

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA18/0190.01
Proposed development:	Modification to Stage Construction of Car Park Works - Alterations to St Clair Shopping Centre Car Park
Property address:	4 Endeavour Avenue, ST CLAIR NSW 2759
Property description:	Lot 2 DP 1018519 Lot 1 DP 1018519
Date received:	2 August 2018
Assessing officer	Sufyan Nguyen
Zoning:	Zone B2 Local Centre - LEP 2010
Class of building:	N/A
Recommendations:	Approve

Executive Summary

Council is in receipt of a Section 4.55(1A) modification application to modify several conditions of consent relating to the staging of construction works for the approved reconfiguration of car parking spaces at St Clair Shopping Centre, 4 Endeavour Avenue, St Clair. The subject site is zoned B2 Local Centre under the *Penrith Local Environmental Plan 2010* and the development is classed as a commercial premises with ancillary car park which is a permissible land use with Council consent.

The modified development will result in Stage 1 being for upgrades to the McDonald's drive-through area and Stage 2 being for the shopping centre car park reconfiguration. The approved car park reconfiguration remains unaltered and the development will not result in any significant impacts on the surrounding environment.

In consideration of the nature of the modified proposal, notification was not warranted and no public submissions were received.

An assessment of the modified development under Section 4.55(1A) and Section 4.55 of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval.

Site & Surrounds

The subject site is known as St Clair Shopping Centre and McDonald's St Clair at 4 Endeavour Avenue, St Clair and is legally described at Lots 1 and 2 DP 1018519. The site has a combined land area of 3.0599 ha, is irregular in shape and has a slope of approximately 4.6m which falls south-eastwards. The site is situated on the southern side of Endeavor Avenue with street frontages to Botany Lane to the south and west and Bennett Road to the east. St Clair Shopping Centre is located along the southern boundary and McDonald's is located on the south-eastern corner fronting Bennett Road. The site accommodates a large car park to mainly the northern half of the site with a Red Rooster store and 7-Eleven service station on the north-western corner.

The site adjoins St Clair High School and Public School to the east, St Clair Leisure Centre to the south, Bennet & Endeavour Soccer Field to the north and to the east is residential development, a child care centre and a green open space drainage corridor. The broader area is characterised by an established R2 Low Density Residential zones area.

Proposal

The applicant seeks consent to modify several conditions of consent relating to the staging of construction works for the approved reconfiguration of car parking spaces at St Clair Shopping Centre, 4 Endeavour Avenue, St Clair. The modified development will result in Stage 1 being for upgrades to the McDonald's drive-through area and Stage 2 being for the shopping centre car park reconfiguration.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

- **Section 96(1A) - Modifications involving minimal environmental impact**

The proposed modifications have been assessed in accordance with the matters for consideration under Section 4.55(1A) and Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The proposed modifications satisfy the relevant provisions of the Act.

Under the provisions of Section 4.55(1A) (formerly Section 96(1A)) Modifications involving minimal environmental impact of the *Environmental Planning and Assessment Act 1979*, Council may, in response to an application being made, modify a previously approved development if:

- (a) it is satisfied that the proposed modifications are of minimal environmental impact, and
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
- (c) it has notified the application in accordance with:
 - (i) the regulations, if the regulations so require, or
 - (ii) a development control plan, if the consent authority is a Council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

In this regard, the following is noted:

(a) The proposed consent modifications are considered to be of negligible environmental impact as they relate to the staging of construction works only and there are no alterations to the approved car park reconfiguration.

(b) In *Vacik Pty Ltd v Penrith City Council* (unreported 1992) the question of substantially the same development was considered by Stein J and in particular the meaning of the word 'substantially'. In his opinion 'substantially' is taken in the context to mean 'essentially or materially or having the same essence'.

In *North Sydney Council v Michael Standley & Associates Pty Ltd* (1998) the NSWCA recognised that a modified development must be different in some respect to the approved development and used the formulation that 'modify' meant 'to alter without radical transformation'.

In applying the ordinary meaning of the words '*substantially the same development*' informed by the above cases, the modified development is of the same essence. Overall, the changes to stage construction works results in a development which is not too dissimilar to the original approval and therefore does not change the essence of the development.

(c) Given the nature of the modified development, notification was not warranted in accordance with the requirements of the *Penrith Development Control Plan 2014*.

(d) No public submissions were received regarding the application.

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

The proposed modifications are not considered to diminish the development's compliance with *Sydney Regional Environmental Plan No. 20 - Hawkesbury/Nepean River*.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Permissibility	Complies
Clause 2.3 Zone objectives	Complies
Clause 7.7 Servicing	Complies

Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument

There are no draft environmental planning instruments applying to the modification application.

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2014

Provision	Compliance
DCP Principles	Complies
C1 Site Planning and Design Principles	Complies
C2 Vegetation Management	N/A
C3 Water Management	N/A
C4 Land Management	N/A
C5 Waste Management	N/A
C6 Landscape Design	N/A
C7 Culture and Heritage	N/A
C8 Public Domain	N/A
C9 Advertising and Signage	N/A
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	N/A
C13 Infrastructure and Services	N/A

Section 79C(1)(a)(iiia) The provisions of any planning agreement

There are no planning agreements applying to the development.

Section 79C(1)(a)(iv) The provisions of the regulations

Subject to compliance with the relevant conditions of consent, the development will comply with the relevant requirements of the Regulations.

Section 79C(1)(b) The likely impacts of the development

The likely impacts of the development as identified during the assessment of the original proposal remain unaltered given that the modifications to the conditions of consent relate to the staging of construction works only.

Section 79C(1)(c) The suitability of the site for the development

The site's suitability for the development remains unaltered as the modified development will not result in any additional adverse impacts on the surrounding natural and built environments.

Section 79C(1)(d) Any Submissions

Community Consultation

Given the nature of the proposed modifications, notification of the application was not warranted.

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Development Engineer	No objections - subject to conditions
Traffic Engineer	No objection subject to conditions

Section 79C(1)(e)The public interest

The proposed modifications do not pose any public interest concerns.

Conclusion

The proposed modifications have been assessed against the relevant heads of consideration contained in Section 4.55 and Section 4.15 of the *Environmental Planning and Assessment Act 1979* and have been found to be satisfactory. The modified development will result in minimal environmental impact, the site remains suitable for the development and the development is in the public interest. Given that there are no outstanding planning considerations and that the modification application is in accordance with the relevant provisions, the application is worthy of Council's support and is recommended for approval.

Recommendation

That DA18/0190.01 to modify several conditions of consent relating to the staging of construction works for the approved reconfiguration of car parking spaces at St Clair Shopping Centre, 4 Endeavour Avenue, St Clair be approved, subject to the following condition amendments:

Condition 1

The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the stamped approved plans and by the following conditions.

Drawing Title	Prepared By	Reference No.	Dated	Revision
Site Plan	Leffler Simes Architects	2383 (Sheet DA02)	08/02/18	B
Site Plan Addendum	–	–	–	--
Staged Site Plan	Leffler Simes Architects	2383 (Sheet DA03)	09/07/18	A
General Arrangement Plans	Wood & Grieve Engineers	36073 (Sheets I-060-01/02)	19/12/17	A
Civil Details	Wood & Grieve Engineers	36073 (Sheet CA-066-01)	19/12/17	A
Sediment & Erosion Control Plan/Details	Wood & Grieve Engineers	60703 (Sheet CI-076-01)	19/12/17	A

Condition 2

Lot 1 DP 1018519 and Lot 2 DP 1018519 are to be consolidated as one lot. A copy of the registered plan of consolidation from NSW Land Registry Services is to be submitted to the Principal Certifying Authority (PCA) and Penrith City Council, if Council is not the PCA, prior to the issue of **the Final Occupation Certificate** for the development.

Condition 4

A Construction Certificate relating to the relevant component of works shall be obtained prior to commencement of those works.

Condition 5

The pathway from Bennett Road to the shopping centre entrance shall be 1800mm in width up until the McDonalds drive-through lanes. Beyond this point where the pathway cannot achieve reach the requirement of the 1800mm width, a passing bay shall be provided that meets the requirements of AS 1428.1 in design and placement. Amended plans in this regard are to be submitted to and approved by Council prior to the issue of a Construction Certificate **relating to this component of works**.

Condition 6

Prior to the issue of a Construction Certificate **relevant relating to the component of works** , an arborist's report prepared by an accredited and experienced arborist shall be submitted to the Principal Certifying Authority regarding required tree protection measures for existing trees where planter bays are being reduced in size.

Condition 8

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, a Construction Management Plan (**relating to that component of works**) prepared by a suitably qualified traffic engineer shall be submitted to the Principal Certifying Authority. The plan shall detail arrangements for the pedestrian movements and interim parking and access arrangements during the construction period **for that component of works**.

Condition 9

Prior to the issue of a Construction Certificate and an Occupation Certificate **relating to the relevant component of works**, the recommendations provided in the Access Review Report, prepared by ABE Consulting, dated 05 December 2017 shall be met **for that component of works**.

Condition 10

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 plans for the development, **as they relate to the component of works being carried out**.

Condition 18

An Infrastructure Restoration Bond **for each stage of works** is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond **for each stage of works** is to be lodged with Penrith City Council prior to commencement of any works on site or prior to the issue of any Construction Certificate **associated with that stage of works**, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

Condition 19

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, a Section 138 Roads Act application **relating to the relevant component of works**, including payment of application and inspection fees, shall be lodged with and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following:

- a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- b) Concrete footpaths and/or cycleways

- c) Road opening for utilities and stormwater (including stormwater connection to Penrith City Council roads and other Penrith City Council owned drainage)
- d) Road occupancy or road closures
- e) The placement of hoardings, structures, containers, waster skips, signs, etc in the road reserve
- f) Temporary construction access

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

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

Note:

- a) Where Penrith 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.
- b) All works associated with the Roads Act approval must be completed prior to the issue of **an Occupation Certificate relating to that particular relevant component of the development.**

Condition 20

The stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Wood & Grieve Engineers, Drawing Number CI-060-01 & 02, revision A, dated 19/12/2017.

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, the Certifying Authority shall ensure that the stormwater management system **relating to the relevant component of works** has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments Policy.

Condition 21

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring and pedestrian and parking areas associated with the **particular component of the** subject development are in accordance with AS 2890.1, AS 2890.6 and **Penrith Development Control Plan 2014**.

Condition 22

Prior to commencement of any works associated with **the particular component** of the development, sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Managing Urban Stormwater series from the Office of Environment and Heritage.

The erosion and sediment control measures **for that particular component of works** shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

Condition 23

Prior to the issue of **an Occupation Certificate relating to the relevant component of works**, directional signage and line marking shall be installed indicating required directional movements, driveway entry/exit points and the location of staff and customer parking to the satisfaction of the Principal Certifying Authority.

Condition 24

In order to facilitate safe pedestrian movements from the pedestrian crossing at Bennett Road (at the eastern end of the site) to the shopping centre entrance, pedestrian fencing shall be provided to limit access across the McDonald's drive-through lanes by pedestrians, and to direct pedestrians along the provided footway and crossing points. Amended plans in this regard shall be submitted to and approved by Council prior to the issue of a

Construction Certificate **relating to the relevant component of works.**

Condition 25

In order to facilitate safe pedestrian movements from the existing crossing at the western end of Botany Lane to the shopping centre entrance, the dimensions of the proposed east west pedestrian footpath shall be 1.8m (min.) wide, providing adequate width for passing wheelchairs (and including the provision of appropriate kerb ramps to transition between footpath and road surface pavement) in accordance with AS 1428.1 and AS 2890.6. Amended plans in this regard shall be submitted to and approved by Council prior to the issue of a Construction Certificate **relating to the relevant component of works.**

Condition 28

Existing accessible car parking spaces shall be upgraded to comply with current Australian Standards, prior to the issue of **an Occupation Certificate relating to the relevant component of works.**

Condition 31

Upon completion of the landscape works associated with **the relevant component** of the development and prior to the issue of **an Occupation Certificate relating to that component of works** of the development, an Implementation Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping works for **that particular component** the development. The report is to be prepared by a suitably qualified and experienced landscape professional.

If Penrith City Council is not the Principal Certifying Authority, a copy of the satisfactory Implementation Report is to be submitted to Council together with the Compliance Certificate for the development.

Condition 37

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, a landscape plan prepared by a suitably qualified and experienced landscape professional shall be submitted to and approved by Council detailing all proposed landscaping works.

Condition 39

On completion of works **relating to the relevant component of the development**, **an Occupation Certificate** is to be obtained from the Principal Certifying Authority certifying that all conditions of the development consent **relating to that particular component of the development** have been satisfied. The Certificate shall not be issued if any conditions of this consent **relating to that particular component of the development**, but not the conditions relating to the operation of the development, are outstanding.

A copy of the **Occupation Certificate** and all necessary documentation supporting the issue of the Certificate is to be submitted to Penrith City Council, if Council is not the certifier who issued the **Occupation Certificate**.

General

1 [A001](#)

The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the stamped approved plans and by the following conditions.

Drawing Title	Prepared By	Reference No.	Dated	Revision
Site Plan	Leffler Simes Architects	2383 (Sheet DA02)	08/02/18	B
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Sediment & Erosion Control Plan/Details	Wood & Grieve Engineers	60703 (Sheet CI-076-01)	19/12/17	A

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

2 [A014 - LOT CONSOLIDATION](#)

Lot 1 DP 1018519 and Lot 2 DP 1018519 are to be consolidated as one lot. A copy of the registered plan of consolidation from NSW Land Registry Services is to be submitted to the Principal Certifying Authority (PCA) and Penrith City Council, if Council is not the PCA, prior to the issue of the **Final Occupation Certificate** for the development.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

3 [A039 - Graffiti](#)

The finishes of all car park structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

4 [A046 - Obtain Construction Certificate before commencement of works](#)

A Construction Certificate relating to the relevant component of works shall be obtained prior to commencement of those works.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

5 [A Special \(BLANK\)](#)

The pathway from Bennett Road to the shopping centre entrance shall be 1800mm in width up until the McDonalds drive-through lanes. Beyond this point where the pathway cannot achieve reach the requirement of the 1800mm width, a passing bay shall be provided that meets the requirements of AS 1428.1 in design and placement. Amended plans in this regard are to be submitted to and approved by Council prior to the issue of a Construction Certificate **relating to this component of works.**

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

6 [A Special \(BLANK\)](#)

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, an arborist's report prepared by an accredited and experienced arborist shall be submitted to the Principal Certifying Authority regarding required tree protection measures for existing trees where planter bays are being reduced in size.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

7 [A Special \(BLANK\)](#)

This consent does not give approval for any shade sails structures.

8 **A Special (BLANK)**

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, a Construction Management Plan (**relating to that component of works**) prepared by a suitably qualified traffic engineer shall be submitted to the Principal Certifying Authority. The plan shall detail arrangements for the pedestrian movements and interim parking and access arrangements during the construction period **for that component of works**.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

9 **A Special (BLANK)**

Prior to the issue of a Construction Certificate and an Occupation Certificate **relating to the relevant component of works**, the recommendations provided in the Access Review Report, prepared by ABE Consulting, dated 05 December 2017 shall be met **for that component of works**.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

Environmental Matters

10 **D001 - Implement approved sediment& erosion control measures**

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 plans for the development, **as they relate to the component of works being carried out**.

As amended on ___ August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

11 **D005 – No filling without prior approval (may need to add D006)**

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.

12 **D009 - Covering of waste storage area**

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.

13 **D010 – Appropriate disposal of excavated or other waste**

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.

Construction

14 H001 - Stamped plans and erection of site notice

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 Compliance Certificate has been issued for the development.

15 H002 - All forms of construction

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 Council, or
- alternatively, any other sewage management facility approved by Council.

(b) All excavations and backfilling must be executed safely and in accordance with the appropriate professional standards. All excavations 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 owner of 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.

16 [H041 - Hours of work \(other devt\)](#)

Construction 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 that 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.

Engineering

17 [K101 - Works at no cost to Council](#)

All roadworks, stormwater drainage works, associated civil works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

18 [K201 - Infrastructure Bond](#)

An Infrastructure Restoration Bond **for each stage of works** is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond **for each stage of works** is to be lodged with Penrith City Council prior to commencement of any works on site or prior to the issue of any Construction Certificate **associated with that stage of works**, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

19 **K202 - S138 Roads Act – Works and Structures - Minor Works in the public road DRIVEWAYS ROAD OPENINGS**

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, a Section 138 Roads Act application **relating to the relevant component of works**, including payment of application and inspection fees, shall be lodged with and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following:

- a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- b) Concrete footpaths and/or cycleways
- c) Road opening for utilities and stormwater (including stormwater connection to Penrith City Council roads and other Penrith City Council owned drainage)
- d) Road occupancy or road closures
- e) The placement of hoardings, structures, containers, waster skips, signs, etc in the road reserve
- f) Temporary construction access

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

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

Note:

- a) Where Penrith 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.
- b) All works associated with the Roads Act approval must be completed prior to the issue of **an Occupation Certificate relating to that particular component of the development.**

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

20 **K210 - Stormwater Management**

The stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Wood & Grieve Engineers, Drawing Number CI-060-01 & 02, revision A, dated 19/12/2017.

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, the Certifying Authority shall ensure that the stormwater management system **relating to the relevant component of works** has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments Policy.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1

21 **K222 - Access, Car Parking and Manoeuvring – General**

Prior to the issue of a Construction Certificate **relating to the relevant component of works**, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring and pedestrian and parking areas associated with the **particular component of the** subject development are in accordance with AS 2890.1, AS 2890.6 and **Penrith Development Control Plan 2014.**

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

22 **K301 - Sediment & Erosion Control**

Prior to commencement of any works associated with **the particular component** of the development, sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Managing Urban Stormwater series from the Office of Environment and Heritage.

The erosion and sediment control measures **for that particular component of works** shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

23 **K511 - Directional signage**

Prior to the issue of an **Occupation Certificate relating to the relevant component of works**, directional signage and line marking shall be installed indicating required directional movements, driveway entry/exit points and the location of staff and customer parking to the satisfaction of the Principal Certifying Authority.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

24 **K Special (BLANK)**

In order to facilitate safe pedestrian movements from the pedestrian crossing at Bennett Road (at the eastern end of the site) to the shopping centre entrance, pedestrian fencing shall be provided to limit access across the McDonald's drive-through lanes by pedestrians, and to direct pedestrians along the provided footway and crossing points. Amended plans in this regard shall be submitted to and approved by Council prior to the issue of a Construction Certificate **relating to the relevant component of works**.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

25 **K Special (BLANK)**

In order to facilitate safe pedestrian movements from the existing crossing at the western end of Botany Lane to the shopping centre entrance, the dimensions of the proposed east west pedestrian footpath shall be 1.8m (min.) wide, providing adequate width for passing wheelchairs (and including the provision of appropriate kerb ramps to transition between footpath and road surface pavement) in accordance with AS 1428.1 and AS 2890.6. Amended plans in this regard shall be submitted to and approved by Council prior to the issue of a Construction Certificate **relating to the relevant component of works**.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

26 **K Special (BLANK)**

The required sight lines around driveway entrances are not to be compromised by landscaping, fencing or signage.

27 **K Special (BLANK)**

All car parking spaces are to be sealed, line-marked and dedicated for the parking of vehicles only and are not to be used for storage of materials, products, waste materials, etc.

28 **K Special Condition BLANK**

Existing accessible car parking spaces shall be upgraded to comply with current Australian Standards, prior to the issue of an **Occupation Certificate relating to the relevant component of works**.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

Landscaping

29 L001 - General

All landscape works are to be constructed in accordance with the stamped approved plans and Section C6 Landscape Design of Penrith Development Control Plan 2014.

Landscaping shall be maintained:

- in accordance with the approved plans, and
- in a healthy state, and in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.

30 L002 - Landscape construction

The approved landscaping for the site must be constructed by a suitably qualified and experienced landscape professional.

31 L003 - Report requirement

Upon completion of the landscape works associated with **the relevant component** of the development and prior to the issue of an **Occupation Certificate relating to that component of works** of the development, an Implementation Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping works for **that particular component** the development. The report is to be prepared by a suitably qualified and experienced landscape professional.

If Penrith City Council is not the Principal Certifying Authority, a copy of the satisfactory Implementation Report is to be submitted to Council together with the Compliance Certificate for the development.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

32 L005 - Planting of plant

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Development Control Plan 2014.

33 L006 - Aust Standard

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.

34 L007 - Tree protection measures—no TMP with DA

All trees that are required to be retained as part of the development are to be protected in accordance with the arborist's report required by Condition 5 and the minimum tree protection standards prescribed in Penrith Development Control Plan 2014.

35 L008 - Tree Preservation Order

No trees are to be removed, ringbarked, cut, topped or lopped or willfully destroyed other than those shown for removal on the approved plans without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

36 L012 - Existing landscaping (for existing development)

Existing and proposed landscaping is to be retained and maintained at all times.

37 L Special (BLANK)

Prior to the issue of a Construction Certificate relating to the relevant component of works, a landscape plan prepared by a suitably qualified and experienced landscape professional shall be submitted to and approved by Council detailing all proposed landscaping works.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

Certification

38 **Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)**

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.

39 **Q05E - Compliance Certificate for earthworks if Construction Certificate not required**

On completion of works **relating to the relevant component of the development**, an **Occupation** Certificate is to be obtained from the Principal Certifying Authority certifying that all conditions of the development consent **relating to that particular component of the development** have been satisfied. The Certificate shall not be issued if any conditions of this consent **relating to that particular component of the development**, but not the conditions relating to the operation of the development, are outstanding.

A copy of the **Occupation** Certificate and all necessary documentation supporting the issue of the Certificate is to be submitted to Penrith City Council, if Council is not the certifier who issued the **Occupation** Certificate.

As amended on 23 August 2018 under section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

C10 Transport, Access and Parking

C.10.5.1 Parking, Access and Driveways

The modified development is sought to prioritise the approved upgrades to the McDonald's drive-through area. Given that the application does not involve any modifications to the approved car park reconfiguration and that the development will improve traffic flows, there will be minimal impacts on the surrounding environment.