

**DETERMINATION OF DEVELOPMENT APPLICATION**

P E N R I T H C I T Y C O U N C I L

**DESCRIPTION OF DEVELOPMENT**

DA No.	DA12/0519
Description of development	Addition to Existing Community facility at Greygums Oval
Classification of development	The classification of the building(s) forming part of this consent is as follows: <ul style="list-style-type: none"><li>▪ Class 6 (Canteen)</li><li>▪ Class 7b (Storage Areas)</li><li>▪ Class 9b (Meeting Rooms)</li><li>▪ Class 10a (Change Rooms)</li></ul>

**DETAILS OF THE APPLICANT**

Name & Address	Growing Greygums Development Group 861 Londonderry Road CRANEBROOK NSW 2749
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**NOTES**

1. Your attention is drawn to the attached conditions of consent attachment 1.
2. You should also check if this type of development requires a construction certificate in addition to this development consent.
3. It is recommended that you read the Advisory Note enclosed with this consent.

## **DETAILS OF THE LAND TO BE DEVELOPED**

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Legal Description: Lot 101 DP 1173296  
Property Address: Lot 101 Laycock Street CRANEBROOK NSW 2749

## **DECISION OF CONSENT AUTHORITY**

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In accordance with Section 81(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions implementation in attachment 1.

Date from which consent operates 4 October 2012  
Date the consent expires 4 October 2014  
Date of Decision 28 September 2012

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

## **REVIEW OF DETERMINATION & RIGHTS OF APPEAL**

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1. The applicant may request Council to review its determination pursuant to Section 82A of the Environmental Planning and Assessment Act 1979 within 6 months of receiving this Notice of Determination.

You cannot make this request if the development is Designated Development, Integrated Development, or State Significant development.

2. The applicant can appeal against this decision in the Land and Environment Court within six (6) months of receiving this Notice of Determination.

You cannot appeal if a Commission of Inquiry was held for the subject development application, or if the development is a State Significant Development.

3. Right of Appeal if the application was for Designated Development  
If a written objection was made in respect to the Application for Designated Development, the objector can appeal against Council's decision to the Land and Environment Court within 28 days after the date of this Notice. The objector cannot appeal if a Commission of Inquiry was held.

If the applicant appeals against Council's decision, objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 28 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.



## REASONS

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The conditions in the attached schedule have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instrument.
- To ensure that no injury is caused to the existing and likely future amenity of the neighbourhood.
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure that access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.

## POINT OF CONTACT

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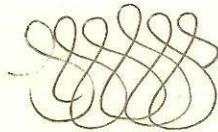
If you have any questions regarding this consent you should contact:

Assessing officer	Hannah Van De Werff
Contact telephone number	Graduate Environmental Planner (02) 4732 7714

## SIGNATURE

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Name  
Signature



Schandel Jefferys  
Principal Planner

For the Development Services Manager

# ATTACHMENT 1: CONDITIONS OF CONSENT

## GENERAL

- 1 The development must be implemented substantially in accordance with the following plans:

Drawing Title	Project No	Drawing No.	Issue	Prepared By	Dated
Plan of Proposed Multi-Purpose Building (Floor Plan)	-	Sheet 1 of 4	-	Craig Lonard	06.06.2009
Site Plan	-	Sheet 2 of 4	-	Craig Lonard	06.06.2009
Elevations	-	Sheet 3 of 4	-	Craig Lonard	06.06.2009
Dimension Plan	-	Sheet 4 of 4	-	Craig Lonard	06.06.2009

and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

- 2 The development is to be carried out generally in accordance with the stamped-approved plans and the staging strategy outlined in the architectural plans submitted to Council with the application, unless otherwise modified by conditions of consent.

Construction staging shall be implemented generally in accordance with the following schedule:

Stage 1 - Construction of an awning to the northern elevation of the building

Stage 2 - Construction of multi-purpose building, installation of access ramp from carpark to hardstand area, upgrade of existing carparking to identify disabled parking space and appropriate linemarking.

Stage 3 - Internal alterations to existing building including installation of accessible sanitary facilities and final completion of hardstand upgrade works.

- 3 The proprietor of the food business shall ensure that the requirements of the Food Act 2003 and Food Regulation 2010 are met at all times. All food shop construction works shall be carried out in accordance with the requirements of AS4674-2004 "Design, Construction and Fitout of Food Premises," the Food Act 2003 and Food Regulation 2010.
- 4 **The development shall not be used or occupied until an Occupation Certificate has been issued.**
- 5 The business is to be registered with Penrith City Council by completing the "Registration of Premises" form. This form is to be returned to Council **prior to the commencement of the business.**
- 6 All materials and goods associated with the use shall be contained within the building at all times.
- 7 **Prior to the issue of the Occupation Certificate for each stage of construction,** a lighting system shall be installed for the development to provide uniform lighting across common areas and driveways. Exterior lighting shall be located and directed in such a manner so



as not to create a nuisance to surrounding landuses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).

- 8 The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.
- 9 A **Construction Certificate** shall be obtained for each relevant stage of construction and prior to the commencement of any building works associated with the relevant stage of construction.
- 10 **Prior to the issue of a Construction Certificate for Stage 2 works**, a schedule of external finishes for the building shall be submitted to the PCA for approval.

The schedule of finishes shall compromise of natural and earthy tones which compliment the existing building and the surrounding environment.

## DEMOLITION

- 11 All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures". **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of demolition**.

- 12 Dust suppression techniques are to be employed during the development to reduce any potential nuisances to surrounding properties.
- 13 Mud and soil from vehicular movements to and from the site must not be deposited on the road.

## ENVIRONMENTAL MATTERS

- 14 Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

(Note: To obtain a copy of the publication, you should contact Landcom on (02) 98418600).

Certification that the erosion and sediment control measures have been installed in accordance with the approved erosion and sediment control plan (s) for the development and "Managing Urban Stormwater: Soils and Construction 2004" shall be obtained and issued a minimum 2 days before any other site works are to commence, including earthworks and clearing of the site.

The approved sediment and erosion control measures are to be installed **prior to and maintained throughout the construction phase of each stage of the development until the land, that was subject to the works, have been stabilised and grass cover**



**established.** These measures shall ensure that mud and soil from vehicular movements to and from the site does not occur during the construction of the development.

- 15 No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No.20 (Hawkesbury-Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.
- 16 All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.
- 17 All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.  
  
Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.  
  
All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.
- 18 The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

#### **BCA ISSUES**

- 19 A preliminary assessment of the plans submitted with the application has disclosed that the following design and/or construction issues need to be addressed prior to the issue of any Construction Certificate to ensure compliance with the Building Code of Australia:
  - Toilet facilities and showers for persons with disabilities are to be provided in the Stage 3 building in accordance with Table F2.4 of the BCA.
- 20 Access and sanitary facilities for persons with disabilities are to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility". Details of compliance are to be provided in the relevant plans and specifications accompanying the Construction Certificate application.
- 21 A fire safety list of essential fire or other safety measures shall be submitted to Penrith City Council **prior to the issue of the Construction Certificate**. The fire safety list shall specify all measures (both current and proposed) that are required for the building so as to ensure the safety of persons in the building in the event of fire. The fire safety list must distinguish between:
  - the measures that are currently implemented in the building premises,



- and the measures that are to be proposed to be implemented in the building premises, and must specify the minimum standard of performance for each measure.
- 22 The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:
- (a) deal with each essential fire safety measure in the building premises, and
  - (b) be given:
    - within 12 months after the last such statement was given, or
    - if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
  - prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.
- 23 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:
- (a) complying with the deemed to satisfy provisions, or
  - (b) formulating an alternative solution which:
    - complies with the performance requirements, or
    - is shown to be at least equivalent to the deemed to satisfy provision, or
  - (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

## **HEALTH MATTERS & OSSM INSTALLATION**

- 24 All food shop construction works shall be carried out in accordance with the requirements of AS 4674-2004 Design Construction and Fitout of Food Premises, the Food Act 2003 and Food Regulation 2010.

Detailed plans and specifications for the construction of the premises and installation of fittings, furnishings and equipment to all food preparation and storage areas are to be submitted with the Construction Certificate application regarding the fitout of the food shop. Particular attention is drawn to:

- 1) The designated hand wash basins in the food preparation area must be supplied with warm water through a common spout in compliance with AS 4674-2004. This hand wash basin must also be supplied with liquid soap and disposable paper towel. All hand wash basins must be hand free operated as required by section 4.4 of AS 4674-2004.
- 2) In addition to the hand wash basins located in the food preparation area, a hand wash basin provided with warm water through a common spout must be



installed in the toilet area. This hand wash basin must also be supplied with liquid soap and disposable paper towel. A receptacle for used paper towels shall be provided, all in compliance with section 4.4 of AS 4674-2004.

- 3) Toilet facilities for the use of food handlers must be available either at the premises or available elsewhere. Proprietors should make arrangements with the management of offsite toilets to ensure compliance with section 4.4 and 5.2 of AS 4674-2004.
- 4) The kitchen must contain a double bowl sink or a dishwasher and single bowl sink to allow for cleaning and sanitising as specified in section 4.1 of AS 4674-2004. If an above counter commercial dishwasher is to be installed, a mechanical ventilation exhaust must be fitted in compliance with section 2.5 of AS 4674-2004.
- 5) All floor, wall and ceiling finishes throughout the premises must comply with AS 4674-2004. Drop in panel or false-ceilings, wood panelling and decorative panels are not permitted in food preparation or food storage areas. This includes areas where food is on display for sale.
- 6) Coving shall be installed at the intersection of the floors with the walls. No exposed wooden shelving is permitted as per section 3.1.5 of AS 4674-2004.
- 7) Plinths shall be of solid construction and a minimum of 75mm in height and are to comply with all requirements in section 3.1.6 of AS 4674-2004.
- 8) Adequate pest proofing must be provided to the all entrances and windows to prevent entry of flying insects as per section 2.1.6 of AS 4674-2004.
- 9) Provision must be made for the storage of garbage containers, containers for recyclable materials and compactors in an external area of the premises or in a room specifically for that purpose in accordance with section 2.4 of AS 4674-2004.
- 10) All fixtures, fittings and equipment must comply with AS 4674-2004 section 4.
- 11) The premises must be adequately ventilated in accordance with section 2.5.1 of AS 4674-2004.
- 12) Where artificial lighting is provided the lighting shall comply with the requirements of AS 1680.1 AND AS/NZ 1680.2.4 and light fittings shall be designed and constructed to prevent contamination of food should the globe or tube shatter as per section 2.6.2 of AS 4674-2004.
- 13) All pipes, conduits and electrical wiring shall either be concealed floors, plinths, walls or ceilings or otherwise fixed on brackets so as to provide at least 25mm clearance between the pipe and the adjacent vertical surface and 100mm between the pipe and any horizontal surfaces as per section 3.2.9 of AS 4674-2004.
- 14) Designated storage space for chemicals, office materials and staff clothing and personal effects are to be provided as per section 5.1 of AS 4674-2004.

An inspection from the Environmental Health Department will be required prior to operation of the business, the lessee is to contact the department to organise an appointment.

- 25) Cooking appliances which exceed a total maximum power input of 8kw for electrical, or a total gas input of 29MJ/h for a gas appliance are required to have a kitchen exhaust system installed in accordance with Clause F4.12 of the Building Code of Australia and Australian Standard AS1668 Parts 1 & 2.

Details of the installation of the kitchen exhaust system shall be submitted with the Construction Certificate application.

The kitchen exhaust system must be designed to prevent or minimise air pollution including the emission of odours, vapours and oils in accordance with the Protection of the Environment Operations Act 1997.



**Prior to the issue of an Occupation Certificate**, the installer of the kitchen exhaust system (either the individual person or the Company who installed the exhaust system) shall certify or submit appropriate documentation (as instructed by the Principal Certifying Authority) that all practical pollution control measures have been installed to achieve the requirements of the Protection of the Environment Operations Act 1997.

## UTILITY SERVICES

- 26 A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the "e-developer" icon, or telephone 13 20 92.

**The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate for the Stage 2 works.**

- 27 **Prior to the issue of an Occupation Certificate for Stage 2 works**, a written clearance is to be obtained from Integral 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.

In the event that a padmounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the Construction Certificate for the development is issued as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

## CONSTRUCTION

- 28 Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details is to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed **when the Occupation Certificate has been issued for the development.**



**Prior to the commencement of construction works:**

- (a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:
- a standard flushing toilet connected to a public sewer, or
  - if that is not practicable, an accredited sewage management facility approved by the council, or
  - alternatively, any other sewage management facility approved by council.
- (b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- (c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
- must preserve and protect the building from damage, and
  - if necessary, must underpin and support the building in an approved manner, and
  - must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).
- (d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:
- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
  - the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and any such hoarding, fence or awning is to be removed when the work has been completed.

A completed waste management plan shall be submitted to the PCA for consideration and approval. The PCA must approve the plan **before a Construction Certificate can be issued for the approved development.**

The waste management plan shall be prepared in accordance with the Waste Planning Development Control Plan (2004), and shall address all waste materials likely to result from the proposed development, with details of the estimated waste volumes, onsite storage and management, proposed re-use of materials, designated waste contractors, recycling outlet and / or landfill site.

The approved waste management plan must be implemented on-site and adhered to throughout all stages of the development including demolition, with supporting



documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved plan.

- 31 Details of all excavations for the proposed building works, indicating the maximum cut and fill levels shall be provided for consideration and approval **prior to the issue of a Construction Certificate for any relevant stage of development**. Cut and fill is limited to a maximum of 1 metre, in accordance with Penrith Residential Construction Works Development Control Plan.
- 32 Detailed engineering plans and specifications relating to the work shall be submitted for consideration and approval **prior to the issue of a Construction Certificate**.
- 33 Glass installations within the building shall comply with AS 1288 and the Building Code of Australia. On completion of the glass installation, a report shall be submitted certifying compliance with AS 1288.
- 34 Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:
- Mondays to Fridays, 7am to 6pm
  - Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
  - No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

- 35 All timber framework shall comply with AS1684-1999 "Residential Timber-Framed Construction."

## ENGINEERING

- 36 A drainage design plan, detailing the proposed method of stormwater drainage disposal by gravity to Penrith City Council's drainage system, is to be submitted and approved **prior to the issue of the Construction Certificate for Stage 2 works**.
- 37 All parking spaces are to be provided, linemarked and maintained for the development. The parking space dimensions and manoeuvring areas are to comply with AS2890.1 and AS2890.2 the Building Code of Australia and the Commonwealth Disability Discrimination Act.

A minimum of 1 parking spaces for persons with disabilities are to be provided in accordance with AS1428.1 and are to be located close to all pedestrian access ways to the building.

Any such linemarking works required by this condition shall be carried out prior to the completion of Stage 2 construction works.



- 38 **Prior to the completion of Stage 2 works**, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan.

## LANDSCAPING

- 39 All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Council's Landscape Development Control Plan.
- 40 All landscape works are to meet industry best practice and the following relevant Australian Standards:
- AS 4419 Soils for Landscaping and Garden Use,
  - AS 4454 Composts, Soil Conditioners and Mulches, and
  - AS 4373 Pruning of Amenity Trees
- 41 All trees that are required to be retained as part of the development are to be protected in accordance with the minimum tree protection standards prescribed in section F4 of Council's Landscape Development Control Plan.
- 42 No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.
- 43 The existing vegetation on the site shall be retained and duly protected during the construction of the development. Tree protection measures shall be installed before any works can commence on site.
- 44 Existing landscaping is to be retained and maintained at all times.

## CERTIFICATION

- 45 An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of works and **prior to the occupation of the building and commencement of the approved use**. The Occupation Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding, and the development does not comply with the provisions of the Environmental Planning and Assessment Act and Regulation.

**Before the Occupation Certificate can be issued for the development**, Fire Safety Certificates issued for the building are to be submitted to Penrith City Council and the New South Wales Fire Brigades. In addition, Certification or other documentation deemed suitable to the Principal Certifying Authority (PCA) is to be submitted to the PCA, detailing compliance with:

- The provisions of AS1428.1 and that any person with disabilities can access the building, including its perimeter. In this regard, the Certification (or other documentation) is to be prepared by an accredited access consultant.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of that Certificate including the abovementioned documents shall be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.



46 **Prior to the commencement of any earthworks or construction works on site, the proponent is to:**

- a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- b) submit a Notice of Commencement to Penrith City Council.

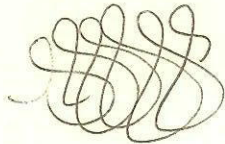
The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Schandel Jefferys

Signature

A handwritten signature in black ink, consisting of several overlapping loops and flourishes, positioned to the right of the word 'Signature'.

For the Development Services Manager



## ADVISORY NOTES FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT

These advisory notes have been developed for your information and should be read in conjunction with Penrith City Council's Notice of Determination issued for the development.

# I N F O R M A T I O N

1. A Construction Certificate must be issued before you can commence any construction works on the site. You can apply to Penrith City Council or an appropriately accredited certifier for a Construction Certificate. The application for a Construction Certificate should include detailed plans, specifications and any other documentation that may have been specified in the Notice of Determination.
2. To undertake construction of your development as approved, you will need to appoint a Principal Certifying Authority (PCA). A PCA may either be Penrith City Council or a private certifier. The critical mandatory inspections are listed in the documentation for the Construction Certificate. Failure to request a critical mandatory inspection will prevent the PCA from issuing an Occupation Certificate for the development. An Occupation Certificate needs to be obtained before you can occupy/use the new building works.
3. If Penrith City Council is required to undertake the critical mandatory inspection, you are requested to contact Council's Development Services Administration on 02 4732 7991, by phone before 4.00pm on the weekday before the inspection is required.
4. Damage to major utilities such as underground cables, pipe work, and other utility services can be a serious problem. Damage to the utilities can be avoided by contacting the "Dial before you Dig Service." You can obtain the information from the web page at [www.1100.com.au](http://www.1100.com.au) or by phoning 1100. Individuals and companies who do not follow this procedure may be required to pay for any damage caused to a major utility. Consideration should also be given to other non member utility providers who do not participate in the "Dial before you Dig Service."
5. Prior to any work commencing on the site for development you are required to liaise and gain approval from Sydney Water for the approved development plans. Other utility providers that may require consultation include Integral Energy, AGL Gas, Telstra, Australia Post, WorkCover and other State or Federal Government departments.
6. For developments including an on – site detention system (OSD), you are advised that OSD levels are critical. They should be carefully checked prior to and during construction of the system to ensure that the OSD system is constructed in accordance with the approved plans to provide the required volume for storage.
7. A Fire Safety Certificate will need to be issued for the building/use before you can request the Principal Certifying Authority to issue the applicant with an Occupation Certificate. The Occupation Certificate is required to be issued before you can occupy and operate in the new building (work). Failure to obtain the Occupation Certificate is an offence and is subject to a penalty under the Environmental Planning & Assessment Act 1979.
8. For developments involving a food shop, Penrith City Council's Environmental Health Department must be contacted on 02 4732 7991 to arrange a final inspection of the food shop. The final inspection is required to assess compliance with Australian Standard 4674 Design, Construction and fit out of Food Premises, the Food Act 2003, and associated regulations. The business shall not operate until a satisfactory inspection of the food shop has been completed.