
Logarithmic Average	60	54

5.0 ASSESSMENT AND RECOMMENDATION

From the noise measurements and assessment, noise reduction of up to 20dB is required across the southern façade of residential lots in order to control indoor road traffic to within the levels set out by the State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021 and Department of Planning “*Development near Rail Corridors and Busy Roads – Interim Guideline*”.

With standard residential constructions, the difference between the external and internal noise levels is in the order of 20-25dB across the building envelop. Accordingly, upgrading of the building construction elements is not required for the proposed residential subdivision at 3-5 Boundary Road, Liverpool.

Albeit, it is recommended that:

- acoustic rated seals be fitted to external windows/doors on the southern building façade of the residential development. The glazed windows/doors on the southern building façade shall be specified to achieve a weighted sound reduction index of not less than R_w 29; and
- acoustic rated perimeter seals and bottom door drop seals be fitted to entry doors on the southern building façade of the residential development. The entry doors on the southern building façade shall consist of 35mm-40mm thick solid timber door, constructed in a rebated door frame. The doors may incorporate glass infill, provided that it is not less than 6.38mm laminated glass and the joints/junctions between the glass and timber door installed with rubber gasket/acoustic rated seals

6.0 SUMMARY

This report presents the findings of road traffic assessment and recommendation for the proposed residential subdivision at 3-5 Boundary Road, Liverpool.

Site investigations, noise measurements and assessment show that indoor road noise levels will achieve the requirements of SEPP (Transport and Infrastructure) 2021, with the implementation of the recommendations in this report.

The assessment and recommendation in this report relate to acoustic considerations only. Any other requirements such as ventilation, structural adequacy, etc., should be addressed by others.

Acoustic Consulting Engineers
Sound and Vibration Consulting Engineers

We trust the information in this report is satisfactory. Please do not hesitate to contact our office should further information or clarification be required.

Yours sincerely,



Dan Dang
Principal Acoustic Engineer
Acoustic Consulting Engineers Pty Ltd

Appendix 1

NOISE MEASUREMENT RESULTS

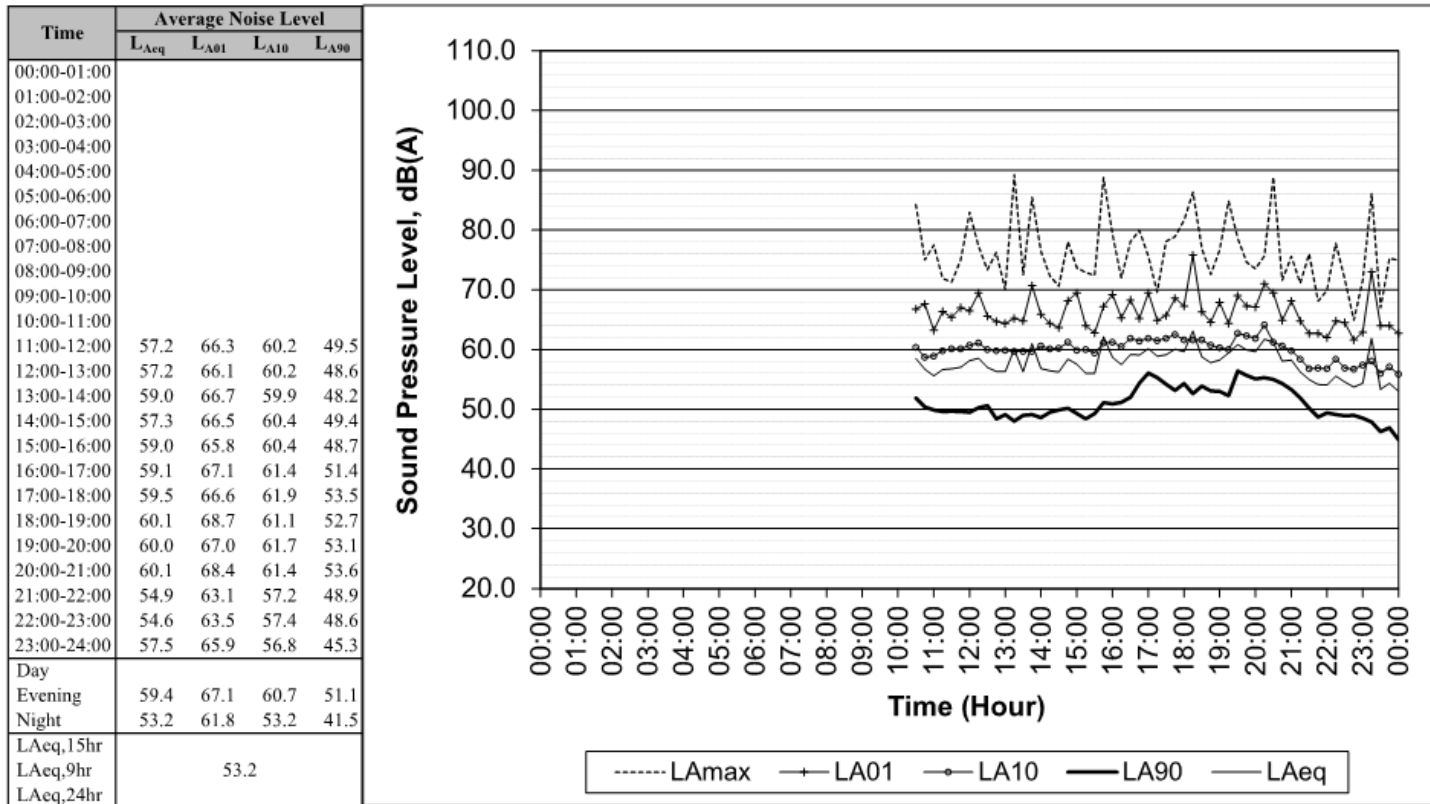
Measurement Location 5 Boundary Road, Liverpool
Front Yard

Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Friday, 10 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
3. Tabulated L_{A90} are the lowest 10-percentile levels



Measurement Location 5 Boundary Road, Liverpool
Front Yard

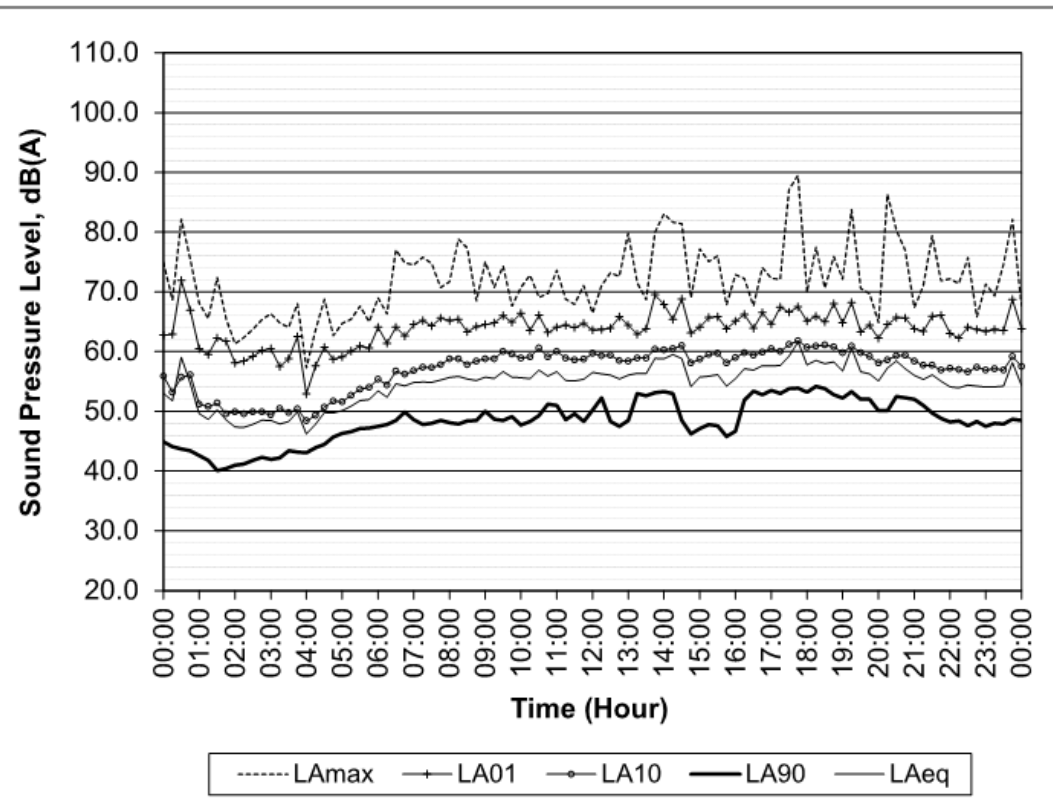
Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Saturday, 11 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
3. Tabulated L_{A90} are the lowest 10-percentile levels

Time	Average Noise Level			
	L_{Aeq}	L_{A01}	L_{A10}	L_{A90}
00:00-01:00	55.3	65.6	54.1	42.8
01:00-02:00	48.9	60.4	50.4	40.2
02:00-03:00	48.1	59.6	49.7	41.4
03:00-04:00	48.3	57.9	49.8	42.5
04:00-05:00	49.5	59.0	50.8	44.1
05:00-06:00	52.1	61.4	54.0	46.8
06:00-07:00	54.1	63.2	56.0	48.0
07:00-08:00	55.2	65.1	57.8	47.9
08:00-09:00	55.6	64.4	58.5	48.1
09:00-10:00	55.9	65.5	59.3	47.9
10:00-11:00	56.3	64.2	59.7	48.6
11:00-12:00	55.6	64.2	59.0	48.4
12:00-13:00	56.0	64.5	58.9	47.7
13:00-14:00	57.8	66.0	59.6	52.7
14:00-15:00	57.6	65.4	59.6	46.5
15:00-16:00	55.5	65.1	59.1	46.1
16:00-17:00	57.3	65.3	59.9	52.2
17:00-18:00	59.4	66.7	60.9	53.1
18:00-19:00	57.9	65.9	60.7	52.4
19:00-20:00	57.7	64.5	59.5	50.7
20:00-21:00	57.3	64.9	58.9	50.7
21:00-22:00	55.2	64.6	57.4	48.4
22:00-23:00	54.2	63.4	57.0	47.5
23:00-24:00	55.6	64.9	57.7	47.9
Day	56.7	65.1	59.2	47.5
Evening	57.3	65.1	59.3	49.9
Night	52.9	61.4	54.4	45.8
$L_{Aeq,15hr}$	56.9			
$L_{Aeq,9hr}$	52.9			
$L_{Aeq,24hr}$	55.7			



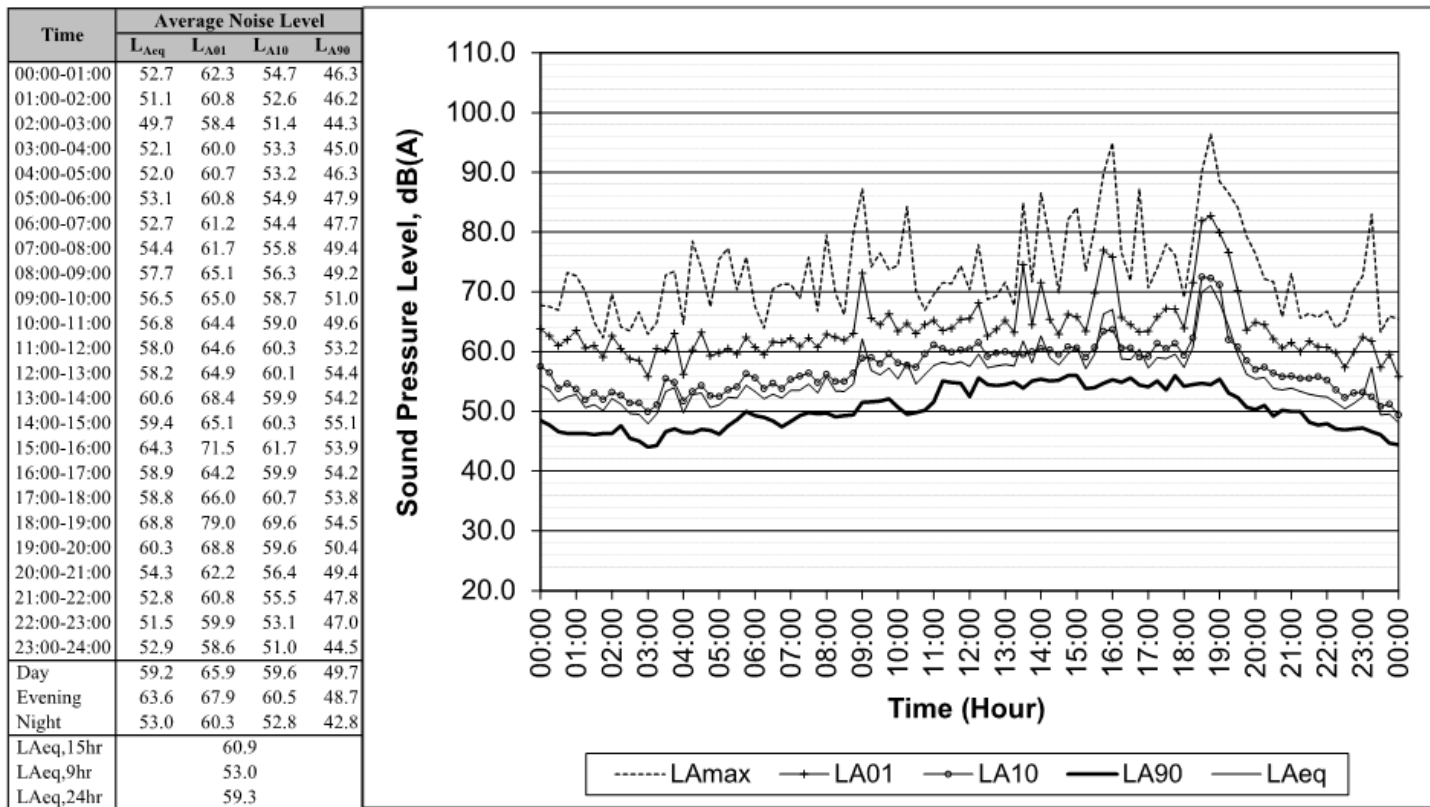
Measurement Location 5 Boundary Road, Liverpool
Front Yard

Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Sunday, 12 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
3. Tabulated L_{A90} are the lowest 10-percentile levels



Measurement Location 5 Boundary Road, Liverpool
Front Yard

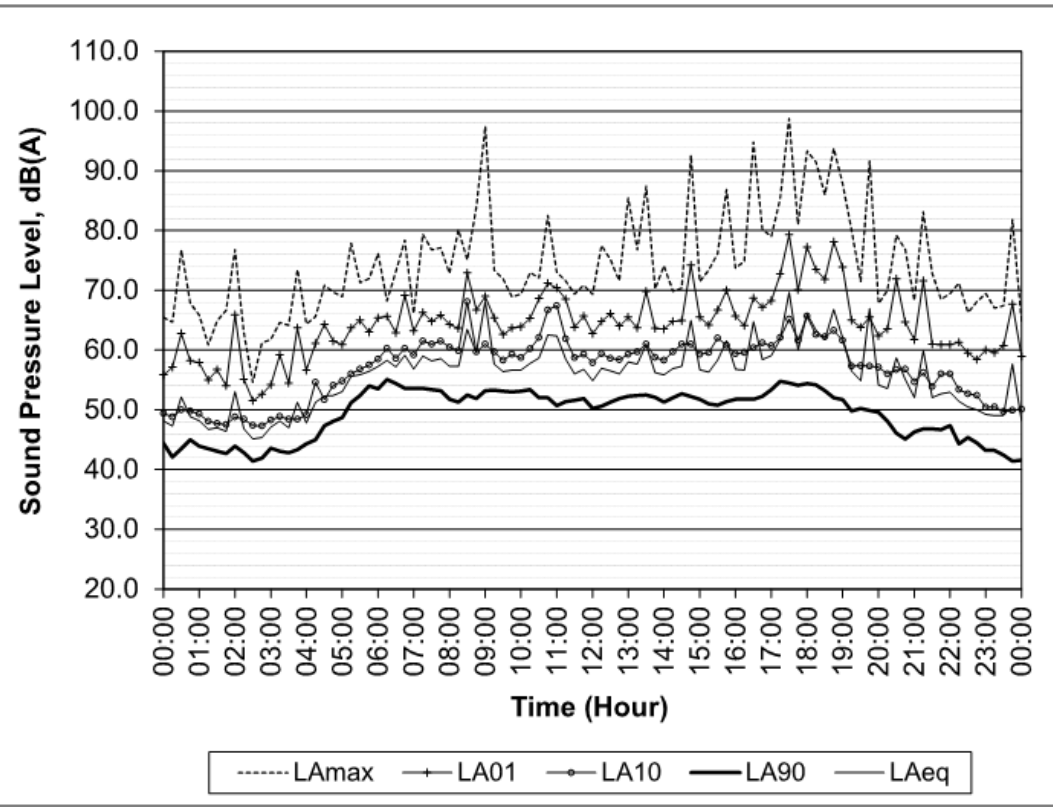
Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Monday, 13 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
3. Tabulated L_{A90} are the lowest 10-percentile levels

Time	Average Noise Level			
	L_{Aeq}	L_{A01}	L_{A10}	L_{A90}
00:00-01:00	49.6	59.0	49.5	42.5
01:00-02:00	49.3	57.9	48.0	42.8
02:00-03:00	46.2	53.4	47.9	41.6
03:00-04:00	48.9	58.5	48.7	42.9
04:00-05:00	52.3	62.0	53.8	45.7
05:00-06:00	56.3	64.3	57.2	51.6
06:00-07:00	58.0	65.2	59.6	53.6
07:00-08:00	58.3	65.3	61.1	52.2
08:00-09:00	64.1	68.1	62.2	51.5
09:00-10:00	56.9	63.9	59.0	53.0
10:00-11:00	60.8	68.9	64.1	51.1
11:00-12:00	56.8	65.2	59.5	50.6
12:00-13:00	56.9	65.1	58.9	50.8
13:00-14:00	58.2	65.2	59.5	51.5
14:00-15:00	60.7	67.4	60.3	51.9
15:00-16:00	58.8	66.7	60.5	50.9
16:00-17:00	60.9	67.1	60.5	51.8
17:00-18:00	66.0	74.8	63.7	54.2
18:00-19:00	64.0	74.3	62.4	51.8
19:00-20:00	61.8	64.2	57.3	49.7
20:00-21:00	55.6	65.5	56.1	45.4
21:00-22:00	55.8	63.6	55.5	46.7
22:00-23:00	50.4	59.8	52.2	43.5
23:00-24:00	53.1	61.7	50.1	41.5
Day	60.7	66.7	60.7	51.1
Evening	61.6	67.9	58.4	46.2
Night	52.8	59.2	51.9	40.9
$L_{Aeq,15hr}$	60.9			
$L_{Aeq,9hr}$	52.8			
$L_{Aeq,24hr}$	59.4			



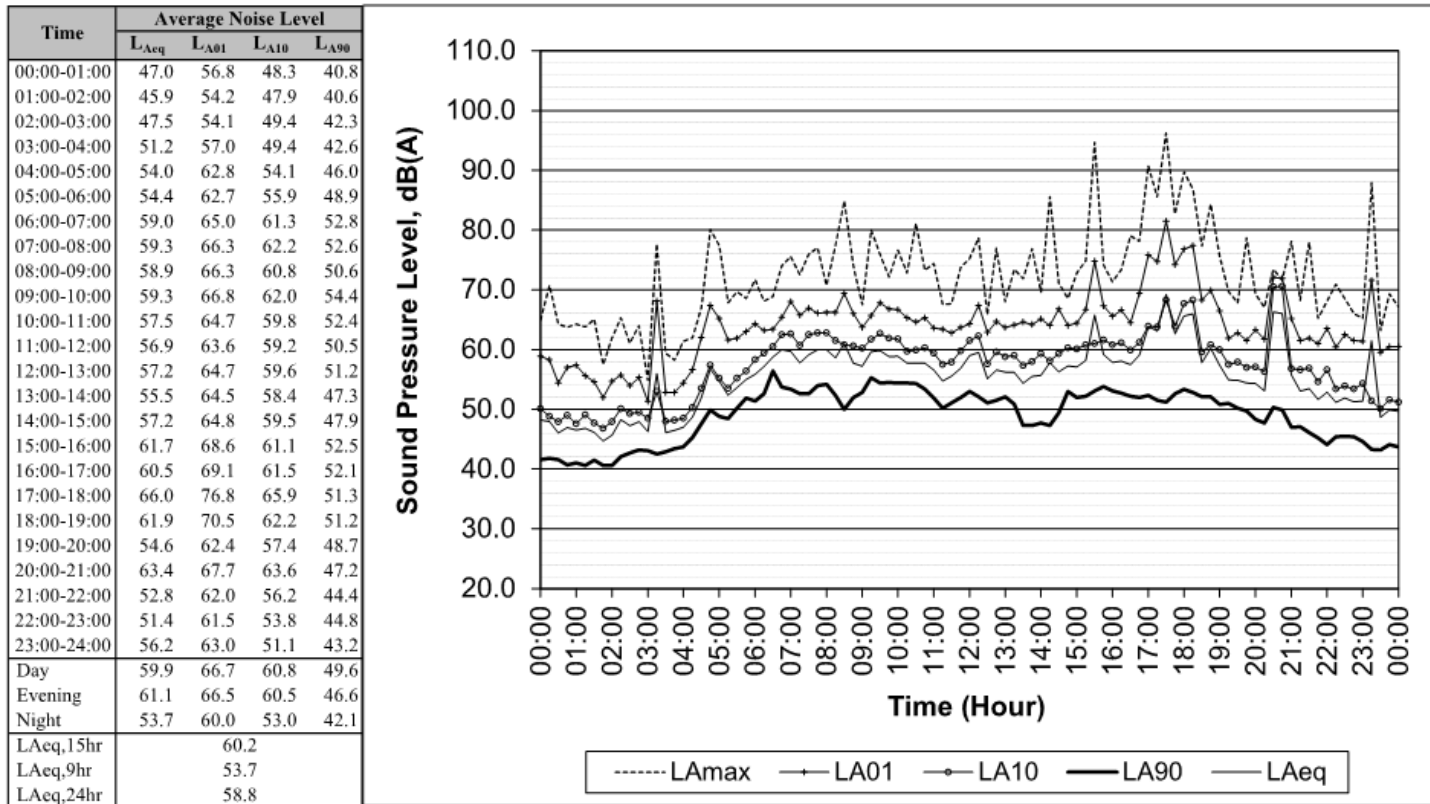
Measurement Location 5 Boundary Road, Liverpool
Front Yard

Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Tuesday, 14 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
3. Tabulated L_{A90} are the lowest 10-percentile levels



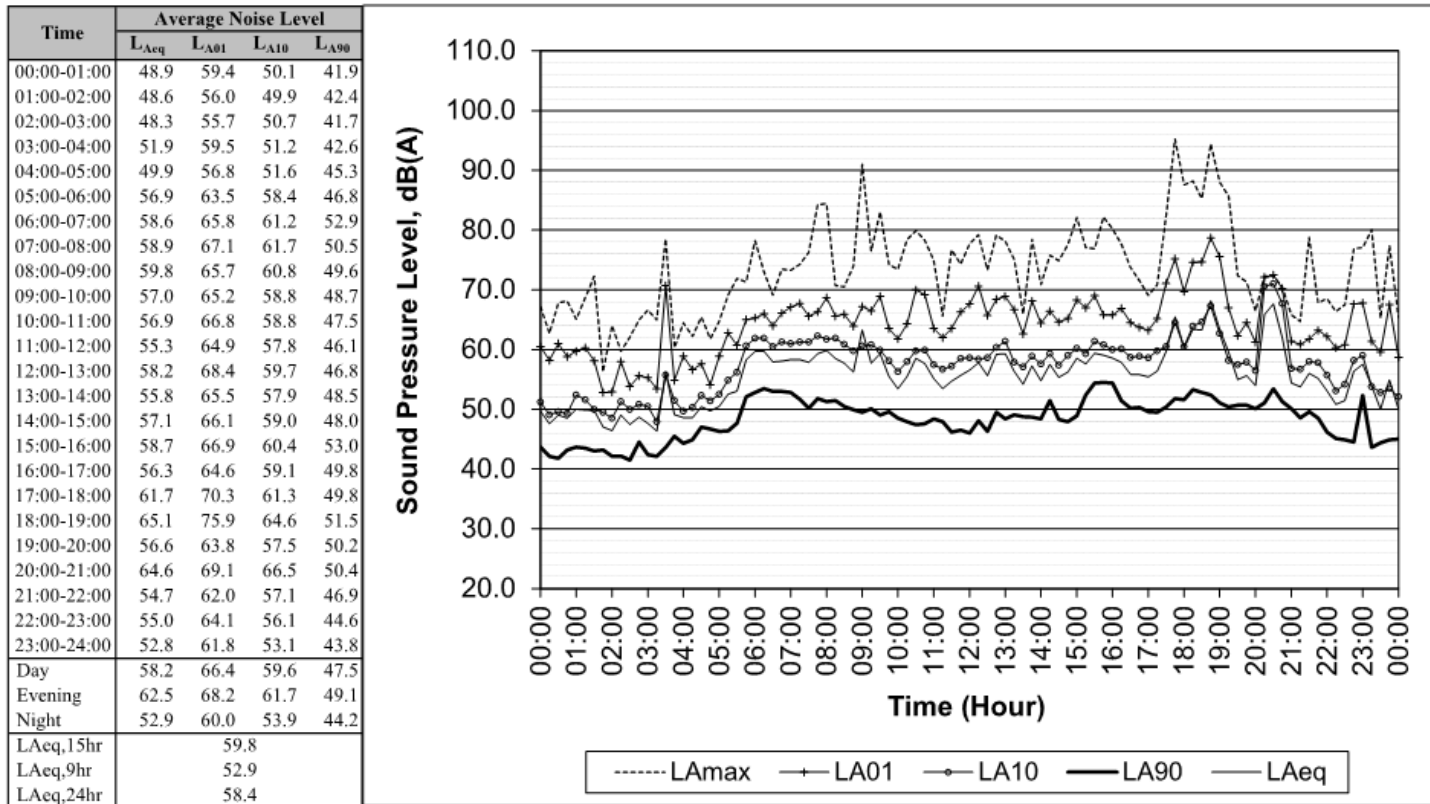
Measurement Location 5 Boundary Road, Liverpool
Front Yard

Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Wednesday, 15 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
3. Tabulated L_{A90} are the lowest 10-percentile levels



Measurement Location 5 Boundary Road, Liverpool
Front Yard

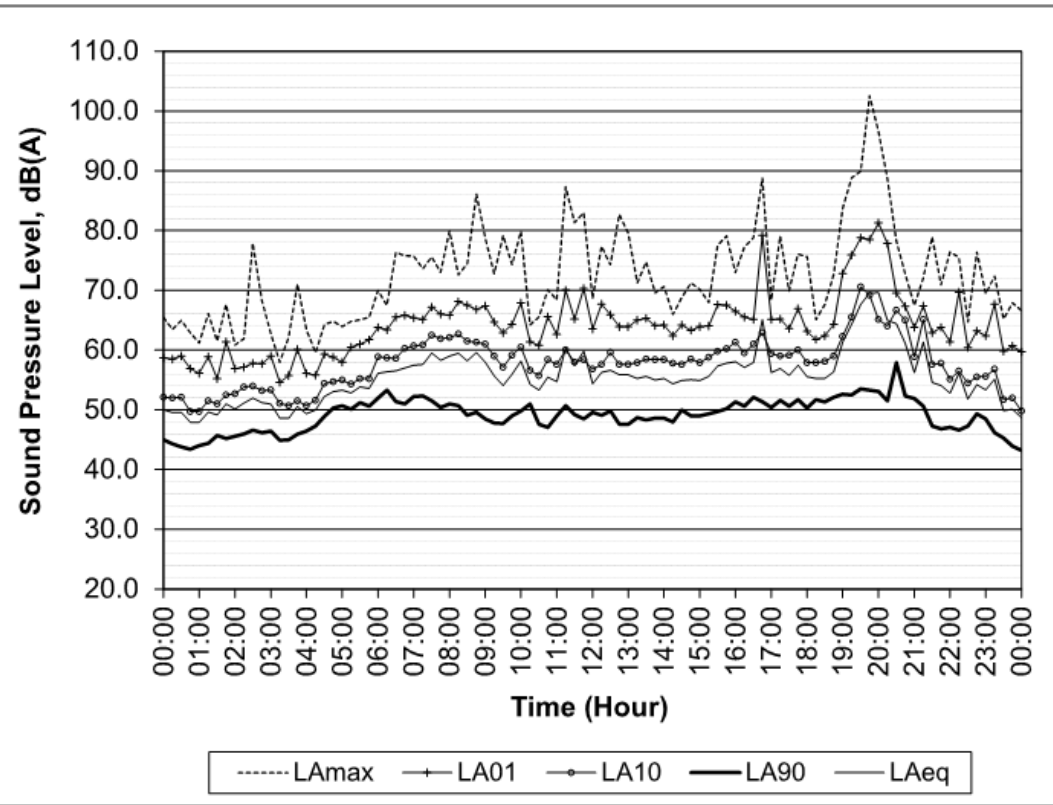
Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Thursday, 16 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
3. Tabulated L_{A90} are the lowest 10-percentile levels

Time	Average Noise Level			
	L_{Aeq}	L_{A01}	L_{A10}	L_{A90}
00:00-01:00	48.8	57.6	50.9	43.5
01:00-02:00	50.1	58.1	51.9	44.6
02:00-03:00	51.3	57.9	53.6	46.1
03:00-04:00	49.4	56.6	51.0	44.9
04:00-05:00	52.3	58.0	53.9	47.8
05:00-06:00	54.3	61.8	55.9	50.3
06:00-07:00	56.9	65.0	59.6	51.1
07:00-08:00	58.7	66.0	61.9	50.6
08:00-09:00	58.9	67.5	61.6	48.7
09:00-10:00	56.2	65.0	58.9	47.7
10:00-11:00	54.5	62.6	57.1	47.3
11:00-12:00	58.6	67.3	58.3	48.7
12:00-13:00	56.2	65.4	58.1	47.6
13:00-14:00	55.3	64.7	58.3	48.4
14:00-15:00	54.8	63.5	58.0	48.3
15:00-16:00	57.3	66.4	60.0	49.4
16:00-17:00	60.8	68.7	60.7	50.5
17:00-18:00	56.5	64.7	59.0	50.4
18:00-19:00	57.9	65.3	59.3	51.4
19:00-20:00	68.3	78.6	67.6	52.7
20:00-21:00	62.8	69.6	63.7	51.6
21:00-22:00	57.2	63.9	58.9	46.9
22:00-23:00	54.2	63.9	55.5	46.8
23:00-24:00	51.7	62.0	52.6	43.4
Day	57.5	65.6	59.3	47.7
Evening	63.9	69.5	62.5	48.8
Night	55.9	61.7	56.8	43.1
$L_{Aeq,15hr}$	60.3			
$L_{Aeq,9hr}$	55.9			
$L_{Aeq,24hr}$	58.8			



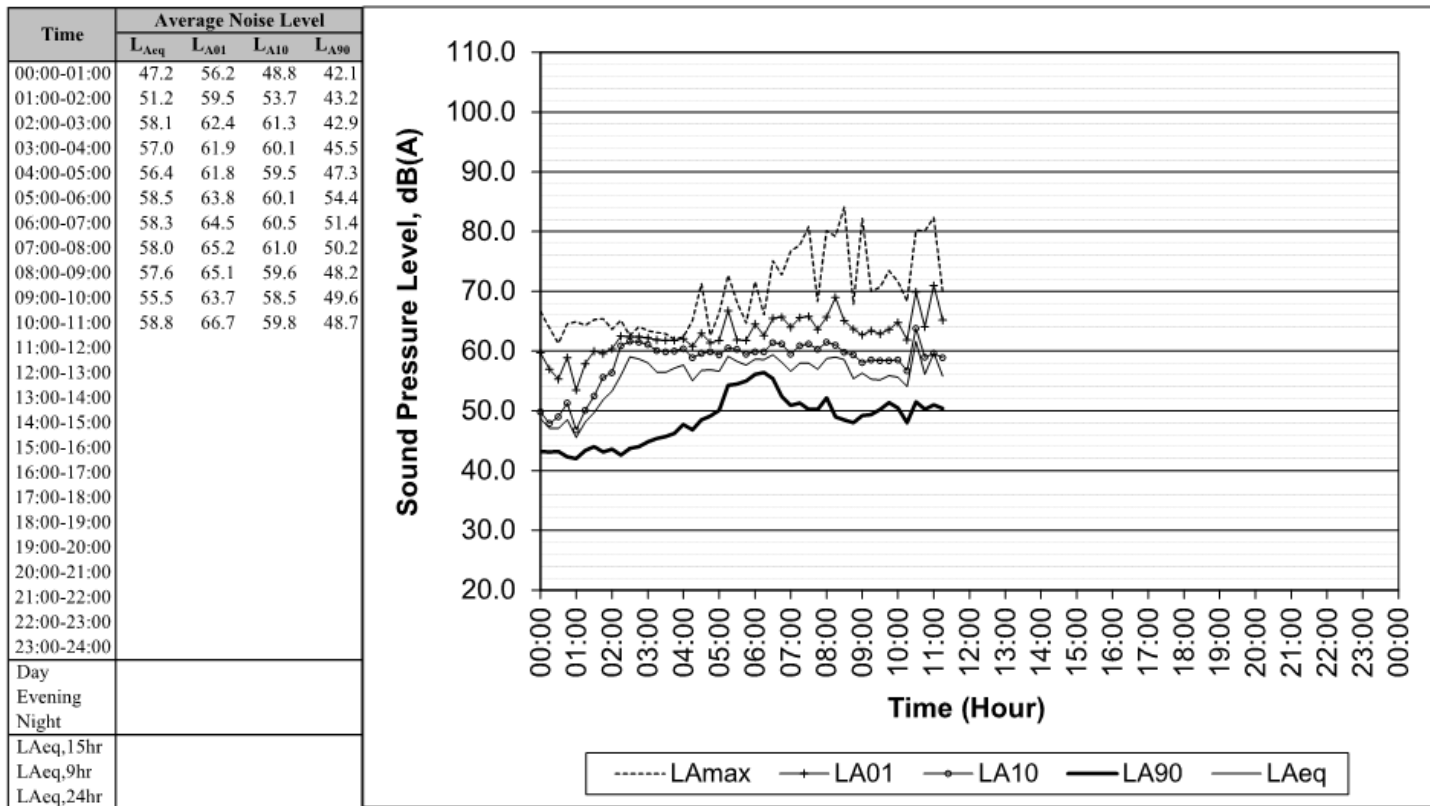
Measurement Location 5 Boundary Road, Liverpool
Front Yard

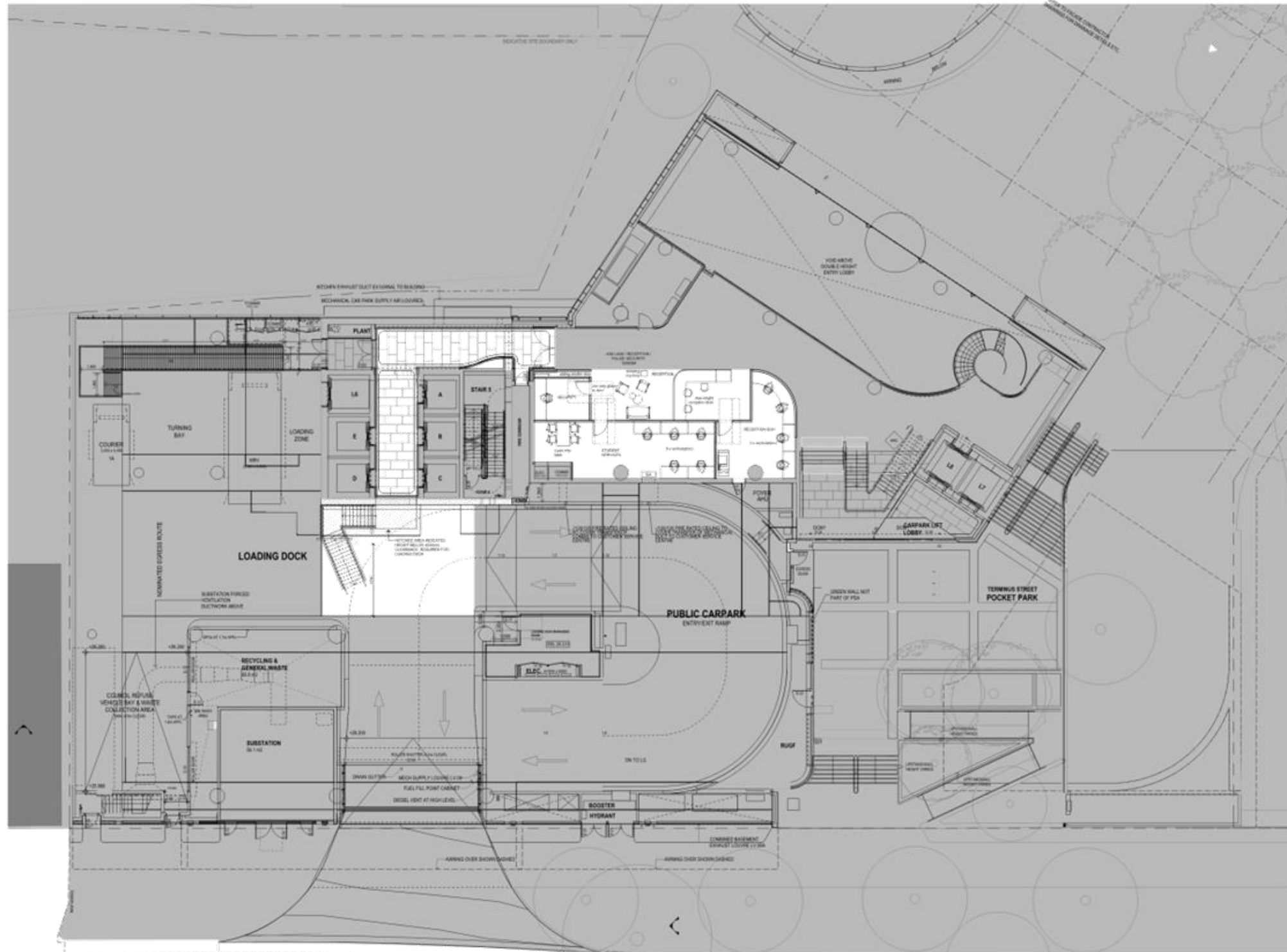
Project Title Proposed Residential Subdivision
3-5 Boundary Road, Liverpool

Measurement Date Friday, 17 February 2023

Notes

1. Tabulated L_{Aeq} are logarithmically averaged
2. Tabulated L_{A01} and L_{A10} are arithmetically averaged
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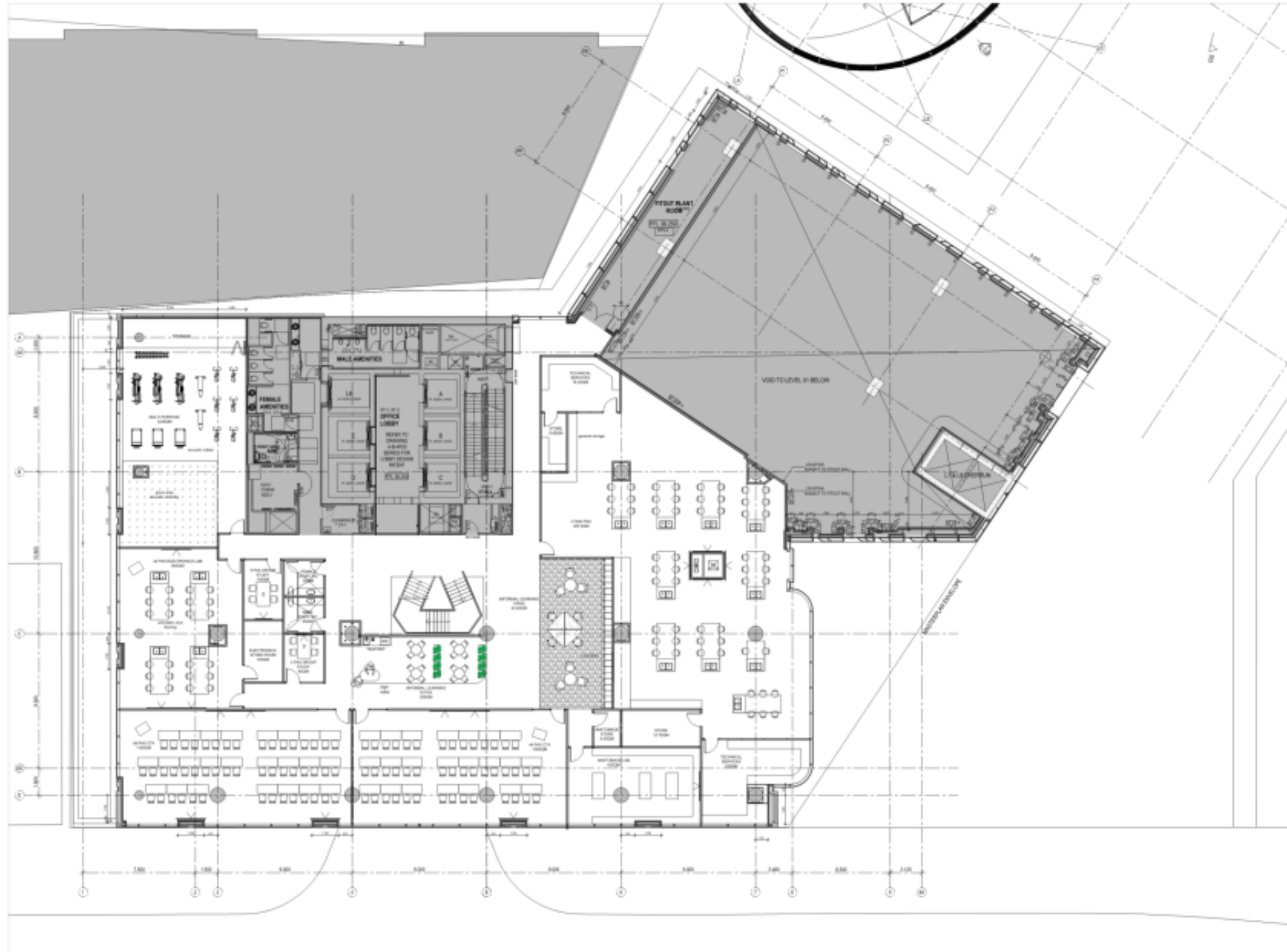




SHEET SUMMARY - UPPER LEVELS	
NO.	DESCRIPTION
1	LEVEL 1
2	LEVEL 2
3	LEVEL 3
4	LEVEL 4
5	LEVEL 5
6	LEVEL 6
7	LEVEL 7
8	LEVEL 8
9	LEVEL 9
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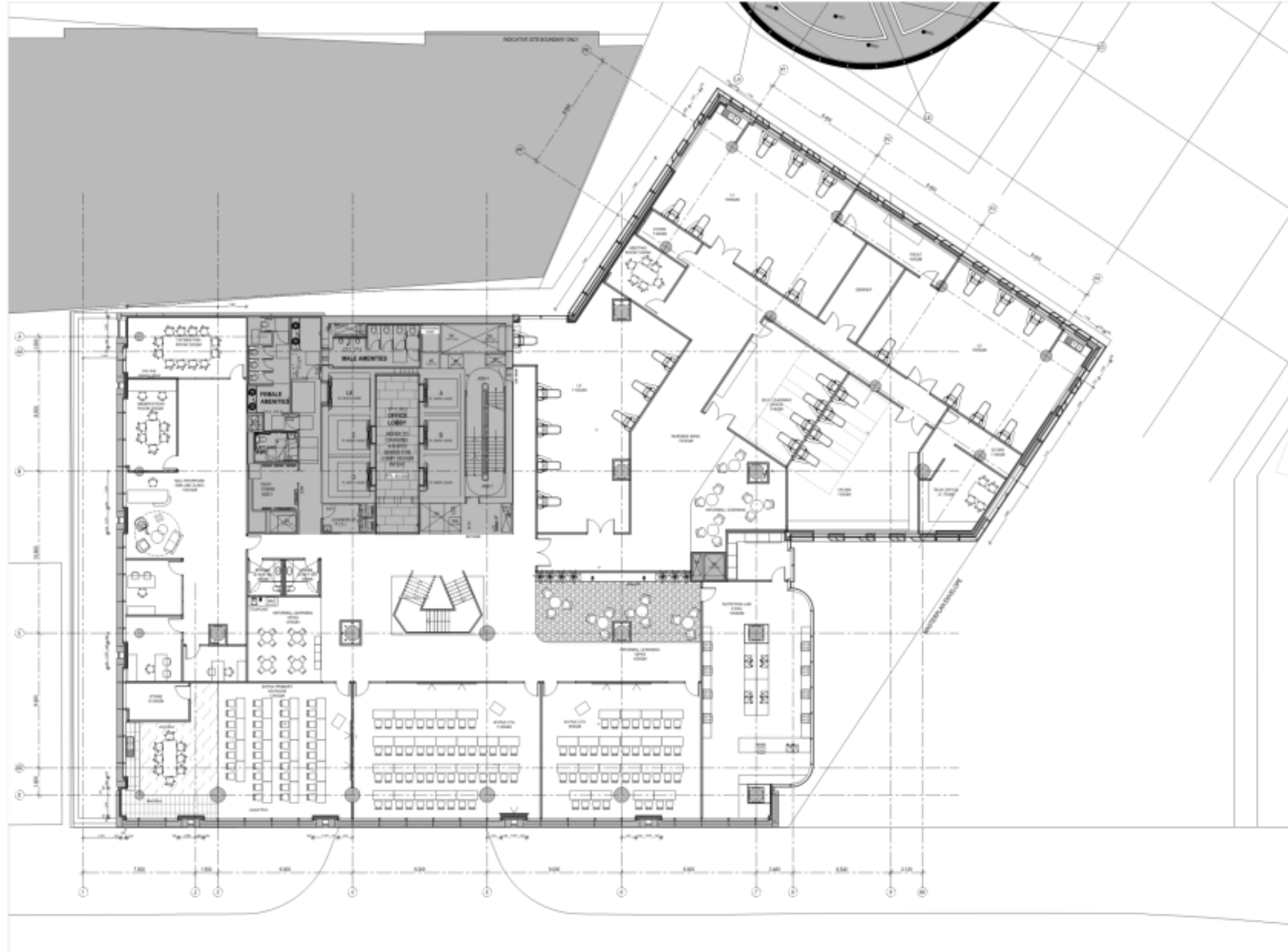


PROJECT NO.	SP24055
DATE	15.06.24
SCALE	1:100
ISSUE	SK03
DESIGNER	DP
CHECKER	AC
APPROVER	AC



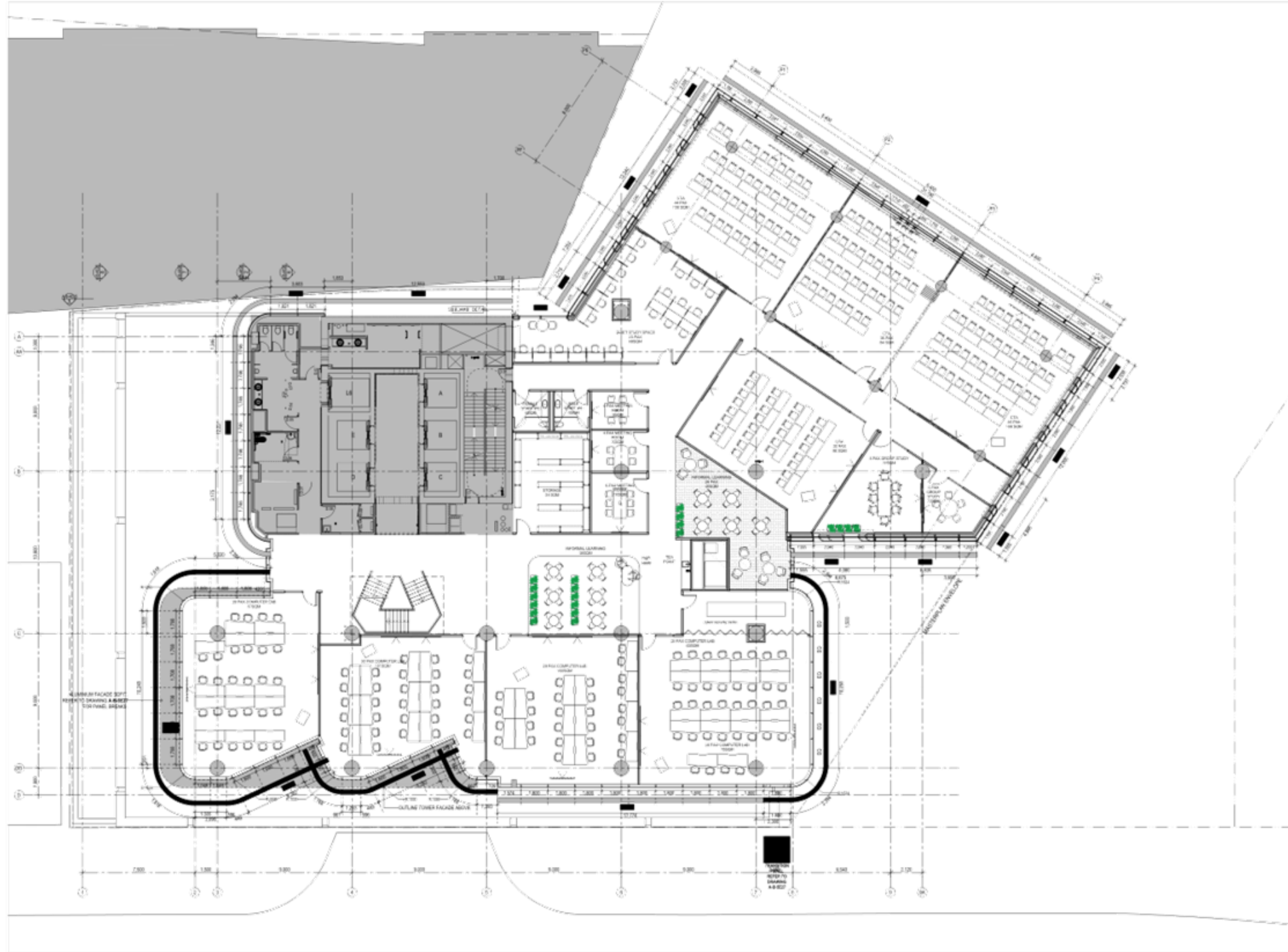
PROJECT SUMMARY (ONLY)		
NO.	DESCRIPTION	STATUS
1	CONCEPT DESIGN	COMPLETE
2	SCHEMATIC DESIGN	COMPLETE
3	PRELIMINARY DESIGN	COMPLETE
4	DEVELOPMENTAL DESIGN	COMPLETE
5	FINAL DESIGN	COMPLETE
6	CONSTRUCTION DOCUMENTS	COMPLETE
7	CONSTRUCTION	COMPLETE
8	OPERATIONAL	COMPLETE





REVISIONS		
NO.	DESCRIPTION	DATE





PRICE SUMMARY TABLE		
DESCRIPTION	QTY	PRICE
CONCRETE	1	1000
STEEL	1	1000
GLASS	1	1000
MECHANICAL	1	1000
ELECTRICAL	1	1000
PLUMBING	1	1000
LABOUR	1	1000
TOTAL		7000





REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
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4		
5		
6		
7		
8		
9		
10		





NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-452/2024 PAN-469778
Applicant	KNIGHT FRANK (AUST) P/L 123 PITT ST SYDNEY NSW 2000
Description of development	Change of use to an educational establishment (University). The proposed use is to occupy part of the upper ground, part level 1, levels 2, 3, 5 & 6 of an existing 14 storey building. No physical works or design changes are proposed as part of the application.
Property	CIVIC PLACE 40-52 SCOTT STREET LIVERPOOL NSW 2170 LOT 1 DP 1293937
Determination:	<TBC> Consent Authority - Local Planning Panel
Date of determination	11/12/2024
Date from which the consent operates	11/12/2024
Date on which the consent lapses	11/12/2029

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.

<Signature Required>

Manager of Development Assessment
Person on behalf of the consent authority

For further information, please contact Ben Paterson / Development Assessment Planner

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	Approval for the change of use			
This approval for the conceptual change of use is granted subject to the following conditions:				
<ul style="list-style-type: none"> • No design changes or physical works are approved under consent. • The plans endorsed under this consent are for the sole purpose of referencing the floor levels or parts thereof, where the change of use to an educational establishment has been approved. In the event of any inconsistency in the floor plans endorsed in this consent and the plans approved under DA-836/2020 (as amended), the latter prevails to the extent of inconsistency. • A separate development consent shall be obtained for works required for the change of use including any changes to the design approved under DA-836/2020 (as amended). • Any design changes or external works associated with future applications related to the change of use approved under this consent must be consistent with the conditions of approval for DA-836/2020. This shall include, but not limited to, any design changes being reviewed and endorsed by a Design Integrity Panel convened at the expense of the applicant. 				
Condition reason: To provide clarity on this approval and to ensure future development consents are obtained for the works.				
2	Approved plans and supporting documentation			
Change of use is approved in the areas identified in the plans below, except where the conditions of this consent expressly require otherwise.				
Approved plans				
Plan Number	Revision number	Plan title	Drawn by	Date of plan
SK03	1	UG Plan (Change of use issue)	IA Design	28/11/2024
SK03	1	L1 Plan (Change of use issue)	IA Design	28/11/2024
SK03	1	L2 Plan (Change of use issue)	IA Design	28/11/2024
SK03	1	L3 Plan (Change of use issue)	IA Design	28/11/2024
SK03	1	L5 Plan (Change of use issue)	IA Design	28/11/2024
SK03	1	L6 Plan (Change of use issue)	IA Design	28/11/2024
Any future application related to this change of use consent shall strictly comply with the recommendations in the documents listed below, unless otherwise specified in the conditions of consent.				
Document title	Version number	Prepared by	Date of document	
Building Code of Australia Compliance Audit Report	A	Mckenzie Group issue)	6/09/2024	

Liverpool Civic Place - Change of use – Traffic Impact Assessment	1	PTC	8/06/2024
<p>In the event of any inconsistency between the approved plans and documents, the approved plans prevail. Where there is inconsistency with the approved plan and documents, and the conditions of consent, the conditions prevail to the extent of discrepancy.</p>			
<p>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>			
<p>3. Comply with EP&A Act</p>			
<p>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.</p> <p>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.</p>			
<p>Condition reason: This condition is imposed to ensure compliance with legislative requirements.</p>			
<p>4. Details required with future Development Applications</p>			
<p>Any future application relating to this change of use shall be consistent with this approval and DA-836/2020, and shall include, but not limited to, the following details:</p> <ul style="list-style-type: none"> • Details of overall capacity i.e the staff and student numbers • Details of parking allocation for the staff • Vehicle maneuvering diagrams to demonstrate sufficient clearances to accommodate vehicles up to a Medium Rigid Vehicle (MRV) for general deliveries, if any changes are proposed to the existing layout approved under DA-836/2020 • Details of BCA upgrades required for the development • Car parking allocation for staff - 50 car parking spaces shall be allocated for use by the University of Wollongong for staff use out of the total 189 car parking allocated to Council as per the recommendations in the approved Traffic Impact Assessment. Details of this parking allocation should be indicated on the plans. 			
<p>5. Compliance with the Building Code of Australia</p>			
<p>Any future application associated with this change of use that involves building work, shall comply with the Building Code of Australia</p> <ol style="list-style-type: none"> 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— <ol style="list-style-type: none"> 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. 			
<p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>			

6.	Prohibition of gymnasium
	No gymnasium shall be permitted in the educational establishment approved under this consent.
	Condition reason: To minimise noise and vibration impacts from the development.

Prior to the Commencement of Use

7	Occupation Certificate
	<p>The premises must not be occupied until an Occupation Certificate (OC) is issued by the Principal Certifier. Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council via the NSW Planning Portal.</p> <p>The development shall comply with, but not limited to, the following requirements prior to the issue of an Occupation Certificate:</p> <ul style="list-style-type: none"> • A Mechanical Ventilation Certificate of Completion and Performance prepared by a professional engineer or other suitably qualified person must be submitted to certifier for their review and approval. The certification must be accompanied by details of the tests carried out in relation to ventilation and acoustics and confirm that the systems comply with the approved plans, specifications, Building Code of Australia and Australian Standard AS 1668 Parts 1 and 2. • A BCA compliance certificate shall be obtained by a suitably qualified building consultant to confirm all necessary upgrades have been undertaken for the use of the building as an educational establishment. • The certifier shall ensure that the development meets all the accessibility requirements in accordance with <i>Building Code of Australia</i> and the <i>Disability Discrimination Act 1992</i> in relation to the provision of equity in access for disabled persons. • The car parking allocation for university (minimum of 50 staff car spaces) and the accessible parking spaces shall be marked-up and appropriate wayfinding signage installed. • A Green Travel Plan shall be prepared by the university to encourage students and staff to use sustainable modes of travel including public transport use, walking and cycling. • A Plan of Management specific to the operation of the university but consistent with that of Liverpool Civil Place, shall be prepared including, but not limited to the following details: <ul style="list-style-type: none"> ○ Maximum capacities – staff and student numbers ○ Hours of operation ○ Security measures on site, including after hour security onsite ○ Complaints handling procedures ○ Emergency management ○ Contact details of relevant person during emergency/complaints ○ Other measures to ensure compliance with the conditions relating to the ongoing use of the premises. ○ Managing parking and visitors associated with the university <p>Condition reason: To ensure the development has been constructed to relevant standards, and all relevant requirements for the operation of the development are satisfied prior to the occupation of the building.</p>

Occupation and ongoing use

8	Operational requirements
	<p>The development shall operate in accordance with the operational conditions under DA-836/2020 (as amended), the additional conditions of this approval and the Plan of Management prepared in accordance with this consent. Where there is discrepancy in the conditions relating to the use, the conditions in this consent prevail to the extent of inconsistency.</p>

	<p>The university shall encourage sustainable modes of travel in accordance with the Green Travel Plan required by this consent.</p> <p>Condition reason: To minimise operational impacts from the development.</p>
9	<p>Goods in building</p> <p>All materials and goods associated with the use shall be contained within the building at all times.</p> <p>Condition reason: To ensure all materials and goods associated with the use are appropriately stored.</p>
10	<p>Unreasonable noise and vibration</p> <p>The use of the premises and/or machinery equipment installed must not give rise to offensive noise to interfere with the amenity of the neighbouring properties.</p> <p>Should an offensive noise complaint be received by Liverpool City Council, an acoustic assessment must be undertaken by a suitably qualified acoustic consultant and an acoustic report must be submitted to Liverpool City Council for review upon request. Any noise attenuation recommendations approved by Liverpool City Council must be implemented and verified by a suitably qualified acoustic consultant.</p> <p>Note: The 'suitably qualified acoustic consultant' must be a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.</p> <p>Condition reason: To mitigate potential offensive noise and amenity impacts.</p>
11	<p>Location of mechanical ventilation</p> <p>During occupation and ongoing use of the building, all mechanical ventilation system(s) or other plant and equipment that generates noise must be located on the site (including in a soundproofed area where necessary) to ensure the noise generated does not exceed 5dBa above the ambient background noise at the boundary adjacent to any habitable room of adjoining residential premises.</p> <p>Condition reason: To protect the residential amenity of neighbouring properties.</p>
12	<p>Operating hours</p> <p>During ongoing use of the premises, the hours of operation of the university are restricted to:</p> <p>Monday – Friday: 8:30 - 21:00 Saturday and Sunday: 8:30 - 17:30</p> <p>Condition reason: To protect the amenity of the local area</p>
13	<p>Deliveries and waste collection times</p> <p>During ongoing use, all deliveries, waste and recycling collection carried out by heavy vehicle/vehicles:</p> <ul style="list-style-type: none"> • are undertaken only between 9am - 5pm Monday - Friday; • only occur in designated loading and unloading areas on the property; do not occur on the street; • do not obstruct other operations; minimise disruption to public spaces; • maintain a clear service vehicle dock, car parking spaces and access driveways at all times; and all vehicles must enter and leave in a forward direction. <p>Condition reason: To ensure deliveries to the premises are carried out safely and protect the amenity of the local area</p>
14	<p>Noise Complaints register</p> <p>The operator must keep a legible record of all complaints received in an up to date Complaints Register. The Complaints Register must record, but not necessarily be limited to:</p> <ol style="list-style-type: none"> (a) the date and time, where relevant, of the complaint; (b) the means by which the complaint was made (telephone, mail or email); (c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect; (d) the nature of the complaint; (e) any action(s) taken by the Applicant in relation to the complaint, including any follow-up contact with the complainant; and if no action was taken by the Applicant in relation to the complaint, the reason(s) why no action was taken.

	<p>(f) allocate an individual "complaint number" to each complaint received.</p> <p>The Complaints Register must be made available for inspection when requested by Liverpool City Council.</p> <p>The industry must be operated in accordance with the approved Noise Management Plan and Complaints Handling Procedure at all times.</p> <p>Condition reason: To mitigate potential impacts associated with the development and establish a procedure for responding to enquiries.</p>
15	<p>Lighting</p> <p>Illumination of the site must be arranged in accordance with the requirements and specifications of AS 4282:2019 Control of obtrusive effects of outdoor lighting so as not to impact upon the amenity of the occupants of adjoining and nearby premises.</p> <p>Condition reason: To mitigate potential lighting impacts and protect the amenity of the surrounding area.</p>
16	<p>Noise - Spruiking</p> <p>No persons, such as those commonly known as 'spruikers' must operate either with or without sound amplification equipment for the purpose of advertising the use of the premises, the sale and availability of goods, services, entertainment or similar announcements.</p> <p>Condition reason: To mitigate potential acoustic impacts and protect the amenity of the surrounding area.</p>
17	<p>Noise - General</p> <p>Noise associated with the use of the premises, including mechanical plant and equipment, must not give rise to any one or more of the following:</p> <p>(a) The use of the premises including the cumulative operation of any mechanical plant, equipment, public address system or other amplified sound equipment must not give rise to the emission of 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.</p> <p>(b) The operation of any mechanical plant, equipment, public address system or other amplified sound equipment installed on the premises must not cause:</p> <p>i. The emission of noise as measured over a 15 minute period (LAeq (15 minute)) that exceeds the LA90 (15 minute) background noise level by more than 5 dB(A) when measured at the most affected residential boundary. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the NSW Environment Protection Authority's 'Noise Policy for Industry' (2017);</p> <p>ii. An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors;</p> <p>iii. 'offensive noise' as defined by the Protection of the Environment Operations Act 1997; and</p> <p>iv. Transmission of vibration to any place of different occupancy greater than specified in AS 2670.</p> <p>Condition reason: To mitigate potential intrusive noise and amenity impacts.</p>
18	<p>Environment</p> <p>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.</p> <p>Condition reason: To mitigate potential risks to human health and the environment.</p>
19	<p>Air Handling System</p> <p>Any liquid discharge from the air handling system resulting from the operation, maintenance and/or cleaning operations are to be disposed of into the sewer system. Discharge into the stormwater disposal system is not permitted.</p> <p>Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</p>
20	<p>Smoke-free Requirements</p> <p>The requirements of the Smokefree Environment Act 2000 and Smokefree Environment Regulation 2016 must be complied with at all times.</p>

	<p>This development consent does not imply that the development meets the requirements of the aforementioned legislation. In the event that the Applicant and/or Occupier wishes to facilitate smoking within the premises, they must ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the Smokefree Environment Act 2000 and Smokefree Environment Regulation 2016.</p> <p>Condition reason: To mitigate potential risks to human health and facilitate compliance with legislative requirements and relevant standards.</p>
21	<p>Limitations on food preparation during ongoing use</p> <p>During ongoing use of the premises, food preparation that generates heated air, smoke, fumes, steam or grease vapours must not be undertaken unless mechanical ventilation has been approved and installed under this consent.</p> <p>Condition reason: To ensure the safe operation of the premises and to protect the amenity of adjoining premises and the surrounding area.</p>
22	<p>No Amplified Sound Equipment or Music Outside</p> <p>Music and other amplified sound played on the premises must not give rise to 'offensive noise' as defined by the Protection of the Environment Operations Act 1997. The sound pressure level as measured over a 15 minute period (LAeq (15 minute)) must not exceed 5 dB(A) above the ambient background noise level (LA90 (15 minute)) at the boundary of the premises.</p> <p>Sound amplification equipment and music are not permitted in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.</p> <p>Condition reason: To mitigate potential acoustic impacts associated with the development.</p>
23	<p>Doors Opening into Outdoor Areas</p> <p>Doors opening into the outdoor area must be fitted with a self-closing mechanism to minimise noise emissions.</p> <p>Condition reason: To mitigate potential noise impacts associated with the development.</p>
24	<p>Food for Sale</p> <p>No open food is to be sold onsite and no food preparation is to occur onsite without prior approval from Liverpool City Council.</p> <p>Condition reason: To mitigate potential risks to human health.</p>
25	<p>On-site Parking</p> <p>Allocated staff parking spaces, including accessible parking spaces for the university, shall be clearly marked-up and appropriate signage provided to enable smooth operation of the parking areas.</p> <p>No student parking is permitted onsite</p> <p>Condition reason: To minimise conflict between users of the car park</p>
26	<p>Waste collection and management</p> <p>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.</p> <p>Condition reason: To mitigate potential risks to human health and the environment.</p>
27	<p>Waste storage area</p> <p>Waste bins must be stored in designated garbage/ trade refuse areas, which must be kept tidy at all times. Bins must not be stored or allowed to overflow in parking or landscaping areas, must not obstruct the exit of the building, and must not leave the site onto neighbouring public or private properties.</p> <p>Condition reason: To mitigate potential risks to human health and the environment.</p>

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.

APPENDIX B**SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM****Instructions for completing this form:**

Applicants of developments where social impact comment is required must complete this form. Depending on the type of application, the application may need to provide detail analysis of the relevant parts. i.e. if the DA is intended to acquire liquor & gaming license, question 8 (crime & safety) should be focused. If it is housing related DA, the SIA should provide further details on question 2 (housing) analyzing local needs and impact assessment.

If it has been determined that a CSIA report is required, then it should be submitted with further details in all relevant components.

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
Applicant's details:		Owner's details (if different to applicant):	
Name		Name	
██████████		Liverpool City Council	
Postal address		Postal address	
██████████		52 Scott Street, Liverpool	
Email		Email	
██████████			
Phone	Mobile	Phone	Mobile
	██████████		
Proposal details:			
Lot number& Registered plan number			
Site address			
40-52 Scott Street, Liverpool - Lot 1 DP 1293937			
Brief description of development proposal			
Change of use for multiple levels of an existing mixed use building to provide for an educational establishment, specifically for the purpose of a university. The institution that will be operating is the University of Wollongong (UoW). UoW already operates a campus within the Liverpool CBD at 33 Moore Street. It is proposed to relocate and expand the range of course offerings at the newly constructed Civic Place.			
The Development Application lodged with Liverpool City Council (Council) seeks consent for the use only. The internal fit out works will be resolved by way of a separate approval process likely by way of Complying Development.			

1. Population change	
<p>Will the development result in significant change/s to the local area's population? (either permanently and/or temporarily)</p> <p>Explanation: Changes to the size, structure and capacity of the population can have significant implications for the provision and adequacy of community facilities, services, community cohesion and/or social sustainability. Scoping questions: Will the development result in a change to the age structure, household composition or permanence of the resident population? Will the development result in the displacement or current residents, visitors and/or workers?</p> <p>Refer to: Australian Bureau of Statistics and profile.id.com.au websites</p>	
Yes	<p>If yes, briefly describe the impacts below</p> <p>The site benefits from an approval for a mixed use building. The change of use is not expected to result in a significant increase in the population levels beyond what was provided for in the existing and noting also that the proposal does not increase the quantity of Gross Floor Area (GFA).</p>
No	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>A university will contribute towards the vibrancy of the CBD particularly within the southern end, providing a use that extends beyond ordinary business hours. An educational establishment is a use that has been approved for the site under the concept approval.</p> <p>Introducing the use will displace some office floorspace within the mixed use building however UoW will be vacating its current floorspace elsewhere within the CBD, alternatively releasing some supply back into the market.</p>
2. Housing	
<p>Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</p> <p>Explanation: A mix of housing types, sizes and costs is necessary for social diversity (in terms of age family life cycles, income, cultural background) and social inclusiveness. Retention or expansion of affordable housing is necessary for social equity and to avoid displacement of individuals and families on lower incomes. Scoping questions: Will the development result in a mix of housing types and sizes? Will the development be appropriate to meet local needs and needs of special groups? Will the development result in the displacement of existing residents or alter the availability of affordable housing? Does neighboring design promote inclusion of different social groups and promote social interaction?</p> <p>Refer to: NSW Housing Strategy 2041 and Council's Homelessness Strategy & Action Plan. Council's Social Justice Policy 2018.</p>	
Yes	<p>If yes, briefly describe the impacts below</p> <p>There will be no change to housing.</p>
No	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p>

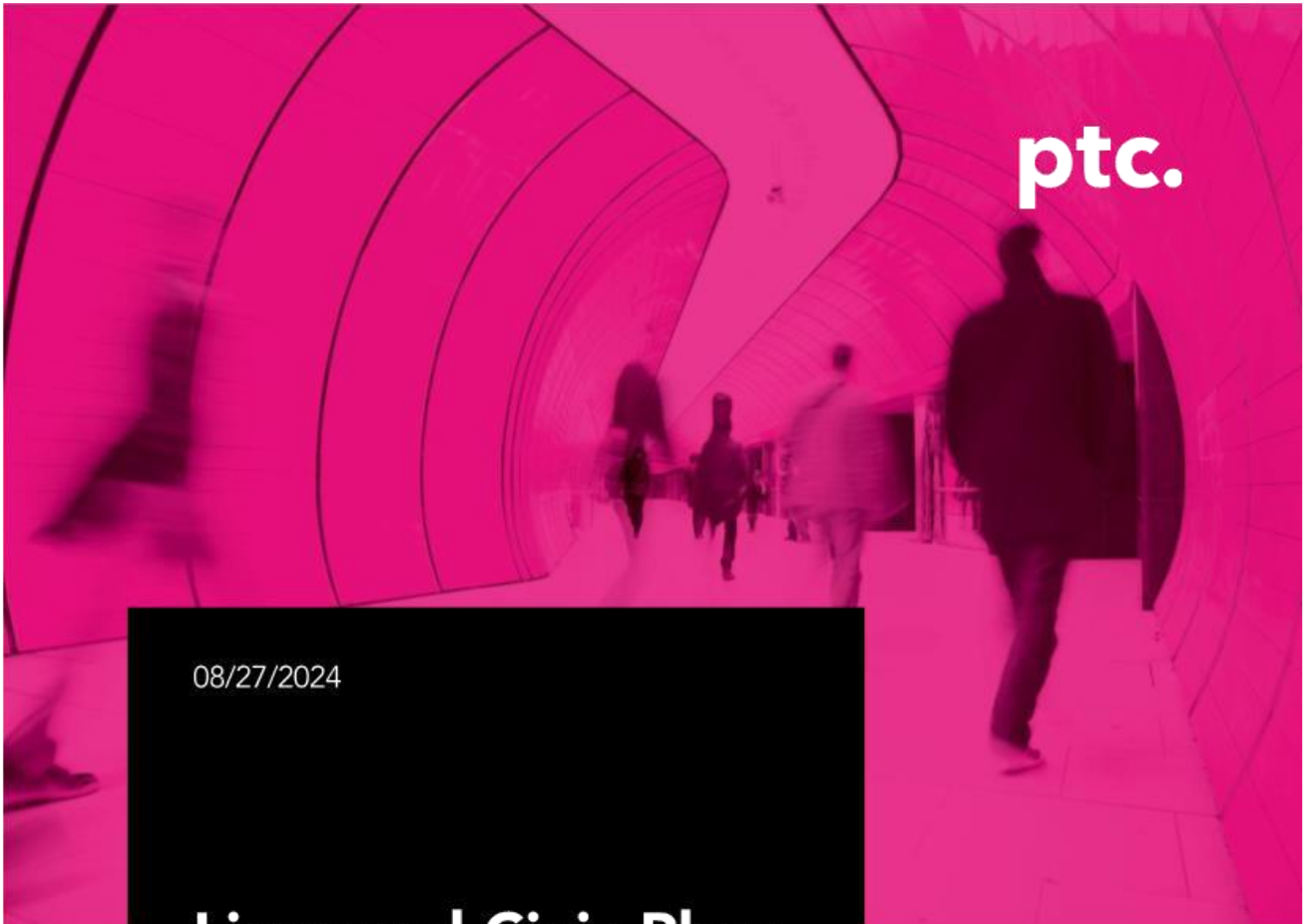
3. Accessibility	
<p>Will the development improve or reduce physical access to and from places, spaces and transport?</p> <p>Explanation: 'Access for all' is an essential component of a fair and equitable society. Accessible developments encourage inclusive communities, improve affordability of goods and services, maximize access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles).</p> <p>Consideration must also be given to accessibility for people with a disability Scoping questions: Will the proposal result in the group of the community being excluded or having limited in their access? Will someone with reduced mobility have trouble accessing and/or moving around this proposed development?</p> <p>Refer to: Australia's National Disability Strategy 2021-2031, NSW Disability Inclusion Act 2014 & Council's Disability Inclusion Action Plan 2017-2021.</p>	
Yes	<p>If yes, briefly describe the impacts below</p>
No	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The use is located within a recently constructed mixed use building. A university within the liverpool CBD with good access to public transport modes provides opportunity for a broad range of people to access the institution. It is co-located with Council and adjacent the library providing a hub for students and residents. With regard to the built form the proposal will utilise existing floors within a purpose built building, which has been designed in accordance with current accessibility requirements.</p>
4. Community and Recreation Services/ Facilities	
<p>Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?</p> <p>Explanation: Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability. Examples of facilities include community centers, leisure centers, recreation centers, sports fields and playgrounds.</p> <p>Scoping questions: Will the development ensure public access to the public domain? Will the development enhance sense of belongings and cultural association making people feel valued and contributing strong community & good health?</p> <p>Refer to: Council's Recreation, Open Space and Sports Strategy 2018-2028.</p>	
Yes	<p>If yes, briefly describe the impacts below</p> <p>There may be some minor increase in demand for services accessed by both students and educators. This may include leisure / recreation centres and sportsfields.</p>
No	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The proposal will not significantly change the population noting that the proposal seeks to change the use of existing floorspace and does not otherwise increase the GFA of the building. The demand for services and facilities would not differ significantly from that of the existing. The proposal will take the floor level that was previously approved for a child care centre. As demonstrated in the supporting written statement it is considered that there are sufficient alternatives and opportunities for child care.</p>

5. Cultural and Community Significance	
Will the development impact on any items or places of cultural or community significance?	
<i>Explanation: There may be certain places, items or qualities that are culturally valuable or significant to the community. They provide significant meanings and reference points for individuals and groups. This may include specific sites of Aboriginal significance. The acknowledgement and protection of these places, items or qualities is a key element in building strong and resilient communities.</i>	
<i>Scoping questions: Will the development ensure public access to the public domain? Will the development enhance sense of belongings and cultural association making people feel valued and contributing strong community & good health?</i>	
<i>Refer to: Council's Recreation, Open Space and Sports Strategy 2018-2028.</i>	
Yes	If yes, briefly describe the impacts below The proposal seeks to utilise existing floorspace within the CBD context. The site is mapped as containing a listed heritage item under Council's LEP.
No	Describe your proposed mitigations of negative impacts or enhancements of positive impacts below The proposal forms part of Civic Place which contains a significant civil plaza, library and community hub, and Council chambers. All of which will remain accessible to the public. The mapped heritage item is physically separated from the subject building and will not be impacted by the proposed use.
6. Community Identity and Sense of Belonging	
Will the development strengthen or threaten opportunities, social cohesion and integration within and between communities?	
<i>Explanation: Social cohesion and integration requires places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (town centres, parks, squares / plazas, civic spaces and streets)</i>	
<i>Consideration should be given to incorporating principles of good urban design into the development proposal. Scoping questions: Will the proposal encourage opportunities for informal interaction?</i>	
<i>Refer to the Creating Places for People: An Urban Design Protocol for Australian Cities, Federal government's Urban Design website. Better Placed-Government Architect NSW, Liverpool City Centre Public Domain Master Plan.</i>	
Yes	If yes, briefly describe the impacts below
No	Describe your proposed mitigations of negative impacts or enhancements of positive impacts below There is no change proposed to the community facilities or public domain approved as part of Civic Place. The existing public domain and amenity is considered to be well suited for a university use contributing towards opportunities for informal interaction. The existing Council assets including the School of Arts will not be affected by the proposed use. It is expected that university students and educators will increase visitation of the library and surrounding businesses and therefore interaction.

7. Health and Well-being	
<p>Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity?</p> <p>Explanation: Developments can increase or decrease opportunities for healthy lifestyles through improving or reducing the livability of places (due to things such as safety, noise, dust, aesthetics) or increasing or decreasing opportunities for:</p> <ul style="list-style-type: none"> • Walking, cycling, play and other physical activities; • Healthy food choices; and • Drinking, gambling and smoking <p>Consideration should be given to incorporating healthy urban design principles into the development proposal. Urban heat is a growing concern in SW Sydney which can lead to poor health and social outcomes. In addition to heat-related issues, it can lead to an over-reliance on air-conditioning. Scoping questions: Does the development has a potential to promote healthy lifestyle and livability of community? Will the development alter or contribute to the neighborhood's walkability and connectivity? Will the proposal support active transport options? Does the density proposed match the walkability of the neighborhood? Will the proposal have a positive or negative impact on urban heat and peoples options for coping with urban heat? How can any negative impacts be mitigated?</p> <p>Refer to: Healthy Built Environment Checklist in NSW Health website.</p>	
Yes	<p>If yes, briefly describe the impacts below</p> <p>The proposal will contribute towards healthy living and lifestyles through its appropriate location within the Liverpool CBD. The site is well serviced by public transport opportunities including the Liverpool Train Station which is within a walkable distance of circa 400m.</p> <p>The development will generate additional demand for public transport services but this is considered to be within existing capacity. Again noting that the proposed use will not increase the amount of floorspace nor significantly alter the intensity of uses on the site.</p>
No	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p>
8. Crime and Safety	
<p>Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?</p> <p>Explanation: Developments can increase or decrease perceived and actual safety. For example, through generating increased traffic, providing venues that may attract unruly behavior. This can diminish social cohesion and integration however impacts can be mitigated by appropriate design, traffic controls and management.</p> <p>Safer by Design principles should be considered in the development proposal. Good design aims to reduce the opportunities of crime and its supportive to the safety of the community. Scoping questions: Does the proposal have the potential to change the way people feel about their safety in the community? Have appropriate surveillance technologies been proposed? Is adequate lighting proposed to ensure safe nighttime use?</p> <p>Refer to: Council's Community Safety and Crime Prevention Strategy. Also, Crime Prevention Through Environmental Design (CPTED) Guidelines, NSW Police website</p>	
Yes	<p>If yes, briefly describe the impacts below</p> <p>It is proposed to use existing floorspace within a mixed use building. The site includes a significant civic square at the ground floor plane. Its use for the public and design as it relates to CPTED matters were considerations as part of the original approval. There are existing uses on the site including the library which are open beyond standard business hours. The university will contribute towards the use of the public domain outside of business hours and the perceived and actual safe use.</p> <p>Support services will be provided for students on site including a dedicated reception and security on site.</p>

No	Describe your proposed mitigations of negative impacts or enhancements of positive impacts below
9. Local Economy and Employment Opportunities	
<p>Will the development increase or reduce the quantity and/or diversity of local employment opportunities? (Temporary or permanent) Explanation: <i>Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes). Affordable travel expenses and local employment can support social equality & diversity. Scoping questions: Will employment and education be readily accessible from the development? Will the development alter the number or diversity of jobs available for the local community?</i></p> <p><i>Refer to: Council's Economic Development Strategy 2019-2029, Employment Strategy-Local Jobs for Local People.</i></p>	
Yes	<p>If yes, briefly describe the impacts below</p> <p>The expansion of UoW within the Liverpool LGA will increase the courses provided to students and teaching / higher education positions available. This will contribute towards the level of education available to the community and a skilled workforce within an accessible location.</p> <p>The proposal will displace other uses that would have occupied the space particularly commercial office floorspace. As UoW already have a presence in the CBD their relocation will also free up existing floorspace. Furthermore, despite the change of use there is still existing commercial floorspace that will be retained alongside Council offices.</p>
No	Describe your proposed mitigations of negative impacts or enhancements of positive impacts below
10. Supporting Diverse Communities and Needs of Specific Population Groups	
<p>Will the development increase or decrease inclusive opportunities (social, cultural, recreational employment, governance) for groups in the community with special needs? Explanation: <i>Council has a Social Justice Policy, which promotes access to life opportunities (e.g. jobs education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – young people, aged population, CALD communities, Aboriginal community, people with a disability, children and women). Developments can increase inclusiveness through the provision of culturally appropriate facility design and programs, and the avoidance of communication barriers.</i></p> <p><i>Refer to: Children and Young Persons (Care and Protection) Act 1998 No 157-NSW Legislation, Council's Community Strategic Plan, Growing Liverpool 2023, Social Justice Policy, Child Safe Policy, LEAPS Multicultural Plan, Youth Strategy and Disability Inclusion Action Plan.</i></p>	
	<p>If yes, briefly describe the impacts below</p> <p>UoW have an Equity, Diversity and Inclusion Policy and associated strategy which set out the principles that support their commitment to equity, diversity and inclusion in the study, work environment and all university related activities. Measures detailed on the indicative floor plans submitted as part of the application show dedicated prayer space, indigenous office space, learning support services, ally space forming part of the UoW Pride Network, parents rooms, wellness rooms and Safe and Respectful Communities space.</p>

Yes	Describe your proposed mitigations of negative impacts or enhancements of positive impacts below
No	



08/27/2024

**Liverpool Civic Place
- Change of Use
Traffic Impact
Assessment
report;**

Site Address: **50 Scott St, Liverpool NSW**

Document reference number: **24-1050**





document control;

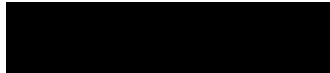
Issue:	Date	Issue details	Author	Reviewed
1	08/06/2024	Draft	OL	AM

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1. Introduction

1.1. Project summary

[Redacted] has engaged **ptc.** to conduct a Traffic Impact Assessment (TIA) for a proposed change of use application to enable a University tenant to occupy the Mezzanine, Levels 1, 2, 3, 5, and 6 of the Liverpool Civic Centre Office Tower.

The previous development application (DA-836/2020) for the subject building encompassed commercial office and childcare uses, whereas the new fit-out will transform these specified levels into a university campus, with the remaining levels continuing for use as office space.

1.2. Site Location and Context

The overall Civic Centre site is located at 52 Scott Street, which is within the Liverpool Local Government Area (LGA), as illustrated in Figure 1. The site is bounded by Scott Street and Macquarie Street to the North, Terminus Street to the South and Pirie Street to the west.

The site is located at the southern fringe of the Liverpool CBD, approximately 300m southwest of Liverpool Railway Station. It is also near several regionally significant land uses and features, including Liverpool Hospital, Westfield Liverpool, Western Sydney University Liverpool Campus, the Georges River, and Biggie Park public open space.



Source: Google Map, modified by **ptc.**

Figure 1 - Site Location



1.3. Site Description

The overall Liverpool Civic Place project comprises two sites to the east and west of a shared access way. The subject application is associated with the western component (known as Phase A) which accommodates the Library, Council offices and commercial office space. The eastern site (Phase B/C) is currently under construction by others and is not affected by or associated with this application. (Refer to Figure 2):

Western Site (Phase A)

- **Library Building:** This 6-storey structure, with a Gross Floor Area (GFA) of 5,000 square meters, accommodates a public library.
- **Office Tower:** This 13-storey building accommodates GFA of 16,668m² occupied by Liverpool City Council and commercial office space.



Figure 2 – Overall site layout and access locations

A basement beneath the buildings accommodates parking for Council employees, fleet vehicles, and public/tenant parking. The car park is divided into two areas with distinct vehicle access points at street level, managed by an access control system.

- **Council Building Basement Car Park:** Access is from Scott Street via a Shared Zone through the public plaza.
- **Public Car Park:** Access is from Terminus Street to 156 public spaces and 46 spaces for council-owned fleet vehicles.

The details of the existing and proposed yield for each land use of Liverpool Civic Place are tabulated in Table 1.

Table 1 - Proposed Landuse breakdown

Building	Potential Land Use	GFA
----------	--------------------	-----

ptc.

Library Building	Library	5,000m ²
Office Tower	Commercial Offices	9,968m ²
	University	6,700m ²

2. Existing Transport Facilities

2.1. Road Hierarchy

Roads within New South Wales are categorised in the following two ways:

- By classification (ownership)
- By the function that they perform

2.1.1. Road Classification

Roads are classified (as defined by the *NSW Roads Act 1993*) based on their importance to the movement of people and goods within NSW.

The classification of a road allows TfNSW to exercise authority of all or part of the road. Classified roads include Main Roads, State Highways, Tourist Roads, Secondary Roads, Tollways, Freeways, and Transitways. For management purposes, TfNSW has three administrative classes of roads:

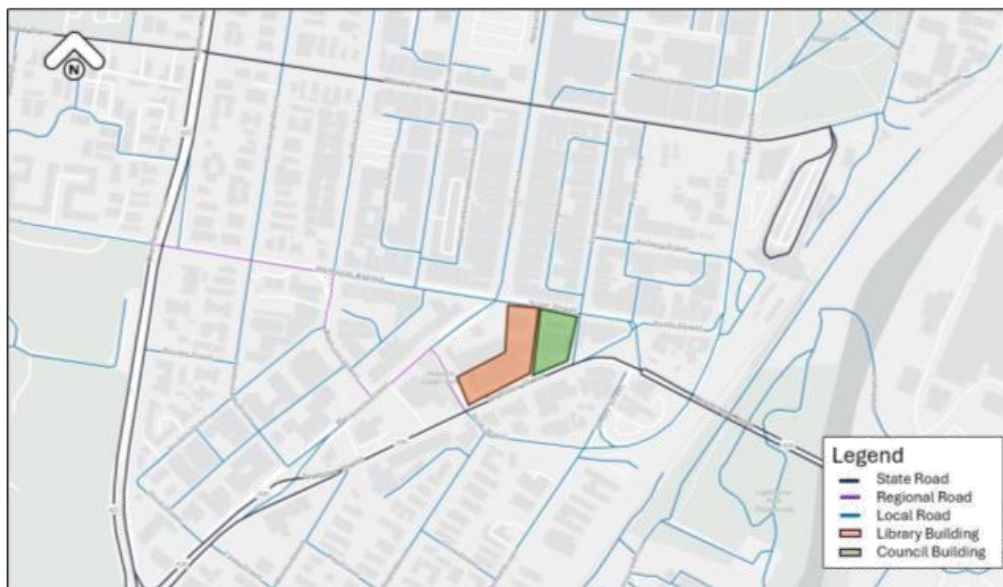
- **State Roads** – Major arterial links through NSW and within major urban areas. They are the principal traffic-carrying roads and are fully controlled and maintained by TfNSW. State Roads include all Tollways, Freeways and Transitways; and all or part of a Main Road, Tourist Road or State Highway.
- **Regional Roads** – Roads of secondary importance between State Roads and Local Roads, which, along with State Roads, provide the main connections to and between smaller towns and perform a sub-arterial function in major urban areas. Regional roads are the responsibility of councils for maintenance funding, through TfNSW funds some maintenance based on traffic and infrastructure. Traffic management on Regional Roads is controlled under the delegations to local government from TfNSW. Regional Roads may own all or part of a Main Road, Secondary Road, Tourist Road, State Highway, or other roads as determined by TfNSW.
- **Local Roads** – The remainder of the council-controlled roads, Local Roads, are the responsibility of councils for maintenance funding. TfNSW may fund some maintenance and improvements based on specific programs (e.g. urban bus routes road safety programs). Traffic management on Local Roads is controlled under the delegations to local government from TfNSW.

2.1.2. Functional hierarchy

Functional road classification involves the relative balance of the mobility and access functions. TfNSW defines four levels in a typical functional road hierarchy, ranking from high mobility and low accessibility to high accessibility and low mobility. These classes are:

- **Arterial Roads** – generally controlled by TfNSW, typically have no limit in flow and are designed to carry vehicles long distances between regional centres.
- **Sub-Arterial Roads** – can be managed by either TfNSW or the local council. Typically, their operating capacity ranges between 10,000 and 20,000 vehicles per day, and they aim to carry through traffic between specific areas in a sub-region or provide connectivity from arterial road routes (regional links)
- **Collector Roads** – provide connectivity between local roads and the arterial road network and typically carry 2,000 and 10,000 vehicles daily.
- **Local Roads** – provide direct access to properties and the collector road system and typically carry between 500 and 4,000 vehicles daily.

This section will examine and detail the current condition and administrative and functional classification of the roads in general proximity to the subject site, as shown in Figure 3.



Source: NSW Road Network Classification, modified by ptc.

Figure 3 - Road Hierarchy

2.1.3. Existing Road Network

The following sections describe the roads in proximity to the subject site, which are listed below.

- Terminus Street
- Pirie Street
- Macquarie Street
- Scott Street

➤ Terminus Street

Terminus Street is a State Road located on the south side of Liverpool Civic Place.

Terminus Street	
Road Classification	State Road
Alignment	East-West
Number of Lanes	Generally, 2 lanes in each direction
Carriageway Type	Undivided
Carriageway Width	15m
Speed Limit	60 km/h
School Zone	No
Parking Controls	No Stopping & Clearway 6 am-10 am & 3 pm-7 pm (Mon-Fri) eastbound, No Parking & Clearway 6 am-10 am & 3 pm-7 pm (Mon-Fri) westbound
Forms Site Frontage	Yes



Source: Google map street view, Eastbound towards Newbridge Road

➤ **Pirie Street**

Pirie Street is a Regional Road in proximity to the Liverpool Civic Place.

Pirie Street	
Road Classification	Regional Road
Alignment	North-South
Number of Lanes	Generally, 2 lanes in each direction
Carriageway Type	Undivided
Carriageway Width	18m
Speed Limit	50 km/h
School Zone	No
Parking Controls	No Stopping both sides
Forms Site Frontage	No



Source: Google map street view, Southbound towards Terminus Street

➤ **Macquarie Street**

Macquarie Street is a local road in close proximity to the Liverpool Civic Place.

Macquarie Street	
Road Classification	Local
Alignment	North-South
Number of Lanes	Generally, 2 lanes in each direction
Carriageway Type	Varies, divided / undivided
Carriageway Width	17m
Speed Limit	50 km/h
School Zone	No
Parking Controls	No Stopping & 1P parking northbound, No Stopping southbound



Source: Google Map Street View

➤ **Scott Street**

Scott Street is a local road located on the north side of the Liverpool Civic Place.

Scott Street	
Road Classification	Local Road
Alignment	East-West
Number of Lanes	Generally, 2 lanes westbound, 1 lane eastbound
Carriageway Type	Divided
Carriageway Width	12m
Speed Limit	50 km/h
School Zone	No
Parking Controls	1P Ticket 9am-6pm (Mon-Fri) & 1P 9am-12:30pm Sat eastbound & No Stopping westbound
Forms Site Frontage	Yes

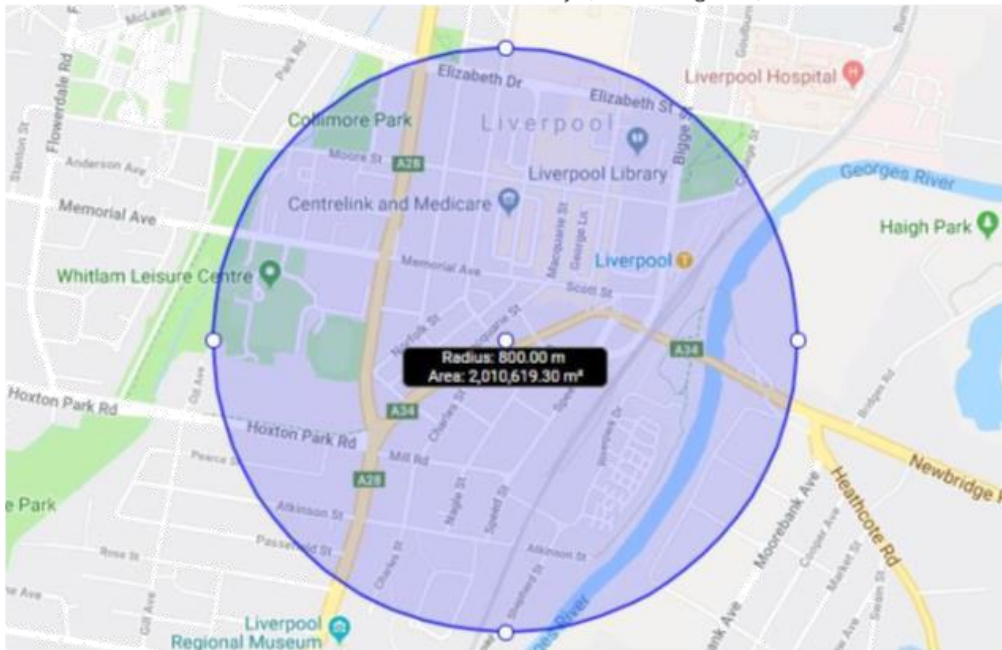


Source: Google Map Street View, Westbound towards Macquarie Street



2.2. Public Transport

The locality has been evaluated based on the available public transport options for accessing Liverpool Civic Place. According to the NSW Guidelines for Walking and Cycling (2004), a walking distance of 400-800 meters is considered comfortable for accessibility. (Refer to Figure 4).



Source: Google Map, modified by **ptc.**

Figure 4 - 800m Walking Catchment



2.2.1. Train Services

According to Figure 4, Liverpool Railway station is located within the 800-metre comfortable walking catchment. It services the T2 Inner West & Leppington Line, T3 Bankstown Line, and T5 Cumberland Line. The Train service frequencies are summarised in Table 2.



Source: TfNSW trip planner, modified by ptc.

Figure 5 - Train Service route

Table 2 - Train Service Summary

Train Line	From	To	Frequency approx.	Services operate approx. (Weekdays)	Services operate approx. (Weekends)
Inner West & Leppington	Leppington	City	Every 10-20 minutes More frequent during peak hours	5:21 am to 12:35 am	3:57 am to 12:27 am
Inner West & Leppington	City	Leppington	Every 20-30 minutes	4:58 am to 2:32 am	5:24 am to 2:17 am



			More frequent during peak hours		
Bankstown	Liverpool	City	Every 10-15 minutes in the peak hours	3:54 am to 12:24 am	4:06 am to 11:36 pm
Bankstown	City	Liverpool	Every 15-20 minutes in the peak hours	6:02 am to 2:32 am	5:47 am to 2:17 am
Cumberland	Leppington	Richmond	Every 30 minutes	6:21 am to 12:18 am	4:23 am to 11:53 pm
Cumberland	Richmond	Leppington	Every 30 minutes	7:19 am to 12:28 am	5:24 am to 12:54 am

As indicated, the train services provide high-frequency access between Liverpool, the City, and neighbouring town centres, particularly during commuter peak periods. These services make them a viable alternative mode of transport for prospective residents, students, visitors, and staff.

2.2.2. Bus Service

The closest bus stops to the site are located on Scott Street and George Street, as shown in Figure 6.



Figure 6 - Nearby Bus Stop Locations & Respective Bus Numbers

The frequency of bus service can be found in Table 3.



Table 3 - Bus Service Frequency

Route No.	Coverage	Monday - Friday	Sat, Sun and Public Holidays	Stop Location
866	Casula to Liverpool	Approximately every 30 minutes	Approximately every 1 hour	Scott St at Macquarie St
901	Holsworthy to Liverpool	Approximately every 30 minutes	Approximately every 1 hour	George St before Scott St
902	Holsworthy to Liverpool via Moorebank	Approximately every 30 minutes	Approximately every 1 hour	George St before Scott St
903	Liverpool to Chipping Norton (Loop Service)	Approximately every 30-40 minutes	Approximately every 1 hour (Sat) Approximately every 2 hours (Sun & Public Holidays)	George St before Scott St
M90	Burwood to Liverpool	Approximately every 10-15 minutes (Mon-Fri)	Approximately every 20 minutes	George St before Scott St

2.3. Active Transport

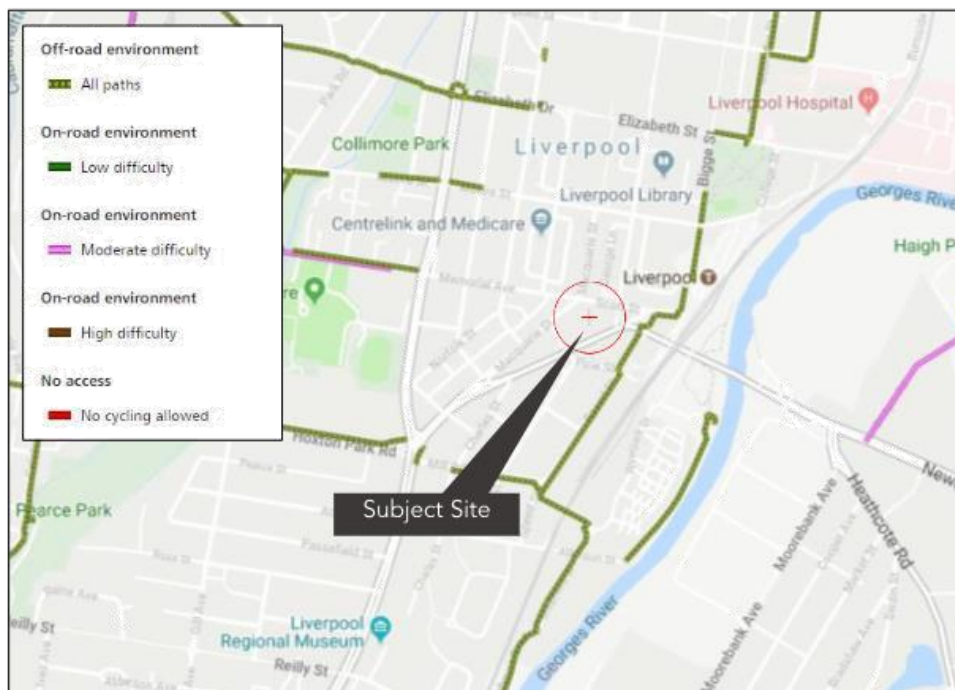
In addition to public transport, the locality has been assessed for its active transport potential. It is noted that the subject site is adjacent to the Liverpool City Centre which will likely lead to higher rates of walking and cycling trips.

In terms of public infrastructure, the local road network offers a high level of amenity and safety for pedestrians, providing footpaths on either side of most roadways, signalised crossing, supporting signage and appropriate lighting throughout the locality.

In accordance with the TfNSW Cycleway Finder, the subject site is located within a bicycle network comprising off-road paths as well as on-road cycle paths (see Source: NSW Cycleway Finder, modified by ptc.

Figure 7). It is noted that there are no dedicated cycleways along the immediate frontage of the site, and the cycling network within the vicinity of the site is disconnected between Liverpool Hospital and the western side of the Liverpool City Centre. Notwithstanding this, the existing cycling infrastructure provides a connection to Warwick Farm to the north, and the cycle route along the railway line, towards the south, provides linkage to Casula and Glenfield.

This will encourage and promote cycling as an alternative mode of transport for staff and students which is a healthy, low cost and environmentally friendly method of travel.



Source: NSW Cycleway Finder, modified by ptc.

Figure 7 - Cycleways in the locality of the site

3. Parking Assessment

3.1. Planning Policy

The proposed change of use is subject to the parking provision rates stipulated in the following planning documents, noting that the car park has been constructed as part of the approved development:

- Liverpool Development Control Plan (DCP) 2008 Part 1 – General Controls for all development
- Liverpool Development Control Plan (DCP) 2008 Part 4 – Development in Liverpool City Centre
- Liverpool Local Environmental Plan (LEP) 2008

3.1.1. Liverpool DCP

Part 1 of the Liverpool DCP refers to Clause 7.3 of the LEP and Section 4.4.2 of the DCP when calculating the minimum off-street parking requirements for developments within the Liverpool City Centre. The development site is within the city centre as defined in the LEP; therefore, LEP 2008 applies to the site and prevails over the controls of the DCP, as it is a statutory instrument.

It is important to note that the Clause 7.3 applied to "*the erection of a new building or an alteration to an existing building that increases the gross floor area of the building*".

The project is not proposing an increase to the floor area (or a new building) and therefore the Clause does not technically apply, however for the purposes of demonstrating compliance, the parking requirements have been adopted as presented below.

3.1.2. Liverpool LEP 2008 Clause 7.3 – Car Parking in Liverpool City Centre

The development site is within Liverpool City Centre and is zoned MU1 Mixed Use. To ascertain the parking requirements, the relevant planning controls for the different land uses proposed within the development are referenced.

3.1.3. Future Car Parking Provision based on GFA

Clause 7.3 of the LEP sets out the required minimum parking rate for the proposal. Importantly, however, subclause (5) notes that "Council-owned public car parking and parts of a building used for residential purposes must not be included as part of a building's Gross Floor Area (GFA) for this clause". Therefore, this project defines the minimum car parking rate for the proposed office and university uses.

It is noted that the car park is complete and operating with 189 spaces dedicated to the Council / office component. The table below presents the planning control requirements and how the existing spaces are to be distributed.



Table 4 - Car Parking Provision - LEP Requirement

Component	Level	Building / Use	GFA (m ²)	LEP Parking Requirement	Proposed Provision
Ground Floor	1 space per 200m ² GFA regardless of use on ground floor levels	Phase B Upper & Lower Ground Floor	784	5	5
		Phase C Lower Ground Floor	175		
Any other part of the building	1 space per 150m ² GFA for any use other than retail	Office	9,968	66	134
		University	6,700	46	50
Total				117	189

The distribution of parking spaces exceeds the minimum required provisions.

3.2. Accessible Car Parking

The accessible car parking rate stipulated in the Council DCP has been used to calculate the accessible car parking requirements for the proposed development. The requirements and proposed parking provision are summarised in Table 5.

Table 5 - Accessible Parking Provision

Component	Total Parking Provision	DCP Parking Rate	DCP Requirement	Existing Provision
Mixed use	189	No less than 2% of total parking demand	3	4

Note: The accessible parking provision is included within the total car parking capacity

3.3. Bicycle Parking Provision

The development must also provide bicycle parking spaces in accordance with the minimum requirements stipulated in the DCP Part 4 (May 2020 amendment, which refers to DCP Part 1 for the bicycle parking requirements:

- Office
 - 1 bicycle space per 200m² GFA for staff
 - 1 bicycle space per 750m² GFA for visitors

Table 6 - Bike Parking Provision

Component	GFA (m ²)/No. Of People	DCP Parking Rate	DCP requirement (min)	Proposed Provision
Office				



Staff	9,968	1 space per 200m ²	50	111 + 30 visitor spaces
Visitor	9,968	1 space per 750m ²	13	
Educational Facilities (e.g., University)				
Staff	670	1 per 10 staff	67	
Student		1 per 10 students		

* The visitor bike parking has been provided within the public domain, as bike hoops totalling 30 spaces for all visitors to the building. It is unlikely that the peak demand for visitor bike parking relating to the office and the library would coincide. Therefore, sharing these facilities is appropriate.

The proposed bicycle parking provision totals 141 spaces, which exceeds the DCP minimum requirement of 130 spaces.

3.4. Motorcycle Parking

The development must also provide motorcycle parking spaces in accordance with the minimum requirements stipulated in the DCP Part 4:

- 1 motorcycle space per 20 car spaces

Table 7 - Motorcycle Parking Provision

Component	Total Parking Provision	DCP Parking Rate	DCP requirement (min)	Proposed Provision
Office/ University	145	1 space per 20 car spaces	7	18

3.5. Service Vehicle Parking Provision

The service vehicle parking provision requirement has been extracted from the Council DCP, which stipulates the following:

"Sufficient service and delivery vehicle parking adequate to provide for the needs of the development."

The loading dock has been constructed to accommodate vehicles up to a Medium Rigid Vehicle (MRV) for general deliveries. It provides two (2) MRV spaces and two (2) Small Rigid Vehicle (SRV) spaces, which is anticipated to be sufficient to accommodate both components of the proposed development.

4. Traffic Impact Assessment

The following sections present an assessment of the proposed traffic conditions for the proposed university talent changes.

4.1. Traffic Generation

The Roads and Maritime *Guide to Traffic Generating Development v2.2 (2002)* and the subsequent technical direction *TDT2013/04a (2013)* has set out the vehicle trip generation rates for commercial and office, which are as follows:

- Morning peak hour vehicle trips = 1.6 per 100 sqm GFA
- Evening peak hour vehicle trips = 1.2 per 100 sqm GFA

The morning peak trip generation results comprise when applied to the relevant GFAs:

- Mixed-use commercial Building (Morning peak) = 9,968m² x 1.6 per 100m² = 159 trips
- Mixed-use commercial Building (Evening peak) = 9,968m² x 1.2 per 100m² = 120 trips

Guide to Traffic Generating Development 2022 and 2013 does not provide specific information on university trip generation rates. It is understood that only staff members will be permitted to park on campus.

However, since the number of parking spaces remains unchanged, the trips generated by the development will be capped and remain the same as before. The comparison between the proposed trip generation and the trip generation from the previous DA is presented in Table 8.

Table 8 – Proposed Trip Generation vs. Previous DA Trip Generation

Proposed Trip Generation					Previous DA Trip Generation					
Land Use	GFA	Vehicle trip rates		Vehicle Trip Generation		Land Use	Previous DA		Difference	
		AM	PM	AM	PM		AM	PM	AM	PM
Office	9,968	1.6 per 100m ²	1.2 per 100m ²	81	70	Commercial	81	70	0	0
University	6,700	N/A	N/A							
Total				81	70		81	70	0	0

As indicated, no traffic modelling is required, and there will be negligible impact on the surrounding area.



5. Conclusion and Summary

Knight Frank has engaged **ptc.** to prepare a Traffic Impact Assessment for a Development Application submitted to Liverpool City Council. This application involves a university tenant occupying part of a 13-storey commercial office tower at 52 Scott Street, Liverpool.

The proposal includes:

- Changing the use of 6,700 m² of Gross Floor Area (GFA) from commercial office to university purposes within the 13-storey commercial building while retaining 9,968 m² GFA for Council / Public Administration and commercial office use.

The assessment demonstrates that:

- the traffic activity generated by the proposed tenancy will remain unchanged,
- the site is well-served by public transport,
- no students will be permitted to park on campus,
- staff parking will be provided within an allocation of 50 spaces within the existing Council component of the basement car park.

It is concluded that the change of use will result in no detrimental impact on the surrounding road network compared with the approved use.

ptc.





UNIVERSITY
OF WOLLONGONG
AUSTRALIA

FACILITIES MANAGEMENT DIVISION
UOW South-Western Sydney Campus

Management Plan for UOW South-Western Sydney Campus

UNIVERSITY OF WOLLONGONG OVERVIEW

UOW is a young, dynamic and innovative university that over its almost 50-year history has become one of the best of Australia's new generation of universities.

UOW ranks 2nd nationally and 16th globally in the THE Young University Rankings. We were ranked equal 44th in the world, and 9th in Australia, in the 2024 edition of the prestigious Times Higher Education (THE) Impact Rankings, which are benchmarked against the United Nation Sustainable Development Goals.

These rankings reflect the underlying excellence of our teaching and research. We are justifiably among the top one per cent of universities in the world.

UOW will celebrate its 50th anniversary next year, when we will celebrate our significant contributions in teaching, research and academic excellence over five decades.

We have a strong reputation for creating a positive impact in our local and global communities through our teaching and research. This impact informs everything we do and shapes our university's purpose now and for the years to come.

In addition to our research impact, we produce some of the world's most employable graduates, by anticipating emerging workplace trends. Through our researchers, students, graduates and staff, we're working towards a more sustainable and equitable future for all. Now, more than ever, it's our responsibility to continue to use our knowledge and influence for the betterment of society.

Our 50th anniversary next year will be an opportunity to celebrate the university's past successes and to thank those who have contributed to them, while looking ahead with confidence to the positive contributions we can make over the next 50 years.

OPERATION

University of Wollongong South-Western Sydney Campus [UOW] is committed best practice management for its staff students and neighboring tenancies. UOW South-Western Sydney Campus has successfully managed its current operations at 33 Moore St, Liverpool, without impacting the public nor other building tenants. UOW South-Western Sydney is in the process of relocating its facility to Levels 1, 2, 3, 5 and 6 of Liverpool Civic Place, Liverpool, [LCP] where it will implement the same standards of care to ensure ongoing success in the management of the University and its associated relationships with key stakeholders and the wider community.

Management practices enforced by UOW for its operations at LCP will include the following:

USE

UOW's will have access to our tenanted levels only, in addition to any common areas publicly accessible in the building. Along with this, UOW will continue to leverage the partnerships, support and engagement with Liverpool City Council to create another community focused service in the region.

UOW SOUTH-WESTERN SYDNEY HOURS OF OPERATION

The core hours of operation are built around the 2 x core teaching periods [Spring and Autumn Semesters], outlined in below table:

47 weeks pa	4 weeks pa
Mon – Fri 8:30 – 21:00	Mon – Fri 8:30 – 21:00
Sat 8:30 – 17:30	Sat 8:30 – 17:30
Sun 8:30 – 17:30	Sun CLOSED

STAFF AND CAMPUS MANAGEMENT

- The Campus generally is open to staff and students during the above nominated hours.
- The Campus is also manned and supervised by staff during the above hours.
- Onsite administration staff manage general campus duties, with support from Wollongong team members.

GENERAL BUILDING ACCESS

- During UOW hours of operation, students and staff have general access to the campus via the main building entrance during standard building trading hours and lifts.
- Outside of these hours, UOW provides secure access for those required after hours access to UOW tenancy.

SMOKING / STUDENTS CONGREGATING IN PUBLIC AREAS

- The University of Wollongong is a smoke-free institution unless in designated smoking areas – none of which will be at the South-Western Sydney Campus.
- This includes smoking of all tobacco products or personal vaporisers.
- Part of UOW's intent is to create a welcoming campus and foster community engagement, however this is expected to be tailored towards the internal tenancy spaces of UOW South-Western Sydney Campus with limited congregation of students in public areas, beyond those waiting for public transport.

NOISE

- All lessons are held within the building. There will be no impact on neighbouring tenants.
- Ancillary noise from students loitering in common spaces will be minimal due to the nature of students and the provision of adequate study areas and break out zones across the UOW tenancy. This has not been an issue during our occupation of other high-rise tenancies in Sydney CBD or previously in 33 Moore St, Liverpool.
- Staff will ensure students enter/exit the building in a manner to reduce any noise impacts.

BIKE PARKING/PUBLIC TRANSPORT

- UOW is working to improve the environmental sustainability of its operations and has implemented initiatives and actions to reduce impacts and address UN Sustainable Development Goals.
- Part of this is providing support and information to staff and students to make informed decisions, this includes providing access to End of Trip Facilities and better connection between campuses via public transport.

Steve Darragh

Associate Director – Campus Planning
Campus Planning | Facilities Management Division





BUILDING CODE OF AUSTRALIA
Compliance Audit Report

University of Wollongong
52 Scott St, Liverpool

Prepared for: [REDACTED]
Project No.: 240864

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Date	Rev No	No. of Pages	Issue or Description of Amendment	Assessed By	Approved By	Date Approved
15/08/2024	-	14	Draft for comment	Kingsley Lunt	Geoff Pearce	15/08/2024
06/09/2024	A	14	Final	Kingsley Lunt	Geoff Pearce	06/09/2024

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Executive Summary

McKenzie Group Consulting was engaged by Knight Frank to conduct a BCA audit assessment of the proposed tenancy areas on Levels- Mezzanine, 1, 2, 3, 5, 6 at 52 Scott St, Liverpool NSW for due diligence purposes.

Review of the proposed tenancy areas would appear to indicate that it would have generally complied with the relevant Performance Requirements of the Building Code of Australia in force at the time of construction, understood to be BCA 2019 (Amdt 1) based on the Fire Engineering Report, Project No. P00052, rev 12 prepared by E-Lab, dated 11 September 2023, (the Fire Engineering Report).

It is noted that the proposed occupation of the subject areas of the building will constitute a change of building use as the existing building was predominantly built as a commercial office premises, apart from Level 6, which is understood to have development consent to operate as a childcare centre. The intended use is understood to be as an educational establishment. This change of use necessitates a Development Application and development consent being granted by the consent authority. The development standards relating to determining such a development consent includes reassessment of the existing construction's compliance with the Building Code of Australia relevant to the proposed use under the Environmental Planning and Assessment Act 1979 and statutory instruments made under it.

Subsequently the following table summarises the findings of the inspection where action is recommended to be undertaken. These recommended actions are based on our experience.

It should be noted that any fit out works that are not deemed as exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 require a building approval under the Environmental Planning and Assessment Act 1979, which should be obtained prior to undertaking the works.

General

BCA 2019 (Amdt 1) CLAUSE	ITEM	RECOMMENDED ACTION
Immediate (within 12 months)		
Section B	Structure	<p>Most of the proposed tenancy areas were originally designed as office space (BCA Class 5).</p> <p>Structural engineer's review required to ensure the base building can accommodate the proposed loads for an educational establishment, BCA Class 9b assembly building.</p>
C3.2, C3.4 (BCA 2022)	Non-protected openings within the external wall	The proposed tenancy areas have openings within the external wall that are within 3m of the boundary. The design does not satisfy the prescriptive BCA Deemed to Satisfy provisions and is reliant on a BCA performance solution utilising fire engineering assessment based on BCA CV1, CV2 assessment.

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C4D3, C4D5)		<p>It is recommended to ensure the fire engineer's written completion report and certification is provided to ensure they are satisfied that the as built construction meets the Fire Engineering Report requirements.</p> <p>Moreover, it is recommended for the existing fire engineering assessment to be reviewed by a Registered Certifier- Fire Safety to ensure the proposed change of use has no adverse impact and that this proposed use is within the permissible parameters of the Fire Engineering Report.</p>
D1.2 (BCA 2022 D2.3)	Number of exits required	<p>The Level 2 base building plant room is located within a section of the building that necessitates passing through the proposed tenancy area.</p> <p>Details of the tenancy agreement should ensure that access is afforded to base building maintenance staff to ensure safe access and egress from Level 2 is provided.</p>
D1.4 (BCA 2022 D2D5)	Exit travel distances	<p>The tenancy areas currently satisfy prescriptive BCA Deemed to Satisfy limitations, however this is based on an open plan floor layout.</p> <p>Architect and certifier at fit out design approval stage to reassess travel distances. Any extensions to travel distances that exceed Deemed to Satisfy limitations require a BCA Performance Solution to be developed by a Registered Certifier- Fire Safety.</p>
D1.6 (BCA 2022 D2D8)	Width of exits and paths of travel to exits (Level 6)	<p>There are areas between glazed sliding doors and external louvres that are <1m in width. From review of the Fire Engineering Report, these do not appear to have been assessed for BCA compliance.</p> <p>It is recommended for a Registered Certifier- Fire Safety to develop a BCA Performance Solution to demonstrate compliance of the reduced egress width areas.</p>
D1.6 (BCA 2022 D2D8)	Width of exits and paths of travel to exits	<p>It is noted that the upper levels are provided with two (2) storey exit doors into fire stairs which permits a maximum population per floor of 200 under the BCA's prescriptive DtS provisions.</p> <p>The proposed population of the tenanted areas is required to be reviewed by a Registered Certifier- Fire Safety against the existing Fire Engineering Report and a written report/ certification provided to confirm the proposed population is accommodated by the existing design, or a BCA Performance Solution proposed should it be found that the existing Fire Engineering Report is adversely affected and compliance compromised.</p>

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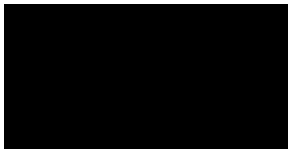
D2.21 (BCA 2022 D3D26)	Operation of latch	<p>Door hardware of Level 6 accessible sanitary facility requires remediation.</p> <p>Door hardware to be maintained/ remediated.</p>
E1.3 (BCA 2022 E1.2)	Fire hydrants	<p>The current fire hydrant system is installed to the requirements of the Fire Engineering Report which is understood to predominantly rely on meeting the design requirements of AS 2419.1-2017. Current BCA Deemed to Satisfy provisions require a system installed to AS 2419.1-2021.</p> <p>There are hydrants within the fire stairs and supplementary outlets within the tenancy floor plate.</p> <p>Accredited Practitioner Fire Safety to review the fit out proposals and ensure that where there is a reliance on the existing hydrant system, that an assessment of its ability to meet the operational needs of the new educational establishment use is considered as well as the location requirements of AS 2419.1-2021 relating to Additional internal hydrants. Either an objection from BCA compliance is to be demonstrated as reasonable (under the BCA exemption framework contained within Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021), or a BCA Performance Solution would be required to be developed by a Registered Certifier- Fire Safety.</p>
E1.4 (BCA 2022 D1D3)	Fire hose reels	<p>Fire hose reels are not installed due to areas being designed as office space where only extinguishers are required, whereas fire hose reels are required to educational establishment areas under BCA Deemed to Satisfy provisions.</p> <p>A BCA Performance Solution would be required to be developed by a Registered Certifier- Fire Safety to permit the use of extinguishers in lieu of fire hose reel installation to facilitate the change of building use from office to educational establishment.</p>
Section E	Services and Equipment	<p>Level 6 has been finished to a cold shell standard. Fire services however have not been fully commissioned as there are protective coverings remaining on smoke detector heads, and the Sub Fire Indicator Panel on Level 6 is in fault.</p> <p>Fire services are to be fully commissioned to confirm the space is safe to occupy and permit further fit out works occurring.</p>

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		Accredited Practitioner Fire Safety to provide written report and certification confirming System Interface Testing and commissioning of all fire services have been successfully completed.
Part F2 (BCA 2022 Part F4)	Sanitary and other facilities	<p>Currently there are male, female and accessible sanitary facilities on each level.</p> <p>Educational establishments require separate sanitary facilities for staff and students. Additional sanitary facilities would need to be included within the fit out design.</p>
Part F4 (BCA 2022 Part F6)	Light and ventilation	<p>Most of the proposed tenancy areas were originally designed as office space (BCA Class 5).</p> <p>Mechanical engineer's review required to ensure there is sufficient provision for mechanical ventilation of the proposed areas, noting any increase in population from 200 per floor may not be currently accommodated by the base building.</p>
Section J	Energy Efficiency	<p>Level 6 has been finished to a cold shell standard.</p> <p>Rigid foil insulation board has been applied to the soffit in certain areas. Some of the joints are left exposed, including around the skylights.</p> <p>Any areas of exposed insulation core and unfinished areas are to be completed. This is to ensure both energy and fire compliance (fire hazard properties)</p> <p>Details of the insulation product utilised are to be provided along with certification from the installer that the product has been installed in accordance with manufacture requirements, the approved design, and the BCA.</p>

Prepared by



Kingsley Lunt
Building Surveyor
McKenzie Group Consulting

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1. INTRODUCTION

This report has been prepared as a review of the existing conditions in relation to their compliance with the current Deemed-To-Satisfy provisions of the Building Code of Australia 2022.

The following BCA report has been prepared on the basis of a single site inspection undertaken on 9th August 2024 and a review of documentation outlined in appendix A of this report.

2. UPGRADING FROM EXISTING BUILDING – LEGISLATIVE PROVISIONS

General retrospective legislative provisions related to existing buildings requires the assessment of existing buildings in relation to current standards where building work comprising more than 50% is proposed to occur. Any new work is required to comply with current legislation.

It is noted that the proposed occupation of the subject areas of the building will constitute a change of building use as the existing building was predominantly built as a commercial office premises, apart from Level 6, which is understood to have development consent to operate as a childcare centre. The intended use is understood to be as an educational establishment. This change of use necessitates a Development Application and development consent being granted by the consent authority. The development standards relating to determining such a development consent includes reassessment of the existing construction's compliance with the Building Code of Australia relevant to the proposed use under the Environmental Planning and Assessment Act 1979 and statutory instruments made under it.

Notwithstanding the above, provisions exist for the local Council or NSW Fire Brigades to undertake an inspection of the building and request an upgrade where occupant safety may be compromised.

For the purposes of this assessment, current legislation has been assumed as the benchmark for compliance. Discretionary provisions may be able to be utilised in areas in which upgrading to current standards would create a significant construction issue with no compensating increase in health, safety and amenity.

3. BUILDING DESCRIPTION

The building generally appears to comply with the applicable provisions of the regulations in force at the time of construction.

The building consists of a mixed use development comprising of two (2) towers comprising of predominantly office space, sitting on top of basement car parking.

The building is made up of concrete framework, with a predominantly glazed external façade.

The main fire systems observed within the building were:

- Sprinklers
- Hydrants & hose reels (non-office areas)
- Portable fire extinguishers
- Emergency lighting & exit signage
- Emergency warning and intercommunication system
- Fire control centre

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- Stair pressurisation system and zonal smoke hazard management system
- Automatic fire detection and alarm system

4. STRUCTURE

4.1 Structural Performance

Most of the proposed tenancy areas were originally designed as office space (BCA Class 5).

Structural engineer's review required to ensure the base building can accommodate the proposed loads for an educational establishment, BCA Class 9b assembly building.

5. FIRE RESISTANCE

5.1 Fire Resistance Levels

The building is required to satisfy requirements for a Type A construction (most stringent in terms of fire ratings) pursuant to the prescriptive BCA Deemed to Satisfy provisions.

As the load-bearing columns and floors are constructed of reinforced concrete, a two (2) hour rating would be expected to be achieved.

5.2 Fire Hazard Properties

The building is provided with carpet, tiles and vinyl to the floor with plasterboard walls and (in tenancy areas on the Mezzanine, Level 1, 2, 3, 5) suspended ceiling being the predominant finished surface materials. It is assumed that these would all have complied with the applicable fire hazard properties at the time of installation.

All new internal linings provided, as part of future refurbishments should comply with the fire hazard properties of Specification 7 (prev. Spec. C1.10) of the current BCA 2022.

5.3 Protection of Openings

The proposed tenancy areas have openings within the external wall that are within 3m of the boundary. The design does not satisfy the prescriptive BCA deemed to satisfy provisions and is reliant on a BCA performance solution utilising fire engineering assessment based on BCA CV1, CV2 assessment.

It is recommended to ensure the fire engineer's written report is provided to ensure they are satisfied that the as built construction meets the Fire Engineering Report requirements.

Moreover, it is recommended for the existing fire engineering assessment to be reviewed by a Registered Certifier- Fire Safety to ensure the proposed change of use has no adverse impact and that this proposed use is within the permissible parameters of the Fire Engineering Report.

6. EGRESS

6.1 Provision for Escape

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The current 'Deemed-To-Satisfy' provisions of the Building Code of Australia stipulate that exits are required to be fire isolated.

Additionally, the BCA stipulates the following in relation to travel distances:

'No point on a floor must be more than 20m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.'

The tenancy areas currently satisfy prescriptive BCA Deemed to Satisfy limitations, however this is based on an open plan floor layout.

Architect and certifier to assess fit out implications. Any extensions to travel distances that exceed Deemed to Satisfy limitations require a BCA Performance Solution to be developed by a Registered Certifier- Fire Safety.

6.2 Door Hardware

The current prescriptive BCA Deemed to Satisfy provisions stipulate that all doors in an exit or in the path of travel to an exit must be readily openable without a key from the person seeking egress via a single handed action on a single device, or fitted with a fail safe device to open on general fire alarm.

Door hardware of Level 6 accessible sanitary facility requires remediation.

Door hardware to be maintained/ remediated.

6.3 Number of Exits Required

The Level 2 base building plant room is located within a section of the building that necessitates passing through the proposed tenancy area.

Details of the tenancy agreement should ensure that access is afforded to base building maintenance staff to ensure safe access and egress from Level 2 is provided.

6.4 Exit Travel Distances

The tenancy areas currently satisfy prescriptive BCA Deemed to Satisfy limitations, however this is based on an open plan floor layout.

Architect and certifier to assess fit out implications. Any extensions to travel distances that exceed Deemed to Satisfy limitations require a BCA Performance Solution to be developed by a Registered Certifier- Fire Safety.

6.5 Widths of Exits and Paths of Travel to Exits

There are areas between glazed sliding doors and external louvres that are <1m in width. From review of the Fire Engineering Report, these do not appear to have been assessed for BCA compliance.

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It is recommended for a Registered Certifier- Fire Safety to develop a BCA Performance Solution to demonstrate compliance of the reduced egress width areas.

It is noted that the upper levels are provided with two (2) storey exit doors into fire stairs which permits a maximum population per floor of 200 under the BCA's prescriptive DTS provisions.

The proposed population of the tenanted areas are required to be reviewed by a Registered Certifier- Fire Safety against the existing Fire Engineering Report and a written report/ certification provided to confirm the proposed population is accommodated by the existing design, or a BCA Performance Solution proposed should it be found that the existing Fire Engineering Report is adversely affected.

6.6 Access for Person with Disabilities

It is noted the existing buildings have been designed to BCA 2019 (Amdt 1). An Access Construction Compliance Statement prepared by Jensen Hughes dated 31 October 2023 has been provided.

7. FIRE SERVICES & EQUIPMENT

The following services were found to be provided within the building:

- Sprinklers
- Hydrants & hose reels (non-office areas)
- Portable fire extinguishers
- Emergency lighting & exit signage
- Emergency warning and intercommunication system
- Fire control centre
- Stair pressurisation system and zonal smoke hazard management system
- Automatic fire detection and alarm system

7.1 Sprinklers

Proposed tenancy areas are sprinkler protected throughout.

A Fire Safety Certificate should be provided to demonstrate compliance of the base building system along with commissioning documentation and installation certification from an Accredited Practitioner Fire Safety.

7.2 Fire Hydrants

Fire hydrants have been provided to the building. The current prescriptive provisions would require hydrants to be located within the fire stair. The hydrants are located outside the fire stairs and further than four (4) metres of an exit. Fire hydrants observed appears tagged and maintained.

A Fire Safety Certificate should be provided to demonstrate compliance of the base building system along with commissioning documentation and installation certification from an Accredited Practitioner Fire Safety.

Current fire hydrant system is installed to the requirements of the Fire Engineering Report. Current BCA Deemed to Satisfy provisions require a system installed to AS 2419.1-2021.

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There are hydrants within the fire stairs and supplementary outlets within the tenancy floor plate.

Accredited Practitioner Fire Safety to review the fit out proposals and ensure that where there is a reliance on the existing hydrant system, that an assessment of its ability to meet the operational needs of the new educational establishment use is considered as well as the location requirements of AS 2419.1-2021 relating to Additional internal hydrants. Either an objection from BCA compliance is to be demonstrated as reasonable (under the BCA exemption framework contained within Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021), or a BCA Performance Solution would be required to be developed by a Registered Certifier- Fire Safety.

7.3 Fire Hose Reels

Fire hose reels are not installed due to areas being designed as office space, where only extinguishers are required, whereas fire hose reels are required to educational establishment areas under BCA Deemed to Satisfy provisions.

A BCA Performance Solution would be required to be developed by a Registered Certifier- Fire Safety to permit the use of extinguishers in lieu of fire hose reel installation.

7.4 Portable Fire Extinguishers

Portable fire extinguishers have been provided throughout each tower level inspected.

Each extinguisher observed appeared tagged and maintained.

As part of proposed fit out works, documentation would need to be developed to modify locations to suit the new layout.

7.5 Fire Control Rooms

There is a fire control centre serving the building. This is subject to a BCA Performance Solution contained within the Fire Engineering Report.

7.6 Smoke Hazard Management

Smoke hazard management measures within the building include a detection & alarm system, stair pressurisation to each fire-isolated stair, and zonal smoke hazard management (pressurisation) on each compartment level.

Level 6 has been finished to a cold shell standard. Fire services however have not been fully commissioned as there are protective coverings remaining on smoke detector heads, and the Sub Fire Indicator Panel on Level 6 is in fault.

Fire services are to be fully commissioned (through issuance of an Occupation Certificate) to confirm the space is safe to occupy and permit further fit out works occurring.

Accredited Practitioner Fire Safety to provide written report and certification confirming System Interface Testing and commissioning of all fire services have been completed.

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A Fire Safety Certificate should be provided to demonstrate compliance of the base building system along with commissioning documentation and installation certification from an Accredited Practitioner Fire Safety.

As part of proposed fit out works, documentation would need to be developed to modify locations of detectors to suit the new layout.

7.7 Emergency Lighting and Exit Signage

A system of exit and emergency lighting is provided within the building and generally satisfies the applicable requirements with regard to directional indication and exit location.

Additionally, some exit signs on commercial levels were not illuminated and should be addressed as part of any ongoing maintenance regime.

A Fire Safety Certificate should be provided to demonstrate compliance of the base building system along with commissioning documentation and installation certification from an Accredited Practitioner Fire Safety.

As part of proposed fit out works, documentation would need to be developed to modify locations of signs and emergency lights to suit the new layout.

7.8 Emergency Warning & Intercommunication System

An emergency warning and intercommunication system was observed throughout the building.

A Fire Safety Certificate should be provided to demonstrate compliance of the base building system along with commissioning documentation and installation certification from an Accredited Practitioner Fire Safety.

As part of proposed fit out works, documentation would need to be developed to modify locations of speakers to suit the new layout.

8. HEALTH & AMENITY

8.1 Sanitary & Other Facilities

Currently there are male, female and accessible sanitary facilities on each level.

Educational establishments require separate sanitary facilities for staff and students. Additional sanitary facilities would need to be included within the fit out design. It is recommended that owner obligations are reviewed to ensure that as part of any upgrade works, further provision of facilities complying with AS1428 are considered.

8.2 Light and Ventilation

Most of the proposed tenancy areas were originally designed as office space (BCA Class 5).

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Mechanical engineer's review required to ensure there is sufficient provision for mechanical ventilation of the proposed areas, noting any increase in population from 200 per floor may not be currently accommodated by the base building.

9. ENERGY EFFICIENCY

9.1 Energy efficiency

Level 6 has been finished to a cold shell standard.

Rigid foil insulation board has been applied to the soffit in certain areas. Some of the joints are left exposed, including around the skylights.

Any exposed core areas and unfinished areas are to be completed. This is to ensure both energy and fire compliance (fire hazard properties).

Details of the insulation product utilised are to be provided along with certification from the installer that the product has been installed in accordance with manufacture requirements, the approved design, and the BCA.

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Appendix A – Documentation Referenced

The following documentation was used in the assessment and preparation of this report:

- Fire Engineering Report, Project No. P00052, rev 12 prepared by E-Lab, dated 11 September 2023
- Access Construction Compliance Statement prepared by Jensen Hughes dated 31 October 2023
- The Building Code of Australia 2019 (Amdt 1).
- The Building Code of Australia 2022.