

APPENDIX 1

CONSENT FOR DA 1636/2012



Goodman Property Services
Level 17
60 Castlereagh Street
SYDNEY NSW 2000

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Being the applicant in respect of Development Application No. DA-1636/2012 and pursuant to Section 81 (1) (a) of the Act, Notice is hereby given of the determination by Liverpool Council as Consent Authority of the above described Development Application relating to:

OWNER:	Trust Company Limited C/- Goodman Property Services (Aust) Pty Ltd GPO Box 4703 SYDNEY NSW 2001
LAND:	30 - 40 Yarrowa Street Prestons NSW 2170 Lot 2 DP 28729 & Lot 102 DP 1117691
PROPOSED DEVELOPMENT:	Civil works comprising of bulk earthworks and provision of infrastructure
DETERMINATION:	Delegated Authority
CONSENT TO OPERATE FROM:	12 December 2012
CONSENT TO LAPSE ON:	12 December 2014 (Unless physically commenced)
ATTACHMENTS:	1. Conditions of Approval

Before commencing the development please read the Development Consent carefully and make sure that you understand all the conditions that have been imposed. Please contact Liverpool City Council regarding any enquiry you may have in respect of the following conditions.

DEFINITIONS

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

CONDITIONS:

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

A. THE DEVELOPMENT

Approved Plans

1. Development the subject of this determination notice must be carried out strictly in accordance with the following plans/reports marked as follows:

- (a) Drawing List and General Notes prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 - SC10 Issue A.
- (b) Erosion & Sediment Control Plan prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC20 Issue B.
- (c) Erosion & Sediment Control Details – Sheet 1 prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC25 Issue A.
- (d) Erosion & Sediment Control Details – Sheet 2 prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC26 Issue A.
- (e) Bulk Earthworks Plan prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC30 Issue B.
- (f) Bulk Earthworks Sections – Sheet 1 prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC35 Issue A.
- (g) Bulk Earthworks Sections – Sheet 2 prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC36 Issue A.
- (h) Concept Stormwater and Infrastructure Plan prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC40 Issue C.
- (i) Stormwater Catchment Plan prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC41 Issue A.
- (j) Concept Stormwater and Infrastructure Details prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC45 Issue A.
- (k) Retaining Wall Plan and Typical Sections prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.06 – SC60 Issue B.
- (l) Stormwater Drainage Schedule prepared by Costin Roe Consulting Pty Ltd marked Drawing No. Co8753.01 – R07 Issue G.

except where modified by the undermentioned conditions.

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

Transgrid Infrastructure

3. The provisions of the TransGrid documents "*Guidelines for Easement Activities and Responsibilities*" and "*Easement Guidelines for Third Party Development*" are to be complied with in carrying out the proposed development. These guidelines seek to protect TransGrid's easement and ensure an appropriate buffer is provided to existing infrastructure as well as ensuring there is an appropriate width for the placement of additional infrastructure/lines.

Copies of the guidelines are enclosed.

Note: Future development activity, including subdivisions, should be planned taking into account the recommendations documented in the report by The Right Honourable Harry Gibbs, titled "Inquiry into Community Needs and High Voltage Transmission Line Development" that being a policy of "prudent avoidance" in practical terms. This means designing developments, work sites and the like with regard to the capacity of transmission lines to produce magnetic fields and siting them having regard to their proximity to the transmission lines. Prudent avoidance should apply to the planning of land development.

A "restriction on use of the land" or "variation to easement" will be required over the whole of any future car park area reserving the right at anytime in the future to construct a new structure anywhere in the defined area. This will involve the permanent removal of car spaces required for the location to construct a new structure. It will also require the temporary closure of other sections if not the whole car park deemed to be a construction zone with no compensation payable for the removal of the car parking spaces or temporary closure of the car park. All reasonable legal costs are to be met by the applicant.

4. The minimum clearance required around an existing structure, not to be included in any car park design or traffic areas is five metres. **Note:** There may be a need during works on the existing structure or associated conductors to clear any car park of vehicles in the vicinity of the works. This could arise in an urgent manner following an emergency and minimal notice would be given. Any future car park within the easement area and closer than 30m to the tower shall be constructed such that heavy vehicles, including cranes and elevating work platforms, may utilise the area without damage to the pavement. The existing ground contours are to be maintained, unless approved in writing by TransGrid, to allow for a safe working area for these vehicles and other equipment.
5. The earthing system for the transmission line structure will be upgraded by TransGrid as the area around structure (tower) will become more accessible to the public. All costs associated with the earthing system upgrade will be borne by the developer.

B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

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

TransGrid Infrastructure

6. An Impact Assessment to TransGrid's requirements is to be completed and is to be submitted to TransGrid for consideration.

The Impact Assessment shall cover:

- Detailed description of the development
 - Health and safety risk assessment and control measures
 - Operational risk to the transmission line or cable due to the development
 - Maintenance risk to the transmission line or cable due to the development
 - Design and construction risk to the transmission line or cable and associated with the proposed development
 - Physical impact risk to the transmission line (vehicle collision, vegetation or other impact)
 - Risk to TransGrid's rights and entitlements
 - Impact of the proposed development re access to the easement and along the easement.
7. Formal approval for the proposed works is to be obtained from TransGrid prior to the issue of any Construction Certificate.

Fees

8. All fees associated with a road opening permit required for the connection, extension or amplification of any services within Council's road reserve must be paid to Council and receipts provided to the PCA. A separate form must be submitted in conjunction with payment of the fees. The fees include the standard road opening permit fee and any restoration fees that may be required as a result of the works.
9. Engineering plans will be required defining all physical works necessary on the site and adjacent to it. These plans are to be certified by Council or an accredited certifier.

These plans must satisfy the following requirements:

- i. Council's current Design and Construction specification for subdivisions (as amended), and supplementary code,
 - ii. Council's Trunk Drainage Scheme(s),
 - iii. Council's Development Control Plans,
 - iv. All proposed road and drainage works must adequately match existing infrastructure.
10. A stormwater drainage plan, including hydraulic calculations based on a 1 in 20 year storm (ARI), is required. The plan must show how the stormwater generated by this site, and other inter-allotment overland flow water entering onto this site, is to be collected within the site and conveyed in a suitable pipeline to the most appropriate point of discharge as advised by Council.

This plan shall also show existing and proposed surface contours within the site and along its boundaries with immediately adjacent properties, and shall define overland flow paths for storms which exceed the capacity of the underground

pipe system. The stormwater plan shall take into consideration upstream catchment areas that will drain through the site.

11. The stormwater drainage plan shall show the provision of a 675mm diameter stub into both lots 10 and 11 in DP 28729.
12. The structural adequacy of any retaining walls shall be designed and certified by a suitably qualified structural engineer.

Dilapidation Report

13. A dilapidation report is to be undertaken. This shall include clear photos and descriptions of all existing Council infrastructure adjacent to the subject site. A copy of the dilapidation report shall be submitted to Council.

Permit to Carry out Works

14. A separate application for a permit to carry out works must be issued by Council to carry out any works in Council's road reserve, pursuant to Section 138 of the Roads Act, 1993.

Stormwater

15. Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
16. An agreement in writing from the adjoining owners where applicable stating that approval is given for the disposal of any downstream drainage and the battering of any cut or filled areas onto their property shall be submitted to Council.
17. Erosion and sediment control measures shall be designed in accordance with the requirements of Liverpool DCP and Council specifications, and to the satisfaction of the PCA. Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established to the satisfaction of the PCA.

C. PRIOR TO WORKS COMMENCING

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

CONSTRUCTION CERTIFICATES

18. Detailed engineering plans and specifications relating to the work shall be endorsed with a CC, in accordance with Section 81A of the EP&A Act, and a copy submitted to Council, with payment of any relevant fees.
19. The applicant shall advise Council of the name, address and contact number of the Principal Certifier, in accordance with Section 81A (4) of the Act.

Construction Requirements

Site Facilities

20. 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.

Site Notice Board

21. 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.

Notification of Service Providers

22. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

Please telephone 13 20 92 or refer to the web site www.sydneywater.com.au for:

- Quick check agents details – see Building and Developing then Quick Check and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and Developing then Building and Renovating.

Waste Classification

23. Prior to the exportation of waste (including fill or soil) from the site, the material shall be classified in accordance with the provisions of the POEO Act and NSW DECCW, (EPA) 'Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes'. The classification of the material is essential to determine where the waste may be legally taken. The POEO Act provides for the commission of an offence for both the waste owner and transporters if waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid and non liquid waste advice should be sought from the DECCW (EPA).
24. The stockpiled material in the exclusion zone is to be validated to ensure that the material is appropriately classified for its intended use.

Dilapidation Survey

25. A dilapidation survey is to be carried out prior to commencement of any works for all properties within 100 metres of any areas proposed to be compacted.

Where the owner of a property on which a dilapidation survey has been carried out experiences damage and reports such to the site operator, the site operator shall forthwith arrange for the property to be resurveyed and rectify any damage that is attributable to the operations occurring on the site.

D. DURING CONSTRUCTION

Landfill

26. Site filling must be carried out in accordance with Council's Construction Specification (as amended) and AS3798-2007 Guidelines for Earthworks for Commercial and Residential Development (as amended) and approved drawings by the accredited certifiers or Council.
27. Level 1 Inspection and Testing shall be carried out on the earthworks in accordance with AS 3798-2007.
28. Site filling must be carried out in accordance with Council's Construction Specification (as amended), AS3798 Guidelines for Earthworks for commercial and Residential Development (as amended) and approved drawings by the accredited certifiers or Council. A minimum of 95% standard compaction must be achieved and certified by a suitably qualified geotechnical engineering consultant as suitable for future residential development. Testing is to be in accordance with Council specifications for "Construction of Subdivisional Roads and Drainage Works".
29. No vibration damage is to be caused to any neighbouring properties.
30. The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
31. Land fill materials must satisfy the following requirements:
 - be Virgin Excavated Natural Material (VENM)
 - be free of slag, hazardous, contaminated, toxic, putrescible or radioactive matter
 - be free of industrial waste and building debris
32. Trucks transporting fill are to have their loads covered.
33. Records of trucks importing fill must be tabulated and submitted to Council for review.
34. Regular watering down of operations is to be carried out. Where the creation of dust during earthworks is a problem, Council may direct that such work is not to proceed when the wind velocity exceeds five knots.
35. The site surface levels are to be designed so that site surface stormwater is deflected away from buildings and neighbours boundary fences and does not cause nuisance or flooding of those areas for storm events less than a 1% AEP.

Security Fence

36. A temporary security fence to WorkCover 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.

General Site Works

37. 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.
38. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
39. All dangerous and/or hazardous material shall be removed by a suitably qualified and experienced contractor, licensed by WorkCover NSW. The removal of such material shall be carried out in accordance with the requirements of WorkCover NSW. The material shall be transported and disposed of in accordance with OEH (EPA) requirements.
40. Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.
41. The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
42. The Developer shall bear all costs of any reconstruction or modification of the transmission line, including consultation and design required to maintain clearances due to proposed ground level changes; road crossings within the easement or due to any damage to the transmission line arising from the development.

Hours of Operation

43. Construction civil work and truck deliveries are only permitted on the site between the hours of 8am to 5pm Monday to Friday and, 8am to 1pm on Saturday. No work or deliveries will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

Traffic Management

44. If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place, an application to move the restrictions will need to be made.
45. No work or craning shall be undertaken within the adjoining public lands without the prior written consent of Council. In this regard Council may require a Traffic Management Plan to be submitted before giving its approval.

Aboriginal Relics/Artefacts

46. If any Aboriginal relics / artefacts are uncovered during the course of any construction works, work is to cease immediately and no further work shall be undertaken until further directed by OEH in relation to the protection of such relics / artefacts.

Salinity

47. Any filling, site drainage or earth works are not to result in the significant mobilisation of soil salts on or off the site.

Contamination

48. The development, including all civil works and demolition, must comply with the requirements of the Contaminated Land Management Act, 1997, State Environmental Planning Policy No. 55 – Remediation of Land, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA 1998).
49. All fill introduced to the site must undergo a contaminated site assessment. This assessment may consist of either:
- (a) a full site history of the source of the fill (if known) examining previous land uses or geotechnical reports associated with the source site to determine potential contamination as per the NSW DECCW 'Waste Classification Guidelines' April 2008; or
 - (b) clearly indicate the legal property description of the fill material source site;
 - (c) provide a classification of the fill material to be imported to the site in accordance with the 'NSW DECCW 'Waste Classification Guidelines' April 2008.
 - (d) a chemical analysis of the fill where the site history or a preliminary contamination assessment indicates potential contamination or contamination of fill material; and
 - (e) must provide Council with copies of validation certificate verifying the material to be used is free of contaminants and fit for purpose re use in residential, commercial or industrial use.
50. 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.
51. During construction, the development plans shall also provide for the following considerations:
- Vehicles, plant or equipment having a height exceeding 4.3 metres when fully extended shall not be brought onto or used within the easement area without prior TransGrid approval.

- Where temporary vehicular access or parking (construction period) is within 16 metres of a transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage. Plans need to be submitted for approval.
- The easement area shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction materials.

Environmental Management

52. 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:
- (a) Siltation fencing;
 - (b) Protection of the public stormwater system; and
 - (c) Site entry construction to prevent vehicles that leave the site from tracking loose material onto the adjoining public place.

Air Quality

53. 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.
54. 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.

Erosion Control

55. All disturbed areas shall be progressively stabilised and / or revegetated so that no areas remain exposed to potential erosion damage for a period of greater than 14 days.
56. Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass.
57. 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.

Dams

58. Any water that is pumped out from the dam or sedimentation pond is to be dispersed in a controlled manner on site.

59. At no time is any water from the dam or sedimentation pond allowed to leave the property and enter any adjoining properties or enter any stormwater drainage system or waterway to potentially cause a pollution incident.

Water Quality

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

E. COMPLETION

61. Upon completion two copies, both marked up in red, of a "Works As Executed Plan" prepared by a registered surveyor must be submitted to and approved by PCA clearly showing all aspects of the constructed drainage and earthworks.
62. At the completion of the earthworks the Geotechnical Testing and Inspection Authority shall submit to the PCA a report setting out the inspections, sampling and testing carried out and the results found.
63. An easement to drain water shall be created over the constructed interallotment stormwater pipe in accordance with Council's minimum widths. The easement shall be wide enough to also convey overland flows through the site.
64. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.
65. The development proposal shall include as constructed plans of the final construction to TransGrid, therein demonstrating to TransGrid compliance to the agreed plans and implementation of agreed control measures.
66. A safe unobstructed working platform shall be preserved around the transmission line structures for access by EWP, cranes as well as other large plant and equipment. No obstructions of any type shall be placed within 30 metres of any part of a transmission line structure.
67. Access to the transmission line and its structures shall be available at all times for TransGrid plant and personnel. In this regard a continuous and unobstructed access way shall be retained along the easement.
68. Where fences are required for security purposes access gates will be installed in an agreed location and a TransGrid lock will be fitted.
69. The erection of metallic fencing provided that:
- (a) the height of the fencing does not exceed 2.5 metres;
 - (b) the fence is earthed;
 - (c) the fence is not located within 15 metres of any part of a transmission line structure or supporting guy or within 4 metres of the vertical projection of the overhead conductors; and
 - (d) access to structures is maintained.

Approval may be given for such fencing to be located within 4 metres of the vertical projection of the overhead conductors provided that any section so located is electrically isolated from the remainder of the fence.

70. All underground services installed more than 16 metres but within 30 metres of a transmission line structure shall be non-metallic. Utility services (including street lighting), whether above or below ground, shall not be installed without prior written approval of TransGrid.
71. Excavation work or other alterations to existing ground levels shall not be carried out within the easement area without the prior approval of TransGrid. Approval will not normally be granted for such work within 16 metres of any supporting structure.
72. Fenced boundaries for all new properties in the subdivision shall not be within 30 metres of any transmission line structure.
73. Any proposed activity within an easement area will require the prior written approval of TransGrid.
74. Any proposed development does not impact on TransGrid's costs of inspecting, maintaining or reconstruction the transmission lines.
75. Vegetation Control - In order to comply with its statutory responsibilities to maintain adequate clearance between the conductors and any forms of vegetation. TransGrid maintains its easements as follows:
 - Tall growing species likely to infringe safe clearances are to be removed regardless of existing height at time of construction.
 - Trees likely to fall onto conductors or towers are also to be removed whether on the easement or off the easement (ref. Sec 48 of the Electricity Supply Act 1995).
 - Shrubs and other vegetation of lower mature height within the easement will be reduced and managed, generally by slashing with ground level retained.
 - Vegetation management will aim to reduce available fuel and subsequent bushfire risks in accordance with NSW Rural Fire Service Bush Fire Environmental Assessment Code, which sets out requirements for hazard reduction strategies such as Asset Protection Zones and Strategic Fire Advantage Zones
 - Removed vegetation will be mulched or chipped and removed from site or retained on site in accordance with owner/stakeholder requirements and
 - Other works considered necessary in order to provide safe a working environment for maintenance staff, contractors and for the property owner/manager will be undertaken.

- Any proposed vegetation plantings within the transmission line easements shall be compatible with the above maintenance requirements.

F. ADVISORY

- a) If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 82A of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within 6 months after the date on which the application is taken to have been determined.
- b) If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which the application is taken to have been determined.
- c) In accordance with Section 95 of the Environmental Planning and Assessment Act 1979, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within two (2) years of the date of this notice.
- d) In accordance with Section 98 of the Environmental Planning and Assessment Act 1979, an objector who is dissatisfied with the determination of a consent authority to grant consent to a development application for designated development (including designated development that is integrated development), may, within 28 days after the date on which the application is taken to have been determined, appeal to the Land and Environment Court.
- e) The Planning Assessment Commission has not conducted a review of the application.
- f) These conditions are imposed to control development, having regard to 79C of the Environmental Planning and Assessment Act 1979.
- g) The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the developer should investigate their liability under the Act.
- h) The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the carrying out of the development.
- i) "DIAL BEFORE YOU DIG" DIAL 1100
Before any excavation work starts, contractors and others should phone "Dial Before You Dig" service to access plans/information for underground pipes and cables. www.dialbeforeyoudig.com.au
- j) Letter boxes must be provided in accordance with the requirements of Australia Post. In this regard, the developer is required to obtain approval from Australia Post for address numbering, and letter box positioning and dimensions.

- k) The Liverpool City Council Local Government area soils and ground water may be subject to varying levels of Salinity. Whilst Council may require applicants to obtain Salinity reports relating to some developments, no assessment may be made by Council in that regard. Soil and ground water salinity levels can change over time due to varying factors. It is recommended that all applicants make their own independent inquiries as to appropriate protection against the current and future potential 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.
- l) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- m) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.

Yours sincerely



Peter Flynn
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CITY PLANNING

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