

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA20/0024
Proposed development:	Construction of Place of Public Worship (Brethren Meeting Hall) & Associated Car Parking Area
Property address:	152 Forestwood Drive, GLENMORE PARK NSW 2745
Property description:	Lot 212 DP 1231224
Date received:	20 December 2019
Assessing officer	Wendy Connell
Zoning:	Zone R2 Low Density Residential - LEP 2010
Class of building:	Class 9b
Recommendations:	Approve

Executive Summary

This development application involves the construction of a place of public worship including meeting room, landscaped areas, car parking and associated site works.

The land is zoned R2 Low Density under the provisions of Penrith Local Environmental Plan 2010. The proposal is defined as a place of public worship which is a permissible land use in the R2 zone, subject to development consent.

The application is to be determined by the Local Planning Panel as the development has attracted a high level of community interest.

The development application has been notified to all adjoining and adjacent property owners. Twenty-seven (27) submissions were received in response to this notification, and submissions raised issues relating to incompatibility with the area; inconsistency with zone; traffic and parking; visual and acoustic impacts. These are further discussed in the 'Any Submissions' section of this report. Six (6) of the submissions were in support of the proposal.

Key issues identified as part of the assessment of the proposed development include:

- Compatibility with surrounding residential character
- Car parking
- Acoustic impacts
- Amenity
- Landscaping

An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval subject to conditions of consent.

Site & Surrounds

The subject site is located on the corner of Forestwood Drive and Bradley Street, Glenmore Park. The site is located within a new residential subdivision and has an area of 1034m² and is rectangular in shape.

The site is currently vacant and the surrounding area is characterised by residential development. Residential lots adjoin the site to the north and east only. An area of formal public open space is located to the south being zoned RE1 and the land to the west is bushland zoned E2.

The subject site is mapped as bushfire prone land and is burdened an easement for support 1m wide along the rear property boundary, restrictions as to user and a positive covenant. The Deposited Plan and 88B Instrument have been attached to this report.

Proposal

The development application as lodged seeks consent for the following:

- A Place of Public Worship, which comprises a Brethren meeting hall to allow the small congregation to meet on the site. The floor area is 145.5m² in area.
- The proposed building will present as a dwelling house.
- The design allows for a drive through garage/carport to the rear yard where on-site parking is provided for 12 vehicles (including one accessible space), which are accessed via the driveway from Forestwood Drive. It should be noted, however, that the amended plans reduced the parking to 11 spaces to allow for a turning bay.
- Associated site works including stormwater drainage works and landscaping works.

The application details that *"the Brethren Church in the Penrith area has approximately 396 members, across 9 other meeting rooms, including the main Brethren meeting hall at Kingswood Road, Orchard Hills. This application is for a smaller meeting room, used mainly for prayer. These smaller halls are referred to as 'subdivision rooms' as they relate to a smaller, local area and are generally attended by members of the congregation that live locally. Currently there is only one other meeting room in Glenmore Park, and with an increase in members moving to the area a need for this additional meeting hall has been identified. The proposed meeting hall will allow activities that currently take place at all of the other 'subdivision rooms' across Penrith. These main activities include prayer and the Brethren ceremony known as the Lord's Supper"*.

With respect to congregation numbers and service hours, the application as lodged indicated:

- There are approximately 396 members of the Brethren Church in the Penrith area and currently they attend 9 other meeting rooms across the Penrith area. This extra meeting room is to cater for growth over the coming years as a number of church members have moved into locality. The maximum attendee numbers are expected to be 44 however, when additional halls are eventually developed this figure is expected to reduce again. Managed on a roster system between various Brethren meeting rooms, the site would occasionally be used for conversational meetings and gospel preaching. In addition to these two events, regular gatherings are proposed as per the following:
 - Monday - 6:30pm, duration 30 mins, prayer, weekly, 40 attendees
 - Sunday - 6am, duration 60 mins, Lord's supper, weekly, 40 attendees
 - Friday - 7pm, duration 60 mins, conversational scripture reading, approx. 5 times per year, 90 attendees
 - Sunday - 3pm, duration 60 mins, gospel preaching, approx. 5 times per year, 50 attendees

During the assessment, the acoustic report has modelled the site on revised parameters, and the revised report notes:

- The shoulder period has been omitted.
- A maximum of 50 patrons is now used instead of 90.
- A total of 13 car spaces in use during the day and evening and only 10 vehicles during the night time period.
- As per the report, application is amended to reflect the attendance Table 2-1 on page 4 of the attached report. The client has reduced the Friday service numbers, not removed it completely. This ensures the development complies completely with the acoustic standards. It is also noted these numbers do not rely on

any on street car parking for any service.

As such, the revised congregation numbers and service hours are:

- Monday - 6:30pm, duration 30 mins, prayer, weekly, 40 attendees
- Sunday - 6am, duration 60 mins, Lord's supper, weekly, 40 attendees
- Friday - 7pm, duration 60 mins, conversational scripture reading, approx. 5 times per year, 50 attendees
- Sunday - 3pm, duration 60 mins, gospel preaching, approx. 5 times per year, 50 attendees

The proposed building materials and finishes comprise a mixture of face brick, stone facing and cement render in a variety of shades of greys and whites. The landscaping is formal in appearance, with the use of retaining walls.

An acoustic fence is proposed along the eastern side of the property, however it is to be sited off the boundary in order to allow for landscaping between the fence and the boundary, as indicated on the architectural and landscape plans.

Background to Proposal

A pre-lodgement meeting (PL18/0044) was attended with regards to the proposal.

The application was lodged with Council on 22 January 2020. Upon completion of a preliminary assessment, various correspondence has occurred between Council and the applicant, with information requests from Council on 12 March 2020, 23 April 2020 and 18 August 2020 in relation to car parking, stormwater, design guidelines, acoustics, fencing, operational details and lighting.

On 28 January 2020, the subject lot was registered and is known as Lot 212 DP 1231224.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55—Remediation of Land
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

• Section 4.14 - Bushfire prone land assessment

The subject site is identified as Bushfire Prone Land. The proposal satisfies the relevant provisions of Section 4.14(1)(a) of the Environmental Planning and Assessment Act 1979 in that the development meets the aims and objectives of Planning for Bushfire Protection (PBP) 2006. The subdivision which created the lot has been designed as per the PBP requirements and the site is burdened by a positive covenant on title for the management of the site as an inner protection area. In addition, a condition of consent is recommended requiring a Bushfire Emergency Evacuation Plan to be prepared prior to the occupation of the building.

• Section 4.15 - Evaluation

The proposal has been assessed in accordance with the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration.

Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Infrastructure) 2007

Clause 104 of State Environmental Planning Policy (Infrastructure) 2007 states that car parks (whether or not ancillary to other development) that have 200 or more car parking spaces with access to any road are traffic generating development requiring referral to the Roads and Maritime Service (RMS). Given that the proposal (as lodged) included only 13 car parking spaces, in accordance with Clause 104, the application does not trigger the requirements for referral.

The development is considered to be satisfactory for the purposes of Clause 104 of the State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy No 55—Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) aims to provide a framework for the assessment, management and remediation of contaminated land throughout the state. Clause 7(1) of SEPP 55 prevents consent authorities from consenting to a development unless it has considered whether the land is contaminated and is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The proposal is to be located on a recently constructed and registered residential lot and as such it can be concluded that the site is suitable for the proposed development.

As such, in accordance with Clause 7(a) of SEPP 55, the consent authority can be satisfied that the land is suitable for the proposed use.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997) (SREP 20) integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The plan applies to all parts of the catchment in the Sydney region (15 local government areas, including Penrith), except for land covered by Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme. SREP 20 is supported by an Action Plan which includes actions necessary to improve existing conditions.

The application was accompanied by a Stormwater Quality Management Plan. The plan details that during the construction phase of the project, control measures will be put in place to protect downstream properties including the incorporation of sediment controls. For the operational phase, the development incorporates water quality treatment including the use of an EMC-45 SPEL-filter and 5 Stormsacks to treat rainwater run-off from the car park, roof and landscaping. The MUSIC report indicates the water quality reduction criteria will be achieved in accordance with Section 3.2 of Council's Water Sensitive Urban Design (WSUD) Policy.

Council's Development Engineer and Environmental Waterways Officer have reviewed the application and subject to recommended conditions, have no objection to the proposal.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.3 Zone objectives	Complies - See discussion
Clause 4.3 Height of buildings	Complies - See discussion
Clause 7.4 Sustainable development	Complies - See discussion
Clause 7.7 Servicing	Complies - See discussion
Clause 7.16 Glenmore Park Stage 2	Complies

Clause 2.3 Permissibility

The subject site is zoned R2 Low Density Residential under the provisions of Penrith Local Environmental Plan 2010. Places of public worship are a permissible land use in the R2 zone and are defined as follows:

Place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

The proposal meets the definition of a place of public worship and is therefore a permissible land use in the R2 zone, subject to consent.

Clause 2.3 Zone objectives

The subject site is located within the R2 Low Density Residential zone under the LEP. Objectives of the zone include:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.*
- *To enhance the essential character and identity of established residential areas.*
- *To ensure a high level of residential amenity is achieved and maintained.*

The development is consistent with the objectives of the zone, in particular allowing other non-residential uses to service surrounding residents. The design of the building has been undertaken in a manner to appear similar to a dwelling and to integrate with the residential character of the area. The setbacks allow for significant landscaping providing a visual barrier to the built form. The height of the building is appropriate for a residential area being single storey. It has been demonstrated through the supporting documentation that the proposal is compatible with the environmental capabilities of the land and it will not result in conflict with adjoining land uses, being predominantly residential.

Clause 4.3 Height of buildings

The LEP allows a maximum height of 12.5m on the land. The proposed development is considerably below this permitted height limit, being single storey.

Clause 7.4 Sustainable development

Clause 7.4 specifies that in deciding whether to grant development consent for development, the consent authority must have regard to the principles of sustainable development as they relate to the development based on a "whole of building" approach. Measures such as rainwater tanks for grey water and energy efficient fittings are included and it is considered that the proposal satisfies the provisions of this clause.

Clause 7.7 Servicing

Clause 7.7 specifies that before granting development consent, the consent authority must be satisfied that:

- (a) the development will be connected to a reticulated water supply, if required by the consent authority, and*
- (b) the development will have adequate facilities for the removal and disposal of sewage, and*
- (c) if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and*
- (d) the need for public amenities or public services has been or will be met.*

The site is located within a new residential subdivision, with services provided as part of that subdivision.

Section 4.15(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	Complies
C3 Water Management	Complies
C4 Land Management	Complies
C5 Waste Management	Complies - see Appendix - Development Control Plan Compliance
C6 Landscape Design	Complies - see Appendix - Development Control Plan Compliance
C7 Culture and Heritage	N/A
C8 Public Domain	N/A
C9 Advertising and Signage	Complies - see Appendix - Development Control Plan Compliance
C10 Transport, Access and Parking	Does not comply - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	Complies
D2.1 Single Dwellings	N/A
D2.2. Dual Occupancies	N/A
D2.3 Secondary Dwellings	N/A
D2.4 Multi Dwelling Housing	N/A
D2.5 Residential Flat Buildings	N/A
D2.6 Non Residential Developments	Complies - see Appendix - Development Control Plan Compliance
D5.1. Application of Certification System	N/A
D5.2. Child Care Centres	N/A
D5.3. Health Consulting Rooms	N/A
D5.4. Educational Establishments	N/A
D5.5 Parent Friendly Amenities	N/A
D5.6. Places of Public Worship	Does not comply - see Appendix - Development Control Plan Compliance
D5.7. Vehicle Repair Stations	N/A
D5.8. Cemeteries, Crematoria and Funeral Homes	N/A
D5.9. Extractive Industries	N/A
D5.10 Telecommunication Facilities	N/A
D5.11 Boarding Houses	N/A
E7 Glenmore Park controls	Complies

Section 4.15(1)(a)(iv) The provisions of the regulations

In accordance with Section 143 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the proposed building is necessary. The application was referred to Council's Building Surveyor for assessment with no objections raised, subject to recommended conditions.

The proposed development complies with the requirements of the Regulations.

Section 4.15(1)(b) The likely impacts of the development

Context and Setting

The surrounding area is characterised by residential development. The proposal is not considered to have an adverse impact on the residential character of the surrounding locality and the small scale built form is compatible with the surrounding dwellings. The location on a corner and with only two residential neighbours is also desirable.

Access, Traffic and Parking

The application was supported by a Traffic Impact Assessment (TIA). The objective of this report was to assess the following: existing traffic conditions; the proposal's parking requirements; traffic impacts; and the internal design aspects.

To determine existing nearby intersection performance, traffic count surveys were undertaken and the data obtained from these surveys was analysed using the SIDRA modelling software program, which determines the Degree of Saturation (DOS) and the Average Vehicle Delay (AVD) per vehicle. The modelling found that the nearby intersections are currently operating with acceptable LOS and no impacts will be experienced as a result of the proposal.

The amended proposal provides 11 (including 1 accessible) on-site car parking spaces. The proposed place of worship is very low scale and is for limited times and will have a cap on numbers of people. The car parking provided equates to each car containing 3 people, which is common based on the applicant's experience on other sites and knowledge of the parishioners. Further, it would be expected that some people will live locally and walk to the site.

Access is provided via a driveway and ample room is provided for turning within the site to enable vehicles to enter and leave in a forward direction. The internal configuration of the car park will comply with the relevant Australian Standards. One car space was lost during the assessment in order to provide a turning area within the car park, which is more desirable.

It is acknowledged that the site fronts a reserve and that there will be available on-street parking for overflow. It is also acknowledged that the proposal will likely involve a high level of car-share, as indicated in the applicant's Traffic and Car Parking Report findings that 40 attendees would be arriving in 12 vehicles, and that the impact to on-street parking will be minimal.

This aspect of the proposal has been reviewed by Council's Traffic Engineer, who is supportive of the proposal subject to conditions.

Operational Details

An Operational Plan of Management was provided with the application although it will need to be updated to ensure consistency with the latest operational aspects of the proposal. It is recommended that a condition of consent be included to address this matter and also requiring that the endorsed Operational Plan of Management must be complied with at all times.

Acoustic Impacts

The application was accompanied by a Noise Impact Assessment (NIA) (Report R190549R1, Revision 5, prepared by Rodney Stevens Acoustics and dated 16 July 2020), which was updated throughout the assessment of the proposed development. The aim of this report was to identify nearby noise sensitive receivers and anticipated operational noise sources with the potential to adversely impact nearby development; identify relevant Council and EPA acoustic criteria applicable to the development; predict operational noise emissions and assess them against acoustic criteria; and determine building and/or management controls necessary to ensure ongoing compliance with noise emission goals (if necessary). The assessment concluded that noise generated by the use of the indoor and outdoor areas and by vehicles on the site, will be compliant with the EPA Noise Policy for Industry.

The NIA has been prepared in accordance with NSW EPA guidelines and satisfactorily establishes noise criteria for the site and surrounding receivers. Table 2-1 of the NIA lists the events that are proposed for the Brethren meeting room as well as the maximum attendees.

It is noted that the Lord's Supper is to be held between 6am and 7am each Sunday morning with a maximum of 40 people attending. It is also noted from additional information submitted by the applicant that *"The church does not use these meeting rooms for activities such as loud music and outdoor activities. All of the halls are located in residential areas with no impact on surrounding amenities. The noise from inside would be no more than a family conversation..."*. The NIA does not specifically state that there will be no music within the meeting hall, however it models the noise emissions based on 50 patrons chanting within the meeting room at the one time and states that *"no amplified music or PA system will be used"*. It also states that *"most activities will not engage the members in noise generating activities"* and this is supported by the information provided in the Plan of Management. The Plan of Management states that the meeting hall will be used for prayer and scripture meetings with at times, some hymns sung by the patrons. The modelling undertaken in the NIA which is based on all patrons chanting at the one time is considered satisfactory and the NIA demonstrates that controls can be implemented to ensure compliance with noise criteria. Should consent be granted, compliance with the noise emission criteria should be enforced by a condition of consent.

The NIA predicts the noise levels that will be experienced at *"the most affected point on the boundary of the most affected receivers"* and concludes that compliance with noise criteria shall occur, subject to:

- No amplified music or PA system will be used
- 50 patrons will be using the meeting room
- No activities will take place outside the building
- Most activities will not engage the members in noise generating activities
- All prayer related activities will be carried out within the meeting room
- All doors and windows must remain closed during the service
- Signs must be in place advising devotees to not cause unnecessary noise
- A 2.1m and 1.8m high solid fence must be erected around the car park (refer to Figure 2-2)
- Only a maximum of 10 vehicles can park during the night time services

These requirements form recommended conditions requiring the implementation and ongoing adherence to these management controls.

This report has been reviewed by Council's Senior Environmental Health Officer, who supports the application, subject to conditions.

Social Impacts

There is expected to be a number of positive social impacts resulting from the development including improved access to religious and cultural facilities for the growing population in the surrounding area and a new meeting place and programs for people from culturally and linguistically diverse groups.

Section 4.15(1)(c) The suitability of the site for the development

The site is suitable for the following reasons:

- The site is located with only two residential properties adjoining to the north and east. The land to the south and west is for open space purposes;
- The site is relatively clear of vegetation;
- The site has good access to the road network;
- The grade of the site is suitable for the design proposed; and
- The site is able to drain to Council's satisfaction.

Section 4.15(1)(d) Any Submissions

Community Consultation

In accordance with Clause 4.4 of Appendix F4 of Penrith Development Control Plan 2014, the proposed

development was notified to all adjoining and adjacent property owners and publicly exhibited between 27 January and 10 February 2020. Council received twenty-seven (27) submissions in response (although 28 submissions were received, one submission was a duplicate submission). Six (6) of the submissions were in support of the proposal. The issues raised are summarised below.

Issue Raised	Comments
<i>Inappropriately located in quiet residential (semi rural-residential) area and close to park. Area was marketed as residential and approval will set a precedent for non-residential uses.</i>	A range of land uses are permitted within the R2 zone, which includes non-residential uses which support the residents who live in the area. A place of worship is such a use. The LEP permissible land uses apply to the land regardless of any marketing of lots.
<i>The development is inconsistent with the low density zone.</i>	The development is considered to be in keeping with the R2 zone objectives. This issue is further discussed under the 'Clause 2.3 Zone Objectives' section of this report.
<i>The development's intensity is inappropriate for the character of the surrounding locality.</i>	Since lodgement, the scale of the development has been reduced from 90 people to 40 people. The Plan of Management will need to be amended to reflect this change as it is the guiding operational document. This matter can be dealt with via a condition of consent.
<i>The assessment of the local road network is unsatisfactory and does not consider future homes or when Forestwood Drive and Bradley Street were opened to the public.</i> <i>Streets weren't designed to accommodate a place of worship, too narrow and unsafe.</i> <i>Parking in street already causes congestion, which will be worse especially on weekends and restricts to one way traffic.</i> <i>Applicant should consider mass transport (e.g. bus).</i> <i>13 spaces is insufficient and no overflow car parking.</i> <i>Extra on-street parking will make reversing into private properties difficult.</i>	The Traffic Impact Assessment was provided with the proposal and Council's Traffic Engineer was satisfied that it provided a comprehensive assessment of the impact of the development on the nearby intersection and demonstrated that the proposal will not have an adverse impact on the surrounding road network and sufficient car parking is provided.

<i>Acoustic impacts both inside and outside and from singing, music, etc and will spill into the car park and streets and continue beyond hours of operation due to people congregating.</i> <i>Sunday 6am is too early and will be from 5:30am.</i> <i>Acoustic Report had regard to machinery for houses under construction, which will leave.</i>	These issues are further discussed in the 'Likely Impacts' section of this report. The applicant provided a revised acoustic assessment.
<i>Visual impacts</i>	The design of the single storey building is considered to be appropriate in terms of visual impacts.
<i>Privacy impacts, especially for the unsold adjoining lots.</i>	These issues are further discussed in the 'Likely Impacts' section of this report.
<i>Impact on property values</i>	Impact on property values is not a consideration under the Environmental Planning and Assessment Act 1979. Further, all R2 zoned land in the area is subject to the same permissible land uses as the subject site.
<i>Strain on water supply</i>	Appropriate conditions are recommended regarding water supply.
<i>Should approve the DA to allow for all forms of religious views.</i>	Support noted.
<i>Do not want more door knocking or letter box preaching. Object on moral grounds and the right to have a house not near a place of worship.</i>	The applicant has advised that the Brethren Church does not engage in door knocks or the like.
<i>Landscaping requirements for R2 zone not met.</i>	The landscaped area requirements for residential development in the R2 zone do not apply to a place of worship. However, the landscaped area provided is only marginally below the applicable requirements.
<i>Lot and DP incorrect and not clear.</i>	The lot was registered soon after lodgement of the DA.
<i>Associated maintenance and costs for residents from extra traffic and associated dirt on roofs and contamination of water.</i>	Given the small scale operations, it is expected that a standard dwelling would have a comparable impact in this regard relative to the proposed place of worship.
<i>Other halls are available in the area that could be used.</i>	As a place of worship is a permissible land use in the R2 zone, the applicant is entitled to seek consent for the proposal, regardless of availability of halls in the area.
<i>Does not comply with design guidelines, no stamps on the plans and against the covenant for single dwellings only.</i>	The applicant provided a stamped set of plans and approval letter indicating compliance with the Mulgoa Sanctuary Design Guidelines.

<i>Have previously lived near a church and experienced the traffic congestion, lack of car parking and parking across driveways.</i>	Each development must be considered on its merits, with consideration given to the proposed scale and activities.
<i>No consideration of weddings, funerals, other gatherings, etc.</i>	The Plan of Management is to be updated to reflect the terms of any consent granted and any increase or change will require further development consent.
<i>As a member(s) of the Bretheren Church and resident of the estate, support the opportunity to live near a smaller meeting room so they can walk together as a family.</i>	Six submissions were received indicating they live within walking distance. This will assist with traffic issues if these residents who do live close by walk and the church has an obligation to encourage this to occur.
<i>Insufficient time to consider the proposal during the notification period.</i>	The proposal was notified as per the requirements of the applicable legislation and in the required manner and for the required timeframe. Any submission received during the assessment of the application has been considered.
<i>Increase in crime due to building sitting empty for long periods of time.</i>	There will be a high level of casual surveillance of the building and car park due to the site's corner location. People will visit the place of worship for the identified meetings. At other times, maintenance of the site (e.g. landscaping) could be occurring at various times, which would provide a presence on the site at unpredictable times to assist with deterring crime.
<i>Car park will limit any future residential use of the site.</i>	Future uses of the site will need to be in accordance with the zoning of the land and the future design would have regard to the car park, which is not considered to be a constraint.

Referrals

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

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections - subject to conditions
Environmental - Environmental management	No objections - subject to conditions
Environmental - Waterways	No objections - subject to conditions
Traffic Engineer	No objection subject to conditions

Section 4.15(1)(e)The public interest

The proposed development will not generate any significant issues of public interest.

Section 94 - Developer Contributions Plans

The site and proposal are subject to Penrith City Council's City-Wide Section 7.12 Development Contributions Plan for Non-Residential Development. Based on the applicable rate under this Development Contributions Plan, the following development contribution applies to the proposal:

$1\% \times \$300,000$ (cost of construction works) = \$3,000

A condition of consent requiring the payment of this development contribution, prior to the issue of a Construction Certificate, has been recommended.

Conclusion

In assessing this application against the relevant environmental planning policies, primarily being Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014, the proposal satisfies the aims, objectives and provisions of these policies. The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikely to be negative impacts arising from the proposed development. Therefore, the application is worthy of support, subject to recommended conditions.

Recommendation

That DA20/0024 for construction of a Place of Public Worship (Brethren Meeting Hall) and associated car parking area at 152 Forestwood Drive, Glenmore Park, be approved subject to the following recommended conditions of consent.

General

1 A001

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

Drawing Title	Drawing/Doc. No.	Prepared By	Dated
Cover Sheet	A00 Rev. A	Kleyn Creations	6/12/19
3D Views	A001 Rev. A	Kleyn Creations	6/12/19
Site Plan & Site Analysis Plan	A01 Rev. B	Kleyn Creations	20/3/20
Ground Floor Plan	A02 Rev. B	Kleyn Creations	20/3/20
Roof Plan & Area Plan	A03 Rev. A	Kleyn Creations	6/12/20
Elevations	A04 Rev. A	Kleyn Creations	6/12/20
Colour Schedule	-	Kleyn Creations	Undated
Stormwater Concept Plans	H01-H03	Abel & Brown Pty Ltd	April 2020
Landscape Plan	Sheets 1 & 2	Monaco Design Pty Ltd	2/12/2019
Waste Management Plan	-	-	-
Plan of Management Draft 1	-	-	-
Noise Impact Assessment	-	Rodney Stevens Acoustics	16/7/20
Statement of Environmental Effects, as amended by letter dated 9/4/20	-	Stimson & Baker Planning	December 2019 & 9/4/20
Traffic and Parking Impact Report	-	Motion Traffic Engineers	November 2019

2 A002 - Hours

The approved operating hours are limited as following:

Monday - 6:30pm - 7:00pm with a maximum of 40 attendees;

Sunday - 6am - 7am with a maximum of 40 attendees;

Friday - 7pm - 8pm with a maximum of 50 attendees and no more than 5 times per year;

Sunday - 3pm - 4pm with a maximum of 50 attendees and no more than 5 times per year.

General maintenance of the property can occur outside of the above scheduled activities.

3 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

The development shall not be used or occupied until an Occupation Certificate has been issued.

4 A026 - Advertising sign (not for residential)

A separate development approval for the erection of any signage, other than signage listed as exempt development, is to be obtained.

5 A038 - LIGHTING LOCATIONS

Prior to the issue of an Occupation Certificate, 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 land uses. 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).

6 A039 - Graffiti

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

7 A046 - Obtain Construction Certificate before commencement of works

A **Construction Certificate** shall be obtained prior to commencement of any building works.

8 A Special

The location of the acoustic fence along the Bradley Street frontage is to be setback, as shown on the approved architectural plans, to allow for landscaping between the fence and the boundary. This shall also be shown on the Construction Certificate plans.

9 **A Special (BLANK)**

Prior to the issue of an Occupation Certificate, a Bushfire Emergency Evacuation Plan shall be submitted to, and approved by, Council.

10 **A Special (BLANK)**

Prior to the issue of an Occupation Certificate, the Operational Plan of Management is to be updated to reflect the approved operational aspects of the use and submitted to, and approved by, Council. The Plan of Management shall make it clear that no scheduled activities are permitted beyond those identified as part of the development application, without separate development consent being obtained. General maintenance of the property can occur outside of the scheduled activities. The final approved Plan of Management shall be complied with at all times.

11 **A Special Condition (BLANK)**

Prior to the issue of a Construction Certificate, details on water conservation measures as outlined in Section 3.1 of Council's WSUD Policy shall be submitted to, and approved by, Council.

Environmental Matters

12 **D- Dust**

Dust suppression techniques are to be employed during construction works to reduce any potential nuisances to surrounding properties.

13 **D- Hours of work**

Construction works 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 construction work is permitted on Sundays and Public Holidays.

In the event that the construction work relates to works inside the building and does not involve external walls or the roof, and does not involve the use of equipment that emits noise, then the works are not restricted to the hours stated above.

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

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

Erosion and sediment control measures shall be installed **prior to the commencement of works on site**. 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.

The approved sediment and erosion control measures are to be maintained throughout the construction phase of the development until the landscaping, driveway and on-site parking areas have been completed for the development.

These measures shall ensure that mud and soil deposits from vehicular movements to and from the site do not occur on the public road network during the construction of the development.

15 **D007 - Cut and fill of land requiring Validation Certificate –limited to footprint**

Cut and fill operations on the property are only permitted in conjunction with the building works as detailed on the approved plans and specifications, and shall not extend more than 2 metres past the defined building footprint.

Before any fill material is imported to site, a validation certificate issued by an appropriately qualified person is to be provided to the Principal Certifying Authority. The validation certificate must demonstrate that the fill material is free from contaminants and weeds, that it is suitable for its intended purpose and land use, and that it will not pose an unacceptable risk to human health or the environment.

If Penrith City Council is not the Principal Certifying Authority, a copy of the validation certificate is to be submitted to Council for their reference.

{**Note:** Penrith Development Control Plan 2014 defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soils science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."}

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

All construction 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 are to be fully enclosed when the site is unattended.

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

All excavated material and other construction 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.

Construction waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. 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 **D013 - Approved noise level 1**

Noise levels from the premises shall not exceed the relevant noise criteria detailed in the Noise Impact Assessment (Report R190549R1, Revision 5) prepared by Rodney Stevens Acoustics and dated 16 July 2020. The recommendations provided in the above-mentioned acoustic report (including acoustic boundary fencing) shall be implemented and incorporated into the design, construction and operation of the development.

Prior to the issue of a Construction Certificate, documentary evidence from an appropriately qualified acoustic consultant shall be submitted to Penrith City Council for approval, and the Principal Certifying Authority, and shall be shown on plans accompanying the Construction Certificate application, confirming that the building and fencing, and its materials and components, will achieve the noise criteria established in the Noise Impact Assessment (Report R190549R1, Revision 5) prepared by Rodney Stevens Acoustics and dated 16 July 2020.

A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the approved acoustic report. This certificate is to be submitted to, and approved by, Penrith City Council **prior to the issue of an Occupation Certificate**.

The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

19 **D026 - Liquid wastes**

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system.

20 **D special BLANK**

Should any "unexpected finds" occur during site excavation and earthworks including, but not limited to, the identification/finding of contaminated soils, buried building materials, asbestos, odour and/or staining, works are to cease immediately and Penrith City Council is to be notified. Any such "unexpected finds" shall be addressed by an appropriately qualified environmental consultant.

All remediation works within the Penrith Local Government Area are considered to be Category 1 works under State Environmental Planning Policy No. 55 - Remediation of Land. Should any contamination be found during development works and should remediation works be required, development consent is to be sought from Penrith City Council before the remediation works commence.

21 **D special BLANK**

All mechanical plant and equipment is to comply with the noise criteria outlined in the Noise Impact Assessment (Report R190549R1, Revision 5) prepared by Rodney Stevens Acoustics and dated 16 July 2020.

Prior to the issue of a Construction Certificate, further details on the type and location of all mechanical plant and equipment associated with the development is to be provided to Penrith City Council for consideration and approval. Suitable data and information on the noise impacts associated with this plant and equipment is also to be supplied to demonstrate compliance with the established noise criteria.

Prior to the issue of an Occupation Certificate, a Compliance Certificate is to be submitted to, and approved by, Council. The certificate is to outline that all plant and equipment has been installed to comply with the above information and the established noise criteria.

22 **D Special BLANK**

All vehicles associated with the operation of the development are to be parked on the site in the designated car parking area.

23 **D Special BLANK**

In the event of ongoing noise complaints relating to the development being received by Penrith City Council, the owner and/or occupier of the development may be required by Council to obtain the services of a suitably qualified acoustic consultant to undertake a noise impact assessment on the development to address the concerns of the community.

The noise impact assessment report is to be prepared and provided to Council for approval within 45 days of being requested. Any mitigation works are to be undertaken within thirty (30) days from the date of notice from Council, unless otherwise specified.

24 **D Special BLANK**

Attendance at the meeting hall is not to exceed the maximum attendances nominated in Table 2-1 of the Noise Impact Assessment (Report R190549R1, Revision 5) prepared by Rodney Stevens Acoustics and dated 16 July 2020.

BCA Issues

25 **E01A - BCA compliance for Class 2-9**

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.

Utility Services

26 **G002 - Section 73 (not for**

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 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.

27 **G004 - Integral Energy**

Prior to the issue of a Construction Certificate, a written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a pad mounted 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.

28 G Special (Sydney Water)

Prior to the issue of any Construction Certificate, the approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water Tap in™ online self-service replaces the Quick Check Agents as of November 2015.

The Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at:

<http://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Construction

29 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 are 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.

30 [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 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 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.

Engineering

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

All stormwater drainage works and civil works required to effect the consented development shall be undertaken by the applicant at no cost to Penrith City Council.

32 [K201 - Infrastructure Bond](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond 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, 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 4732 7777 or visit Penrith City Council's website for more information.

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

Prior to the issue of a Construction Certificate, a Section 138 Roads Act application, including payment of application and inspection fees together with any applicable bonds, shall be lodged 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, waste 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 Assets Department on 4732 7777 or visit Penrith City Council's website for more information.

Note:

- Where Penrith City Council is the Certifier for the development, the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.
- Separate approvals may also be required from the Roads and Maritime Services for classified roads.
- All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate or Subdivision Certificate, as applicable.
- On completion of any awning over the road reserve, a certificate from a practising structural engineer certifying the structural adequacy of the awning is to be submitted to Council before Council will inspect the works and issue its final approval under the Roads Act.

34 **K209 - Stormwater Concept Plan**

The stormwater management system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Abel & Brown Pty Ltd, reference number 3029, drawings H-01 to H-03, dated April 2020.

Engineering plans and supporting calculations for the stormwater management system are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Council's Stormwater Drainage for Building Development and Water Sensitive Urban Design Policies.

35 **K223 - Access, Car Parking and Manoeuvring – Minor Development**

Prior to the issue of a Construction Certificate, the Certifier shall ensure that:

- a) Off street access and parking complies with AS 2890.1.
- b) Sight distances at the street frontage have been provided in accordance with AS 2890.1.
- c) All cars can enter and exit the site in a forward direction.

36 **K301 - Sediment & Erosion Control**

Prior to commencement of works, 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.

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

37 **K405 - Turf to Verge**

Upon completion of all works in the road reserve, all verge areas fronting and within the development are to be turfed. The turf shall extend from the back of kerb to the property boundary, with the exception of concrete footpaths, service lids or other infrastructure which is not to be turfed over. Turf laid up to concrete footpaths, service lids or other infrastructure shall finish flush with the edge.

38 **K501 - Penrith City Council clearance – Roads Act/ Local Government Act**

Prior to the issue of an Occupation Certificate, the Principal Certifier shall ensure that all works associated with a Section 138 Roads Act approval have been inspected and signed off by Penrith City Council.

39 **K502 - Works as executed – General and Compliance Documentation**

Prior to the issue of an Occupation Certificate, works-as-executed drawings, final operation and maintenance management plans and any other compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Penrith City Council's Engineering Construction Specification for Civil Works, WSUD Technical Guidelines and Stormwater Drainage for Building Developments.

An original set of works-as-executed drawings and copies of the final operation and maintenance management plans and compliance documentation shall also be submitted to Penrith City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

40 **K503 - Stormwater Compliance**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that the stormwater management system (including water sensitive urban design measures):

- Has been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
- Has met the design intent with regard to any construction variations to the approved design.
- Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system shall be provided as part of the works-as-executed drawings.

41 **K504 - Restriction as to User and Positive Covenant**

Prior to the issue of an Occupation Certificate, a restriction as to user and positive covenant relating to the stormwater management system (including water sensitive urban design measures) shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Stormwater Drainage Specification for Building Development – Appendix F.

42 **K Special (BLANK)**

All car parking and manoeuvring must be in accordance with AS 2890.1-2004, AS 2890.6-2009 and Council's requirements.

43 **K Special (BLANK)**

All vehicles are to enter and exit the site in a forward direction.

44 **K Special (BLANK)**

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

45 **K Special Condition BLANK**

Prior to the issue of a Construction Certificate, the Certifier shall ensure the reversing bay is suitably line marked to indicate that it is a turnaround space only and parking is not permitted.

Landscaping

46 **L001 - General**

All landscape works are to be constructed in accordance with the stamped approved plans.

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.

47 **L002 - Landscape construction**

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

48 **L003 - Report requirement**

Upon completion of the landscape works associated with the development and prior to the issue of an Occupation Certificate for the development, an Implementation Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping works for the development. This report shall be prepared by a suitably qualified and experienced landscape professional.

An Occupation Certificate should not be issued until such time as a satisfactory Implementation Report has been received. 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 Occupation Certificate for the development.

49 **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.

Development Contributions

50 **N001a - Section 7.12 contribution (apply separate condition for each Contribution Plan)**

This condition is imposed in accordance with Penrith City Council's Development Contributions Plan for Non-Residential Development. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$3,000.00 is to be paid to Penrith City Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 7.12 plan.

The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule. Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The Section 7.12 invoice accompanying this consent should accompany the contribution payment. The Section 7.12 Contributions Plan for Non-Residential Development may be inspected at Council's Civic Centre, 601 High Street, Penrith.

Note: The timing of contributions payable may be otherwise affected in accordance with Planning Circular PS20-003 dated 3 July 2020 and the associated NSW Government Ministerial Direction - Infrastructure Contributions.

Certification

51 **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.

52 **Q05F - Occupation Certificate**

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the occupation/use of the development.

The Certificate shall not be issued if any conditions of this consent, 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 Principal Certifying Authority.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

C5 Waste Management

The Statement of Environmental Effects (SEE) specifies that Council's waste services will be utilised, which is appropriate having regard to the scale of the place of worship.

C6 Landscape Design

The application was accompanied by a Landscape Plan and it is found to be satisfactory in terms of proposed species and their locations.

C9 Advertising and Signage

No signage is proposed. As such, it is recommended that a condition of consent be included requiring that a separate development approval be obtained for any signage not considered exempt development.

C10 Traffic, Access and Parking

The accompanying Traffic Impact Assessment used the following DCP rates to determine the car parking required by the development:

Land Use Element	DCP Type	Maximum Area	DCP Parking Rate	Required	Proposed
Hall	Place of public worship	145.5m ²	1 space per 4 seats or 1 space per 6m ² of gross floor area, whichever is the greater	10 or 24.25 spaces	11 spaces

The latest revision to the proposal indicates 40 attendees is the maximum for the regular weekly attendance. Based on 40 chairs to satisfy this, 10 spaces would be required.

As part of amended plans, the south-eastern parking space (previously space 7) has been deleted and is intended to be utilised as a reversing bay to allow vehicles to enter and exit the site in a forward direction in the event the car park is at capacity and to provide satisfactory maneuvering for vehicles utilising space 7. A condition has been recommended to ensure the turnaround space is adequately line marked and this is a suitable outcome.

The submitted Traffic Impact Assessment indicates:

"Average attendance per event is 40 people out of a congregation of about 400 members. Typical car numbers for 40 people in attendance is 13 cars. This information was provided by the church members. The implementation of the Plan of Management will ensure all car parking demand will be met on site for the weekly events".

The Traffic Impact Assessment also indicates that the additional trips from the proposed development can be accommodated at nearby intersections and within the existing road network without noticeably affecting intersection performance, delays or queues.

As such, the proposed 11 car parking spaces have been deemed suitable based on the Traffic Impact Assessment, which is allowed as per the DCP. This approach has been accepted by Council's Traffic Engineer, who has no objections to the proposal subject to recommended conditions.

D2 Residential Development

D2.6 Non-Residential Developments

Section D2.6 applies to any non-residential development proposed in a residential zone. The objectives and principles of traditional suburban design and the need to preserve the residential neighborhood as required by this section is satisfied as follows:

- The proposed single storey built form and landscaping is compatible with the residential character of the area, including traditional building design features and garden frontages.
- The proposed building exceeds the setback requirements for primary and secondary frontages for a standard dwelling, as well as the rear setback due to the car parking being located behind the building.
- The submitted plans indicate a landscaped area of 440m², which equates to 42% of the site. Given that the proposed use is for a place of worship and not a dwelling, achieving 42% landscaped area whilst also providing a hard stand car parking area is commendable and supported. The application included a landscape plan which provides a combination of trees and shrubs, which in combination with the boundary fencing and the separation of the building from the boundaries, will protect residential amenity.
- The proposed building design is characteristic of the residential environment.
- Overshadowing and privacy impacts for adjoining future residences to north and east is minimised by the proposal being single storey and given the small size of the building.

D5 Other Land Uses

D5.6 Places of Public Worship

The proposal has been assessed against the applicable provisions of Section D5.6 Places of Public Worship and is found to be generally acceptable, as discussed below.

Location and Design

Where a place of public worship is to be located immediately adjacent to a property used primarily for residential purposes (including rural living or senior living), a buffer zone of a minimum 10m in rural or environmental zones or 5m in all other zones must be provided to the side and rear boundaries. This buffer zone shall be landscaped and shall not be used for parking areas or the like.

Comment: The adjoining properties are used primarily for residential purposes and as the site is within a residential zone, a 5m setback is required to be provided to the side and rear boundaries. The proposal seeks a variation to this control, with the car park being located behind the building and being closer than 5m to the rear and side boundaries. A variation is supported however, as the car parking is provided with a landscaped buffer and the place of worship is very low scale and limited in its times of impact. Further, the acoustic impacts from the car park have been considered extensively during the assessment of the proposal.

Servicing

A place of public worship with a capacity of more than 100 persons must be connected to all services, including power, reticulated sewer and reticulated water.

Comment: The site satisfies these requirements, despite being below 100 persons.

Transport, Access and Parking

A place of public worship with a capacity of more than 100 persons must demonstrate how sustainable modes of transport will be encouraged. This may include location close to public transport, provision of transport for worshipers (minim bus or similar) or other means to reduce the reliance on transport by private vehicle.

Comment: The proposal is below 100 persons. It is expected that walking will occur by people who live in the surrounding residential area.

Noise

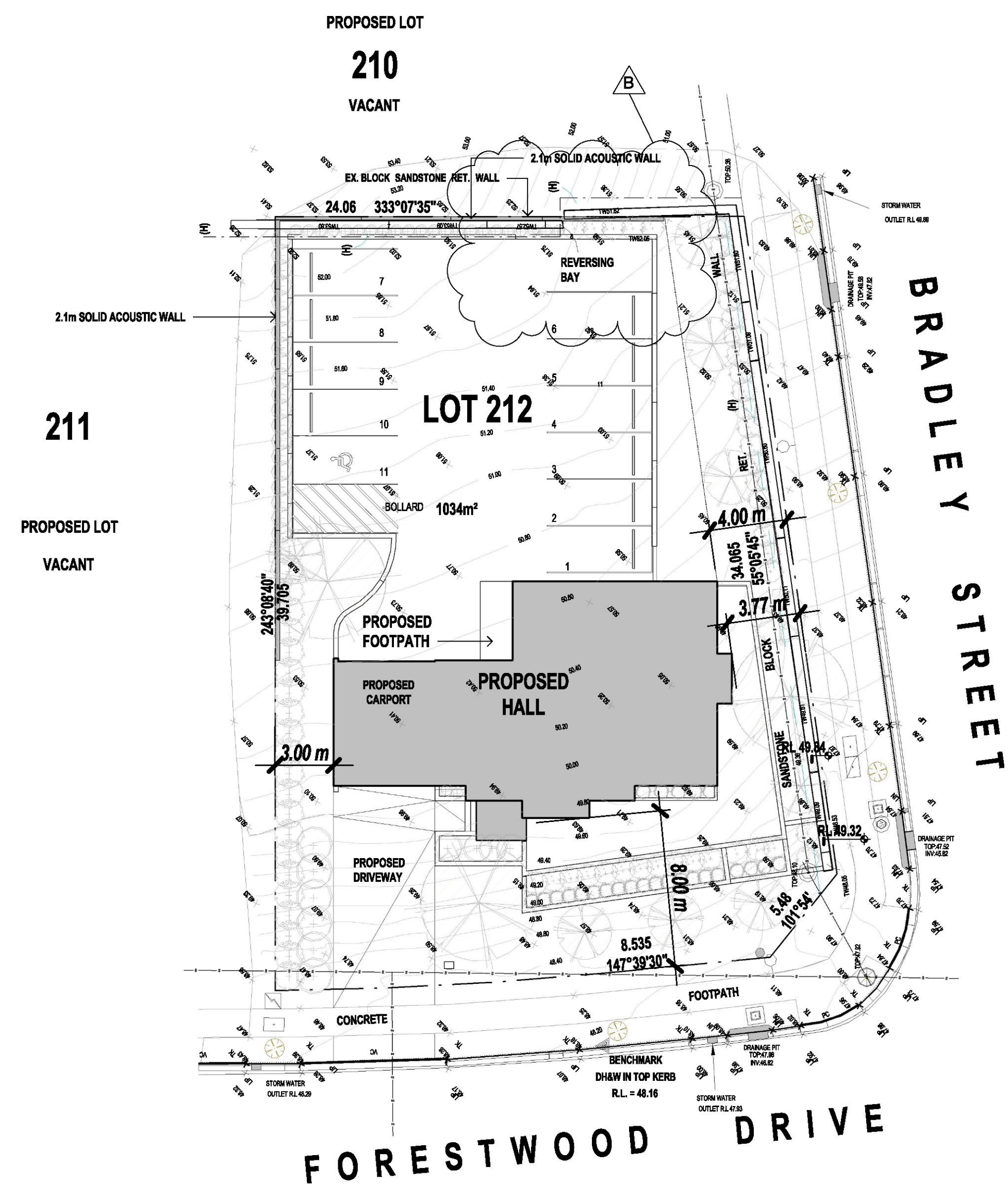
A noise impact assessment may be required for the development of a place of public worship and, if required, should address the provisions of the Noise and Vibration section of this Plan.

Comment: In accordance with the requirements of the DCP, the application was accompanied by an Acoustic Assessment. This is further discussed under the 'Likely Impacts' section of this report.

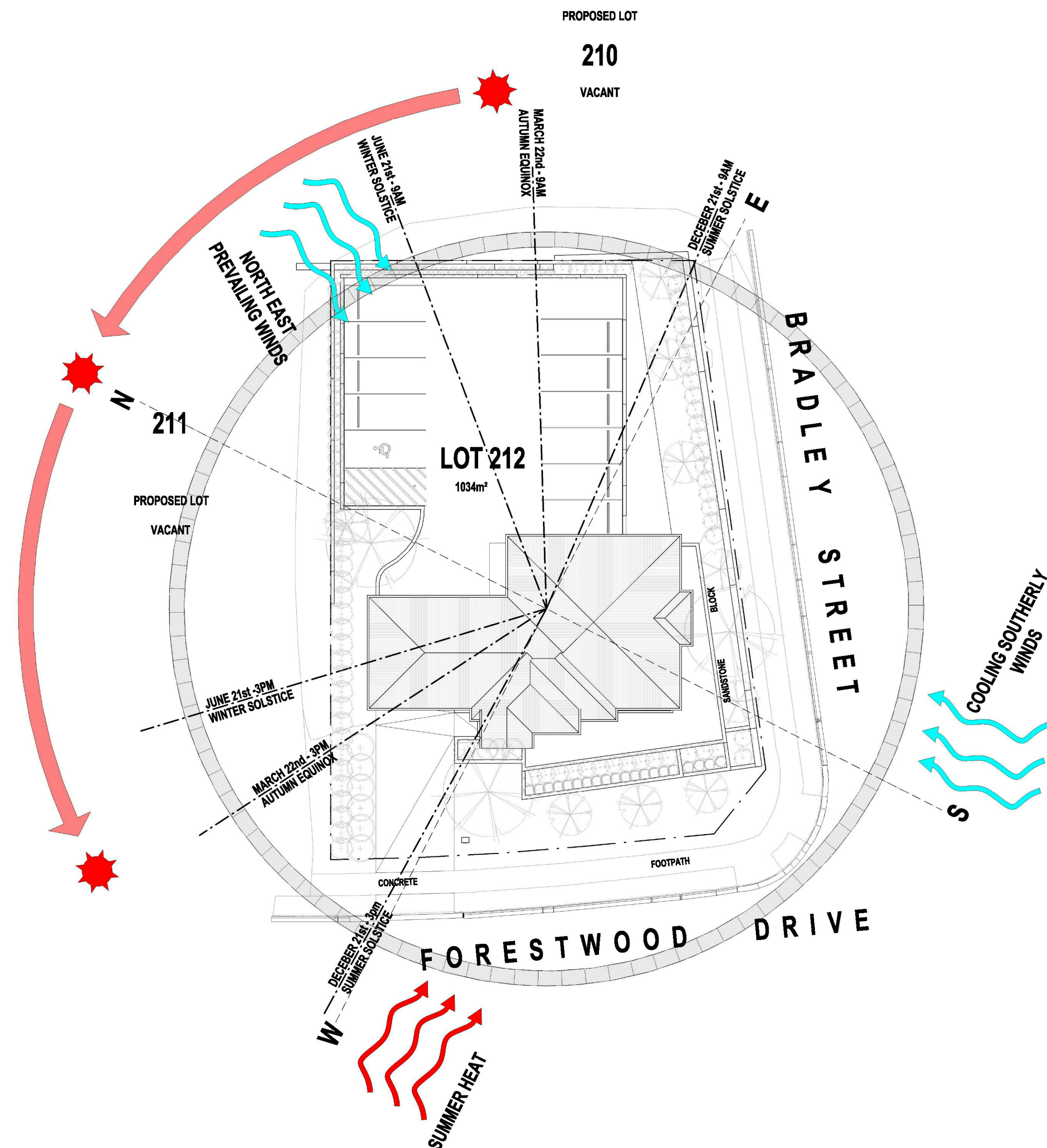


KEE IN CREATIONS
The Design & Documentation Specialists
PH: 0424 233 331 ABN: 54 576 890 071

REVISION
A

[illegible]

01 SITE PLAN
A01 1 : 200



02 SITE ANALYSIS PLAN

NOTE: SITE NOT BASED ON SURVEYED INFORMATION

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCEMENT OF ANY WORKS
FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALING.

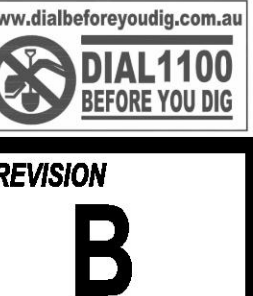
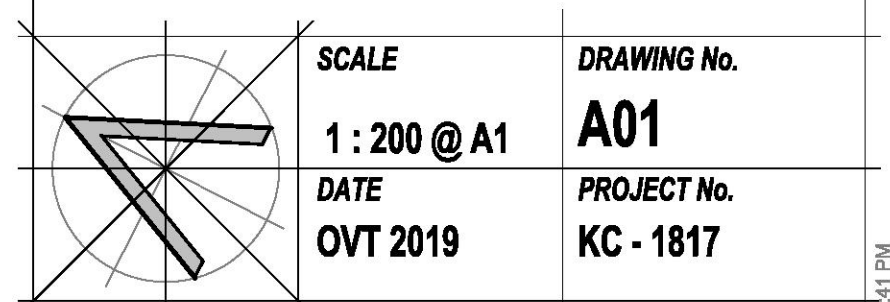
PROJECT PROPOSED PLACE OF WORSHIP

**PROPOSED LOT 212, FORESTWOOD DRIVE,
GLENMORE PARK**

DRAWING

SITE PLAN & SITE ANALYSIS PLAN

CLIENT
Kingswood Gospel Trust

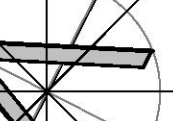




LEGEND

 **SD** **HARDWIRED INTERCONNECTED SMOKE DETECTORS**

 **W 101** **WINDOW TAG**

	SCALE 1 : 100 @ A1	DRAWING No. A02	PROJECT No. KC - 1817
	DATE OVT 2019		
	KLEYN CREATIONS <i>The Design & Documentation Specialists</i>	www.dialbeforeyoudig.com.au 	REVISION B
PH: 0424 233 331	ABN: 54 578 890 071		20/03/2020 3:20:42 PM 20/03/2019 18:18



Name	Area
LANDSCAPING	447.6 m ²
LANDSCAPING	1.2 m ²
PROPOSED CARPARK	344.9 m ²
PROPOSED CARPORT	33.5 m ²
PROPOSED DRIVEWAY	57.2 m ²
PROPOSED HALL	145.5 m ²
PROPOSED PORCH	4.8 m ²
Grand total: 7	1034.6 m²

KLEYN CREATIONS
The Design & Documentation Specialists
PH: 0424 233 331 ABN: 54 576 890 071

DA ISSUE

TYPICAL PLANT SELECTION CRITERIA - AS2303-2015
TREE STOCK FOR LANDSCAPE USE FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY- 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:-
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR ARE CLEAN WITH NO TEARS.

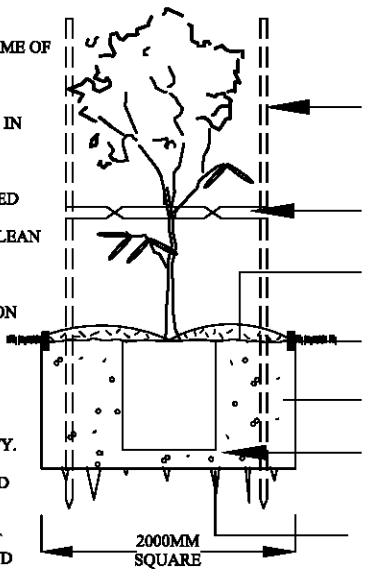
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION <15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES CULTIVAR / VARIETY.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



45-75LTR TYPICAL PLANTING
(NTS)

TYPICAL PLANTING CRITERIA

*SEEK ADVICE BEFORE SUBSTITUTING SPECIES
*REPLACEMENTS TO BE MADE WITHIN 12 MONTHS

3 x 40MM HARDWOOD STAKES AS REQUIRED. DON'T PIERCE ROOT BALL

(NOTE:- ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL. STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT

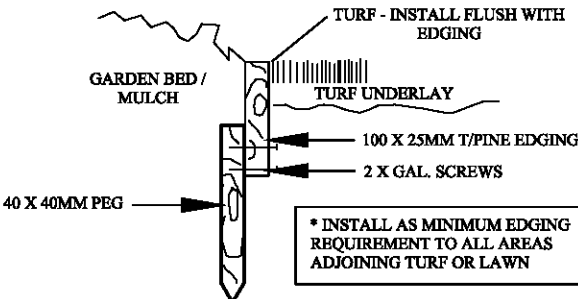
75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL

SELECTED EDGING - REFER TO DETAIL

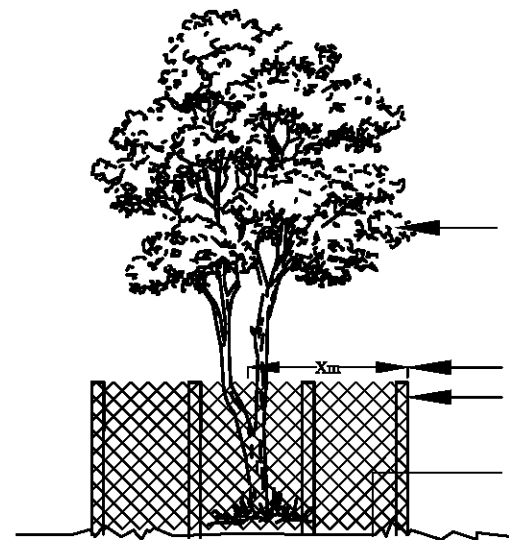
EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.



TYPICAL EDGING
(NTS)



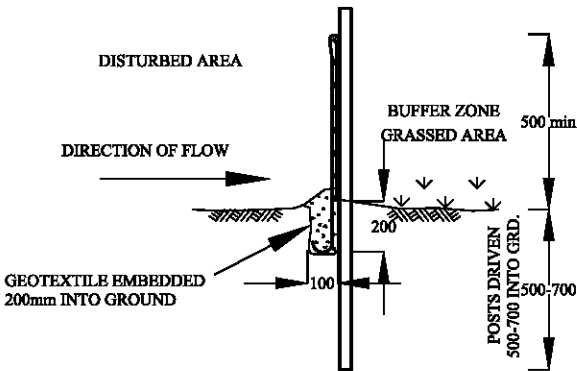
TYPICAL TREE PROTECTION
DETAIL - (NTS)
(IF NO ARBORIST REPORT REQUIRED)

GENERAL NOTES:-

- * LANDSCAPE CONTRACTOR TO CHECK DA CONDITIONS AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- * GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
- * REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD DETAILS / FINAL LEVELS.
- * MULCHED PLANTING BEDS TO BE A MINIMUM DEPTH OF 75MM AS SELECTED.
- * CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- * PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, ie TURF / GARDEN, TURF / GRAVEL PATH ETC.
- * WEED MAT BENEATH GRAVEL PATHWAYS REQUIRED TO LIMIT MUD TRACKING.
- * PREMIUM ORGANIC GARDEN MIX TO BE USED.
- * ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- * CONTRACTOR TO MAKE GOOD TURF ON NATURE STRIP POST CONSTRUCTION.
- * DO NOT SCALE ARCHITECTURAL SETOUT FROM LANDSCAPE DRAWING.
- * EXISTING TREE SPREAD APPROXIMATE ONLY. REFER TO TREE REPORT WHEN APPLICABLE.
- * SITE SURVEY PROVIDED BY OTHERS.
- * BUFFALO TURF PREFERRED OVER KIKUYU.

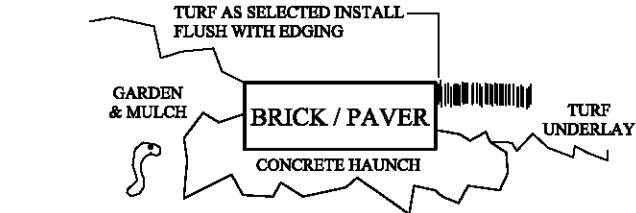
PLANTING AND MAINTENANCE NOTES:-

- * GLAZED OR POLISHED PLANTING HOLES, PARTICULARLY IN CLAY SOILS SHOULD BE AVOIDED. PLANTS TO BE MOUNDED WITHIN THESE SOIL TYPES.
- * PLANTS SHOULD BE PLANTED STRAIGHT, WITH THE TOP OF THE ROOT BALL LEVEL WITH OR SLIGHTLY LOWER THAN THE SOIL SURFACE.
- * PLANTS SHOULD BE WATERED AS SOON AS POSSIBLE AFTER PLANTING.
- * PLANTING SHOULD BE AVOIDED AT THE HEIGHT OF SUMMER (DECEMBER - JANUARY)
- * PLANTS SHOULD BE WATERED AT LEAST WEEKLY FOR SIX WEEKS TO AID ESTABLISHMENT. WATER CRYSTALS MAY BE USED TO REDUCE THE AMOUNT OF WATER REQUIRED.
- * IF A FERTILISER IS TO BE APPLIED, A SLOW RELEASE 8 - 9 MONTH PLANT FOOD PREFERRED.
- * ONLY SPECIES WITHIN THE LANDSCAPE PLAN SHOULD BE PLANTED. PERMISSION SHOULD BE SOUGHT BEFORE ALTERING THE PLANT SPECIES LIST (ON MOST OCCASIONS NURSERIES CAN SUBSTITUTE).
- * STOCK SHOULD BE FREE OF PESTS, DISEASE AND WEEDS AND NOT POT BOUND.
- * REPLACEMENT PLANTS SHOULD BE MADE AVAILABLE FOR ANY LOSSES OF PLANT STOCK THAT MAY OCCUR FOR A MINIMUM 12 MONTH PERIOD.
- * WEEDS SHOULD BE REMOVED ON A FORTNIGHTLY BASIS.
- * PEST OR DISEASE SAMPLES TO THE LOCAL NURSERY FOR IDENTIFICATION AND APPROPRIATE REMEDY.

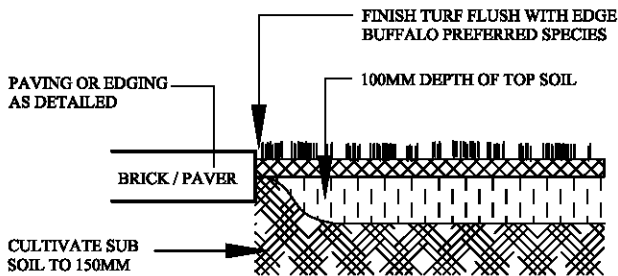


SEDIMENT BARRIER
(NTS)

(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)



BRICK / PAVER EDGING DETAIL
(NTS)



TURF PREPARATION DETAIL
(NTS)

NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.

NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
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FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.
UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.

REFER TO AS 4970-2009 -
'PROTECTION OF TREES ON
DEVELOPMENT SITES'

* IRRIGATION WITHIN TPZ AT
ARBORIST OR COUNCIL DISCRETION

EXISTING TREE SPECIES

	TPZ BARRIER
	TPZ
	SRZ

DISTANCE AS SHOWN ON PLAN

1800MM TEMPORARY FENCE HIRE WITH
PLASTIC FEET - NO STAKES IN GROUND
UNLESS SPECIFIED

TPZ TO BE MULCHED WITH A MINIMUM
100MM RECYCLED LEAF LITTER MULCH

MONACO
DESIGNS PL

14 York Street, Glenbrook NSW, 2773
ph & fax: 0247395136 mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED MEETING HALL

ADDRESS:
**PROPOSED ROAD,
MULGOA SANCTUARY**

CLIENT:
KINGSWOOD GOSPEL TRUST

TITLE:
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET No:
02 DEC 19	1 : 200 - A3	2 OF 2
JOB No.	DRAWN:	
5396	P MONACO	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS

PROPOSED MEETING HALL

LOT 12, CNR. FORESTWOOD DVE. & BRADLEY ST.,

GLENMORE PARK

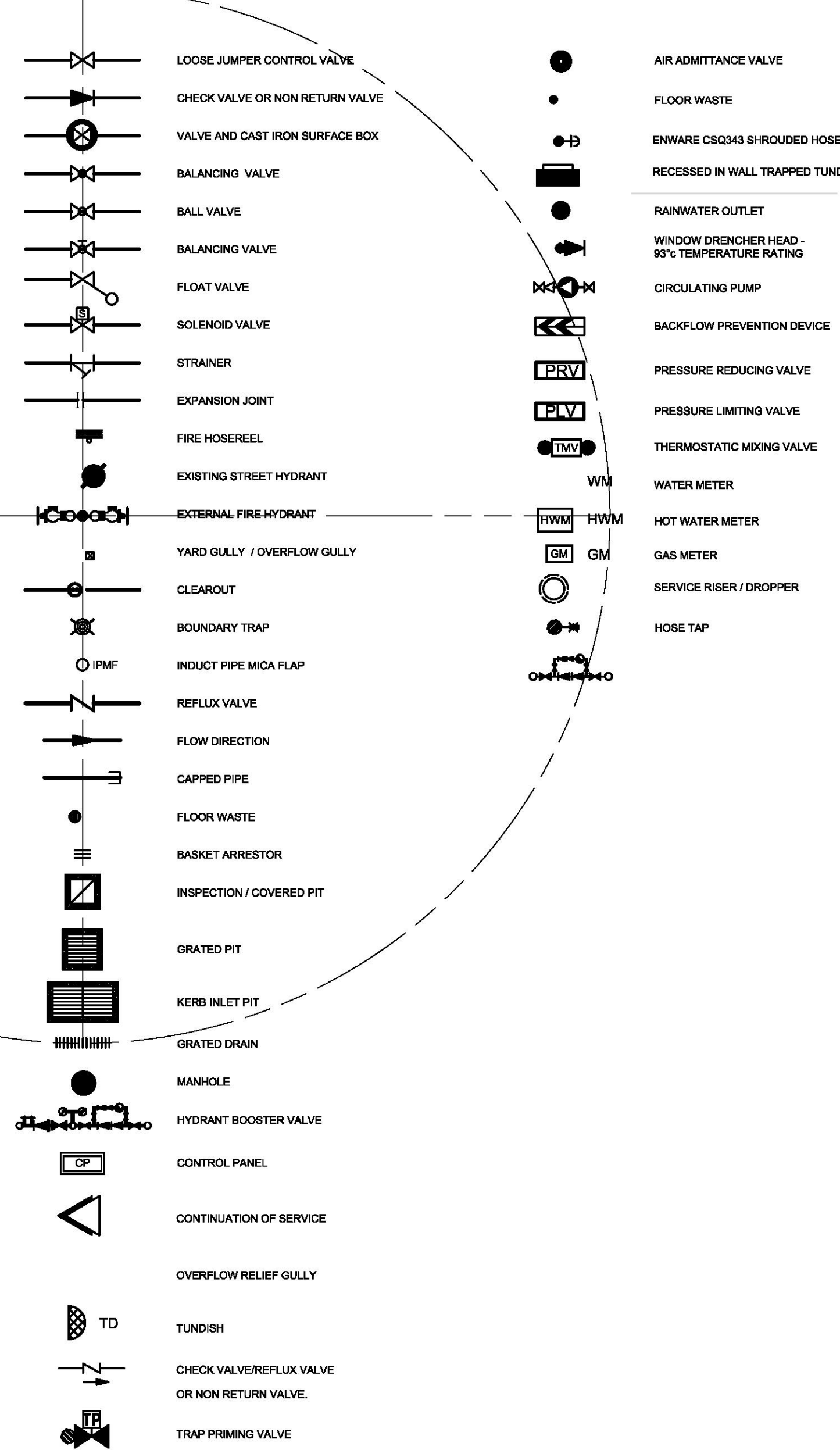
STORMWATER CONCEPT
NOT FOR CONSTRUCTION

PIPELINE SYMBOL LEGEND

HYDRAULIC SERVICES NOTES & PROJECT REQUIREMENTS

- THE CONTRACTOR SHALL READ AND FULLY FAMILIARISE THEMSELVES WITH THE HYDRAULIC PLANS, HYDRAULIC SPECIFICATION DOCUMENTS, AUSTRALIAN STANDARDS, AND AUTHORITY REQUIREMENTS APPLICABLE TO THE WORKS. CLAIMS DUE TO IGNORANCE OF THE CONTENTS OF HYDRAULIC SERVICES DOCUMENTS AND / OR REQUIREMENTS OF AUSTRALIAN STANDARDS /1. AUTHORITY REQUIREMENTS WILL NOT BE ENTERED INTO.
- THE CONTRACTOR IS REQUIRED TO VISIT AND INSPECT EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS OF THE SITE PRIOR TO SUBMITTING THEIR TENDER AND FAMILIARISE THEMSELVES WITH THE VISIBLE NATURE AND CONDITIONS OF THE SITE RELATIVE TO THE WORKS TO BE CARRIED OUT. CLAIMS DUE TO IGNORANCE OF EXISTING SITE CONDITIONS WILL NOT BE ENTERED INTO.
- THE HYDRAULIC SERVICES DRAWINGS AND SPECIFICATION SET OUT THE PROJECT REQUIREMENTS TO BE MET OVER AND ABOVE THE MINIMUM STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE TO THAT SERVICE. THE CONTRACTOR SHALL MAKE DUE ALLOWANCE IN THEIR TENDER, AND WARRANTS THAT THEY HAVE MADE DUE ALLOWANCE FOR ALL REQUIREMENTS NECESSARY FOR THE EXECUTION OF THE WORKS IN ACCORDANCE WITH THE STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE TO THAT SERVICE. THE RELEVANT LOCAL AUTHORITY REQUIREMENTS AND FOR THOSE REQUIREMENTS AS SET OUT IN THE HYDRAULIC SERVICES DRAWINGS AND THE ACCOMPANYING SPECIFICATION.
- HYDRAULIC SERVICES DRAWINGS ARE TO BE READ IN CONJUNCTION WITH HYDRAULIC SERVICES SPECIFICATION AND DRAWINGS OF ALL OTHER DISCIPLINES FOR THIS PROJECT. IGNORANCE OF THE CONTENTS OF ANY DOCUMENT RELATIVE TO THE PROJECT SHALL NOT PROVIDE A BASIS FOR ANY VARIATION TO THE CONTRACT.
- ALLOW TO OBTAIN ALL APPROVALS AND PAY ALL FEES AND CHARGES TO ALL AUTHORITIES IN RELATION TO THE PROPOSED SERVICE INSTALLATIONS INDICATED ON THE DRAWINGS.
- ALLOW TO DISCONNECT & SEAL ALL REDUNDANT HYDRAULIC SERVICES RELATED TO THE INSTALLATION OF THE PROPOSED WORKS TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- ALL WORK BE CARRIED OUT IN ACCORDANCE WITH WATER & SEWER AUTHORITY REGULATIONS, SUPERINTENDENTS APPROVAL & HYDRAULIC SPECIFICATION.
- LOCATION OF FIXTURES SHALL BE IN ACCORDANCE WITH LATEST ARCHITECTURAL DRAWINGS.
- WIRING OF HWWS AND GPOs FOR BOILING / CHILLED WATER UNIT BY ELECTRICAL CONTRACTOR.
- LIAISE WITH BUILDING SUPERINTENDENT TO ARRANGE SHUTDOWN AND ASSOCIATED WORKS.
- ALL PIPES FIXTURES & FITTINGS ARE TO BE FIRST QUALITY AND OF ONE MANUFACTURER. WRITTEN WARRANTIES ON WORKMANSHIP AND MATERIALS OF AT LEAST 1 YEAR REQUIRED FOR EACH UNIT. ALL UNITS SHALL BE SUBJECT TO INSPECTION BY THE SUPERINTENDENT. ALL TO BE VANDAL PROOF.
- ALL FIXTURES ARE TO BE SUPPLIED AND INSTALLED BY THE HYDRAULICS SERVICES CONTRACTOR UNLESS SPECIFIED OTHERWISE.
- ON COMPLETION OF THE INSTALLATION ALLOW TO TEST THE FIXTURES FOR NORMAL OPERATION AND ADJUST AS NECESSARY.
- ALL FIXINGS SHALL BE PLUMB AND LEVEL AND NEATLY FINISHED IN A TRADESMAN LIKE MANNER AND WITHOUT DAMAGE.
- PROVIDE ALL MATERIALS AND LABOUR NECESSARY TO PROVIDE A COMPLETE, WORKING AND SERVICEABLE INSTALLATION BASED ON THE DRAWINGS, SPECIFICATION COORDINATION WITH THE STRUCTURE AND OTHER SERVICES PLUS ANY RELEVANT AUSTRALIAN STANDARDS.
- ALL MATERIALS USED IN THE WORK SHALL BE NEW AND OF THE BEST QUALITY AND TYPE AVAILABLE TO CONFORM WITH THE RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
- FOR ALL PLUMBING AND DRAINAGE WORKS, AN APPLICATION SHALL BE LODGED AS REQUIRED BY THE SYDNEY WATER REGULATION 2000 SECTION 7 UNDER THE SYDNEY WATER ACT 1994. UPON COMPLETION, THE PLUMBER CARRYING OUT THE WORK SHALL SUBMIT TO THE PROJECT MANAGER THE SIGNED ORIGINAL OWNER'S COPY OF THE CERTIFICATE OF COMPLIANCE.
- ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL REPAIRED IMMEDIATELY AT THE CONTRACTORS OWN EXPENSE.
- REFER TO SPECIFICATION FOR ADDITIONAL SPECIFICATION NOTES, WORK INSTRUCTIONS, MATERIAL SPECIFICATIONS & STANDARDS.
- PIPE WORK SHALL BE CAPPED OFF AS WORK PROCEEDS TO PREVENT INGRESS OF DIRT, CONCRETE ETC. USE PROPRIETARY CAPS / PLUGS.
- ALLOW TO MAKE APPLICATION & PAY ALL FEES TO SYDNEY WATER TO OBTAIN A PERMIT TO UNDERTAKE PLUMBING & DRAINAGE WORKS AND FOR ALL SYDNEY WATER INSPECTIONS.
- PIPING SHOWN FOR CLARITY ONLY, ACTUAL POSITION TO BE DETERMINED AND COORDINATED ON SITE.
- ALL LEVELS AND DIMENSIONS SHOWN TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
- HYDRAULIC DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS.
- COORDINATE SERVICES WITH ALL OTHER TRADES AND WORKS ON SITE. THOROUGHLY INVESTIGATE THE EXTENT OF EXISTING SERVICES PRIOR TO COMMENCING WORKS ON SITE.
- DURING THE INSTALLATION, RECORD ALL CHANGES TO THE DESIGN DRAWINGS AND DIMENSION OF HIDDEN SERVICES FROM PERMANENT, VISIBLE LANDMARKS. AT THE COMPLETION OF THE WORKS PROVIDE THREE (3) SETS OF AS INSTALLED DRAWINGS AND ELECTRONIC FILES IN AUTOCAD DWG FORMAT ON CD.
- PROVIDE THREE (3) SETS OF OPERATION AND MAINTENANCE MANUALS FOR ALL SYSTEMS. THE MANUALS SHALL INCLUDE A BRIEF DESCRIPTION OF EACH SERVICE AND DETAILS OF ALL EQUIPMENT WARRANTIES AND MAINTENANCE PROCEDURES ASSOCIATED WITH THAT SERVICE. THE AS INSTALLED DRAWINGS AND ELECTRONIC FILES ARE TO BE INCLUDED IN THE MANUALS.
- ALL PIPEWORK AND ASSOCIATED VALVES AND EQUIPMENT WHICH ARE TO BE INSTALLED IN EXISTING BUILDING/S AND PENETRATING THROUGH EXISTING STRUCTURE ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS.
- FIT ALL SLEEVES AND FIRE COLLARS WHERE NECESSARY FOR PIPES PASSING THROUGH FIRE RATED STRUCTURE. PIPEWORK SHALL BE HIDDEN FROM VIEW BY INSTALLATION IN WALLS, CEILINGS OR BURYING IN GROUND, WHERE PIPEWORK CANNOT BE HIDDEN FROM VIEW, OBTAIN APPROVAL FROM THE SUPERINTENDENT PRIOR TO INSTALLATION.
- EXPOSED PIPEWORK SHALL BE PAINTED AND LABELLED WITH PIPE MARKERS IN ACCORDANCE WITH AS 1345. PIPEWORK IN GROUND SHALL BE PROVIDED WITH MARKING TAPE IN THE TRENCH INDICATING THE SERVICE AND DIRECTION OF FLOW IN ACCORDANCE WITH AS 2648.
- TEST ALL SYSTEMS AS REQUIRED BY THE LOCAL AUTHORITIES AND RELEVANT AUSTRALIAN STANDARDS.
- ALLOW TO CO-ORDINATE FINAL LOCATIONS OF ALL PIPEWORK & EQUIPMENT WITH STRUCTURE & OTHER SERVICES PRIOR TO MANUFACTURE & INSTALLATION.
- ALLOW TO ACOUSTICALLY INSULATE ALL SANITARY & STORM WATER DRAINAGE INSTALLED IN ABOVE SOUND SENSITIVE AREAS ie. BEDROOMS, LIVING AREAS IN ACCORDANCE WITH THE BCA OR THE ACOUSTIC REPORT IF AVAILABLE.
- UNLESS OTHERWISE SPECIFIED, CORE HOLES ARE TO BE SLAB SEAL OR SIMILAR.
- WHERE PASSING THROUGH ROOF THE PIPES SHALL BE FLASHED IN AN APPROVED MANNER LEAVING THE ROOF WATER TIGHT. UNLESS OTHERWISE SPECIFIED ON NON-TRAFFICABLE ROOFS THE VENT SHALL TERMINATE A MINIMUM OF 300mm ABOVE ROOF AND ON TRAFFICABLE ROOFS THE VENTS SHALL TERMINATE 3000mm ABOVE ROOF.
- REFER TO ARCHITECTS PLANS FOR EXACT LOCATION & SET OUT OF PLUMBING FIXTURES & FITTINGS.
- ALL WORK SHALL BE CARRIED OUT BY AND UNDER THE SUPERVISION OF A LICENSED PLUMBER IN STRICT CONFORMITY WITH THE ARCHITECTURAL PLANS, HYDRAULIC DRAWINGS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, LOCAL AUTHORITIES, AS 3500 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
- WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE PROJECT MANAGER.
- EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA, THE SUPERINTENDENT DOES NOT GUARANTEE THEIR ACCURACY. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK.
- UPON SIGNING THE CONTRACT, THE CONTRACTOR IS DEEMED TO HAVE VISITED SITE AND FAMILIARISED THEMSELVES WITH THE SITE, THE LOCATIONS & SIZES OF ALL EXISTING SERVICES AND THE EXTENT OF WORKS REQUIRED TO PROVIDE A COMPLETE, WORKING AND SERVICEABLE INSTALLATION BASED ON THE DRAWINGS, AND SITE CONSTRAINTS. VARIATIONS DUE TO OBVIOUS SITE CONSTRAINTS WILL NOT BE APPROVED.
- HYDRAULIC SERVICES CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLIANCE UPON COMPLETION OF WORKS FOR ALL SERVICES INSTALLED.
- THE CONTRACTOR SHALL ALLOW FOR AND PAY ALL FEES AND OBTAIN ALL AUTHORITY CLEARANCES INCLUDING SYDNEY WATER, COUNCIL AND GAS COMPANY.
- ALL PIPE PENETRATIONS AT WALLS SHALL BE FITTED WITH A PUDDLE FLANGE AND ALL WALL PENETRATIONS SHALL BE MADE GOOD AND WATER TIGHT.
- PRESSURE PIPE 'BLUE BRUTE' CLASS 20 TO AS 2077 WITH RUBBER RING JOINTS AND DUCTILE IRON FITTINGS EXCEPT WHERE PIPEWORK RUNS UNDERSIDE OF THE BUILDING.
- CAP OFF ALL REDUNDANT SERVICES AT THE AUTHORITY MAIN. ARRANGE INSPECTION WITH THE AUTHORITY PRIOR TO BACK FILLING AND MAKING GOOD THE SURFACE. PAY ALL ASSOCIATED FEES AND CHARGES.
- PROVIDE APPROVED FIRE STOP COLLARS TO THE REQUIREMENTS OF THE BCA AND RELEVANT AUSTRALIAN STANDARDS.
- DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND. LOCATION & DERTH / INVERT LEVEL OF BRANCH SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- REUSED DRAINS UNDER BUILDINGS SHALL BE RETESTED WHERE DIRECTED BY SUPERINTENDENT.
- INSPECTION OPENINGS SHALL BE PROVIDED AT:
 - THE PROPERTY BOUNDARY
 - ON EACH WC OR BRANCH
 - AT MAX. 30m INTERVALS SPREAD EQUIDISTANT WHERE POSSIBLE
 - IMMEDIATELY UPSTREAM & DOWNSTREAM OF ALL JUMP-UPS
 - AS REQUIRED BY THE AUTHORITY FOR INSPECTION & MAINTENANCE
- ALL SERVICES THAT CROSS PAVEMENTS, FOOTING ETC SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO SUBGRADE LEVEL & COMPACTED TO 95% M.M.D.D.
- PROVIDE 80mm COMPRESSIBLE MATERIAL OVER PIPEWORK WHERE CLEARANCE TO UNDERSIDE OF FOOTING IS LESS THAN 150mm UNLESS NOTED OTHERWISE.
- ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION INCLUDING: KERBS, FOOTPATH, CONCRETE AREAS, GRAVEL AREAS & ROAD PAVEMENTS. CARE SHALL BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION SHALL BE MADE OVER AUTHORITY SERVICES, TELSTRA OR ELECTRICAL SERVICES. EXCAVATE BY HAND IN THESE AREAS.
- THE PLUMBING CONTRACTOR SHALL OBTAIN ALL AUTHORITY APPROVALS & PAY ALL FEES.
- INVERT LEVELS SHOWN ARE INDICATIVE ONLY. CONFIRM ALL LEVELS ON SITE BEFORE COMMENCING INSTALLATION WORK.
- ACCESS PANEL ARE TO BE INSTALLED WHERE REQUIRED TO ACCESS CONTROL VALVES IN WATER LINES AS REQUIRED & INSPECTION OPENINGS ON STORMWATER & SEWER RISERS. ACCESS PANELS SHALL MATCH PROPOSED FINISH. REFER TO ARCHITECTURAL DRAWING FOR FINISHES.

PIPELINE SYMBOL LEGEND



- AIR ADMITTANCE VALVE
- FLOOR WASTE
- ENWARE CSQ343 S-HROUDED HOSETAP
- RECESSED IN WALL TRAPPED TUNDISH
- RAINWATER OUTLET
- WINDOW DRENCHER HEAD - 93% TEMPERATURE RATING
- CIRCULATING PUMP
- BACKFLOW PREVENTION DEVICE
- PRESSURE REDUCING VALVE
- PRESSURE LIMITING VALVE
- THERMOSTATIC MIXING VALVE
- WATER METER
- HOT WATER METER
- GAS METER
- SERVICE RISER / DROPPER
- HOSE TAP

SERVICE LEGEND

- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER DRAINAGE/SANITARY PLUMBING
- EXISTING COLD WATER SERVICE
- EXISTING HOT WATER SUPPLY
- EXISTING GAS SERVICE
- EXISTING FIRE HYDRANT SERVICE
- EXISTING FIRE HOSEREEL SERVICE
- STORMWATER DRAINAGE
- SEWER DRAINAGE/SANITARY PLUMBING
- COLD WATER SERVICE
- RAINWATER / RECYCLED WATER REUSE SERVICE WATER SERVICE
- HOT WATER SUPPLY
- HOT WATER RETURN
- WARM WATER SERVICE
- GAS SERVICE
- FIRE HYDRANT SERVICE
- FIRE HOSEREEL SERVICE
- VENT PIPING
- TUNDISH DRAINAGE SERVICE
- SILT FENCE
- DENOTES EXISTING PAVED AREA TO BE SAWCUT AND REINSTATED

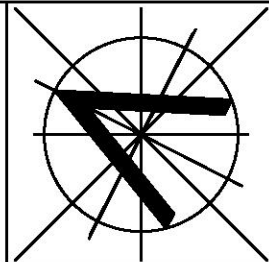
EXISTING SERVICES NOTES

- SERVICES SHOWN ON HYDRAULIC PLANS HAVE BEEN PLOTTED FROM PLANS AND BY FIELD INSPECTION. THESE SERVICES AND OTHERS MAY NOT BE SITUATED WITHIN REGISTERED EASEMENTS OR WITHIN STANDARD FOOTPATH ALLOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY THE LOCATIONS OF ALL SERVICES PRIOR TO CONSTRUCTION WORKS AND TO AVOID DISTURBANCE OF THESE SERVICES. THE CONTRACTOR IS ADVISED TO CONTACT THE 'DIAL BEFORE YOU DIG' SERVICE TO ASCERTAIN THE LOCATIONS OF ANY EXISTING AUTHORITY SERVICES.
- THE HYDRAULIC SUBCONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF THEIR PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
- HYDRAULIC SUBCONTRACTOR SHALL ALLOW TO CONSTRUCT NECESSARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REQUIRED TO REMAIN IN OPERATION TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL ALLOW TO REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
- INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL. CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION.

Note

Hydraulic design plans
to be read in conjunction
with architectural plans.

			PROJECT ARCHITECT
D	Apr 20	Revised DA Issue	
C	Mar 20	Revised DA Issue	
B	Oct 19	DA Issue	
A	Oct 19	Coordination Issue	
REV	DATE	NOTATION/AMENDMENT	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.			
FIGURED DIMENSIONS TAKE PRECEDENCE.			



ENGINEER

ABEL & BROWN PTY. LTD.

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M: 0403 390 810 T: 9709-5705 FAX: 9796-2272
E-mail: new@newbrown.com.au W - www.newbrown.com.au



CLIENT:

KINGSWOOD GOSPEL TRUST

PROJECT:

PROPOSED MEETING HALL
at
LOT 12, CNR. FORESTWOOD DVE & BRADLEY ST.
GLENMORE PARK

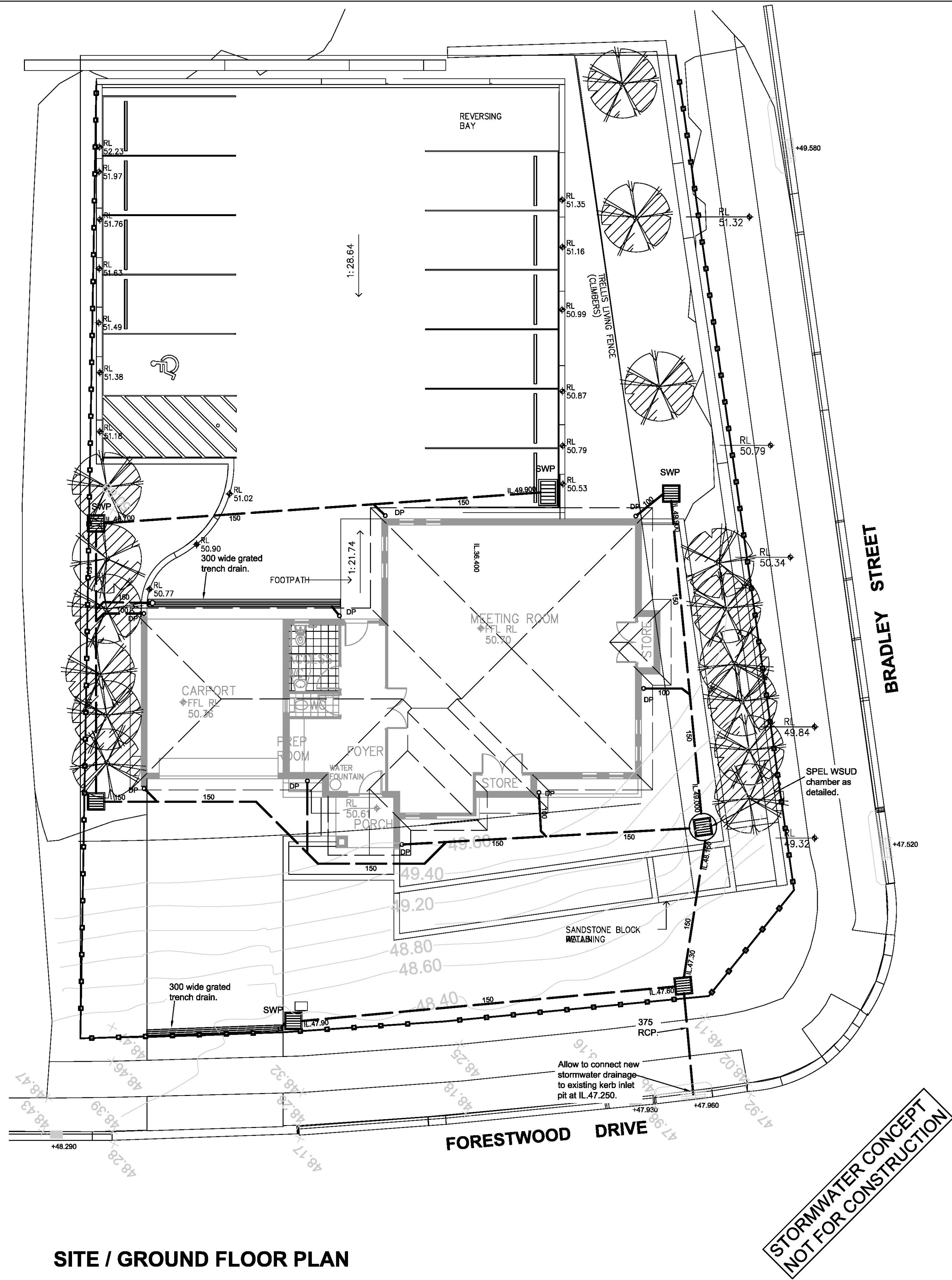
TITLE:

STORMWATER CONCEPT PLAN
LEGEND & SERVICE NOTES

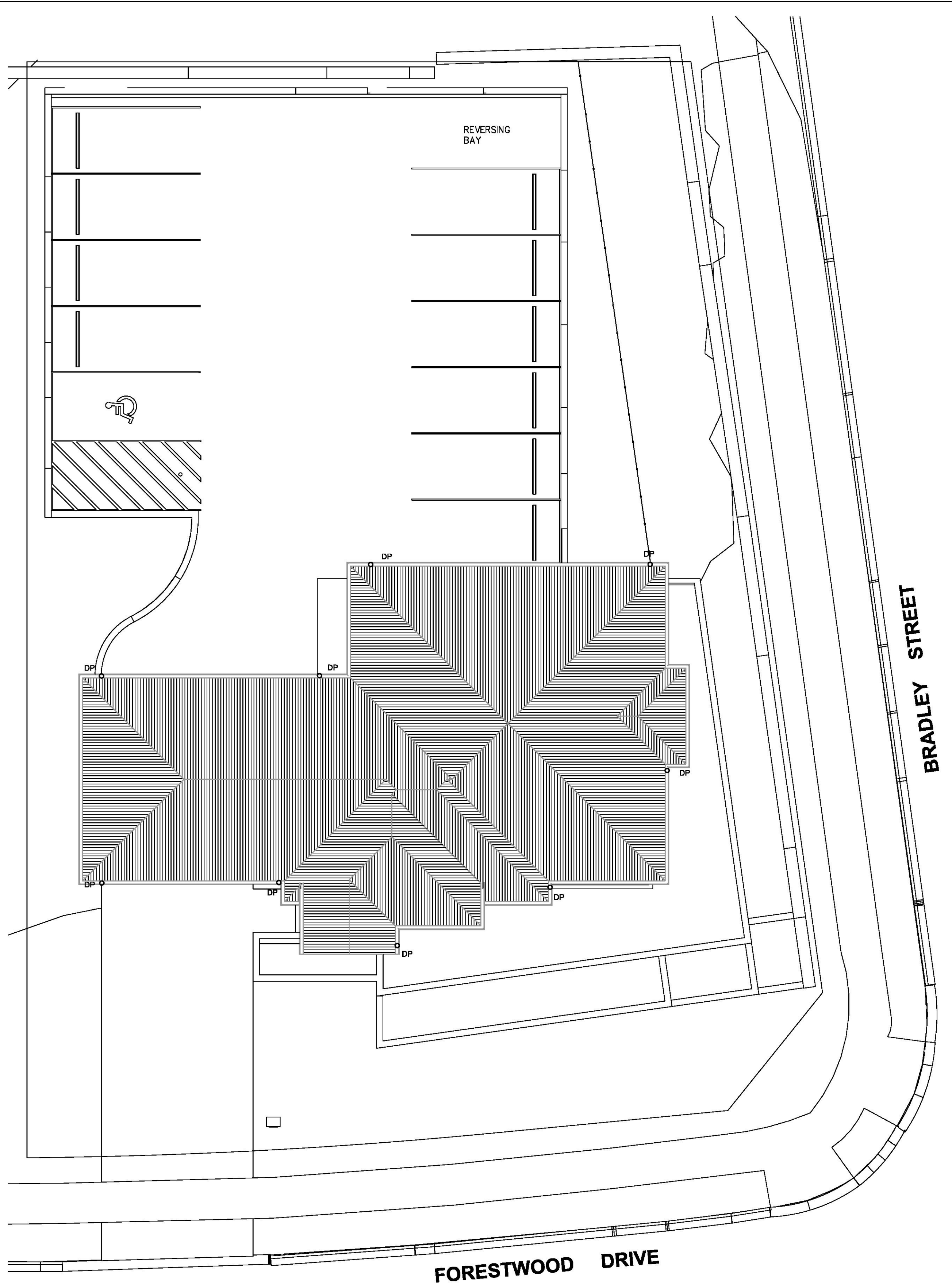
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SITE / GROUND FLOOR PLAN



ROOF PLAN

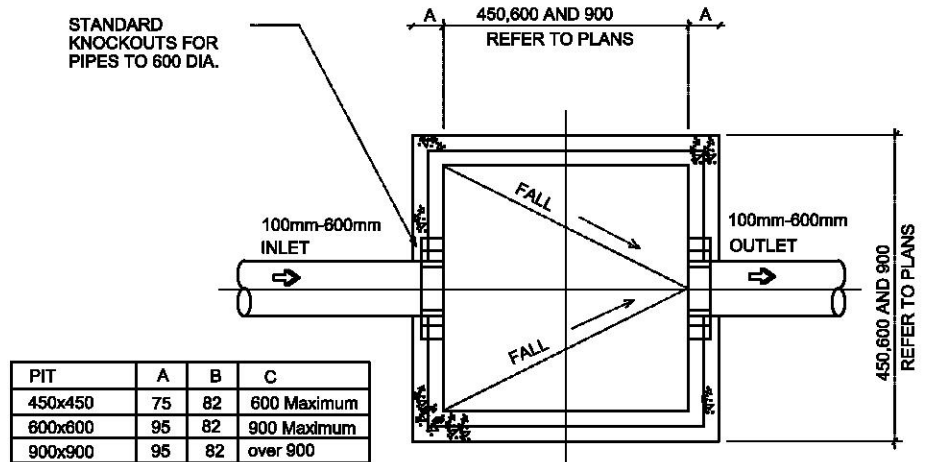
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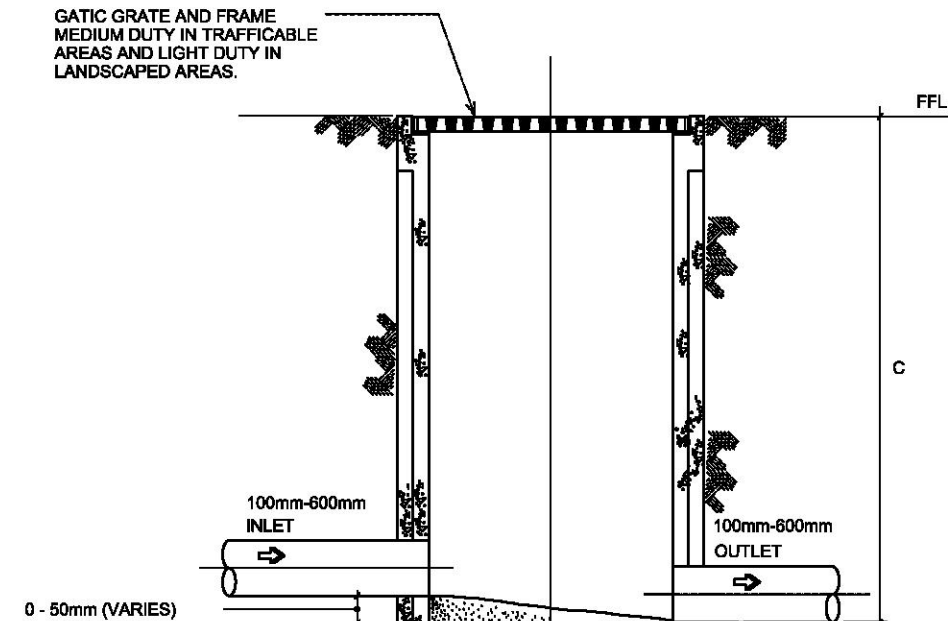
			PROJECT ARCHITECT		 The Design & Documentation Specialists		ENGINEER ABEL & BROWN PTY. LTD. 23 WARUNG STREET, YAGOONA, NSW 2199 M: 0403 390 810 T: 9709 5705 FAX: 9796 2272 E - mail@nevillebrown.com.au W - www.nevillebrown.com.au		CLIENT: KINGSWOOD GOSPEL TRUST	PROJECT: PROPOSED MEETING HALL at LOT 12, CNR. FORESTWOOD DVE & BRADLEY ST. GLENMORE PARK	TITLE: STORMWATER CONCEPT PLAN GROUND / SITE PLAN				STATUS: DA ISSUE							
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Sediment & Erosion Control Notes

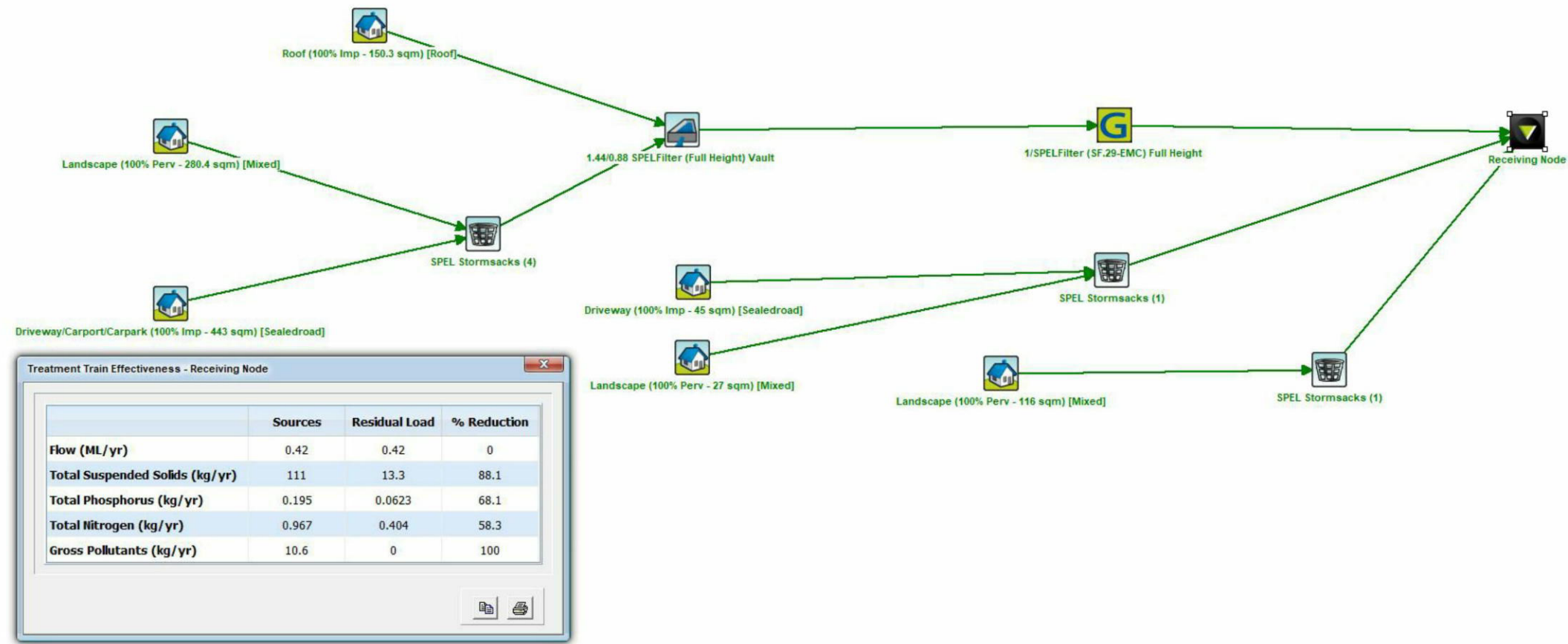
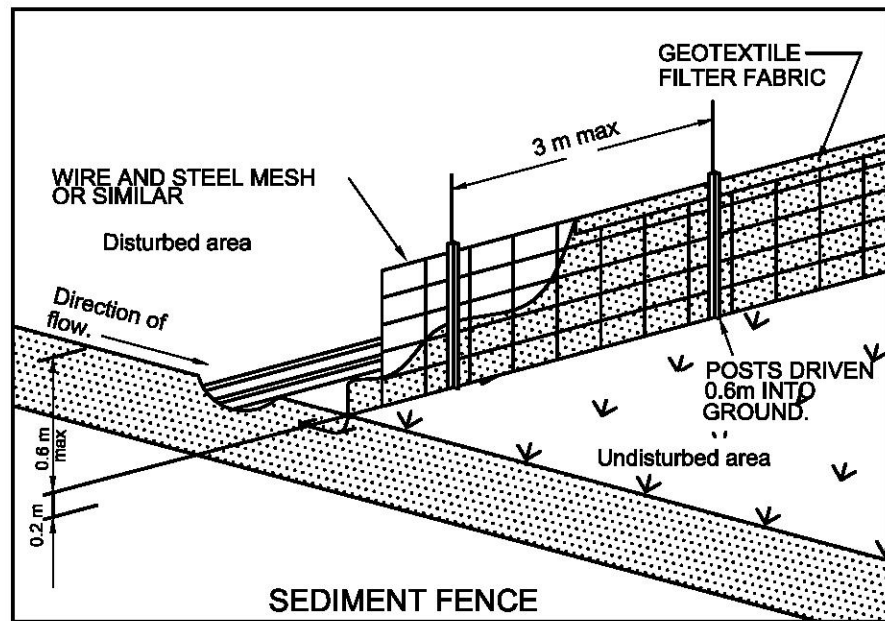
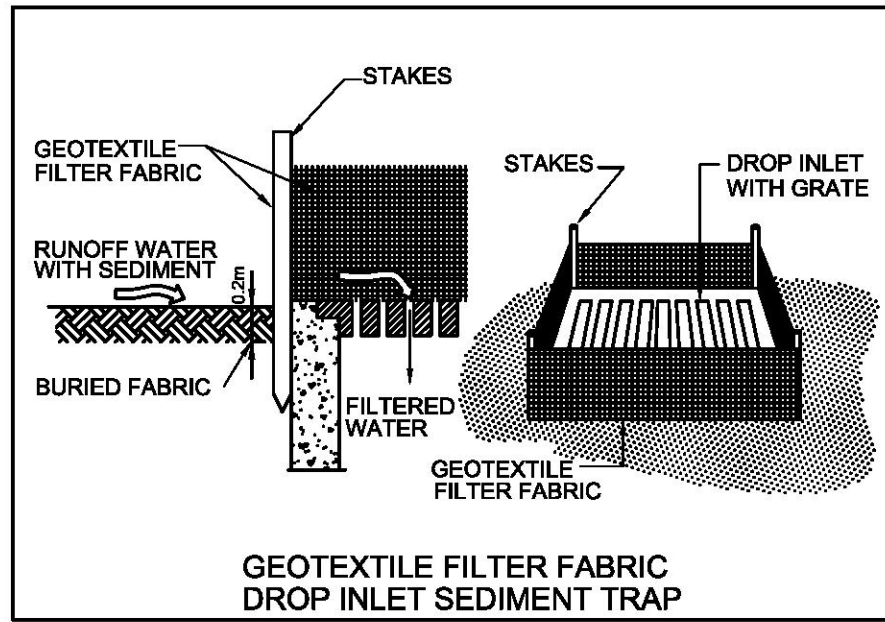
1. The contractor shall implement all soil erosion and sediment control measures relating to a particular upstream catchment prior to stripping of topsoil from that catchment. Where it is necessary to undertake stripping in order to construct a sediment control device only sufficient ground shall be stripped to allow construction.
2. All soil erosion and sediment control measures shall be constructed and maintained as indicated on these drawings. Location and extent of soil and water management devices is diagrammatic only.
3. Conformity with this plan shall in no way reduce the responsibility of the contractor to protect against water damage during the course of the contract. It shall be the contractors responsibility to ensure that any necessary control is in place even though such control may not be shown on the plan.
4. The contractor shall inform all subcontractors and all employees of their responsibility in minimising the potential for soil erosion and pollution to downstream areas.
5. The contractor shall regularly maintain sediment and erosion control structures and desilt such structures prior to the reduction in capacity of 30% due to accumulated silt. The sediment shall be disposed of on site in a manner approved by the Penrith Council Erosion and Sediment Control Policy.
6. Topsoil and spoil shall be stockpiled in non hazard areas and protected from surface runoff by diversion drains or similar. Stockpiles shall be surrounded on downstream sides by silt fencing. Stockpiles shall be suitable compacted to inhibit erosion. Where the stockpiling period exceeds four(4) weeks, the stockpile shall be seeded to encourage vegetation growth.
7. Topsoil shall be respread and stabilised as soon as possible.
8. The contractor shall temporarily rehabilitate within 40 days any disturbed areas. Where final shaping has occurred the contractor shall provide final rehabilitation within 20 days.
9. The contractor shall provide a turf strip behind all kerb and gutter at completion of footpath formation.
10. The contractor shall maintain gross cover until all works have been completed, including the maintenance period, by frequent watering and mowing where required. Plant machinery and vehicles shall not be driven over grassed areas unless on an approved haulage route.
11. Seed mixtures and stabilisation procedures shall be in accordance with the NSW department of housing "Soil and water management for Urban Development ", January 1993 and construction specification.
12. The contractor shall provide inlet sediment traps at all pits during construction.
13. All drainage works shall be constructed and stabilised as quickly as possible to minimise risk of erosion.
14. Vehicular traffic shall be controlled during construction confining access where possible to proposed or existing road alignments plus 3 metres where necessary areas to be left undisturbed shall be marked off.
15. Site access shall be restricted to a nominated point. The construction of a shake down area may be required depending upon soil conditions.
16. The contractor shall maintain dust control throughout the duration of the project.



PLAN WITH COVER REMOVED
450,600 AND 900 SQ.
PRECAST CONCRETE STORMWATER SUMPS



STORMWATER PIT DETAIL
Scale: NTS



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MUSIC-link Report

Project Details			Company Details		
Project:	19832 - 12 Forestwood Drv, Glenmore Park	Company:	Abel & Brown Pty Ltd		
Report Export Date:	01/11/2019	Contact:	Stuart Brown		
Catchment Name:	19832 Forestwood A	Address:	23 Warung Street, YAGOONA, N.S.W.		
Catchment Area:	0.107ha	Phone:	(02) - 9709-5705		
Impervious Area:	59.81%	Email:	stuart@abelandbrown.com.au		
Rainfall Station:	67113 PENRITH				
Modelling Time-step:	5 Minutes				
Modelling Period:	1/01/1999 - 31/12/2008 11:54:00 PM				
Mean Annual Rainfall:	691mm				
Evapotranspiration:	1158mm				
MUSIC Version:	6.3.0				
MUSIC-link data Version:	6.32				
Study Area:	Penrith				
Scenario:	Penrith Development				
*takes into account area from all source nodes that link to the chosen reporting node, excluding Import Data Nodes					
Treatment Train Effectiveness		Treatment Nodes		Source Nodes	
Node:Receiving Node	Reduction	Node Type	Number	Node Type	Number
Flow	0.00347%	Detention Basin Node	1	Urban Source Node	5
TSS	88.3%	Generic Node	1		
TP	68.7%	GPT Node	2		
TN	58.8%				
GP	100%				
Comments					
SPEL Filter under MDPI data					

NOTE: A successful self-validation check of your model does not constitute an approved model by Penrith City Council
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Passing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
GPT	SPEL Stormsacks (1)	Hi-flow bypass rate (cum/sec)	None	99	0.011
GPT	SPEL Stormsacks (4)	Hi-flow bypass rate (cum/sec)	None	99	0.044
Receiving	Receiving Node	% Load Reduction	None	None	0.00347
Receiving	Receiving Node	GP % Load Reduction	90	None	100
Receiving	Receiving Node	TN % Load Reduction	45	None	58.8
Receiving	Receiving Node	TP % Load Reduction	60	None	68.7
Receiving	Receiving Node	TSS % Load Reduction	85	None	88.3
Urban	Driveway (100% Imp - 45 sqgm)	Area Impervious (ha)	None	None	0.005
Urban	Driveway (100% Imp - 45 sqgm)	Area Penicous (ha)	None	None	0
Urban	Driveway (100% Imp - 45 sqgm)	Total Area (ha)	None	None	0.005
Urban	Driveway/Carport/Carpark (100% Imp - 443 sqgm)	Area Impervious (ha)	None	None	0.044
Urban	Driveway/Carport/Carpark (100% Imp - 443 sqgm)	Area Penicous (ha)	None	None	0
Urban	Driveway/Carport/Carpark (100% Imp - 443 sqgm)	Total Area (ha)	None	None	0.044
Urban	Landscape (100% Perv - 27 sqgm)	Area Impervious (ha)	None	None	0
Urban	Landscape (100% Perv - 27 sqgm)	Area Penicous (ha)	None	None	0.003
Urban	Landscape (100% Perv - 27 sqgm)	Total Area (ha)	None	None	0.003
Urban	Landscape (100% Perv - 396.4 sqgm)	Area Impervious (ha)	None	None	0
Urban	Landscape (100% Perv - 396.4 sqgm)	Area Penicous (ha)	None	None	0.04
Urban	Landscape (100% Perv - 396.4 sqgm)	Total Area (ha)	None	None	0.04
Urban	Roof (100% Imp - 150.3 sqgm)	Area Impervious (ha)	None	None	0.015
Urban	Roof (100% Imp - 150.3 sqgm)	Area Penicous (ha)	None	None	0
Urban	Roof (100% Imp - 150.3 sqgm)	Total Area (ha)	None	None	0.015

Only certain parameters are reported when they pass validation

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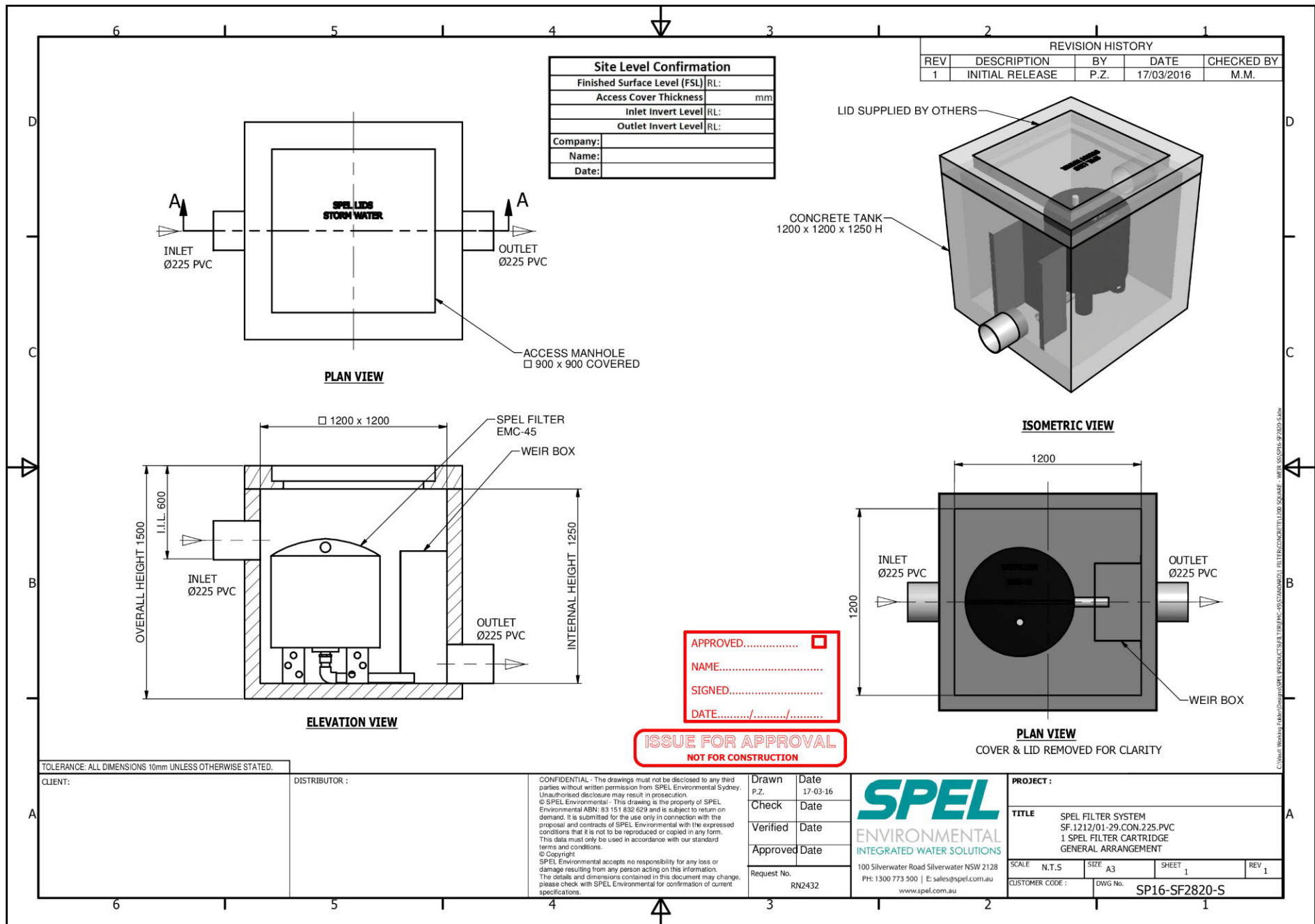
Failing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
Detention	1,440.88 SPEL Filter (Full Height) Vault	H-flow bypass rate (cum/sec)	None	99	100

Only certain parameters are reported when they pass validation

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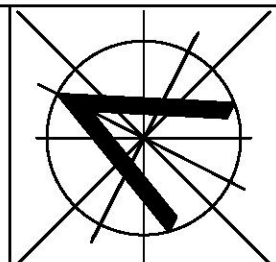


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PROJECT ARCHITECT



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CLIENT:

KINGSWOOD GOSPEL TRUST

PROJECT:

PROPOSED MEETING HALL
at
LOT 12, CNR. FORESTWOOD DVE & BRADLEY ST.
GLENMORE PARK

TITLE:

STORMWATER CONCEPT PLAN
ROOF PLAN

FILE:

PLOTTED:

STATUS:
DA ISSUE

DATE:
OCT.19

NO IN SET:
3

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as shown

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NB

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3029

SHEET:

H-03

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Plan of Management (Pom)

**Proposed Brethren Meeting Room
Forestwood Drive, Glenmore Park**

**Kingswood Gospel Trust – Plymouth Brethren
Christian Church**

DRAFT 1

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- 12. Security Management**
- 13. Cleaning and Property Maintenance**
- 14. Waste Management**

- 1. Introduction**

This Plan of Management (PoM) relates to the operation of the Place of Public Workshop at Lot 212, Mulgoa Sanctuary (Forestwood Drive, Glenmore Park) by the members of the Plymouth Brethren Christian Church.

This operational PoM sets out the proposed activities and management of the facilities for a safe and effective management of the site.

2. About the Plymouth Brethren Christian Church

We were established in the early nineteenth century in Plymouth, southern England. We now have a community of over 50,000 members across Australia, New Zealand, Europe, the Americas and UK. In Australia alone, our history spans more than 100 years, and we have more than 15,000 members.

We refer to ourselves as the “Brethren” because we are a close tight-knit community of families held together by our shared Christian belief founded on the Holy Bible. That said, just like everyone else, we live alongside people of our faith, other faiths and no faith. We gather daily in Gospel Halls to pray together and read from the Holy Bible. We also congregate every Sunday in our Gospel Halls to celebrate the Lord’s Supper and to preach the Gospel.

The men and women of the PBCC have shared values of community participation, ownership and decision-making. We actively practice Christianity through service to our family, our Church, and to our local and global communities. Our mutual Christian fellowship is an integral part of our way of life. *Together, we are Brethren.*

3. Reason for needing the development

Our main gathering happens at the Kingswood Road, Orchard Hills site which is a larger meeting room that can park and seat all the locals in the area comfortably and regularly. This application relates to a smaller meeting room mainly for Prayer and the Lords Supper. We refer to these as subdivision rooms as they relate to a direct local area and are generally only ever attended by direct locals which is worked out by proximity. Currently we only have one meeting room in the Glenmore Park area and with an increase of members purchasing homes in the area we now need an additional meeting room.

4. Activities to take place

This section refers to the Activities that take place at the Meeting Room of the local members of the Plymouth Brethren Christian Church. This is no different to the activities that currently take place on the other nine (9) “subdivision” meeting rooms across the Penrith Council area.

These subdivision meeting rooms are predominately used for Prayer Meetings and the Lords Supper.

On a roster we occasionally use the room for Conversational Meetings and Gospel Preaching, these two gatherings as set out in the table rotate between each of the halls we have so don’t happen often or for long periods of time

The schedule of these gatherings are outlined in more detail as following:

Day	Time	Duration	Activity	Regularity	Expected Attendees
Monday	6.30pm	30mins	Prayer	Weekly	40 max
Sunday	6.00am	60mins	Lords Supper	Weekly	40 max
Friday	7.00pm	60mins	Conversational Scripture Reading*	Approx 5 times per year	90 max
Sunday	3.00pm	60mins	Gospel Preachings*	Approx 5 times per year	50 max

5. How do we control attendee numbers?

Generally, all members participate in some way at each gathering, for example at the Prayer Meeting and the Lords Supper we sit in a circle of two rows with Brothers one row and sisters in another. At both occasions generally all attendees present would participate by either praying/ worshipping or giving out a hymn which we all sing.

We make provision for 100% attendance however naturally there is often members travelling, unwell or caring for others that are unwell which reduces the numbers at times. Obviously again for the young members there is a keen interest however at times these don't always attend for various reasons.

6. How are the numbers worked out?

We have 396 members in the Penrith area and currently they go to 9 x other meeting room across the Penrith area. This extra meeting room is to cater for growth over the coming years and a number of our members have moved into the area of proximity to this selected site. The average attendee numbers are 44 per congregation however, with an additional hall this will change to an average of 39.6 per congregation when we start using this planned 10th location.

With 396 members in 106 households it makes our average numbers per car at 3.7. Based on 39.6 per gathering the car numbers would be 10.7 however 5 households live within walking distance as they are all building in Mulgoa Sanctuary Stage 1 which will mean there will often only be 5 or 6 cars generally except maybe with bad weather.

7. Functions and other activities

No functions, parties, festive celebrations, loud music or social gatherings are ever carried out at these subdivision halls.

8. Noise Control

With small gathering sizes we like to think we have respect for those that neighbour the property and with families from the direct surrounding neighbourhood it is in their interest to maintain relationships within the neighbourhood by being considerate of any noise produced. No amplification of singing, instruments or background music is ever used.

Noise Management Measures

- All that enter and exit the Site are to do so in a silent or quiet fashion.

- The building and surrounding landscaping is designed to minimise noise.
- Any windows in the building are for aesthetic purposes only and are not required to be operable at anytime.
- Congregating of attendees prior or following a session is generally minimal and is not typically encouraged other than a brief meet and greet.
- Refuse collection will be the standard council service, no additional deliveries of any kind are expected to be made to the site.

9. Traffic Management Procedures

For the weekly Prayer Meetings and the Lords Supper some walk and we generally come as a family so the marked car parking suffices. With the lot we are working with we have maximised parking whilst still providing for disabled needs. The carpark and entry configuration provides for vehicle and foot traffic. The car park will be constructed to comply with AS2890.1-2004.

The particular site was selected because of access (safe entry and exit). Being on a quiet corner at the end of a street with minimal through traffic our gatherings will never interfere with neighbours private lives or properties or other community events in the area.

10. Complaints handling

There is always a representative at each of the gatherings that a concerned neighbour could approach confidently without feeling pressured. Additionally we generally provide all adjoining neighbours with a mobile number that they can call if they have any concerns or questions. As members of the community we like to fit in and although any form of concern across all nine (9) current sites is minimal we like to think we can address the concern quickly without need of further mediation.

11. Food Handling

Absolutely no food preparation happens onsite.

We provide a drinking fountain to be used as required which is maintained as per manufacturers recommendations.

12. Security Management

There is a unlock and lock-up procedure put in place of which that person is responsible to both open and secure the property when finished.

We install an alarm system on the building and position lighting on sensors to provide a suitable secure area. For this development there will be a church member resident adjoining the property who would also exercise oversight over the property and would generally be present at every gathering that was had there.

13. Cleaning and Property Maintenance

Regular cleaning of the site and maintenance is mandatory and because all local members generally live in proximity this is typically always taken care of more than sufficiently. We want to be proud of where we gather.

Local members generally keep the interior of the meeting room clean. With the minimal usage, no onsite food preparation, small congregation size and short duration of the gatherings this is generally a quick spot clean/ vacuum weekly and a proper clean once a month.

External maintenance on most of our meeting halls is done by an external contractor at least fortnightly to keep them maintained to the standard we expect of our own homes.

Additional cleaning and property maintenance outside of the above outlined happens as required.

14. Waste Management

No additional waste management outside of a standard weekly council service is ever required. Waste would include a small quantity of hand towel from the toilets which have minimal usage due to small congregation size short duration of the gatherings. No food preparation happens so no waste is created from that.



REPORT R190549R1

Revision 5

Noise Impact Assessment
Proposed Place of Worship
Lot 212 Forestwood Drive, Glenmore Park

PREPARED FOR:
Stimson & Baker Planning
Suite 5, 488 High Street
PENRITH NSW 2740

16 July 2020



Noise Impact Assessment

Proposed Place of Worship

Lot 212 Forestwood Drive, Glenmore Park

PREPARED BY:

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DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
R190549R1	Revision 0	5 December 2019	Camilo Castillo	Rodney Stevens	Rodney Stevens
R190549R1	Revision 1	11 December 2019	Camilo Castillo	Rodney Stevens	Rodney Stevens
R190549R1	Revision 2	20 December 2019	Camilo Castillo	Rodney Stevens	Rodney Stevens
R190549R1	Revision 3	15 May 2020	Camilo Castillo	Rodney Stevens	Rodney Stevens
R190549R1	Revision 4	15 May 2020	Camilo Castillo	Rodney Stevens	Rodney Stevens
R190549R1	Revision 5	16 July 2020	Camilo Castillo	Rodney Stevens	Rodney Stevens



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1 INTRODUCTION

Rodney Stevens Acoustics Pty Ltd (RSA) has been engaged by Stimson & Baker Planning to prepare a Noise Impact Assessment for the proposed Brethren meeting room located at Lot 212 Forestwood Drive, Glenmore Park. This assessment forms part of the supporting documentation for the Development Application stage of the project to Penrith City Council.

The purpose of this report is to determine possible noise impacts on nearby receivers and if necessary provide acoustic control recommendations so that the proposed meeting room may operate in an acoustically compliant manner in accordance with Penrith City Council's requirements.

This report presents RSA's methodology, assessment criteria and recommendations regarding noise breakout from the proposed building as well as the proposed carpark. Noise emission from mechanical plant does not form part of this assessment.

Specific acoustic terminology is used in this report. An explanation of common acoustic terms is provided in Appendix A.

2 PROPOSED DEVELOPMENT

2.1 Site Description

The proposed development consists of a single storey dwelling to be used as a Brethren meeting room. The proposed layouts are presented in Figure 2-2.

The nearest residential dwellings most affected by the operation of proposed development are the future housing development in the surrounding empty lots. Figure 2-1 shows an aerial image of the location of the proposed building, the surrounding environment and the noise monitoring location.

2.2 Proposed Development

The proposal is to build a single storey building to serve as a Brethren meeting room. The proposed development will consist of a meeting room with amenities and parking spaces.

The proposed development will be used a number of times week by members of the congregation some of the proposed activities are presented in the table below

Table 2-1 Typical Weekly Events

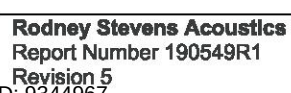
Day/Time	Activity	Maximum Attendance
Monday 6:30 pm to 7:00 pm	Prayer Meeting	40
Friday 7:00 pm to 8:00 pm	Conversational Scripture Readings	50
Sunday 6:00 am to 7:00 am	Lords Supper	40
Sunday 3:00 pm to 4:00 pm	Gospel Preaching	50



Figure 2-1 Site Location



Image Courtesy of Near Maps © 2019.





3 BASELINE NOISE SURVEY

3.1 Unattended Noise Monitoring

In order to characterise the existing acoustical environment of the area unattended noise monitoring was conducted between Monday 25th November and Monday 2nd December 2019. The logger was located on the northern boundary of the site as shown in Figure 2.1

Logger location was selected with consideration to other noise sources which may influence readings, security issues for noise monitoring equipment and gaining permission for access from residents and landowners.

Instrumentation for the survey comprised of a Rion NL-42EX Environmental Noise Logger, (serial number 810779) fitted with microphone windshield. Calibration of the loggers was checked prior to and following measurements. Drift in calibration did not exceed ± 0.5 dB(A). All equipment carried appropriate and current NATA (or manufacturer) calibration certificates.

Measured data has been filtered to remove data measured during adverse weather conditions upon consultation with historical weather reports provided by the Bureau of Meteorology (BOM).

The logger determines L_{A1} , L_{A10} , L_{A90} and L_{Aeq} levels of the ambient noise. L_{A1} , L_{A10} , L_{A90} are the levels exceeded for 1%, 10% and 90% of the sample time respectively (see Glossary for definitions in Appendix A).

Detailed results at the monitoring location are presented in graphical format in Appendix B. The graphs show measured values of L_{A1} , L_{A10} , L_{A90} and L_{Aeq} for each 15-minute monitoring period.

3.2 Data Processing

3.2.1 Noise Emission (*Noise Policy for Industry*)

In order to assess noise emission from the proposed meeting room, the data obtained from the noise logger has been processed in accordance with the procedures contained in the NSW Environmental Protection Authority's (EPA) *Noise Policy for Industry* (NPfI, 2017) to establish representative noise levels that can be expected in the residential vicinity of the site. The monitored baseline noise levels are detailed in Table 3-1.

Table 3-1 Measured Baseline Noise Levels Corresponding to Defined NPfI Periods

Location	Measurement Descriptor	Measured Noise Level – dB(A) re 20 μ Pa		
		Daytime 7 am - 6 pm	Evening 6 pm – 10 pm	Night-time 10 pm – 7 am
Logger Survey on Site	L_{Aeq}	49	46	46
	RBL (Background)	35	32	26

Notes: All values expressed as dB(A) and rounded to nearest 1 dB(A);

L_{Aeq} Equivalent continuous (energy average) A-weighted sound pressure level. It is defined as the steady sound level that contains the same amount of acoustic energy as the corresponding time-varying sound.

L_{A90} Noise level present for 90% of time (background level). The average minimum background sound level (in the absence of the source under consideration).



4 NOISE CRITERIA

Penrith City Council DCP 2016 Council does not have specific noise criteria requirements for the assessment of noise breakout from the proposed meeting room, therefore we have adopted the NSW Environmental Protection Authority's (EPA) *Noise Policy* for Industry (NPfI, 2017)

4.1 Operational Noise Project Trigger Noise Levels

Responsibility for the control of noise emissions in New South Wales is vested in Local Government and the EPA. The EPA oversees the Noise Policy for Industry (NPfI) October 2017 which provides a framework and process for deriving project trigger noise level. The NPfI project noise levels for industrial noise sources have two (2) components:

- Controlling the intrusive noise impacts for residents and other sensitive receivers in the short term; and
- Maintaining noise level amenity for particular land uses for residents and sensitive receivers in other land uses.

4.1.1 Intrusiveness Noise Levels

For assessing intrusiveness, the background noise generally needs to be measured. The intrusiveness noise level essentially means that the equivalent continuous noise level (LAeq) of the source should not be more than 5 dB(A) above the measured Rated Background Level (RBL), over any 15 minute period.

4.1.2 Amenity Noise Levels

The amenity noise level is based on land use and associated activities (and their sensitivity to noise emission). The cumulative effect of noise from industrial sources needs to be considered in assessing the impact. The noise levels relate only to other industrial-type noise sources and do not include road, rail or community noise. The existing noise level from industry is measured.

If it approaches the project trigger noise level value, then noise levels from new industrial-type noise sources, (including air-conditioning mechanical plant) need to be designed so that the cumulative effect does not produce total noise levels that would significantly exceed the project trigger noise level.

4.1.3 Area Classification

The NPfI characterises the "Rural" noise environment as an area with an acoustical environment that:

- is dominated by natural sounds, having little or no road traffic noise and generally characterised by low background noise levels.
- Settlement patterns would be typically sparse

The area surrounding the proposed development falls under the "Rural" area classification.



4.1.4 Project Specific Trigger Noise Levels

Having defined the area type, the processed results of the attended noise monitoring have been used to determine project specific project trigger noise level. The intrusive and amenity project trigger noise level for nearby residential premises are presented in Table 4-1. These project trigger noise levels are nominated for the purpose of assessing potential noise impacts from the proposed development.

In this case, the ambient noise environment is not controlled by industrial noise sources and therefore the project amenity noise levels are assigned as per Table 2.2 of the NPfI (Recommended Amenity Noise Levels). For each assessment period, the lower (i.e. the more stringent) of the amenity or intrusive project trigger noise level are adopted. These are shown in bold text in Table 4-1.

Table 4-1 Operational Project Trigger Noise Levels

Receiver	Time of Day	ANL ¹ L _{Aeq} (15min)	Measured		Project Trigger Noise Levels	
			RBL ² L _{A90} (15min)	Existing L _{Aeq} (Period)	Intrusive L _{Aeq} (15min)	Amenity L _{Aeq} (15min)
Residential	Day	50	35	49	40	53
	Evening	45	32	46	37	48
	Night	40	30*	46	35	43

Note 1: ANL = "Amenity Noise Level" for residences in Rural Areas.

Note 2: RBL = "Rating Background Level".

* The RBL has set to 30 dB(A) as per NPfI Section A1.2

5 NOISE IMPACT ASSESSMENT

5.1 General Activity Noise Emissions

The following sections summarise the results of patron and carpark noise emissions and predicted levels at nearby residential receivers as a result of the operation of the proposed meeting room.

Calculations of the amount of noise transmitted to these receivers from the proposed meeting room have been based on voice levels as referenced in the Handbook of Acoustical Measurements and Noise Control by Cyril M. Harris. This handbook provides voice spectrums for males and females as well as different vocal efforts. The spectrum is given in Table 5-1.

The spectra have been scaled based upon the overall number of patrons expected to be in the different areas at any given time (Refer to Section 2.2)

Table 5-1 Speech Spectrums - Handbook of Acoustical Measurements and Noise Control.

Type	Noise Level (dB) at Octave Band Centre Frequency (Hz)							Overall dB(A)
	125	250	500	1 k	2 k	4 k	8 k	
Male (Loud)	56	65	72	71	66	60	50	74
Female (Loud)	34	58	64	65	64	57	49	69



5.1.1 Member Sound Power Levels

The main noise generating activities will occur in the meeting room, where chanting may occur. We have based the noise levels on a maximum number of 50 members.

5.2 Meeting Room Noise Emissions

Predictive resultant noise levels have been calculated for all proposed site activities. Noise emissions at the nearest residential receivers are presented in the table below. The predicted noise calculations take into account the following:

- No amplified music or PA system will be used
- Heights of receivers are assumed to be 1.5 m above their respective level.
- 50 Patrons will be using the meeting room
- No activities will take place outside the building
- The boundary solid barriers have been taken into account (Refer to Figure 2-2)
- Most activities will not engage the members in noise generating activities
- Resulting noise levels have been calculated to the most affected point on the boundary of the most affected receivers

The following figure shows the proposed development in relation to the most affected receivers.



Figure 5-1 Receiver Locations





The resulting noise levels from the operation of the proposed meeting room into the adjoining residential premises are presented in the table below:

Table 5-2 Predicted Noise Impact Levels at Nearby Receivers.

Receiver	Time	Calculated Noise Level	Criteria	Compliance
R1	Day	26	40	Yes
	Evening	26	37	Yes
	Night	26	35	Yes
R2	Day	26	40	Yes
	Evening	26	37	Yes
	Night	26	35	Yes
R3	Day	29	40	Yes
	Evening	29	37	Yes
	Night	29	35	Yes

5.3 Carpark Noise Emissions

The proposal is to have a car park with capacity for 12 vehicles plus 1 disable space, calculations of noise from the carpark have been based on typical noise generating events within a carpark such as, door slams, engine starts and cars driving away. We have assumed the worst case where all vehicles enter or leaving the carpark. We note that the maximum capacity for night time is 10 vehicles

The calculated noise levels from the activities carried out within the carpark are presented in the table below:

Table 5-3 Calculated Carpark Noise Levels

Receiver	Time	Calculated Noise Level	Criteria	Compliance
R1	Day	38	40	Yes
	Evening	38	37	Yes*
	Night	36	35	Yes*
R2	Day	36	40	Yes
	Evening	36	37	Yes
	Night	36	35	Yes*



R3	Day	36	40	Yes
	Evening	36	37	Yes
	Night	34	35	Yes

* A 1 dB(A) exceedance is generally considered to be acoustically insignificant

5.4 Road Noise Generation

Based on the traffic report No N1916305S V1a dated November 2019 prepared by Motion Traffic Engineering, the expected additional traffic on Bradley Street and Forestwood Drive due to the proposed development is likely to increase the overall traffic noise level by 1 dB(A) this increase will not exceed the daytime $L_{Aeq\ 1hr}$ Of 55 dB and night time 50 dB.

It is the opinion of RSA that noise attributed to additional traffic on Bradley Street and Forestwood Drive from the proposed site will not exceed the RNP's planning noise levels.

5.5 Mechanical Plant Noise Assessment

A specific mechanical plant selection has not been supplied at this stage. It is anticipated that the building will be serviced by typical mechanical ventilation/air conditioning equipment.

It is likely that the criteria set out in Table 4-1 will be met through the use of conventional noise control methods (e.g. selection of equipment on the basis of quiet operation and, where necessary, providing enclosures, localised barriers, silencers and lined ductwork).

An appropriately qualified acoustic consultant should review the mechanical plant associated with the development at the detailed design stage when final plant selections have been made.

6 NOISE CONTROL RECOMMENDATION

The noise emissions from the proposed meeting room has been assessed to comply with the project specific noise criteria, the following noise controls must be implemented to ensure compliance is maintained:

- All prayer related activities will be carried out within the meeting room
- All doors and windows must remain closed during the service
- No activities can occur outside the building.
- Signs must be in place advising devotees to not cause unnecessary noise
- A 2.1m and 1.8m high solid fence must be erected around the carpark (Refer to Figure 2-2)
- Only a maximum of 10 vehicles can park during the night time services

6.1 Acoustic Barrier Details

A 2.1 and 1.8 meters high solid barriers along the boundaries must be implemented (Refer to Figure 2-2)

Acoustic barrier is required to provide the adequate noise attenuation, the construction material of the barriers must have a surface density of 10-15 kg/m² and be free from holes and gaps. Some suitable materials include:

- 25 mm thick plywood timber panelling
- 9 mm thick fibre cement sheet
- 75mm thick Hebel Powerpanel



- 12 mm thick Perspex, polycarbonate or Danpalon
- 6 mm toughened laminated safety glass
- Any other approved material which meets the above surface density specification

All barriers must be free of gaps and penetrations and it is particularly important to ensure that the gap at the bottom of the barrier is minimised as far as practicable. The base of the barriers should be well sealed at the junction where the barrier meets the floor, but still be designed to allow proper water drainage

7 CONCLUSION

A noise impact assessment has been conducted in relation to the operation of the proposed meeting room located at Lot 212 Forestwood Drive, Glenmore Park.

This assessment has been conducted and appropriate noise emission criteria have been established in accordance with the NSW EPA Noise Policy for Industry 2017 noise guidelines.

This report shows that under the most conservative operating scenarios and the implementation of the recommendations in this report, operational noise emission from the proposed meeting room will easily achieve the established noise criteria at neighbouring residences.

Criteria for noise emissions from mechanical plant have been established, a further acoustic survey by a qualified acoustic consultant may be required once mechanical plant schedules have been selected

It is therefore recommended that planning approval be granted for the proposed development on the basis of acoustics.

Approved:-

Rodney Stevens
Managing Director

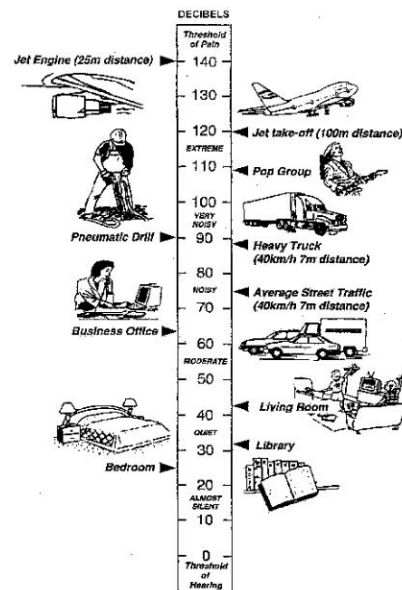


Appendix A – Acoustic Terminology

A-weighted sound pressure	The human ear is not equally sensitive to sound at different frequencies. People are more sensitive to sound in the range of 1 to 4 kHz (1000 – 4000 vibrations per second) and less sensitive to lower and higher frequency sound. During noise measurement an electronic ' <i>A-weighting</i> ' frequency filter is applied to the measured sound level <i>dB(A)</i> to account for these sensitivities. Other frequency weightings (B, C and D) are less commonly used. Sound measured without a filter is denoted as linear weighted <i>dB(linear)</i> .
Ambient noise	The total noise in a given situation, inclusive of all noise source contributions in the near and far field.
Community annoyance	Includes noise annoyance due to: ■ character of the noise (e.g. sound pressure level, tonality, impulsiveness, low-frequency content) ■ character of the environment (e.g. very quiet suburban, suburban, urban, near industry) ■ miscellaneous circumstances (e.g. noise avoidance possibilities, cognitive noise, unpleasant associations) ■ human activity being interrupted (e.g. sleep, communicating, reading, working, listening to radio/TV, recreation).
Compliance	The process of checking that source noise levels meet with the noise limits in a statutory context.
Cumulative noise level	The total level of noise from all sources.
Extraneous noise	Noise resulting from activities that are not typical to the area. Atypical activities may include construction, and traffic generated by holiday periods and by special events such as concerts or sporting events. Normal daily traffic is not considered to be extraneous.
Feasible and reasonable measures	Feasibility relates to engineering considerations and what is practical to build; reasonableness relates to the application of judgement in arriving at a decision, taking into account the following factors: ■ Noise mitigation benefits (amount of noise reduction provided, number of people protected). ■ Cost of mitigation (cost of mitigation versus benefit provided). ■ Community views (aesthetic impacts and community wishes). ■ Noise levels for affected land uses (existing and future levels, and changes in noise levels).
Impulsiveness	Impulsive noise is noise with a high peak of short duration or a sequence of these peaks. Impulsive noise is also considered annoying.



Low frequency	Noise containing major components in the low-frequency range (20 to 250 Hz) of the frequency spectrum.
Noise criteria	The general set of non-mandatory noise levels for protecting against intrusive noise (for example, background noise plus 5 dB) and loss of amenity (e.g. noise levels for various land use).
Noise level (goal)	A noise level that should be adopted for planning purposes as the highest acceptable noise level for the specific area, land use and time of day.
Noise limits	Enforceable noise levels that appear in conditions on consents and licences. The noise limits are based on achievable noise levels, which the proponent has predicted can be met during the environmental assessment. Exceedance of the noise limits can result in the requirement for either the development of noise management plans or legal action.
Performance-based goals	Goals specified in terms of the outcomes/performance to be achieved, but not in terms of the means of achieving them.
Rating Background Level (RBL)	The rating background level is the overall single figure background level representing each day, evening and night time period. The rating background level is the 10 th percentile min LA90 noise level measured over all day, evening and night time monitoring periods.
Receptor	The noise-sensitive land use at which noise from a development can be heard.
Sleep disturbance	Awakenings and disturbance of sleep stages.
Sound and decibels (dB)	Sound (or noise) is caused by minute changes in atmospheric pressure that are detected by the human ear. The ratio between the quietest noise audible and that which should cause permanent hearing damage is a million times the change in sound pressure. To simplify this range the sound pressures are logarithmically converted to decibels from a reference level of 2×10^{-5} Pa. The picture below indicates typical noise levels from common noise sources.



dB is the abbreviation for decibel – a unit of sound measurement. It is equivalent to 10 times the logarithm (to base 10) of the ratio of a given sound pressure to a reference pressure.

Sound power Level (SWL)

The sound power level of a noise source is the sound energy emitted by the source. Notated as SWL, sound power levels are typically presented in $dB(A)$.

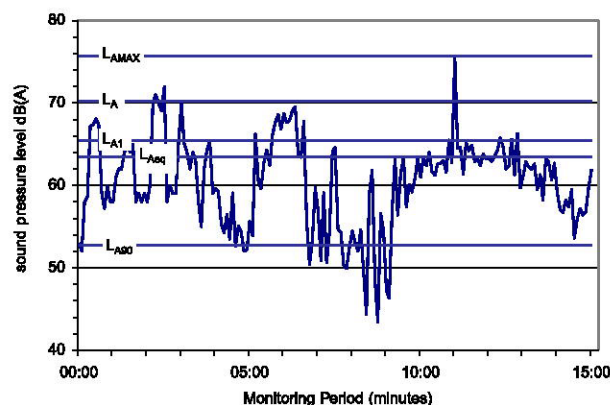
Sound Pressure Level (SPL)

The level of noise, usually expressed as SPL in $dB(A)$, as measured by a standard sound level meter with a pressure microphone. The sound pressure level in $dB(A)$ gives a close indication of the subjective loudness of the noise.

Statistic noise levels

Noise levels varying over time (e.g. community noise, traffic noise, construction noise) are described in terms of the statistical exceedance level.

A hypothetical example of A weighted noise levels over a 15 minute measurement period is indicated in the following figure:



Key descriptors:

L_{Amax} Maximum recorded noise level.

L_{A1} The noise level exceeded for 1% of the 15 minute interval.



LA₁₀ Noise level present for 10% of the 15 minute interval. Commonly referred to the average maximum noise level.

L_{Aeq} Equivalent continuous (energy average) A-weighted sound pressure level. It is defined as the steady sound level that contains the same amount of acoustic energy as the corresponding time-varying sound.

LA₉₀ Noise level exceeded for 90% of time (background level). The average minimum background sound level (in the absence of the source under consideration).

Threshold

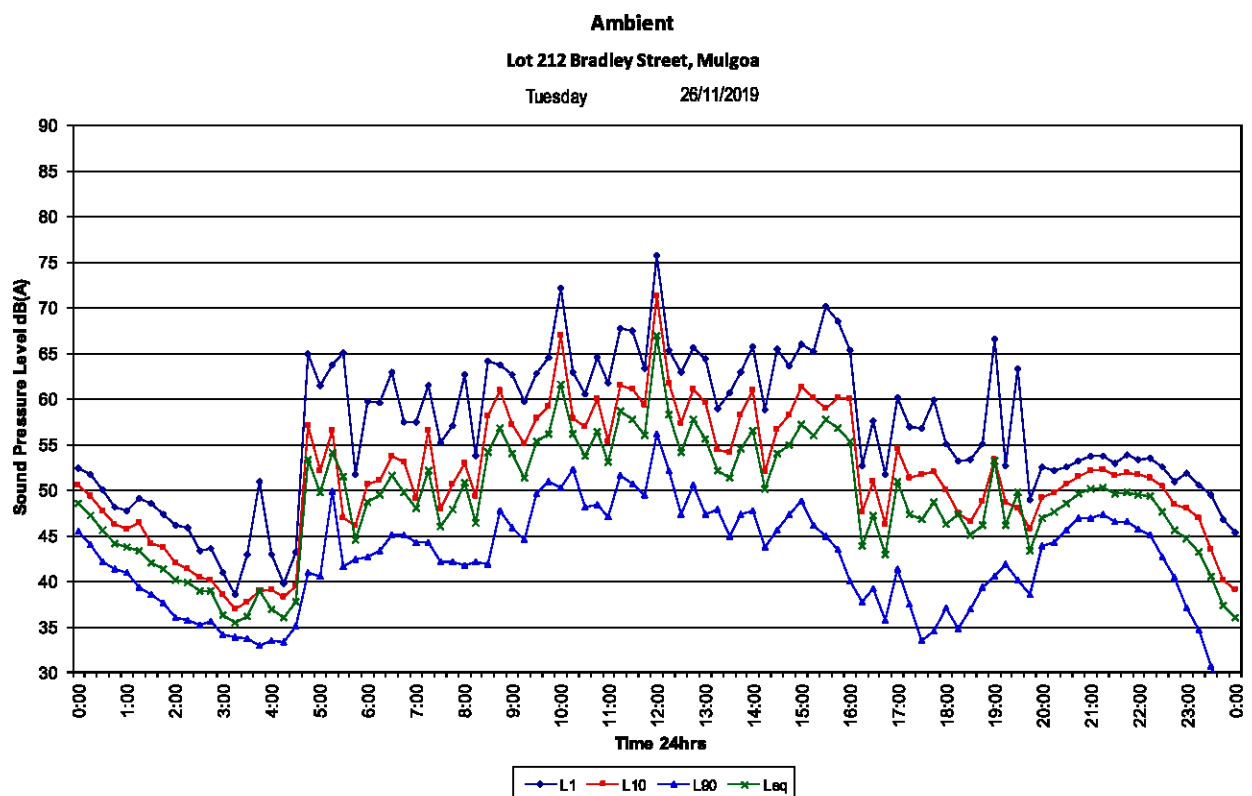
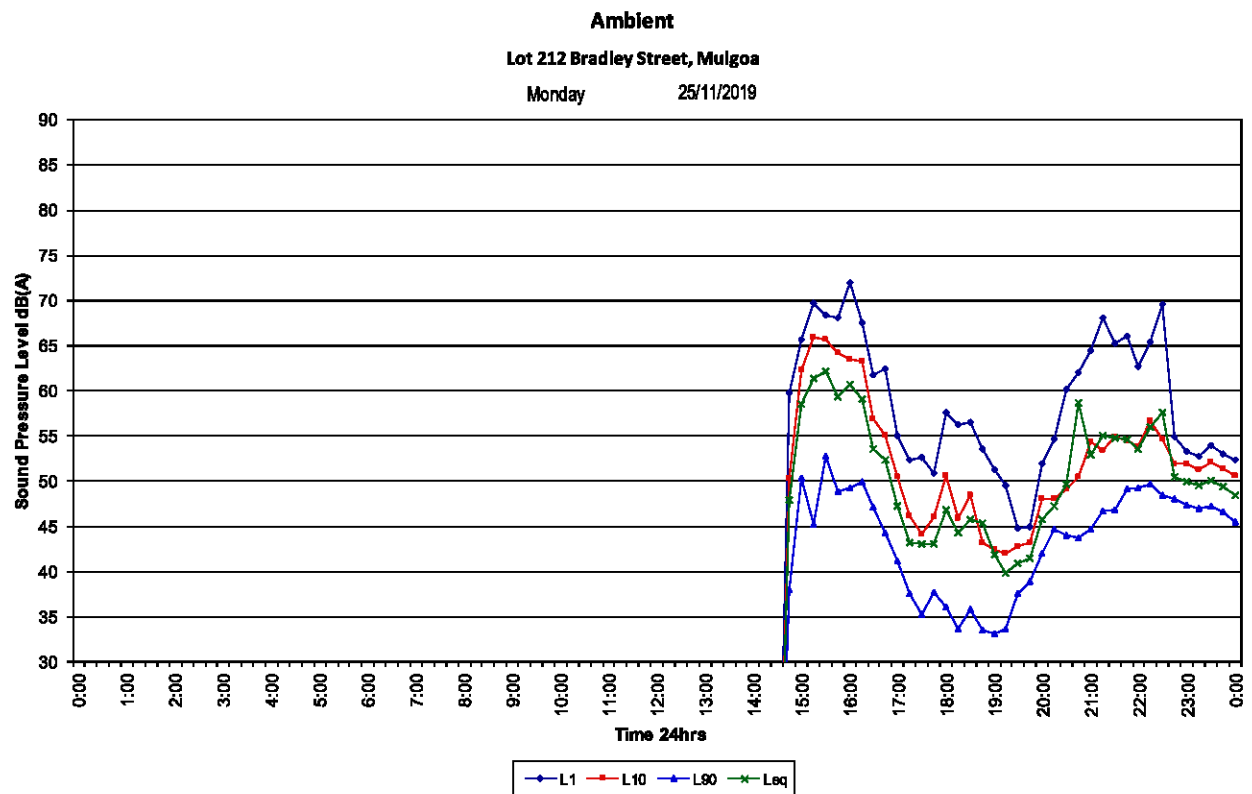
The lowest sound pressure level that produces a detectable response (in an instrument/person).

Tonality

Tonal noise contains one or more prominent tones (and characterised by a distinct frequency components) and is considered more annoying. A 2 to 5 dB(A) penalty is typically applied to noise sources with tonal characteristics



Appendix B – Baseline Noise Survey Graphs

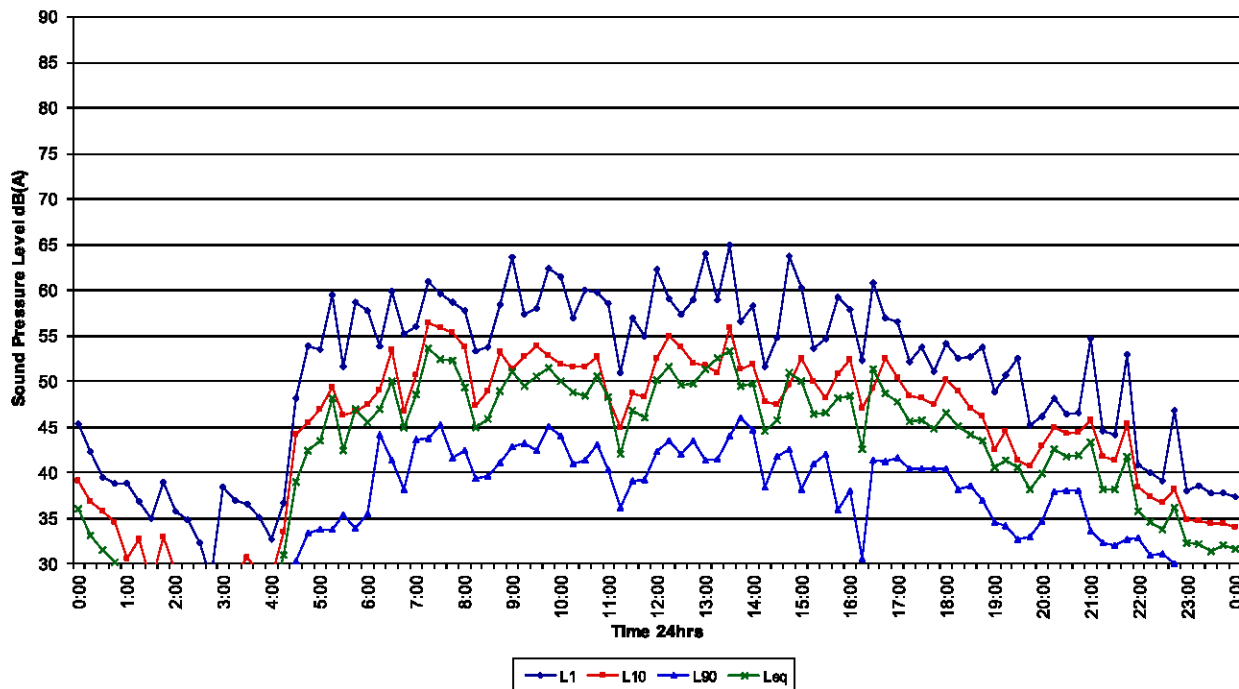




Ambient

Lot 212 Bradley Street, Mulgoa

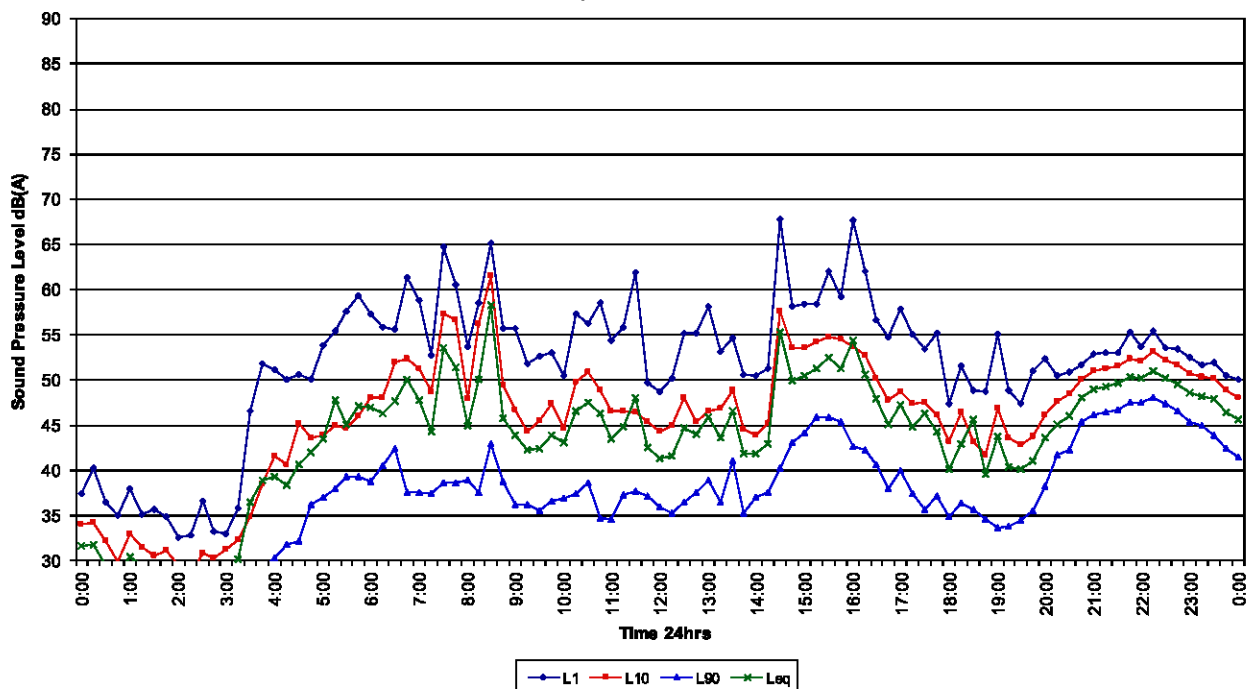
Wednesday 27/11/2019



Ambient

Lot 212 Bradley Street, Mulgoa

Thursday 28/11/2019



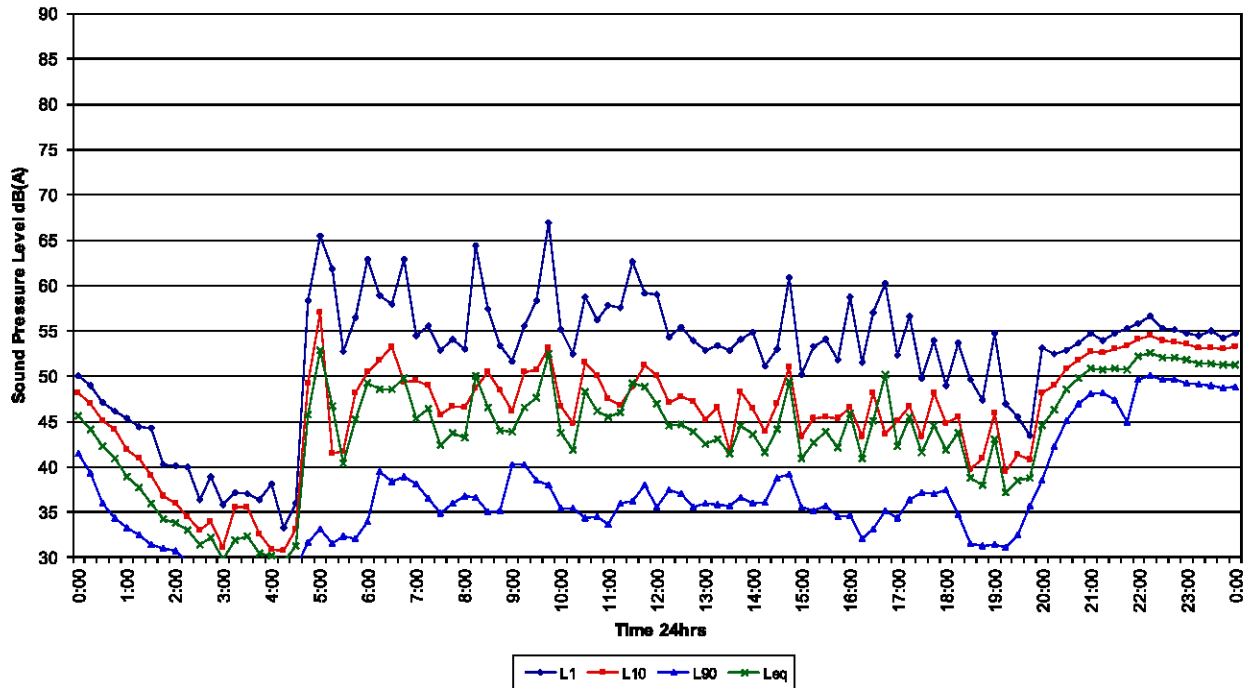


Ambient

Lot 212 Bradley Street, Mulgoa

Friday

29/11/2019

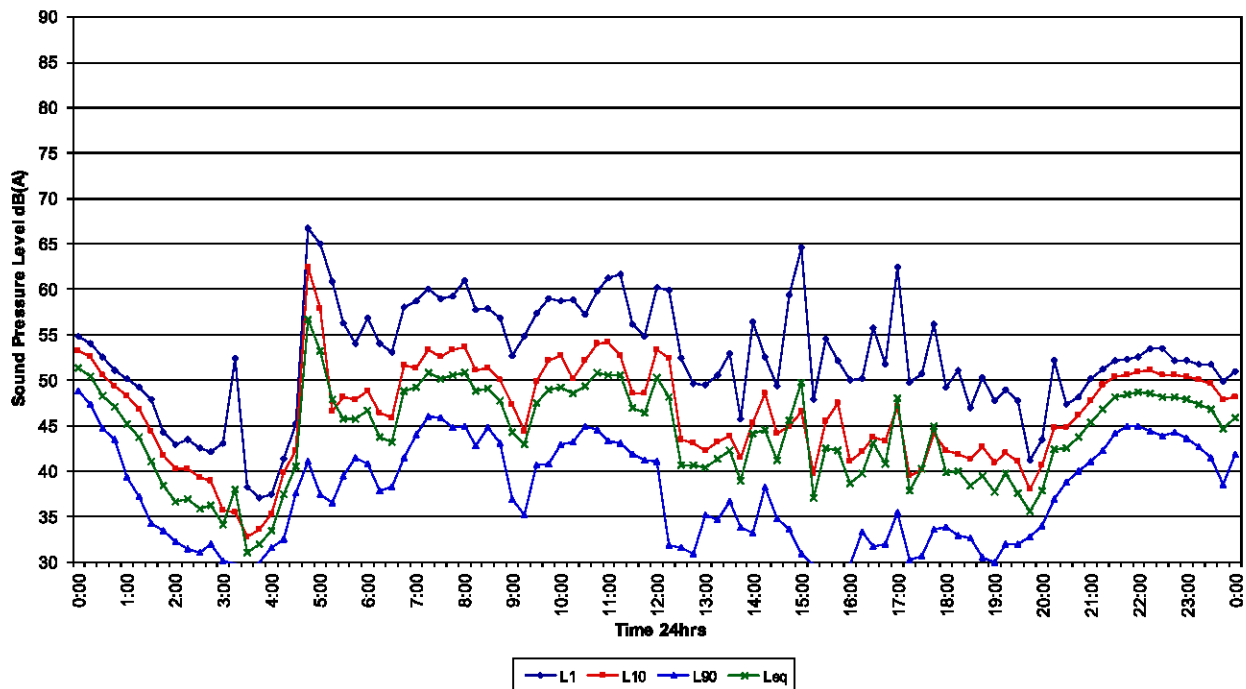




Ambient

Lot 212 Bradley Street, Mulgoa

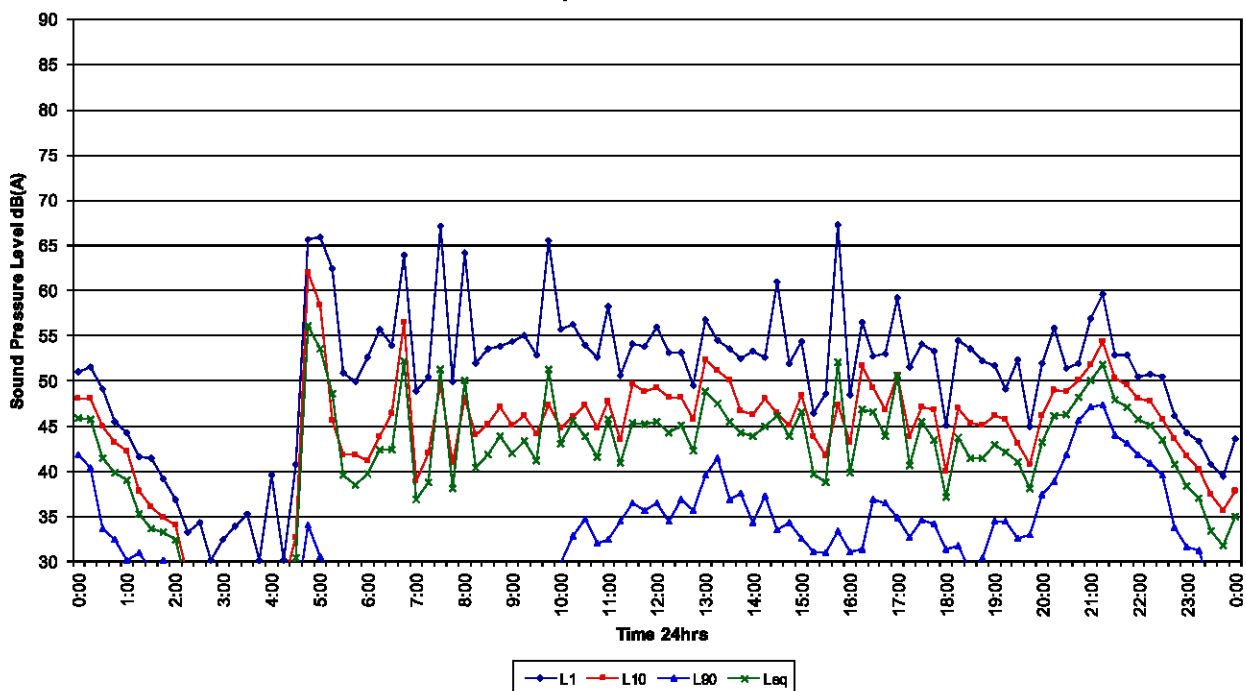
Saturday 30/11/2019



Ambient

Lot 212 Bradley Street, Mulgoa

Sunday 1/12/2019



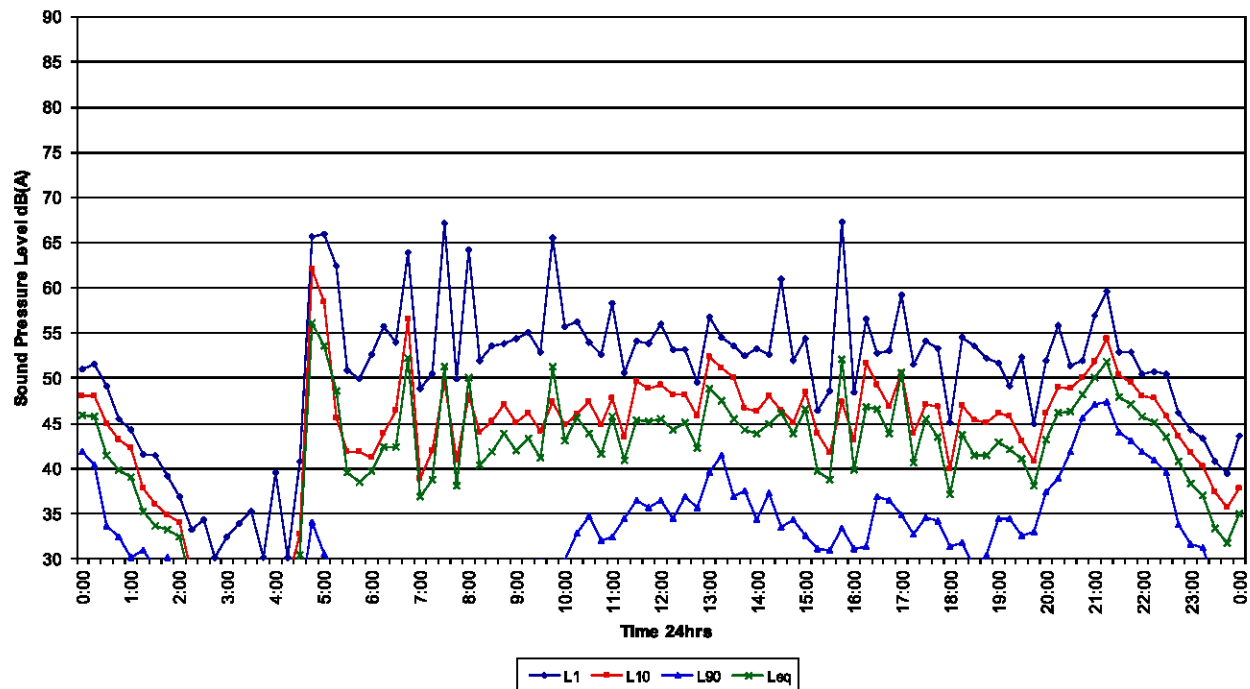


Ambient

Lot 212 Bradley Street, Mulgoa

Sunday

1/12/2019





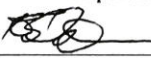
Appendix C – Instrument Calibration Certificate



**Acoustic
Research
Labs Pty Ltd**

Unit 36/14 Loyalty Rd
North Rocks NSW AUSTRALIA 2151
Ph: +61 2 9484 0800 A.B.N. 65 160 399 119
www.acousticresearch.com.au

Sound Level Meter IEC 61672-3:2013 Calibration Certificate Calibration Number C19621

Client Details	Rodney Stevens Acoustics Pty Ltd 1 Majura Close St Ives Chase NSW 2075
Equipment Tested/ Model Number :	Rion NL-42EX
Instrument Serial Number :	00810779
Microphone Serial Number :	148338
Pre-amplifier Serial Number :	22257
Pre-Test Atmospheric Conditions	Post-Test Atmospheric Conditions
Ambient Temperature : 23.9°C	Ambient Temperature : 24.3°C
Relative Humidity : 33.4%	Relative Humidity : 32.7%
Barometric Pressure : 100.22kPa	Barometric Pressure : 100.21kPa
Calibration Technician : Lucky Jaiswal	Secondary Check: James Jepsen
Calibration Date : 18 Oct 2019	Report Issue Date : 21 Oct 2019
Approved Signatory : 	Ken Williams

Clause and Characteristic Tested	Result	Clause and Characteristic Tested	Result
12: Acoustical Sig. tests of a frequency weighting	Pass	17: Level linearity incl. the level range control	Pass
13: Electrical Sig. tests of frequency weightings	Pass	18: Toneburst response	Pass
14: Frequency and time weightings at 1 kHz	Pass	19: C Weighted Peak Sound Level	Pass
15: Long Term Stability	Pass	20: Overload Indication	Pass
16: Level linearity on the reference level range	Pass	21: High Level Stability	Pass

The sound level meter submitted for testing has successfully completed the class 2 periodic tests of IEC 61672-3:2013, for the environmental conditions under which the tests were performed.

However, no general statement or conclusion can be made about conformance of the sound level meter to the full requirements of IEC 61672-1:2013 because evidence was not publicly available, from an independent testing organisation responsible for pattern approvals, to demonstrate that the model of sound level meter fully conformed to the requirements in IEC 61672-1:2013 and because the periodic tests of IEC 61672-3:2013 cover only a limited subset of the specifications in IEC 61672-1:2013.

Least Uncertainties of Measurement -			
Acoustic Tests		Environmental Conditions	
31.5 Hz to 8kHz	±0.18dB	Temperature	±0.2°C
12.5kHz	±0.19dB	Relative Humidity	±2.4%
16kHz	±0.29dB	Barometric Pressure	±0.015kPa
Electrical Tests			
31.5 Hz to 20 kHz	±0.11dB		

All uncertainties are derived at the 95% confidence level with a coverage factor of 2.



This calibration certificate is to be read in conjunction with the calibration test report.

Acoustic Research Labs Pty Ltd is NATA Accredited Laboratory Number 14172.
Accredited for compliance with ISO/IEC 17025 - calibration.

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration and inspection reports.

PAGE 1 OF 1

Thursday, 14 November 2019

Kingswood Gospel Trust
Lot 212 Forestwood Dr,
Glenmore Park, NSW 2745

Re: Lot 212 Forestwood Dr, Glenmore Park - Mulgoa Sanctuary

Dear Kingswood Gospel Trust

Congratulations on your purchase at Mulgoa Sanctuary & thank you for submitting your plans to us for approval.

We are pleased to grant approval for your new home at Mulgoa Sanctuary.

We write to confirm that your submission has been deemed to comply with the Mulgoa Sanctuary Design Guidelines. Please find attached your stamped approved plans.

Any changes to the front façade and/or any major changes to the house design will need to be submitted again to the Design Review Panel.

You will also need to confirm that the house complies with council and building legislations. It is the Builder's responsibility to ensure compliance with all building regulations and we cannot accept any responsibility in this regard.

Please ensure this approval is provided to your Principal Certifying Authority as there is a restriction on title requiring this prior to the issue of your Construction Certificate.

We wish you all the very best with the next stages of your approval and construction process.

Yours Sincerely,



Rebekah Lamb

Mulgoa Sanctuary Design Review Panel
designreview@mulgoasanctuary.com.au



Applicant	Kingwood Gospel Trust - Brethren Community Hall	Lot No	212	Size	1034 m ²
Submitted By	Bradley Dunn	Contact No	043 8839 748		
Contact Email	bradley.dunn@levanta.com.au				
Builder/ House	Owner Builder				

Y Submission	Y Site Plan Boundaries & Setbacks	Y Floor Plan Internal layout & floor areas	Y Elevations Notation of finishes & materials	Y Colour Schedule External Finishes/colours	Y Landscape Plan Size, species and location of tree in front yard
---------------------	---	--	---	---	---

Requirements/Details		Comment	
House Size Minimum 300m ²	187.20 m ²	Noted: Proposed Meeting Hall	Y
Ground Floor Area Used in Calculation of Site Coverage (below)	187.20 m ²		
Site Coverage Maximum Site Coverage 50%	0.18 %	Deemed to comply	Y
Front and Rear Setbacks >1000sqm: 8m to front, 8m to rear	8 & 18 m	Note: PCC make an individual assessment based on the setbacks in accordance with the DCP	Y
Side Setbacks >1000sqm Corner: 4m secondary street frontage, 3m to sides	2.46 & 4 m	Deemed to comply - side setback does not comply with 3m setback. PCC make an individual assessment based on the setbacks in accordance with the DCP	Y
Home Height (Hillside Lots Only) Maximum height 7m above nominated RL (see Lot Plan)	m	Single story complies with requirements & no height restriction on Parvview lots	Y
Street Frontage Minimum house width is 14m	19.6 m	Complies with requirements	Y
Corner Lot Requirements (Y, N, NA) Corner lots must address both street frontages	Address secondary street frontage : Y	second articulation and varied arterial of stone facing	Y
Articulation Zone Minimum 2m depth, minimum of 3 vertical planes	Articulation zone depth 2.4m Vertical Planes: 3	Complies with requirements	Y
Facade Material - To create visual interest Minimum 2 accents to front facade & return minimum 2.5m to side of house Finishes within Mulgoa Sanctuary colour & material palette	Finish 1: Brick Finish 2: Render	Complies - brick, render and stone facing is proposed	Y
Facade Facade not duplicated within the same street	N	Complies No duplicates	Y
Garage & Driveways Garage width must not exceed 40% of house frontage Triple garage must consist of double and single garage, single garage must be setback minimum 500m from double garage, with separating pier	Y	Complies with requirements	Y
Visually Prominent Lots L1: Sandstone block retaining wall L2: Natural Stacked stone of sandstone L3: Corten Steel to be landscaped with plants	Condition: L1	Sandstone block retaining walls to the front	Y
Roof Design Eaves minimum of 450mm around the dwelling Decorative ornamental elements are not permitted	Y	Complies with requirements	Y
Landscaped Zone Minimum of 2m from front boundary to be landscaped. Minimum of 70% of total garden to be Australian natives. Rear & Side fencing to be lysaght custom orb or equivalent - monument. Corner Lots - 80% transparency	Y	Proposed fence with climbers to screen car park, complies with requirements	Y
Tree Planting Minimum 3 trees (front & rear) & attain a mature height 10-15m Minimum 2 species to be Australian native	Y	Complies with requirements	Y

Deemed Compliant	Signed 	Date	17/10/19
------------------	--	------	----------





	SCALE @ A1	DRAWING No. A001
	DATE OVT 2019	PROJECT No. KC - 1817
www.dialbeforeyoudig.com.au  DIAL 1100 BEFORE YOU DIG		
REVISION		

© COPYRIGHT 2018 11/10/2019 2:39:51 PM

[illegible]

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCEMENT OF ANY WORKS
FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALING.

PROJECT
PROPOSED MEETING HALL

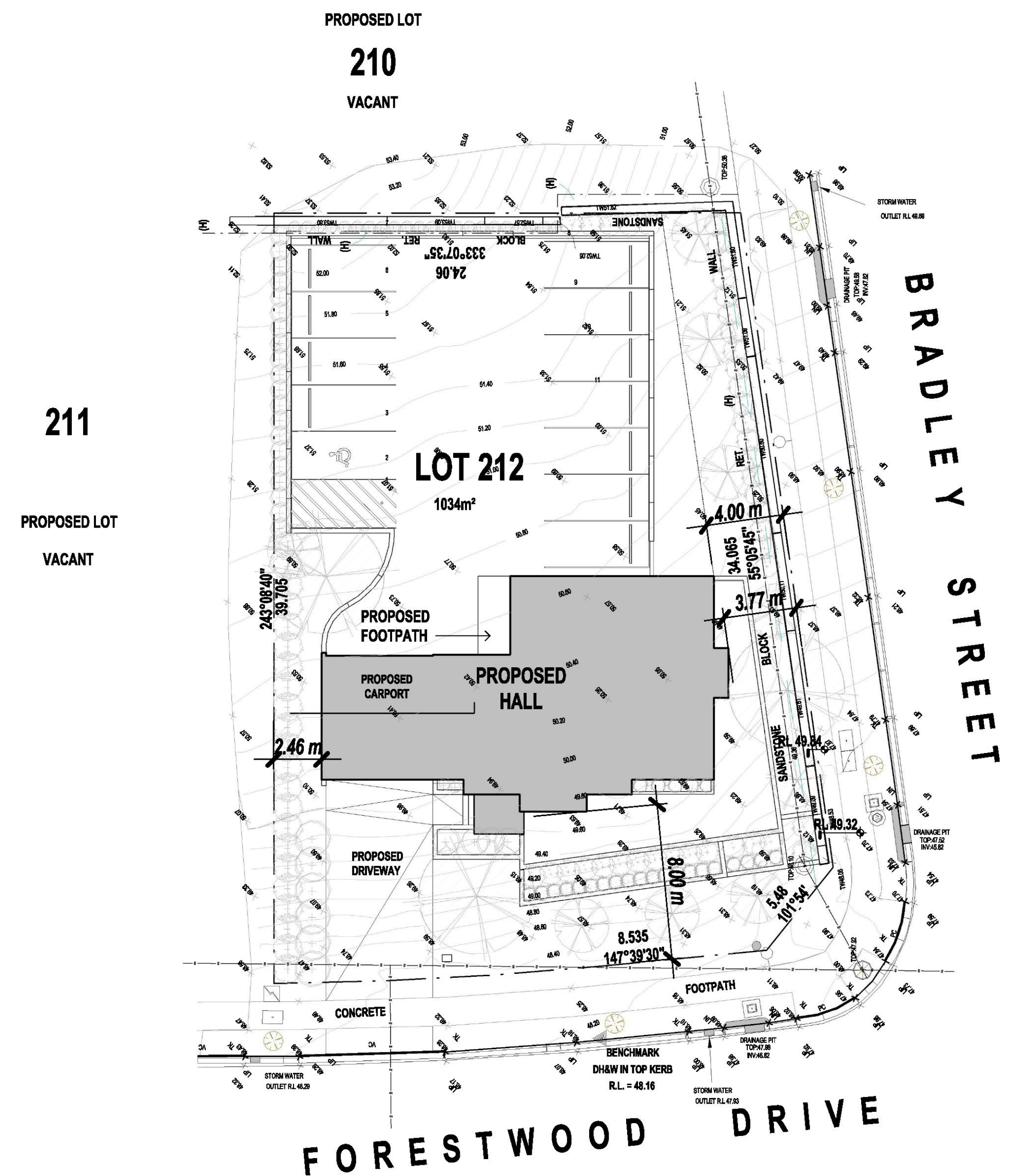
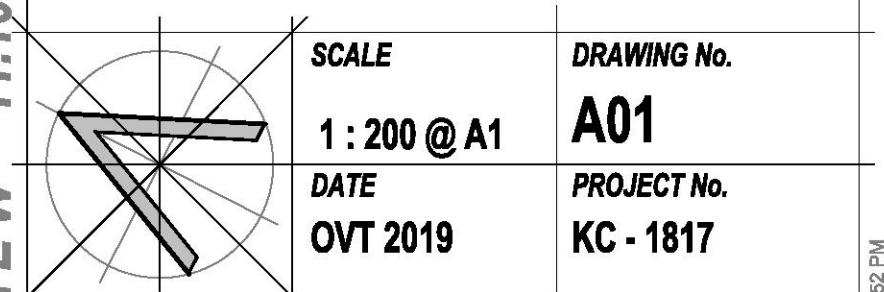
PROPOSED ROAD, MULGOA SANCTUARY

DRAWING

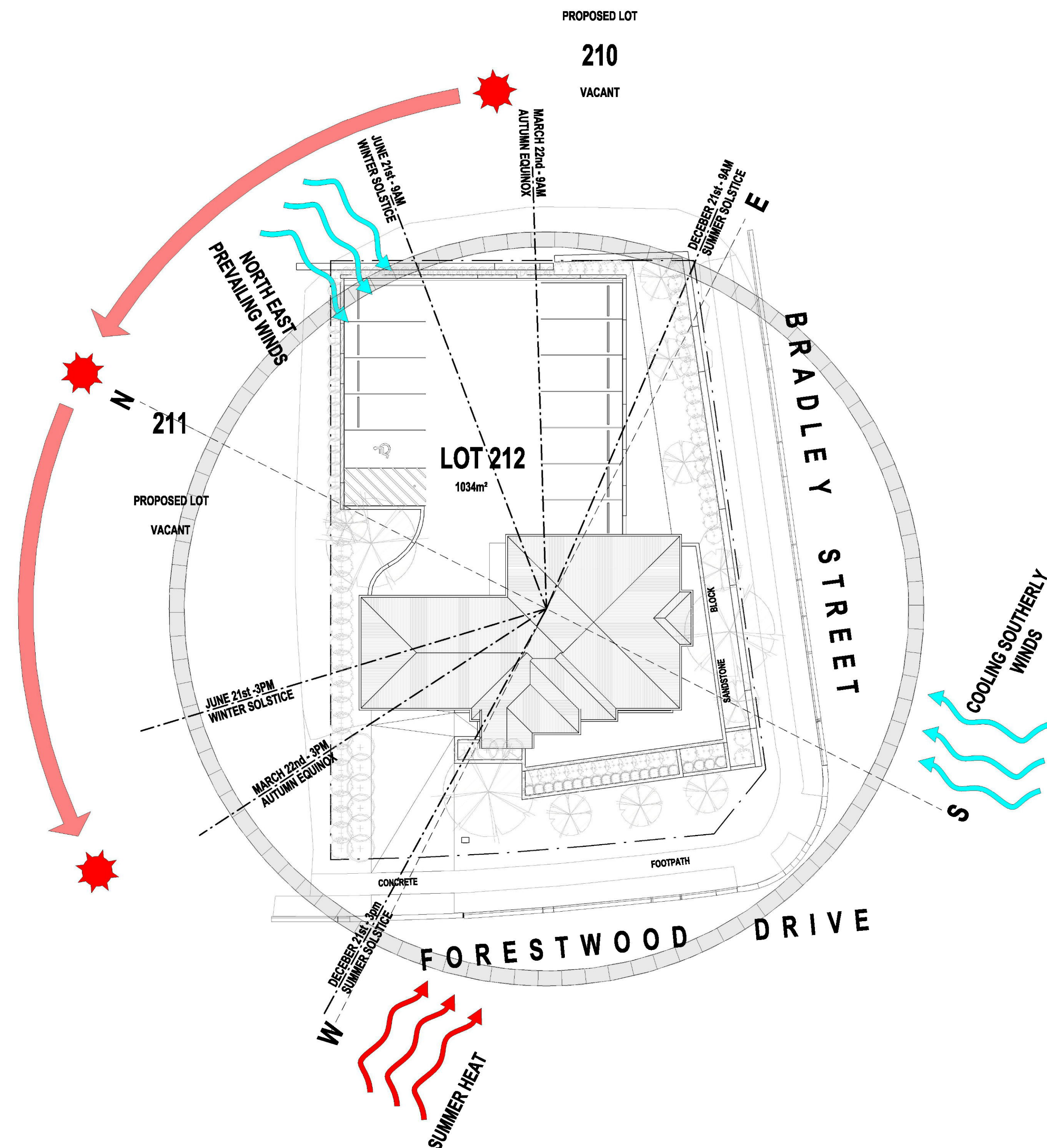
SITE PLAN & SITE ANALYSIS PLAN

CLIENT
Kingswood Gospel Trust

FOR REVIEW 11.10.2019



01 SITE PLAN
A01 1 : 200



02 SITE ANALYSIS PLAN

NOTE: SITE NOT BASED ON SURVEYED INFORMATION





Name	Area
LANDSCAPING	440.2 m ²
LANDSCAPING	1.2 m ²
PROPOSED CARPARK	345.8 m ²
PROPOSED CARPORT	36.9 m ²
PROPOSED DRIVEWAY	60.3 m ²
PROPOSED HALL	145.5 m ²
PROPOSED PORCH	4.8 m ²
Grand total: 7	1034.6 m ²

KLEYN CREATIONS
The Design & Documentation Specialists
PH: 0424 233 331 ABN: 54 576 890 071

FOR REVIEW 11.10.2019

Mulgoa Sanctuary logo featuring a stylized bird and the text "MULGOA SANCTUARY" and "Where Nature is your Neighbour". Below the logo, the word "APPROVED" is written in large, bold, white capital letters. A signature is written over the word "APPROVED".

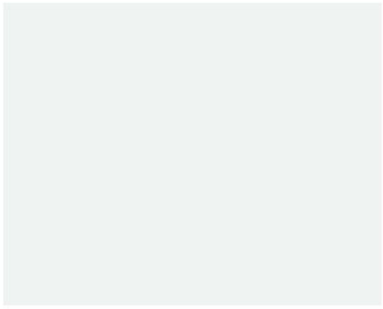
KLEYN CREATIONS
The Design & Documentation Specialists
PH: 0424 233 331 ABN: 54 576 890 071

**DIAL 1100
BEFORE YOU DIG**

REVISION



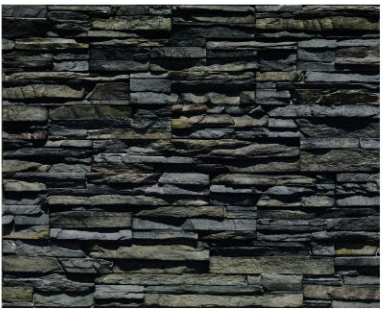
CEMENT RENDER



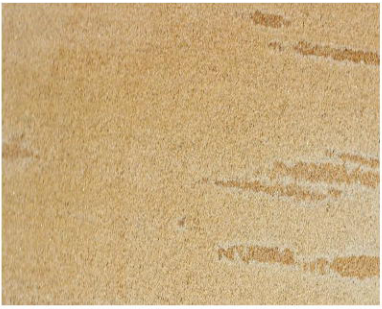
FASCIA & BARGE



ROOF SHEETING



STONE FACING



RETAINING WALLS



FACE BRICKWORK



WINDOW FRAMES

COLOUR SCHEDULE

PROPOSED MEETING HALL PROPOSED ROAD, MULGOA SANCTUARY Kingswood Gospel Trust			DRAWING No. A08	REVISION
		DATE OVT 2019	PROJECT No. KC1817	

TRAFFIC AND PARKING IMPACT ASSESSMENT OF A PROPOSED PLACE OF WORSHIP

***Proposed Lot 212 Forestwood Drive in Glenmore
Park***

Traffic and Parking Impact Report

Prepared for: Kingswood Gospel Trust

N1916305A (Version 1a)

November 2019

Motion Traffic Engineers Pty Ltd
Telephone:
940 33588
sydney@motiontraffic.com.au

ACN 600201583

1. INTRODUCTION

Motion Traffic Engineers was commissioned by Kingswood Gospel Trust to undertake a traffic and parking impact assessment of a proposed Place of Worship in Proposed Lot 212 Forestwood Drive in Glenmore Park. The development site is located west of Mulgoa Rise Fields. The site is currently a vacant lot. Not all of the roads near the site were completed and made available to the public at the time of the report.

This traffic report focuses on the proposed development and changes in car usage and car park utilisation and additional trips from the proposed development.

In the course of preparing this assessment, the subject site and its environs have been inspected, plans of the development examined, and all relevant traffic and parking data collected and analysed.

2. BACKGROUND AND EXISTING CONDITIONS OF THE PROPOSED LOCATION

2.1 Location and Land Use

The development site is located west of Mulgoa Rise Fields. The immediate surrounding land use is residential. The site is in a new subdivision and many of the lots are not yet occupied by residential houses as at the time of this report preparation.

Figures 1 and 2 show the location of the development site from an aerial and street map perspective respectively.

Figure 3 shows a photograph of the site from Forestwood Drive.

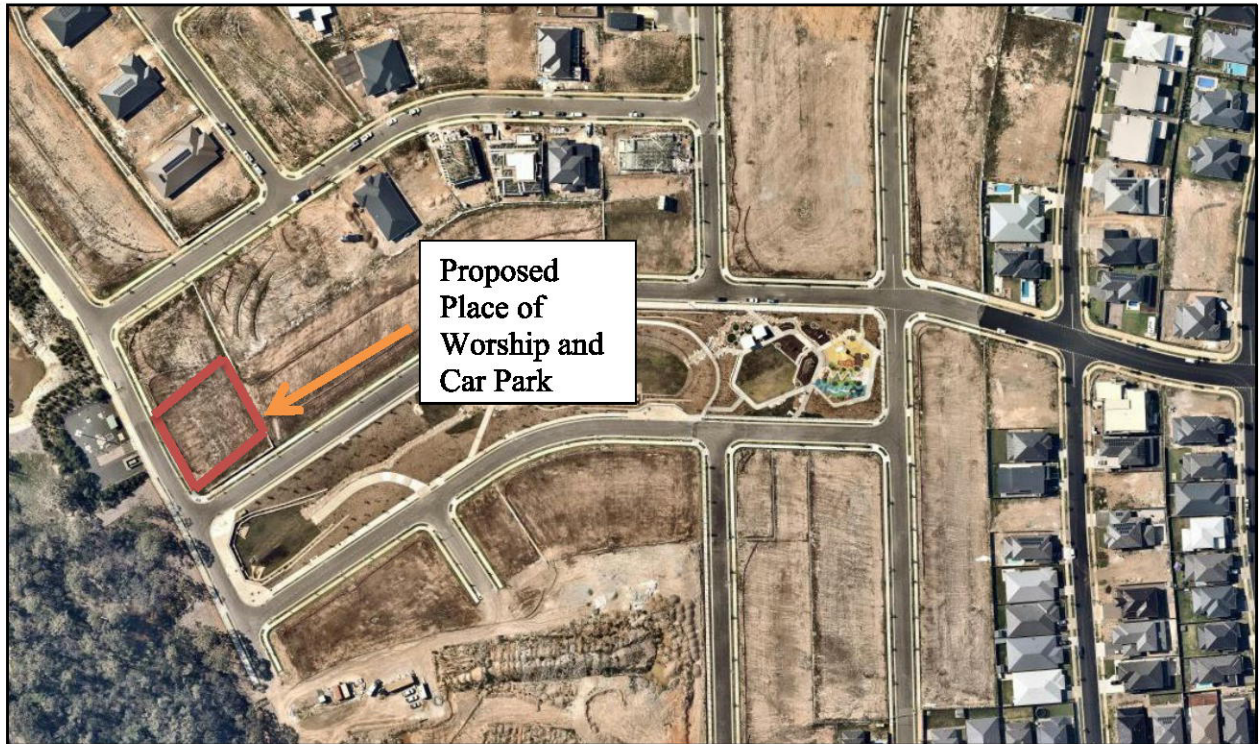


Figure 1: Location of the Subject Site on Aerial



Figure 3: Photo of Development Site from Forestwood Drive

2.2 Road Network

This section describes the roads near the proposed development.

Bradly Street is a local collector road with one lane each way. The default speed limit is 50km/hr. On-street parking is permitted on both sides of the road. Figure 4a shows a photograph of Bradly Street.

Forestwood Drive is a local collector road with one lane each way. The default speed limit is 50km/hr. On-street parking is permitted on both sides of the road. Figure 4b shows a photograph of Forestwood Drive.

Bluestone Drive is a local collector road with one lane each way. The default speed limit is 50km/hr. On-street parking is permitted on both sides of the road. Figure 4c shows a photograph of Bluestone Drive.



Figure 4a: Bradly Street facing East



Figure 4b: Forestwood Drive facing east



Figure 4c: Bluestone Drive facing south

2.3 Public Parking Opportunities

The development site is located in a general residential zone. There are on-street parking opportunities on both sides Bradly Street, Forestwood Drive and Bluestone Drive. Site visits show that there are ample vacant car spaces on this road. Many of the nearby houses have on site parking and do not necessarily need to park on street.

2.4 Intersection Description

As part of the traffic assessment, two intersections are assessed:

- Priority-controlled intersection of Bradly Street with Bluestone Drive
- Priority-controlled intersection of Forestwood Drive with Bluestone Drive

External traffic travelling to and from the development site will most likely need to travel through one of the above intersections.

Priority-controlled intersection of Bradly Street with Bluestone Drive is a four-leg intersection with all turn movements permitted. Drivers on Bluestone Drive must give way to vehicles on Bradly Street. Figure 5 presents the layout of this intersection using SIDRA – an industry standard intersection software.

Priority-controlled intersection of Forestwood Drive with Bluestone Drive is a four-leg intersection with all turn movements permitted. Drivers on Bradley Street must give way to vehicles on Forestwood Drive. Figure 6 presents the layout of this intersection using SIDRA – an industry standard intersection software.

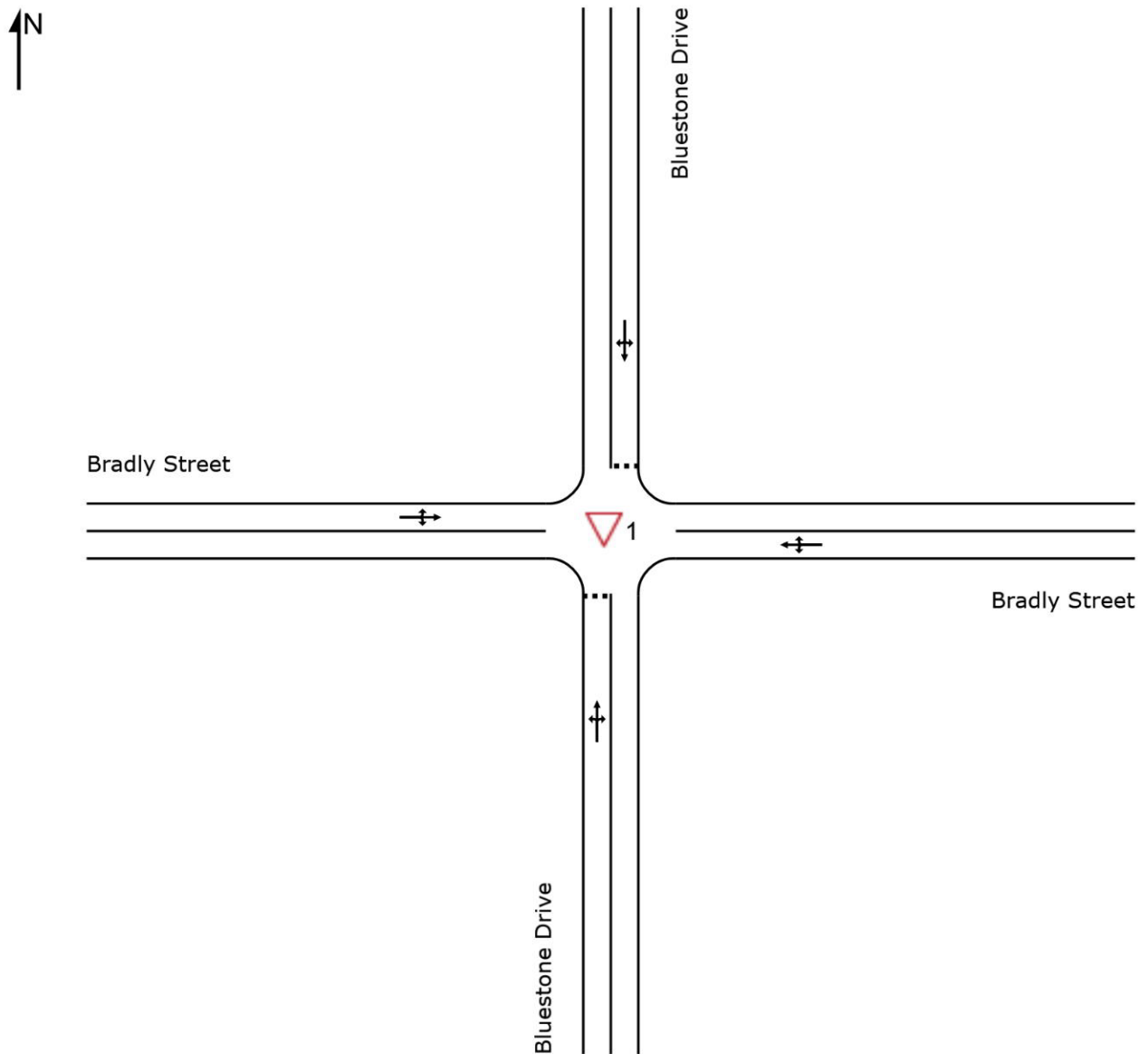


Figure 5: Priority-controlled intersection of Bradly Street with Bluestone Drive (SIDRA)

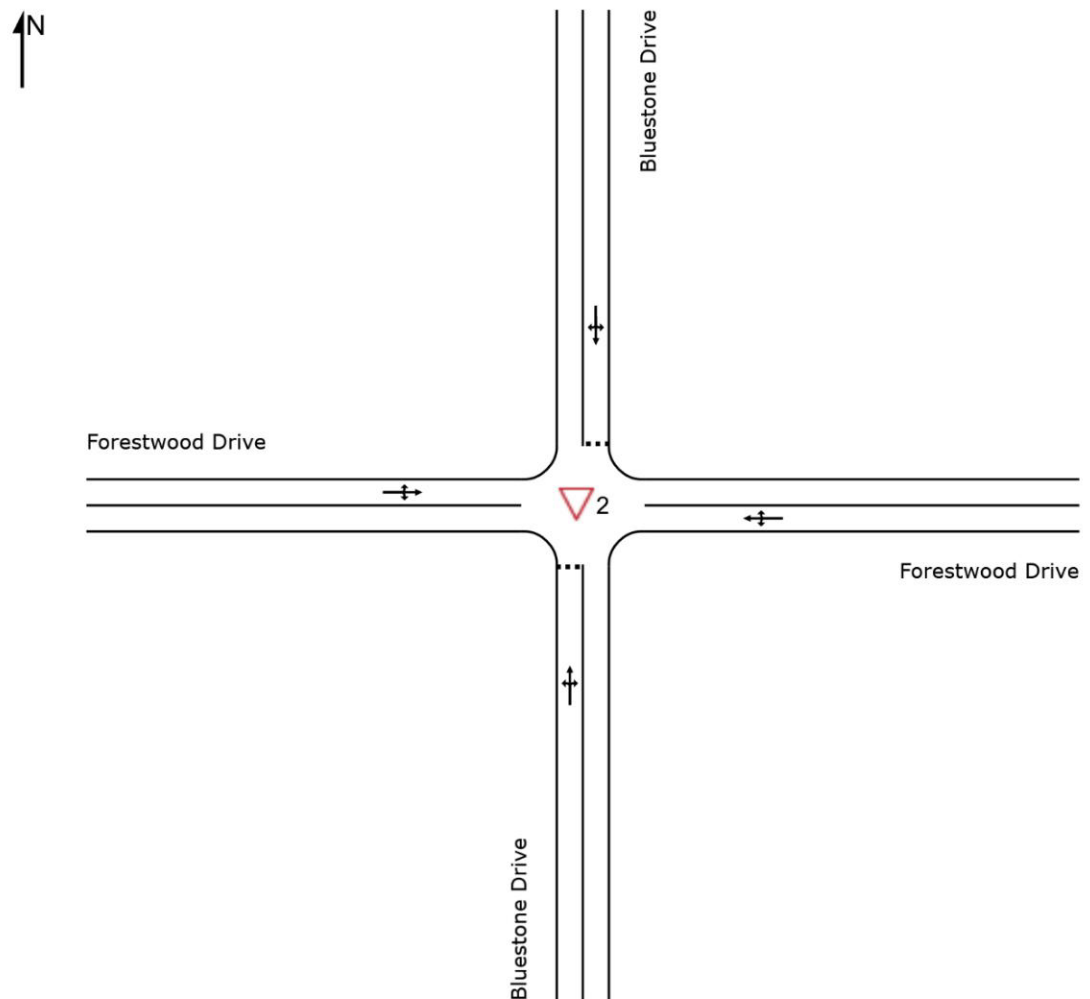


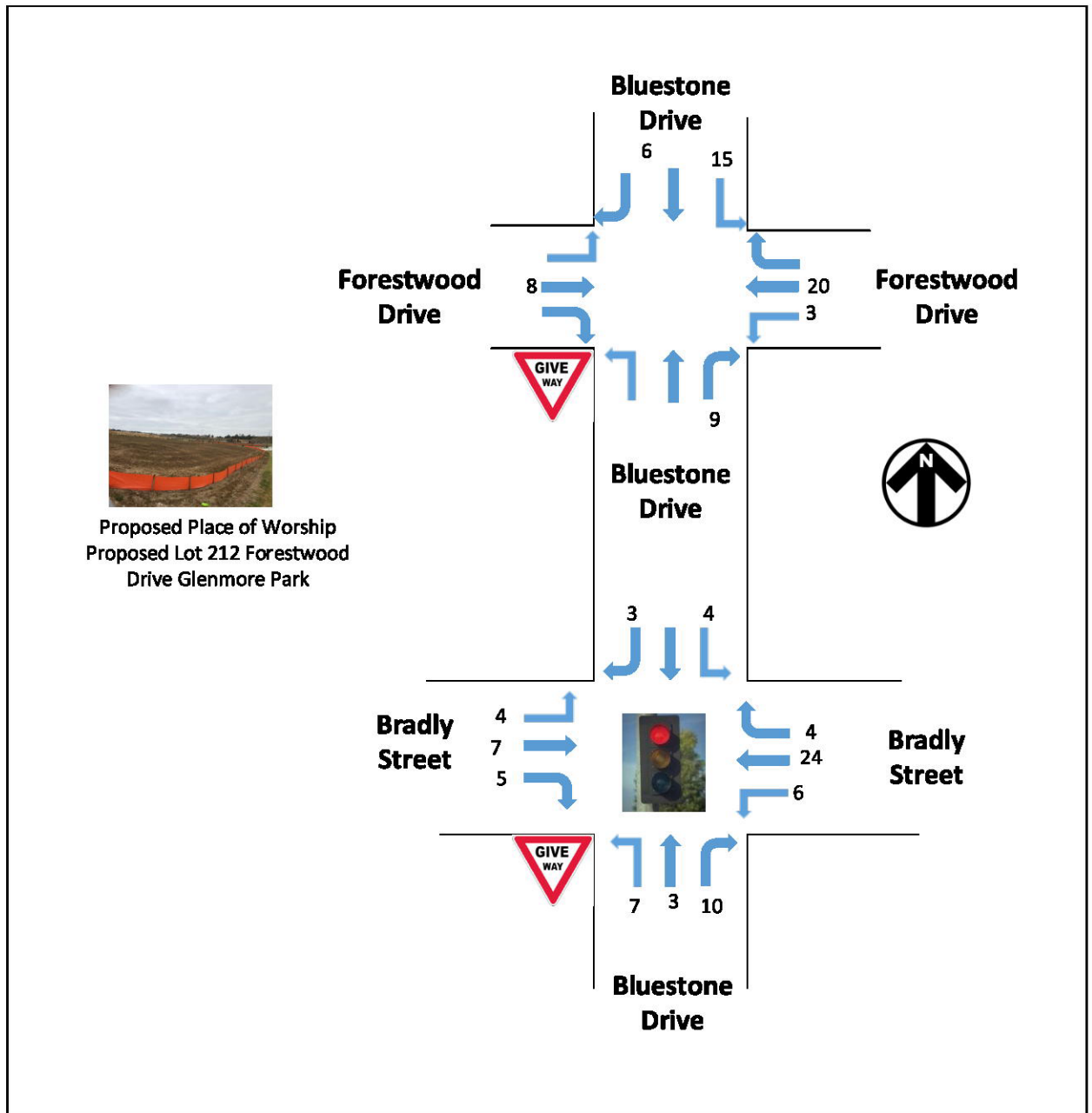
Figure 6: Priority-controlled Intersection of Forestwood Drive with Bluestone Drive (SIDRA)

2.5 Existing Traffic Volumes

As part of the traffic assessment, traffic counts have been undertaken at the two intersections for the weekday departure hour of the Lords Supper that commences at 6am and ends at 7am that occurs on a Sunday, and for the evening event on a Monday is a prayer meeting that begins at 6:30pm and ends at 7pm.

The survey hour of the morning is the departure hour (since there will be higher traffic on the local road than the arrival hours).

The arrival hour of the evening (6pm to 7pm) is assessed since the arrival hour has higher traffic than the departure hour.



2.6 Intersection Assessment

An intersection assessment has been undertaken for the two surveyed intersections:

- Priority-controlled intersection of Bradly Street with Bluestone Drive
- Priority-controlled intersection of Forestwood Drive with Bluestone Drive

The existing intersection operating performance was assessed using the SIDRA software package (version 8) to determine the Degree of Saturation (DS), Average Delay (AVD in seconds) and Level of Service (LoS) at each intersection. The SIDRA program provides Level of Service Criteria Tables for various intersection types. The key indicator of intersection performance is Level of Service, where results are placed on a continuum from 'A' to 'F', as shown in Table 1.

LoS	Traffic Signal / Roundabout	Give Way / Stop Sign / T-Junction control
A	Good operation	Good operation
B	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	Satisfactory	Satisfactory, but accident study required
D	Operating near capacity	Near capacity & accident study required
E	At capacity, at signals incidents will cause excessive delays.	At capacity, requires other control mode
F	Unsatisfactory and requires additional capacity, Roundabouts require other control mode	At capacity, requires other control mode

Table 1: Intersection Level of Service

The Average Vehicle Delay (AVD) provides a measure of the operational performance of an intersection as indicated below, which relates AVD to LOS. The AVD's should be taken as a guide only as longer delays could be tolerated in some locations (i.e. inner-city conditions) and on some roads (i.e. minor side street intersecting with a major arterial route). For traffic signals, the average delay over all movements should be taken. For roundabouts and priority control intersections (sign control) the critical movement for level of service assessment should be that movement with the highest average delay.

LoS	Average Delay per Vehicles (seconds/vehicle)
A	Less than 14
B	15 to 28
C	29 to 42
D	43 to 56
E	57 to 70
F	>70

Table 2: Intersection Average Delay (AVD)

The degree of saturation (DS) is another measure of the operational performance of individual intersections. For intersections controlled by traffic signals both queue length and delay increase rapidly as DS approaches 1. It is usual to attempt to keep DS to less than 0.9. Degrees of Saturation in the order of 0.7 generally represent satisfactory intersection operation. When DS exceed 0.9 queues can be anticipated.

The results of the intersection analysis are as follows:

Priority-controlled intersection of Bradly Street with Bluestone Drive

- All turn movements have LoS A for both peak hours
- There is spare capacity at this intersection

Priority-controlled intersection of Forestwood Drive with Bluestone Drive

- All turn movements have LoS A for both peak hours
- There is spare capacity at this intersection

The full SIDRA results are presented in Appendix A.

2.7 Conclusions on the Existing Conditions

The proposed development is located in an area where there are ample vacant car spaces on a weekday on Bradly Street, Forestwood Drive and Bluestone Drive.

The nearby intersections perform well with sufficient spare capacity to accommodate additional traffic.

The site has access to public transport with the nearest bus stop 800 metres away.

3. PROPOSED PLACE OF WORSHIP AND CAR PARK AREA

The land-uses for the proposed Place of Worship and Car Park area are as follows:

- Proposed Place of Worship with GFA of 145.5m²
- Proposed carport with GFA of 36.9m²
- Proposed Porch with 4.8m²
- Proposed Car park area with GFA of 345.8m²

Vehicle access and egress to the carpark on the ground floor is via Forestwood Drive.

The parking area is located on the ground floor:

- Eleven car spaces
- One disabled car space
- One carport

Total of 13 car spaces is provided.

The operation details are as follows:

- Lords Supper that commences at 6am and ends at 7am on a Sunday (maximum 40 people)
- Monday evening is a prayer meeting that begins at 6:30pm and ends at 7pm (maximum 40 people)
- Friday meetings from 7pm to 8pm five times a year with a maximum of 90 people
- Sunday afternoon meeting 3:30pm for one hour with a maximum of 50 people

Average attendance per event is 40 people out of a congregation of about 400 members. Typical car numbers for 40 people in attendance is 13 cars.

Further information of the Place of Worship operations can be found in the Plan of Management.

A full scaled plan of the proposed development is provided as part of the Development Application. Scaled measurements should use these plans.

4. CAR PARKING CONSIDERATIONS

4.1 Penrith Development Control Plan 2009

The car parking requirements for Place of Worship are presented in *Penrith Development Control Plan 2014 (PDCP2014)*.

Place of Worship

- 1 space per 6m² of GFA (Gross Floor Area) or
- 1 space per 4 seats whichever is greater

The greater car

Table 3 summarises the car parking requirements for the Place of Worship development. The car spaces required is twenty-four versus thirteen car spaces provided.

Use	GFA(m ²)	Car Parking Rate	Car Spaces Required	Car Spaces Provided
Meeting Hall	145.5	0.17	24	13
Total			24	13

Table 3: Summary of Car Parking Requirements and Provision

The proposed development does not comply with the *Penrith Development Control Plan 2014*.

Average attendance per event is 40 people out of a congregation of about 400 members. Typical car numbers for 40 people in attendance is 13 cars. This information was provided by the Church members. The implementation of the Plan of management will ensure all car parking demand will be met on site for the weekly events.

5. VEHICLE TRAFFIC IMPACT CONSIDERATIONS

5.1 Traffic Generation

Neither Penrith Council nor the NSW Government publishes trip rates for Place of Worship.

The proposed car trips for the traffic assessment are derived from the estimated number of attendees. The average number of attendees for congregation in proposed Place of Worship is approximately 40 people.

The trip generation is as follows:

Weekly Event

- 13 arrivals in the arrival hour
- 13 departure trips for the departure hour

The above trips is based on an attendance of 40 people on a weekly congregation

5.2 Traffic Volumes

The additional development trips are assigned onto the local traffic network. The following figures present the existing with the development trips (in red for origin trips and blue for destination trips) for the weekday AM and PM peak hour.

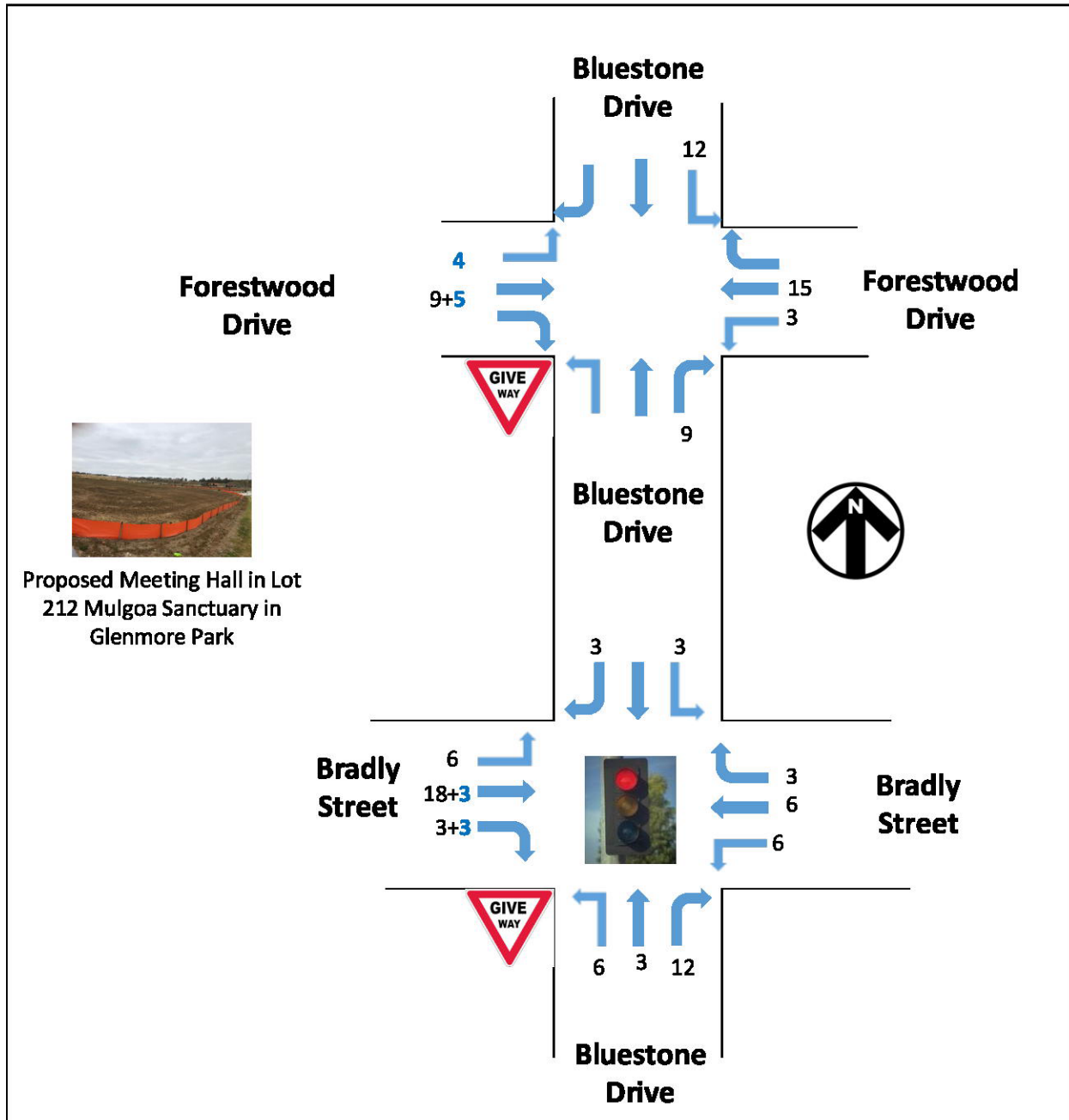


Figure 9: Weekday AM Peak Hour Traffic Volumes (Development Origin Trips in Red and Destination Trips in Blue)

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5.3 Intersection Assessment

An intersection assessment has been undertaken for the two nearby intersections.

The results of the intersection analysis are as follows for the AM and PM peak hours:

Priority-controlled intersection of Bradly Street with Bluestone Drive

- All turn movements have LoS A for both peak hours
- The additional trips do not change the LoS of any turn movements

Priority-controlled intersection of Forestwood Drive with Bluestone Drive

- All turn movements have LoS A for both peak hours
- The additional trips do not change the LoS of any turn movements

The full SIDRA results with the development traffic are presented in Appendix B. The existing conditions are presented in Appendix A.

6. CONCLUSIONS

Based on the considerations presented in this report, it is considered that:

Parking

- The proposed Place of Worship overall complies with the expected parking demand based on the number of attendees for each weekly event
- The implementation of the Plan of Management will ensure that car parking will be met on site for weekly events

Traffic

- The proposed development is a medium trip generator for the weekday AM and PM peak hours.
- The additional trips from the proposed development can be accommodated at the nearby intersections and road network without noticeably affecting intersection performance, delays or queues.
- There are no traffic engineering reasons why a development consent for the proposed boarding house development at Proposed Lot 212 Forestwood Drive in Glenmore Park should be refused.

APPENDIX A

SIDRA Intersection Results for Existing Traffic Conditions

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Bluestone Drive												
1	L2	6	0.0	0.018	4.6	LOS A	0.1	0.4	0.05	0.52	0.05	45.5
2	T1	3	0.0	0.018	3.3	LOS A	0.1	0.4	0.05	0.52	0.05	43.0
3	R2	13	0.0	0.018	4.7	LOS A	0.1	0.4	0.05	0.52	0.05	45.0
Approach		22	0.0	0.018	4.5	LOS A	0.1	0.4	0.05	0.52	0.05	44.9
East: Bradly Street												
4	L2	6	0.0	0.008	4.6	LOS A	0.0	0.1	0.05	0.31	0.05	46.8
5	T1	6	0.0	0.008	0.0	LOS A	0.0	0.1	0.05	0.31	0.05	48.1
6	R2	3	0.0	0.008	4.6	LOS A	0.0	0.1	0.05	0.31	0.05	46.1
Approach		16	0.0	0.008	2.8	NA	0.0	0.1	0.05	0.31	0.05	47.3
North: Bluestone Drive												
7	L2	3	0.0	0.006	4.6	LOS A	0.0	0.1	0.08	0.51	0.08	45.2
8	T1	1	0.0	0.006	3.3	LOS A	0.0	0.1	0.08	0.51	0.08	42.8
9	R2	3	0.0	0.006	4.7	LOS A	0.0	0.1	0.08	0.51	0.08	44.6
Approach		7	0.0	0.006	4.5	LOS A	0.0	0.1	0.08	0.51	0.08	44.7
West: Bradly Street												
10	L2	6	0.0	0.015	4.6	LOS A	0.0	0.2	0.02	0.18	0.02	47.8
11	T1	19	0.0	0.015	0.0	LOS A	0.0	0.2	0.02	0.18	0.02	48.9
12	R2	3	0.0	0.015	4.6	LOS A	0.0	0.2	0.02	0.18	0.02	47.3
Approach		28	0.0	0.015	1.5	NA	0.0	0.2	0.02	0.18	0.02	48.6
All Vehicles		74	0.0	0.018	3.0	NA	0.1	0.4	0.04	0.34	0.04	47.0

Table A1: Priority-controlled Intersection of Bradly Street with Bluestone Drive Weekday Morning Period Existing Conditions

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Bluestone Drive												
1	L2	1	0.0	0.010	4.6	LOS A	0.0	0.2	0.10	0.52	0.10	45.1
2	T1	1	0.0	0.010	3.3	LOS A	0.0	0.2	0.10	0.52	0.10	43.6
3	R2	9	0.0	0.010	4.7	LOS A	0.0	0.2	0.10	0.52	0.10	44.6
Approach		12	0.0	0.010	4.6	LOS A	0.0	0.2	0.10	0.52	0.10	44.6
East: Forestwood Drive												
4	L2	1	0.0	0.009	5.6	LOS A	0.0	0.1	0.01	0.07	0.01	56.8
5	T1	16	0.0	0.009	0.0	LOS A	0.0	0.1	0.01	0.07	0.01	59.3
6	R2	1	0.0	0.009	5.5	LOS A	0.0	0.1	0.01	0.07	0.01	56.4
Approach		18	0.0	0.009	0.7	NA	0.0	0.1	0.01	0.07	0.01	59.1
North: Bluestone Drive												
7	L2	13	0.0	0.010	5.6	LOS A	0.0	0.3	0.04	0.56	0.04	52.2
8	T1	1	0.0	0.010	4.2	LOS A	0.0	0.3	0.04	0.56	0.04	48.8
9	R2	1	0.0	0.010	5.6	LOS A	0.0	0.3	0.04	0.56	0.04	51.6
Approach		15	0.0	0.010	5.5	LOS A	0.0	0.3	0.04	0.56	0.04	52.0
West: Forestwood Drive												
10	L2	1	0.0	0.006	5.6	LOS A	0.0	0.1	0.02	0.11	0.02	56.8
11	T1	9	0.0	0.006	0.0	LOS A	0.0	0.1	0.02	0.11	0.02	59.0
12	R2	1	0.0	0.006	5.5	LOS A	0.0	0.1	0.02	0.11	0.02	55.5
Approach		12	0.0	0.006	1.0	NA	0.0	0.1	0.02	0.11	0.02	58.5
All Vehicles		56	0.0	0.010	2.8	NA	0.0	0.3	0.04	0.30	0.04	54.2

Table A2: Priority-controlled Intersection of Forestwood Drive with Bluestone Drive Morning Hour Existing Conditions

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Bluestone Drive												
1	L2	7	0.0	0.017	4.6	LOS A	0.1	0.4	0.10	0.51	0.10	45.4
2	T1	3	0.0	0.017	3.3	LOS A	0.1	0.4	0.10	0.51	0.10	42.7
3	R2	11	0.0	0.017	4.8	LOS A	0.1	0.4	0.10	0.51	0.10	44.8
Approach		21	0.0	0.017	4.5	LOS A	0.1	0.4	0.10	0.51	0.10	44.8
East: Bradley Street												
4	L2	6	0.0	0.019	4.6	LOS A	0.0	0.2	0.02	0.16	0.02	48.1
5	T1	25	0.0	0.019	0.0	LOS A	0.0	0.2	0.02	0.16	0.02	49.0
6	R2	4	0.0	0.019	4.6	LOS A	0.0	0.2	0.02	0.16	0.02	47.3
Approach		36	0.0	0.019	1.4	NA	0.0	0.2	0.02	0.16	0.02	48.8
North: Bluestone Drive												
7	L2	4	0.0	0.006	4.6	LOS A	0.0	0.2	0.04	0.52	0.04	45.3
8	T1	1	0.0	0.006	3.3	LOS A	0.0	0.2	0.04	0.52	0.04	43.0
9	R2	3	0.0	0.006	4.8	LOS A	0.0	0.2	0.04	0.52	0.04	44.7
Approach		8	0.0	0.006	4.5	LOS A	0.0	0.2	0.04	0.52	0.04	44.9
West: Bradley Street												
10	L2	4	0.0	0.009	4.6	LOS A	0.0	0.2	0.07	0.29	0.07	46.7
11	T1	7	0.0	0.009	0.0	LOS A	0.0	0.2	0.07	0.29	0.07	48.1
12	R2	5	0.0	0.009	4.6	LOS A	0.0	0.2	0.07	0.29	0.07	46.3
Approach		17	0.0	0.009	2.6	NA	0.0	0.2	0.07	0.29	0.07	47.3
All Vehicles		82	0.0	0.019	2.7	NA	0.1	0.4	0.05	0.31	0.05	47.2

Table A3: Priority-controlled Intersection of Bradley Street with Bluestone Drive Weekday Morning Period Existing Conditions

Movement Performance - Vehicles

Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Bluestone Drive												
1	L2	1	0.0	0.010	4.6	LOS A	0.0	0.2	0.11	0.52	0.11	45.1
2	T1	1	0.0	0.010	3.3	LOS A	0.0	0.2	0.11	0.52	0.11	43.5
3	R2	9	0.0	0.010	4.8	LOS A	0.0	0.2	0.11	0.52	0.11	44.5
Approach		12	0.0	0.010	4.6	LOS A	0.0	0.2	0.11	0.52	0.11	44.5
East: Forestwood Drive												
4	L2	3	0.0	0.013	5.5	LOS A	0.0	0.1	0.01	0.10	0.01	56.5
5	T1	21	0.0	0.013	0.0	LOS A	0.0	0.1	0.01	0.10	0.01	59.1
6	R2	1	0.0	0.013	5.5	LOS A	0.0	0.1	0.01	0.10	0.01	56.2
Approach		25	0.0	0.013	0.9	NA	0.0	0.1	0.01	0.10	0.01	58.7
North: Bluestone Drive												
7	L2	16	0.0	0.016	5.6	LOS A	0.1	0.4	0.04	0.55	0.04	52.5
8	T1	6	0.0	0.016	4.2	LOS A	0.1	0.4	0.04	0.55	0.04	49.1
9	R2	1	0.0	0.016	5.6	LOS A	0.1	0.4	0.04	0.55	0.04	51.8
Approach		23	0.0	0.016	5.2	LOS A	0.1	0.4	0.04	0.55	0.04	51.8
West: Forestwood Drive												
10	L2	1	0.0	0.006	5.6	LOS A	0.0	0.1	0.02	0.12	0.02	56.6
11	T1	8	0.0	0.006	0.0	LOS A	0.0	0.1	0.02	0.12	0.02	58.8
12	R2	1	0.0	0.006	5.5	LOS A	0.0	0.1	0.02	0.12	0.02	55.4
Approach		11	0.0	0.006	1.1	NA	0.0	0.1	0.02	0.12	0.02	58.4
All Vehicles		71	0.0	0.016	3.0	NA	0.1	0.4	0.04	0.32	0.04	54.3

Table A4: Priority-controlled Intersection of Forestwood Drive with Bluestone Drive Morning Hour Existing Conditions

APPENDIX B

SIDRA Intersection Results for Existing and Residential Apartment Traffic Conditions

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Back of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Bluestone Drive												
1	L2	6	0.0	0.018	4.6	LOS A	0.1	0.4	0.05	0.52	0.05	45.5
2	T1	3	0.0	0.018	3.3	LOS A	0.1	0.4	0.05	0.52	0.05	43.0
3	R2	13	0.0	0.018	4.7	LOS A	0.1	0.4	0.05	0.52	0.05	45.0
Approach		22	0.0	0.018	4.5	LOS A	0.1	0.4	0.05	0.52	0.05	44.9
East: Bradly Street												
4	L2	6	0.0	0.008	4.6	LOS A	0.0	0.1	0.05	0.31	0.05	46.8
5	T1	6	0.0	0.008	0.0	LOS A	0.0	0.1	0.05	0.31	0.05	48.1
6	R2	3	0.0	0.008	4.6	LOS A	0.0	0.1	0.05	0.31	0.05	46.0
Approach		16	0.0	0.008	2.8	NA	0.0	0.1	0.05	0.31	0.05	47.3
North: Bluestone Drive												
7	L2	3	0.0	0.006	4.6	LOS A	0.0	0.1	0.09	0.51	0.09	45.2
8	T1	1	0.0	0.006	3.3	LOS A	0.0	0.1	0.09	0.51	0.09	42.8
9	R2	3	0.0	0.006	4.8	LOS A	0.0	0.1	0.09	0.51	0.09	44.6
Approach		7	0.0	0.006	4.5	LOS A	0.0	0.1	0.09	0.51	0.09	44.7
West: Bradly Street												
10	L2	6	0.0	0.018	4.6	LOS A	0.0	0.3	0.03	0.20	0.03	47.7
11	T1	22	0.0	0.018	0.0	LOS A	0.0	0.3	0.03	0.20	0.03	48.8
12	R2	6	0.0	0.018	4.6	LOS A	0.0	0.3	0.03	0.20	0.03	47.2
Approach		35	0.0	0.018	1.7	NA	0.0	0.3	0.03	0.20	0.03	48.4
All Vehicles		80	0.0	0.018	2.9	NA	0.1	0.4	0.04	0.34	0.04	47.0

Table B1: Priority-controlled Intersection of Bradly Street with Bluestone Drive Weekday Morning Period Existing Conditions with Place of Worship Traffic

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total	Flows HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Back of Queue Distance	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed

		veh/h	%	v/c	sec		veh	m			km/h
South: Bluestone Drive											
1	L2	1	0.0	0.010	4.6	LOS A	0.0	0.2	0.10	0.52	45.1
2	T1	1	0.0	0.010	3.3	LOS A	0.0	0.2	0.10	0.52	43.6
3	R2	9	0.0	0.010	4.7	LOS A	0.0	0.2	0.10	0.52	44.6
Approach		12	0.0	0.010	4.6	LOS A	0.0	0.2	0.10	0.52	44.5
East: Forestwood Drive											
4	L2	1	0.0	0.009	5.6	LOS A	0.0	0.1	0.01	0.07	56.8
5	T1	16	0.0	0.009	0.0	LOS A	0.0	0.1	0.01	0.07	59.3
6	R2	1	0.0	0.009	5.5	LOS A	0.0	0.1	0.01	0.07	56.4
Approach		18	0.0	0.009	0.7	NA	0.0	0.1	0.01	0.07	59.1
North: Bluestone Drive											
7	L2	13	0.0	0.010	5.6	LOS A	0.0	0.3	0.06	0.55	52.1
8	T1	1	0.0	0.010	4.2	LOS A	0.0	0.3	0.06	0.55	48.7
9	R2	1	0.0	0.010	5.6	LOS A	0.0	0.3	0.06	0.55	51.5
Approach		15	0.0	0.010	5.5	LOS A	0.0	0.3	0.06	0.55	51.9
West: Forestwood Drive											
10	L2	4	0.0	0.010	5.6	LOS A	0.0	0.1	0.01	0.16	56.3
11	T1	15	0.0	0.010	0.0	LOS A	0.0	0.1	0.01	0.16	58.6
12	R2	1	0.0	0.010	5.5	LOS A	0.0	0.1	0.01	0.16	55.0
Approach		20	0.0	0.010	1.5	NA	0.0	0.1	0.01	0.16	58.0
All Vehicles		64	0.0	0.010	2.7	NA	0.0	0.3	0.04	0.29	54.6

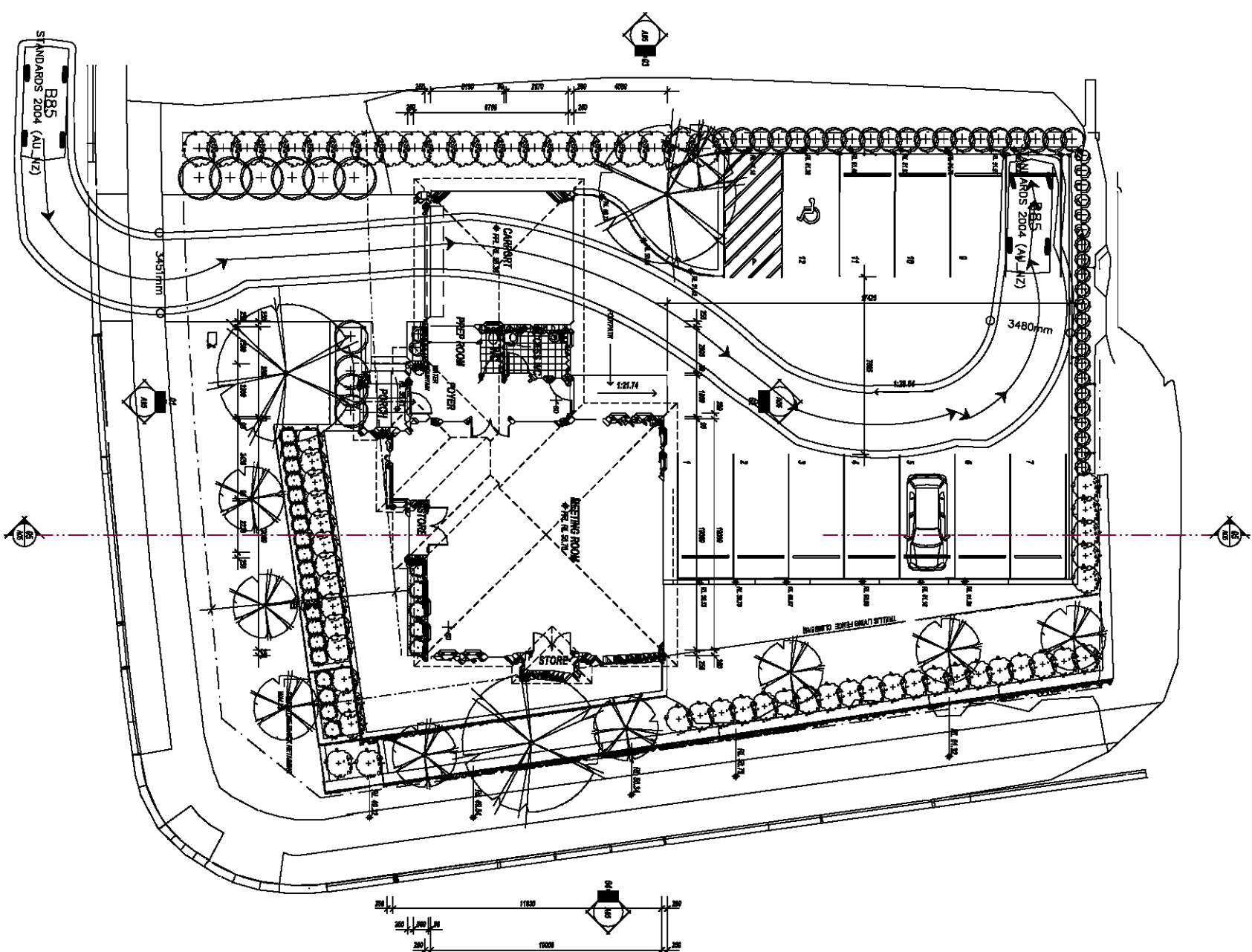
Table B2: Priority-controlled Intersection of Forestwood Drive with Bluestone Drive Weekday Morning Period Existing Conditions with Place of Worship Traffic

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Bluestone Drive												
1	L2	11	0.0	0.019	4.6	LOS A	0.1	0.5	0.10	0.51	0.10	45.3
2	T1	3	0.0	0.019	3.4	LOS A	0.1	0.5	0.10	0.51	0.10	42.7
3	R2	11	0.0	0.019	4.8	LOS A	0.1	0.5	0.10	0.51	0.10	44.8
Approach		24	0.0	0.019	4.5	LOS A	0.1	0.5	0.10	0.51	0.10	44.9
East: Bradley Street												
4	L2	6	0.0	0.020	4.6	LOS A	0.0	0.2	0.02	0.15	0.02	48.2
5	T1	28	0.0	0.020	0.0	LOS A	0.0	0.2	0.02	0.15	0.02	49.1
6	R2	4	0.0	0.020	4.6	LOS A	0.0	0.2	0.02	0.15	0.02	47.4
Approach		39	0.0	0.020	1.2	NA	0.0	0.2	0.02	0.15	0.02	48.9
North: Bluestone Drive												
7	L2	4	0.0	0.006	4.6	LOS A	0.0	0.2	0.04	0.52	0.04	45.3
8	T1	1	0.0	0.006	3.3	LOS A	0.0	0.2	0.04	0.52	0.04	43.0
9	R2	3	0.0	0.006	4.8	LOS A	0.0	0.2	0.04	0.52	0.04	44.8
Approach		8	0.0	0.006	4.5	LOS A	0.0	0.2	0.04	0.52	0.04	44.9
West: Bradley Street												
10	L2	4	0.0	0.009	4.6	LOS A	0.0	0.2	0.08	0.29	0.08	46.7
11	T1	7	0.0	0.009	0.0	LOS A	0.0	0.2	0.08	0.29	0.08	48.1
12	R2	5	0.0	0.009	4.6	LOS A	0.0	0.2	0.08	0.29	0.08	46.3
Approach		17	0.0	0.009	2.6	NA	0.0	0.2	0.08	0.29	0.08	47.3
All Vehicles		88	0.0	0.020	2.7	NA	0.1	0.5	0.05	0.31	0.05	47.3

Table B3: Priority-controlled Intersection of Bradley Street with Bluestone Drive Weekday Morning Period Existing Conditions with Place of Worship Traffic

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Back of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Bluestone Drive												
1	L2	1	0.0	0.010	4.6	LOS A	0.0	0.2	0.11	0.52	0.11	45.1
2	T1	1	0.0	0.010	3.3	LOS A	0.0	0.2	0.11	0.52	0.11	43.5
3	R2	9	0.0	0.010	4.8	LOS A	0.0	0.2	0.11	0.52	0.11	44.5
Approach		12	0.0	0.010	4.6	LOS A	0.0	0.2	0.11	0.52	0.11	44.5
East: Forestwood Drive												
4	L2	1	0.0	0.015	5.6	LOS A	0.0	0.1	0.01	0.04	0.01	57.1
5	T1	26	0.0	0.015	0.0	LOS A	0.0	0.1	0.01	0.04	0.01	59.6
6	R2	1	0.0	0.015	5.5	LOS A	0.0	0.1	0.01	0.04	0.01	56.7
Approach		28	0.0	0.015	0.4	NA	0.0	0.1	0.01	0.04	0.01	59.4
North: Bluestone Drive												
7	L2	4	0.0	0.022	5.6	LOS A	0.1	0.5	0.07	0.56	0.07	52.4
8	T1	6	0.0	0.022	4.3	LOS A	0.1	0.5	0.07	0.56	0.07	49.0
9	R2	16	0.0	0.022	5.6	LOS A	0.1	0.5	0.07	0.56	0.07	51.7
Approach		26	0.0	0.022	5.3	LOS A	0.1	0.5	0.07	0.56	0.07	51.4
West: Forestwood Drive												
10	L2	1	0.0	0.006	5.6	LOS A	0.0	0.1	0.02	0.12	0.02	56.6
11	T1	8	0.0	0.006	0.0	LOS A	0.0	0.1	0.02	0.12	0.02	58.8
12	R2	1	0.0	0.006	5.5	LOS A	0.0	0.1	0.02	0.12	0.02	55.3
Approach		11	0.0	0.006	1.1	NA	0.0	0.1	0.02	0.12	0.02	58.4
All Vehicles		77	0.0	0.022	2.8	NA	0.1	0.5	0.05	0.30	0.05	54.5

Table B4: Priority-controlled Intersection of Forestwood Drive with Bluestone Drive Weekday Morning Period Existing Conditions with Place of Worship Traffic

[illegible]

LEGEND

UNARMED ATTACHED
SURVE DETECTORS

 **DOOR TAG**

 **WINDOW TAG**

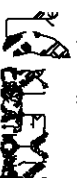
 **DOOR TAG**

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCEMENT OF ANY WORKS
FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALING.

GROUND FLOOR PLAN

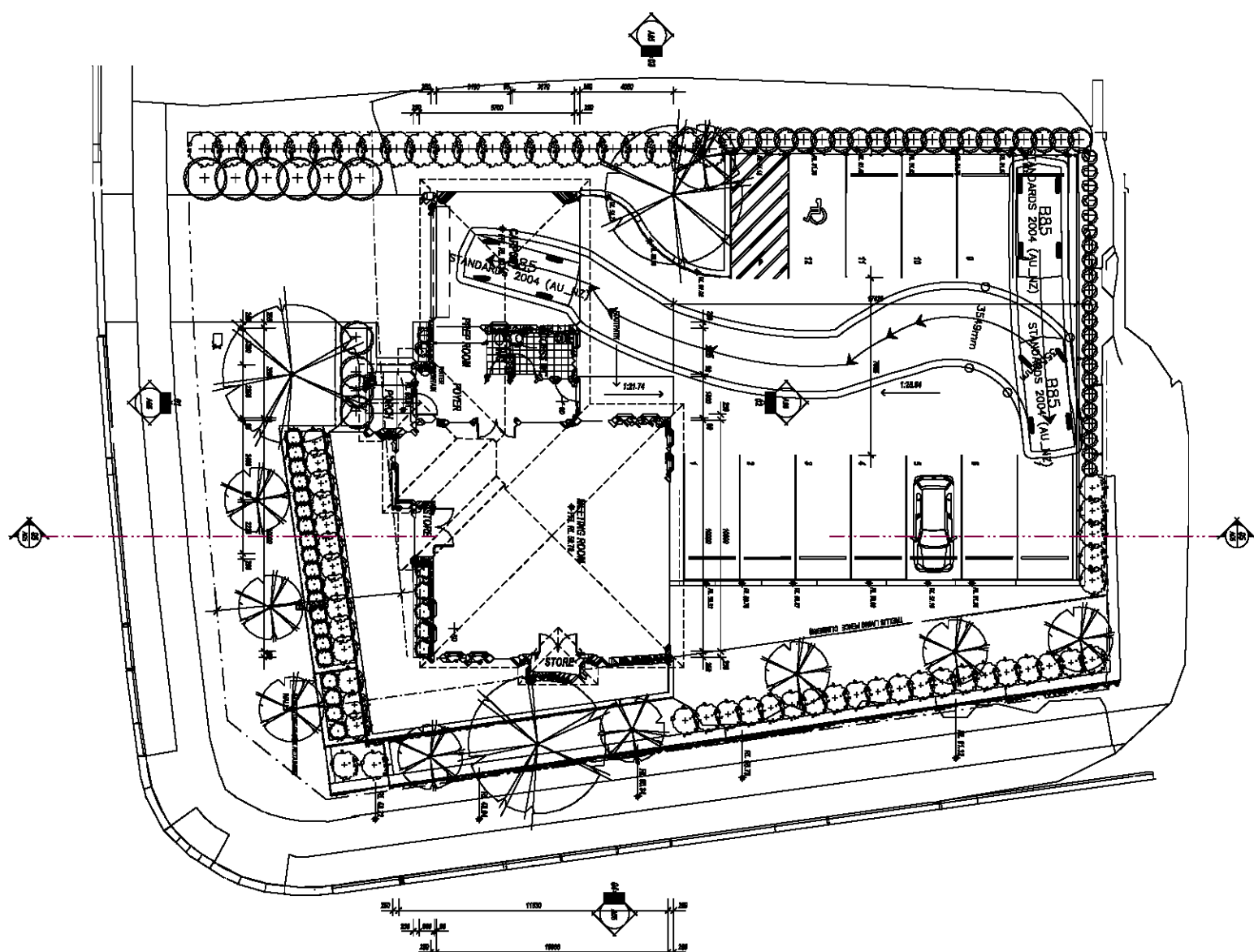
CLIENT
Kingswood Gospel Trust

	SCALE 1" = 100' @ A1	DRAWING NO. A02
	DATE OCT 2019	PROJECT NO. KC - 1817



PTE 0424 233 331 ABN: 64 578 000 07

FOR REVIEW 11.10.2019

[illegible]

LEGEND

	ARMORED INFANTRYMEN
	ARMED MATERIALS
	ARMED TARGET
	ARMED TARGET

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCEMENT OF ANY WORKS
REQUIRED DIMENSIONS TO TAKE PREFERENCE TO SCALING.

GROUND FLOOR PLAN

CLIENT
Kingswood Gospel Trust

	SCALE	DRAWING No.
	1:100 @ A1	A02
DATE	PROJECT No.	
01/7/2019	KC-1677	



FOR REVIEW, 11.10.2019

**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
 AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
 INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**
Lengths are in metres Sheet 1 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
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Name and address of proprietor of the land:	HOLICOMBE PTY LIMITED 44 Tyrone Place ERSKINE PARK NSW 2759 MULPHA NORWEST PTY LIMITED Level 5, 99 Macquarie Street SYDNEY NSW 2000
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PART 1 (Creation)

Item number shown on the Administration Sheets	Easement/s, Restriction/s, Positive Covenant/s, etc to be CREATED as referred to in the Plan	Burdened lot/s or parcel/s	Benefited lot/s, road/s, bodies, or prescribed Authorities
1	Easement to Drain Water 2 wide (J)	214	200
2	Easement to Drain Water 2 wide (K)	218	200
3	Easement for Support 1 wide (H)	210 215 211 212 201 202	212 216 210 210 203 203
4	Easement for Underground Cables and Street Lighting Equipment 1 wide and 2 wide (L)	220	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
5	Restriction on the Use of Land	201 - 219 inclusive	Every other lot except Lot 220
6	Restriction on the Use of Land	201 - 219 inclusive	Penrith City Council
7	Restriction on the Use of Land	201 - 219 inclusive	Penrith City Council
8	Restriction on the Use of Land	201 - 219 inclusive	Every other lot except Lot 220

Penrith City Council 

**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
 AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
 INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**

Lengths are in metres Sheet 2 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
------------------------	--

PART 1 (Creation) cont'd

Item number shown on the Administration Sheets	Easement/s, Restriction/s, Positive Covenant/s, etc to be CREATED as referred to in the Plan	Burdened lot/s or parcel/s	Benefited lot/s, road/s, bodies, or prescribed Authorities
9	Easement for Padmount Substation 5.5 wide (E)	220	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
10	Restriction on the Use of Land (F)	Part of Lot 220 Designated (F)	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
11	Restriction on the Use of Land	203 - 212 inclusive	Penrith City Council
12	Easement to Drain Water 12 wide (M)	6401 in DP 1231223	Penrith City Council
13	Positive Covenant	201 - 219 inclusive	Penrith City Council
14	Easement for Underground Cables variable width (N)	220	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878

Penrith City Council 

**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**

Lengths are in metres

Sheet 3 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
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PART 1A (Release)

Item number shown on the Administration Sheets	Easement/s, Restriction/s, Positive Covenant/s, etc to be RELEASED as referred to in the Plan	Burdened lot/s or parcel/s	Benefited lot/s, road/s, bodies, or prescribed Authorities
1	Right of Carriageway variable width (K) DP 1238043	Lot 7298 DP 1229768	Penrith City Council
2	Easement to Drain Water 2.0 wide (B) DP 1238043	Lot 7300 7298 DP 1224768	Lot 160 DP 1238043
3	Right of Access variable width (E5) DP 1229768	Lot 7298 DP 1229768	Penrith City Council
4	Easement to Drain Water variable width (E2) DP 1229768	Lot 7298 DP 1229768	Penrith City Council

PART 2 (Terms)

TERMS OF EASEMENT TO DRAIN WATER 2 WIDE (J) AND (K) NUMBERED 1 AND 2 ON THE ADMINISTRATION SHEETS

An Easement to Drain Water in the terms set out in Part 3 Schedule 8 of the Conveyancing Act, 1919 No. 6.

Name of Authority whose consent is required to release vary or modify the Easement to Drain Water 2 wide (J) and (K) numbered 1 and 2 on the Administration Sheets:

PENRITH CITY COUNCIL

TERMS OF EASEMENT FOR SUPPORT 1 WIDE (H) NUMBERED 3 ON THE ADMINISTRATION SHEETS

1.1 The owner of the lot burdened must not:

- (a) interfere with the retaining wall or the support it offers, or
- (b) use the site of this easement, or any other part of the lot burdened, or any other land, in a way which detract from the stability of or the support provided by the retaining wall, or
- (c) allow any structure, building, water tank, vehicular driveway and the like to be located in, on or over the easement for support, and
- (d) all piers/foundations associated with any proposed structure/building adjacent to the easement for support must be designed such that there is no intrusion into the zone of influence.

Penrith City Council



**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S**

INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres

Sheet 4 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
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- 1.2 If the owner of the lot burdened does or allows anything to be done which damages the retaining wall or impairs its effectiveness or fails to do something which results in damage to the retaining wall or the impairment of its effectiveness, the owner of the lot benefited may serve a notice on the owner of the lot burdened requiring the damage to be repaired or the impairment removed within 14 days.
- 1.3 If the owner of the lot burdened does not comply with the notice set out in clause 1.2 within 14 days, the owner of the lot benefited may:
- (a) enter the lot burdened and repair the damage or remove the impairment, and
 - (b) recover its reasonable costs from the owner of the lot burdened.
- 1.4 In exercising those powers, the owner of the lot benefited must:
- (a) ensure all work is done properly, and
 - (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
 - (c) cause as little damage as is practicable to the lot burdened and any improvement on it, and
 - (d) restore the lot burdened as nearly as is practicable to its former condition and
 - (e) make good any collateral damage.

Name of Authority whose consent is required to release vary or modify the Easement for Support 1 wide (H) numbered 3 on the Administration Sheets:

PENRITH CITY COUNCIL

TERMS OF EASEMENT FOR UNDERGROUND CABLES AND STREET LIGHTING EQUIPMENT 1 AND 2 WIDE (L) NUMBERED (4) ON THE ADMINISTRATION SHEETS

The terms set out in Memorandum No AK104616 registered at NSW Land Registry Services are incorporated into this document subject to replacing the words 'Endeavour Energy' with 'Epsilon Distribution Ministerial Holding Corporation' and by adding the words street light column and street light equipment to Clause 1.2.

Name of Authority empowered to release vary or modify the Easement for Underground Cables and Street Lighting Equipment 1 and 2 wide (L) numbered 4 on the Administration Sheets:

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION



**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S**

INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres

Sheet 5 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
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TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 5 ON THE ADMINISTRATION SHEETS

That for the benefit of any adjoining land owned by the Vendor but only during the ownership thereof, the Vendor, their successors and assigns other than purchasers on sale, no fence shall be erected on the land hereby transferred to divide the same from such adjoining land without the consent of the Vendor but such consent shall not be withheld if such fence is erected without expense to the Vendor in favour of any person dealing with the Purchaser or his successors in title such consent shall be deemed to have been given in respect of every such fence for the time being erected.

In this Restriction the Vendor means **Holicombe Pty Limited ACN 082 657 609**

Name of Person or Authority whose consent is required to release vary or modify the Restriction on the Use of Land numbered 5 on the Administration Sheets:

HOLICOMBE PTY LIMITED

TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 6 ON THE ADMINISTRATION SHEETS

1. No building(s) shall be constructed or permitted to remain on the lot(s) hereby burdened unless such building(s) have been approved by GPCD. Such approval will be withheld unless the building design complies with the guidelines as set out in Mulgoa Sanctuary Design Guidelines.
2. In this restriction GPCD means Design Review Panel Board.
3. Mulgoa Sanctuary Design Guidelines means the standards prescribed from time to time by GPCD regarding and regulating the minimum requirements for the construction of a residential dwelling on the burdened lot and ancillary landscaping works.

Name of Person or Authority empowered to release vary or modify the Restriction on the Use of Land numbered 6 on the Administration Sheets:

Holicombe Pty Limited for such period as it is the registered proprietor of any land in the plan or the period of five years from the date of registration of the plan, whichever is the longer.

TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 7 ON THE ADMINISTRATION SHEETS

The erection of duplex dwellings and all other multi-dwelling house forms are prohibited on the burdened lots to ensure compliance with the density provisions of Penrith Local Environment Plan 2010.

Name of Authority whose consent is required to release vary or modify the Restriction on the Use of Land numbered 7 on the Administration Sheets:

PENRITH CITY COUNCIL

Penrith City Council



**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**
Lengths are in metres Sheet 6 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
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TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 8 ON THE ADMINISTRATION SHEETS

No motor truck, lorry or semi-trailer with a gross vehicle mass exceeding 8.5 tonne and/or more than 6.5 metres in length shall be parked or permitted to remain on any lot burdened unless the same is used in connection with the erection of a dwelling on the relevant lot burdened.

Name of Authority whose consent is required to release vary or modify the Restriction on the Use of Land numbered 8 on the Administration Sheets:

HOLICOMBE PTY LIMITED

TERMS OF EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (E) NUMBERED 9 ON THE ADMINISTRATION SHEETS

The terms set out in Memorandum No. AK104621 registered at NSW Land Registry Services are incorporated into this document subject to replacing the words 'Endeavour Energy' with 'Epsilon Distribution Ministerial Holding Corporation'.

Name of Authority whose consent is required to release vary or modify the Easement for Padmount Substation 5.5 wide (E) numbered 9 on the Administration Sheets:

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

TERMS OF RESTRICTION ON THE USE OF LAND (F) NUMBERED 10 ON THE ADMINISTRATION SHEETS

1. Definitions:

- 1.1 **120/120/120 fire rating** and **60/60/60 fire rating** means the fire resistance level of a building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530;
- 1.2 **building** means a substantial structure with a roof and walls and includes any projections from the external walls;
- 1.3 **erect** includes construct, install, build and maintain;
- 1.4 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (F) on the plan.



**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**
Lengths are in metres Sheet 7 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
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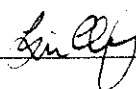
TERMS OF RESTRICTION ON THE USE OF LAND (F) NUMBERED 10 ON THE ADMINISTRATION SHEETS
Cont'd

2. No building shall be erected or permitted to remain within the restriction site unless:
 - 2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating; and
 - 2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating, and
 - 2.3 the owner provides the authority benefited with an engineer=s certificate to this effect.
3. The fire ratings mentioned in clause 2 must be achieved without the use of fire fighting systems such as automatic sprinklers.
4. Lessee of Epsilon Distribution Ministerial Holding Corporation=s Distribution System
 - 4.1 Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee was Epsilon Distribution Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.
 - 4.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.

Name of Authority empowered to release vary or modify the Restriction on the Use of Land (F) numbered 10 on the Administration Sheets:

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

Penrith City Council



**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**

Lengths are in metres

Sheet 8 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
------------------------	--

TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 11 ON THE ADMINISTRATION SHEETS

1. No building(s) shall be constructed or permitted to remain on the lot(s) hereby burdened unless such building(s) have been approved by GPCD. Such approval will be withheld unless the building design complies with the Parkview lot Design Guidelines as set out in Mulgoa Sanctuary Design Guidelines.
2. In this restriction GPCD means Design Review Panel Board.
3. Mulgoa Sanctuary Design Guidelines means the standards prescribed from time to time by GPCD regarding and regulating the minimum requirements for the construction of a residential dwelling on the burdened lot and ancillary landscaping works.

Name of Person or Authority whose consent is required to release vary or modify the Restriction on the Use of Land numbered 11 on the Administration Sheets:

Holicombe Pty Limited for such period as it is the registered proprietor of any land in the plan or the period of five years from the date of registration of the plan, whichever is the longer.

TERMS OF EASEMENT TO DRAIN WATER 12 WIDE (M) NUMBERED 12 ON THE ADMINISTRATION SHEETS

An Easement to Drain Water in the terms set out in Part 3 Schedule 4A of the Conveyancing Act, 1919 as amended.

Name of Authority empowered to release vary or modify the Easement to Drain Water 12 Wide (M) numbered 12 on the Administration Sheets:

PENRITH CITY COUNCIL

TERMS OF POSITIVE COVENANT NUMBERED 13 ON THE ADMINISTRATION SHEETS

The Lot(s) hereby burdened must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.

Name of Authority empowered to release vary or modify the Positive Covenant numbered 13 on the Administration Sheets:

PENRITH CITY COUNCIL

Penrith City Council



**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S**

INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres

Sheet 9 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
------------------------	---

**TERMS OF EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (N) NUMBERED 14 ON THE
ADMINISTRATION SHEETS**

The terms set out in Memorandum AK104616 are incorporated into this document, subject to replacing the words 'Endeavour Energy' with 'Epsilon Distribution Ministerial Holding Corporation'.

**Name of the Authority empowered to release, vary or modify the Easement for Underground Cables
numbered 14 on the Administration Sheets:**

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

Penrith City Council



INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S

INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 19191

Lengths are in metres

Sheet 10 of 14 Sheets

PLAN:

DP1231224

PLAN OF SUBDIVISION OF LOTS 7298 AND
7300 IN DP 1229768 AND EASEMENT OVER
LOT 6401 IN DP 1231223

Subdivision Certificate No. SC19/0043

Executed by

HOLICOMBE PTY LIMITED

ACN 082 657 609

in accordance with s127 of the Corporations Act 2001, on the 19 day of DECEMBER 2019

in accordance with its constitution in the presence of:

ROBERT WEARN

DIRECTOR (print name)



DIRECTOR (signature)

ADRIAN WEARN

DIRECTOR/SECRETARY (print name)



DIRECTOR/SECRETARY (signature)

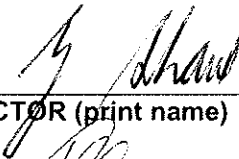
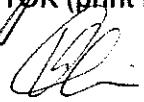
**INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S**

INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres

Sheet 11 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
------------------------	--

Executed by MULPHA NORWEST PTY LIMITED ACN 000 004 633 in accordance with s127 of the Corporations Act 2001, on the <u>19</u> day of <u>December</u> 20 <u>19</u> in accordance with its constitution in the presence of:	
 _____ DIRECTOR (print name)	_____ Greg Shaw DIRECTOR (signature)
 _____ DIRECTOR/SECRETARY (print name)	_____ Kevin Chiu DIRECTOR/SECRETARY (signature)

Westpac Banking Corporation ABN 33 007 457 141 being the
Mortgagee under Mortgage number ~~AG86498~~ ~~AG-864~~ AG-846498
hereby consents to this Plan/Instrument

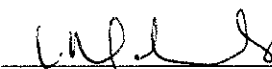
Executed by its Tier 3 Attorney



under Power of Attorney Book 4299 No 332



(By executing this instrument the Attorney states that the
Attorney has received no notice of the revocation of the Power
of Attorney)



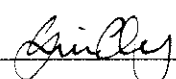
(Signature of Witness)

LILA MALMBERG

(Name of Witness)

LEVEL 5, 99 MACQUARIE ST SYDNEY NSW 2000

(Address of Witness)

Penrith City Council 

INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S

INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres

Sheet 12 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
------------------------	---

PENRITH CITY COUNCIL by its authorised delegate pursuant to s.377 Local Government Act 1993

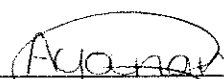
(Name of delegate)


(Signature of delegate)

Gavin Cherry
(Name of delegate)

Development Assessment
(Position of delegate) Coordinator

I certify that I am an eligible witness and that the delegate signed in my presence


(Signature of Witness)

Abby Gaunon
(Name of Witness)

1/601 High Street Penrith
(Address of Witness)

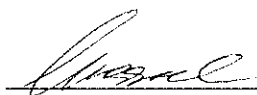


INSTRUMENT SETTING OUT TERMS FOR RESTRICTION/S ON THE USE OF LAND
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919
Lengths are in metres Sheet 13 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
------------------------	---

I certify that the attorney signed this instrument in my presence.

Signature of witness:



Name of witness:

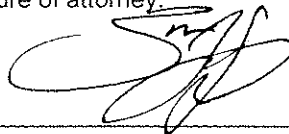
NATASHA ISSAC

Address of witness:

C/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

Signed by the attorney named below who signed this instrument pursuant to the power of attorney specified for **Endeavour Energy Network Asset Partnership (ABN 30 586 412 717)** on behalf of **Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)** pursuant to section 36 of the *Electricity Network Assets (Authorised Transactions) Act 2015 (NSW)*

Signature of attorney:



Name and position of attorney:

Simon Lawton
Strategic Property Manager

Signing on behalf of:

Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

Power of attorney: Book 4754

No 482

EE reference: URS21002

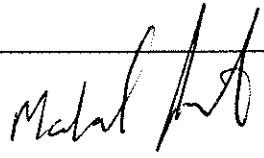
Date: 17/7/2019

Penrith City Council



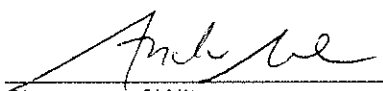
AND/OR EASEMENT/S AND/OR POSITIVE COVENANT/S
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919
Lengths are in metres Sheet 14 of 14 Sheets

PLAN: DP1231224	PLAN OF SUBDIVISION OF LOTS 7298 AND 7300 IN DP 1229768 AND EASEMENT OVER LOT 6401 IN DP 1231223 Subdivision Certificate No. SC19/0043
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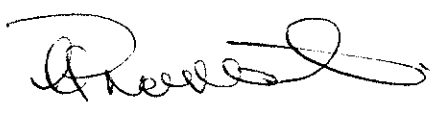
SIGNED by 
MICHAEL PRONESTI

in my presence and who is personally known to me.

On this 1 day of November 2019

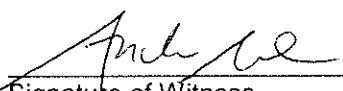
 Andrew Ford
Signature of Witness PRINTED Name of witness

3 Woodville st Glenbrook
Address of Witness

SIGNED by 
JENNIFER DOROTHY PRONESTI

in my presence and who is personally known to me.

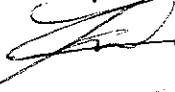
On this 1st day of November 2019

 Andrew Ford
Signature of Witness PRINTED Name of witness

3 Woodville st Glenbrook
Address of Witness

MORTGAGEE: AFSH NOMINEES PTY LTD

Attorney's name Rose Charnock
Solicitor for Mortgage Settlements Australia
Signing on behalf of AFSH Nominees Pty Ltd
(ACN 143 937 437)
Power of Attorney Book: 4602 No: 791
Witness:

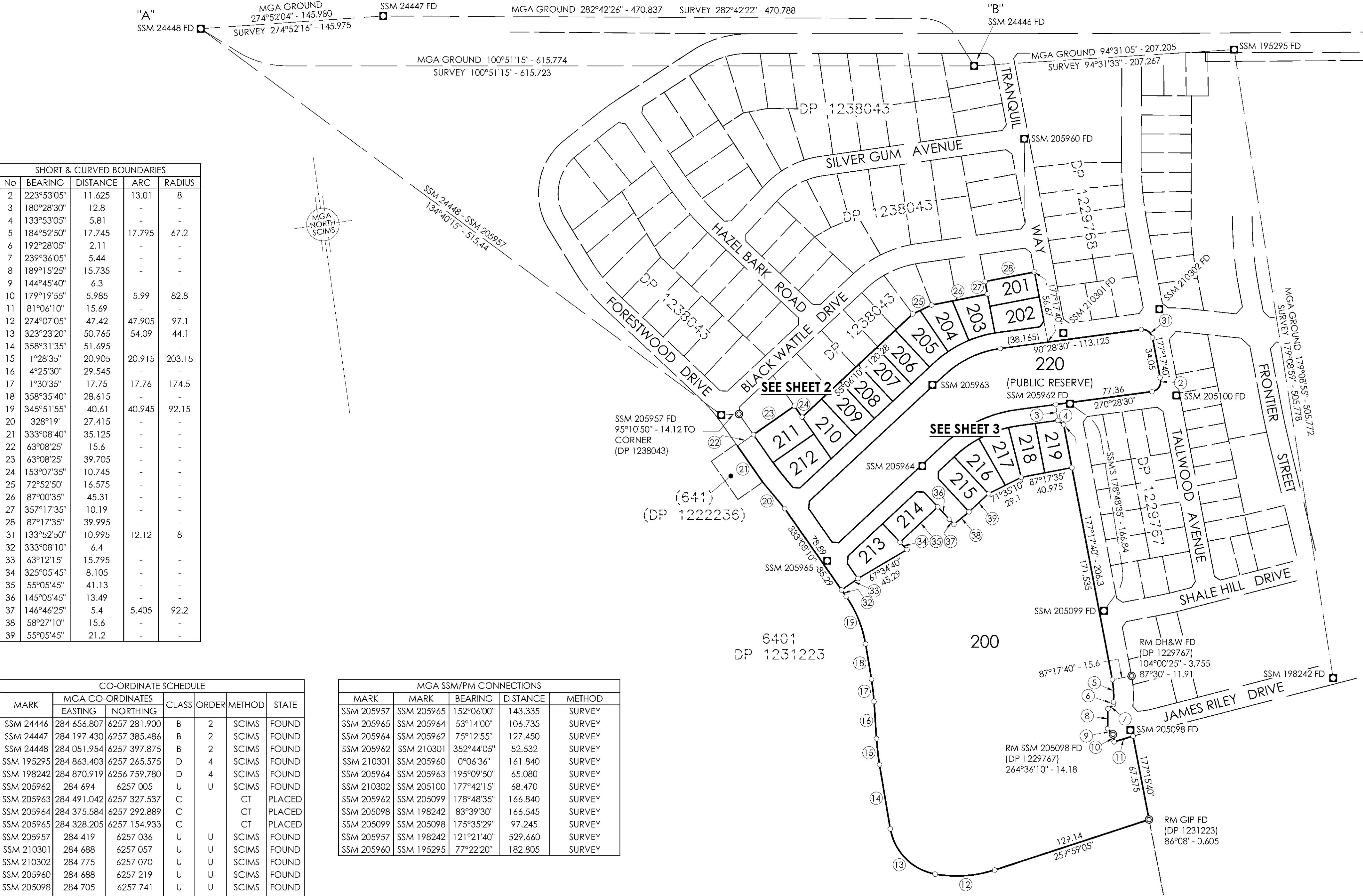
Sign  Kieren Marquillero
Post Settlements
Level 5
4 Drake Avenue
Macquarie Park NSW 2113

Penrith City Council 

REGISTERED



28.01.2020



SHORT & CURVED BOUNDARIES				
No	BEARING	DISTANCE	ARC	RADIUS
2	223°53'05"	11.625	13.01	8
3	180°28'30"	12.8	-	-
4	133°53'05"	5.81	-	-
5	184°52'50"	17.745	17.795	67.2
6	192°28'05"	2.11	-	-
7	239°36'05"	5.44	-	-
8	189°15'25"	15.735	-	-
9	144°45'40"	6.3	-	-
10	179°19'55"	5.985	5.99	82.8
11	81°06'10"	15.69	-	-
12	274°07'05"	47.42	47.905	97.1
13	323°23'20"	50.765	54.09	44.1
14	358°31'35"	51.695	-	-
15	1°28'35"	20.905	20.915	203.15
16	4°25'30"	29.545	-	-
17	1°30'35"	17.75	17.76	174.5
18	358°35'40"	28.615	-	-
19	345°51'55"	40.61	40.945	92.15
20	328°19'	27.415	-	-
21	333°08'40"	35.125	-	-
22	63°08'25"	15.6	-	-
23	63°08'25"	39.705	-	-
24	153°07'35"	10.745	-	-
25	72°52'50"	16.575	-	-
26	87°00'35"	45.31	-	-
27	357°17'35"	10.19	-	-
28	87°17'35"	39.995	-	-
31	133°52'50"	10.995	12.12	8
32	333°08'10"	6.4	-	-
33	63°12'15"	15.795	-	-
34	325°05'45"	8.105	-	-
35	55°05'45"	41.13	-	-
36	145°05'45"	13.49	-	-
37	146°46'25"	5.4	5.405	92.2
38	58°27'10"	15.6	-	-
39	55°05'45"	21.2	-	-

CO-ORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
SSM 24446	284 656.807	6257 281.900	B	2	SCIMS	FOUND
SSM 24447	284 197.430	6257 385.486	B	2	SCIMS	FOUND
SSM 24448	284 051.954	6257 397.875	B	2	SCIMS	FOUND
SSM 195295	284 863.403	6257 265.575	D	4	SCIMS	FOUND
SSM 198242	284 870.919	6256 759.780	D	4	SCIMS	FOUND
SSM 205962	284 694	6257 005	U	U	SCIMS	FOUND
SSM 205963	284 491.042	6257 327.537	C		CT	PLACED
SSM 205964	284 375.584	6257 292.889	C		CT	PLACED
SSM 205965	284 328.205	6257 154.933	C		CT	PLACED
SSM 205957	284 419	6257 036	U	U	SCIMS	FOUND
SSM 210301	284 688	6257 057	U	U	SCIMS	FOUND
SSM 210302	284 775	6257 070	U	U	SCIMS	FOUND
SSM 205960	284 688	6257 219	U	U	SCIMS	FOUND
SSM 205098	284 705	6257 741	U	U	SCIMS	FOUND
SSM 205099	284 698	6256 838	U	U	SCIMS	FOUND
SSM 205100	284 778	6257 001	U	U	SCIMS	FOUND
"CT" INDICATES CADASTRAL TRAVERSE						
COMBINED SCALE FACTOR 1.000 160						
MGA ZONE: 56 MGA DATUM: GDA94						
DATE OF SCIMS CO-ORDINATES 26-04-2019						

MGA SSM/PM CONNECTIONS				
MARK	MARK	BEARING	DISTANCE	METHOD
SSM 205957	SSM 205965	152°06'00"	143.335	SURVEY
SSM 205965	SSM 205964	53°14'00"	106.735	SURVEY
SSM 205964	SSM 205962	75°12'55"	127.450	SURVEY
SSM 205962	SSM 210301	352°44'05"	52.532	SURVEY
SSM 210301	SSM 205960	0°06'36"	161.840	SURVEY
SSM 205964	SSM 205963	195°09'50"	65.080	SURVEY
SSM 210302	SSM 205100	177°42'15"	68.470	SURVEY
SSM 205962	SSM 205099	178°48'35"	166.840	SURVEY
SSM 205098	SSM 198242	83°39'30"	166.545	SURVEY
SSM 205099	SSM 205098	175°35'29"	97.245	SURVEY
SSM 205957	SSM 198242	121°21'40"	529.660	SURVEY
SSM 205960	SSM 195295	77°22'20"	182.805	SURVEY

Surveyor :
Andrew Peter Ford
Date of Survey : 12-06-2019
Surveyor's Ref : 34 760 STAGE 2

PLAN OF SUBDIVISION OF
LOTS 7298 & 7300 IN DP 1229768
& EASEMENT OVER LOT 6401 IN DP 1231223

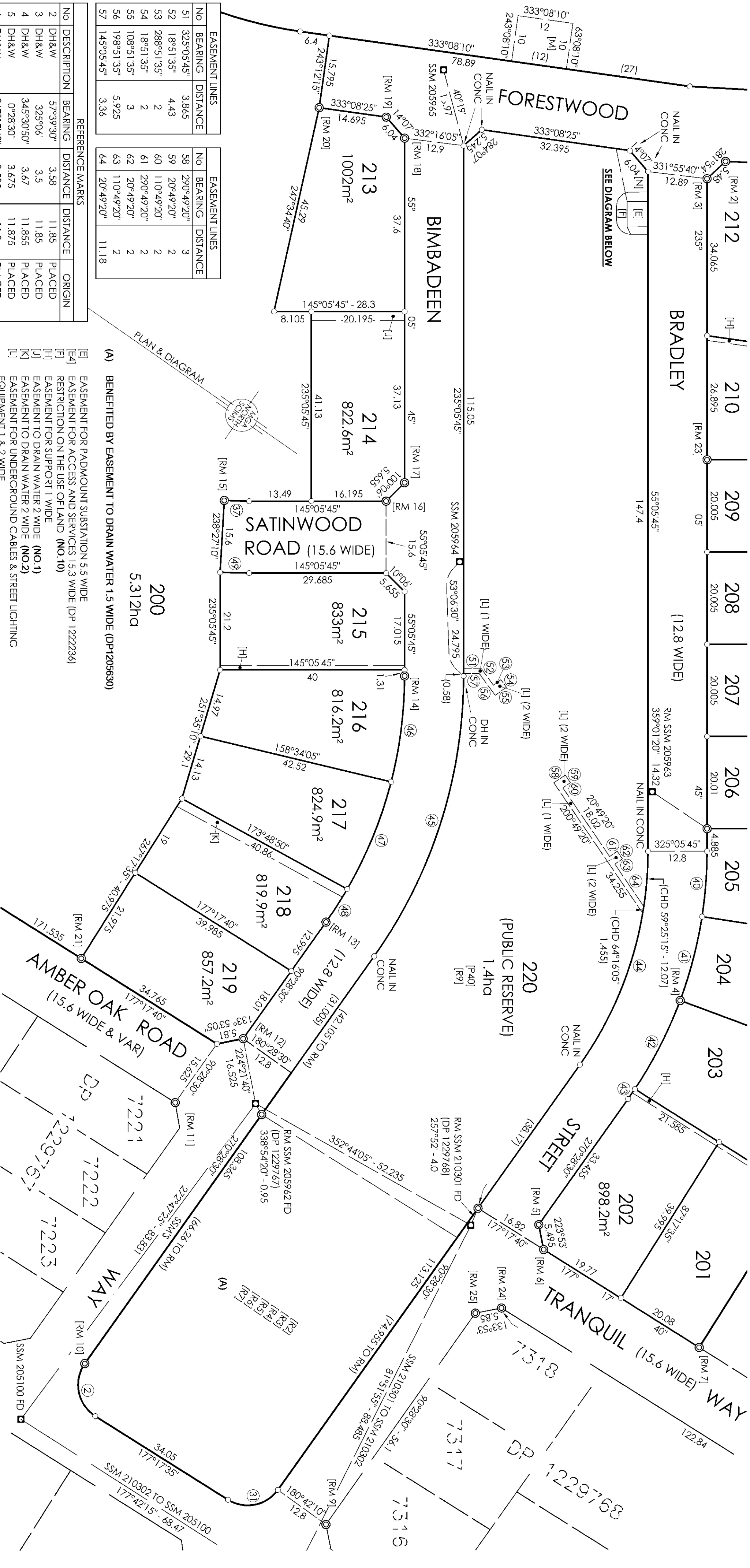
LGA: PENRITH
Locality: GLENMORE PARK
Subdivision No: SC19/0043
Lengths are in metres. Reduction Ratio 1:2000

Registered
28.01.2020

DP1231224

SHEET 2 ADJOINS

SHEET 2 ADJOINS



EASEMENT LINES		
NO	BEARING	DISTANCE
51	325°05'45"	3.865
52	18°51'35"	4.43
53	288°51'35"	2
54	18°51'35"	2
55	108°51'35"	3
56	198°51'35"	5.925
57	145°05'45"	3.36

EASEMENT LINES		
NO	BEARING	DISTANCE
58	290°49'20"	3
59	20°49'20"	2
60	110°49'20"	2
61	290°49'20"	2
62	20°49'20"	2
63	110°49'20"	2
64	20°49'20"	11.18

(A) BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE (DP1205630)

(E) EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE

(E4) EASEMENT FOR ACCESS AND SERVICES 15.3 WIDE (DP 1222236)

(F) RESTRICTION ON THE USE OF LAND (NO.10)

(H) EASEMENT FOR SUPPORT 1 WIDE

(J) EASEMENT TO DRAIN WATER 2 WIDE (NO.1)

(K) EASEMENT TO DRAIN WATER 2 WIDE (NO.2)

(L) EASEMENT FOR UNDERGROUND CABLES & STREET LIGHTING

EQUIPMENT 1 & 2 WIDE

(M) EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH

(P40) POSITIVE COVENANT (DP 1238043)

(R2) RESTRICTION ON THE USE OF LAND No.2 (DP 1229768)

(R3) RESTRICTION ON THE USE OF LAND No.3 (DP 1229768)

(R4) RESTRICTION ON THE USE OF LAND No.4 (DP 1229768)

(R5) RESTRICTION ON THE USE OF LAND No.27 (DP 1217970)

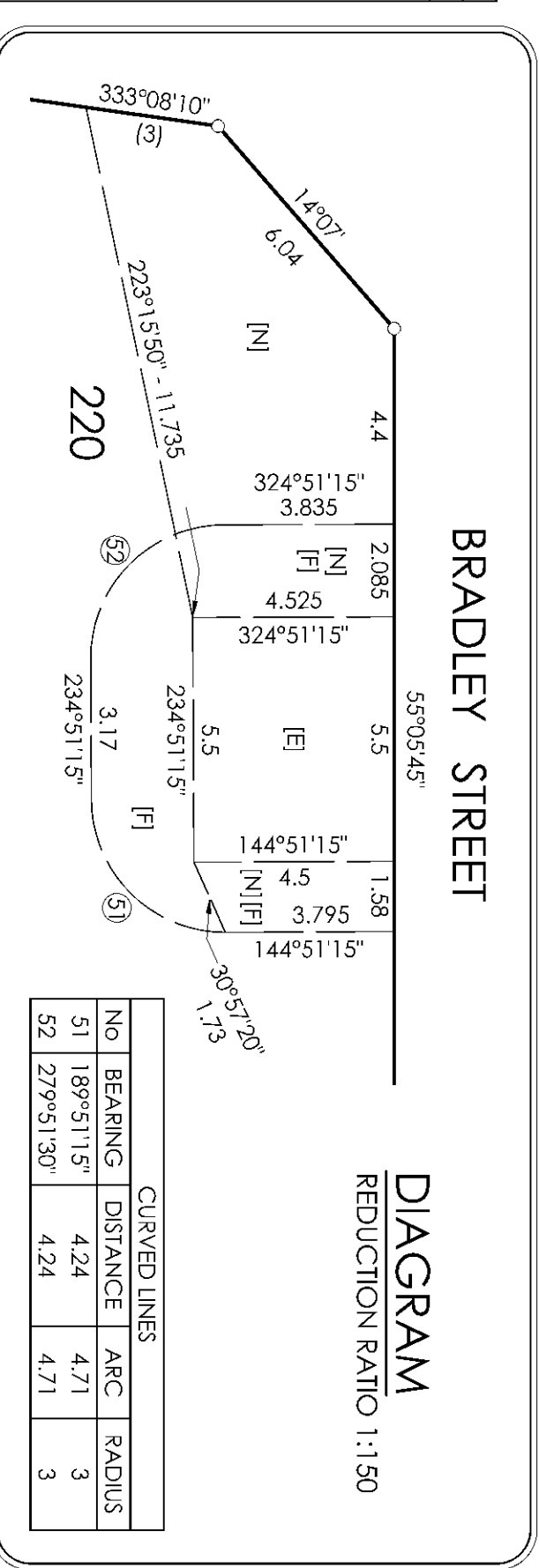
(R6) RESTRICTION ON THE USE OF LAND No.28 (DP 1217970)

(R7) RESTRICTION ON THE USE OF LAND No.21 (DP 1217971)

(R9) RESTRICTION ON THE USE OF LAND No.8 (DP 1229768)

MGA SSM/PM CONNECTIONS			
MARK	MARK	BEARING	DISTANCE
SSM 205965	SSM 205963	38°56'45"	162.986
SSM 205963	SSM 210301	77°48'25"	101.900
SSM 205962	SSM 205964	255°12'55"	127.450
SSM 205964	SSM 205965	233°14'00"	106.735

CURVED BOUNDARIES				
NO	BEARING	DISTANCE	ARC	RADIUS
2	223°53'05"	11.625	13.01	8
31	133°52'50"	10.995	12.12	8
37	146°46'25"	5.4	5.405	92.2
40	59°29'30"	14.225	14.24	92.8
41	69°42'05"	18.8	18.835	92.8
42	82°11'35"	21.58	21.63	92.8
43	89°40'20"	2.6	2.6	92.8
44	72°47'05"	48.62	49.4	80
45	252°47'05"	63.81	64.835	105
46	62°18'10"	23.135	23.195	92.2
47	77°20'55"	25.15	25.225	92.2
48	87°49'50"	8.505	8.51	92.2
49	326°46'25"	6.315	6.315	107.8



REFERENCE MARKS			
NO	DESCRIPTION	BEARING	DISTANCE
1	DESCRIPTION	BEARING	DISTANCE
2	DH&W	57°39'30"	3.58
3	DH&W	325°06'	3.5
4	DH&W	345°30'50"	3.67
5	DH&W	0°28'30"	3.675
6	DH&W	267°17'40"	3.505
7	DH&W	267°17'40"	3.7
9	DH&W FD	359°35'10"	3.67
10	DH&W FD	0°10'30"	11.955
11	DH&W FD	293°57'30"	2.26
12	DH&W FD	346°49'40"	9.5
13	DH&W FD	89°47'15"	3.66
14	DH&W FD	90°55'10"	11.9
15	DH&W	180°28'30"	3.605
16	DH&W	180°28'30"	3.65
17	DH&W	130°14'00"	3.79
18	DH&W	193°09'	5.13
19	DH&W	210°17'30"	13.25
20	DH&W	235°05'45"	3.55
21	DH&W	145°05'45"	3.665
22	DH&W	63°08'25"	3.55
23	DH&W	73°34'30"	3.69
24	DH&W	267°17'40"	3.625
25	DH&W FD	121°09'55"	3.665
26	DH&W FD	84°39'55"	11.83
27	DH&W FD	358°49'10"	11.96
28	DH&W FD	3.485	11.905

Surveyor :
Andrew Peter Ford
Date of Survey : 12-06-2019
Surveyor's Ref : 34 760 STAGE 2

PLAN OF SUBDIVISION OF
LOTS 7298 & 7300 IN DP 1229768
& EASEMENT OVER LOT 6401 IN DP 1231223

LGA: PENRITH
Locality : GLENMORE PARK
Subdivision No: SC19/0043

Registered
28.01.2020

DP1231224

PLAN FORM 6 (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 5 sheet(s)

Registered:  28.01.2020

Office Use Only

Office Use Only

DP1231224

Title System: TORRENS

PLAN OF SUBDIVISION OF LOTS 7298 AND
7300 IN DP 1229768 AND EASEMENT OVER
LOT 6401 IN DP 1231223

LGA: PENRITH
Locality: GLENMORE PARK
Parish: MULGOA
County: CUMBERLAND

Survey Certificate

I, ANDREW PETER FORD
of FREEBURN SURVEYING
a surveyor registered under the *Surveying and Spatial Information Act*
2002, certify that:

*(a) The land shown in the plan was surveyed in accordance with the
Surveying and Spatial Information Regulation 2017, is accurate
and the survey was completed on 12th June 2019

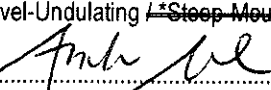
~~*(b) The part of the land shown in the plan (*being/*excluding **
was surveyed in accordance with the *Surveying and Spatial*
Information Regulation 2017, the part surveyed is accurate and the
survey was completed on, the part not surveyed
was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the
Surveying and Spatial Information Regulation 2017.~~

Datum Line: A - B

Type: *Urban/*Rural

The terrain is *Level-Undulating /*Steep Mountainous.

Signature:  Dated: 19/6/2019

Surveyor Identification No: 2181

Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that
is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, (Authorised Officer) in
approving this plan certify that all necessary approvals in regard to the
allocation of the land shown herein have been given.

Signature:

Date:

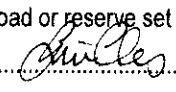
File Number:

Office:

Subdivision Certificate

* s. 6.15

I, Gavin Cherry
*Authorised Person/*General Manager/*Accredited Certifier, certify that
the provisions of s.109J of the *Environmental Planning and*
Assessment Act 1979 have been satisfied in relation to the proposed
subdivision, new road or reserve set out herein.

Signature: 

Accreditation number:

Consent Authority: Penrith City Council

Date of endorsement: 16/12/2019

Subdivision Certificate number: SC19/0043

File number: DA16/1553

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP 1217971 DP 1229767

DP 1229723 DP 1229768

DP 1217971 DP 1238043

DP 1205630

DP 1222236

DP 1231223

Statements of intention to dedicate public roads, create public reserves
and drainage reserves, acquire/resume land.

IT IS INTENDED TO DEDICATE THE EXTENSION OF FORESTWOOD DRIVE
VARIABLE WIDTH TO THE PUBLIC AS PUBLIC ROAD SUBJECT TO EASEMENT(S)
FOR ACCESS AND SERVICES 15.3 WIDE, EASEMENT FOR UNDERGROUND
CABLES 2 WIDE, ~~EASEMENT(S) FOR ACCESS AND SERVICES VARIABLE WIDTH,~~
EASEMENT(S) FOR RISING MAIN 6 WIDE CREATED BY DP 1222236. IT IS
INTENDED TO DEDICATE THE EXTENSION OF BRADLEY STREET AND
BIMBADEEN WAY 12.8 WIDE TO THE PUBLIC AS PUBLIC ROAD. IT IS INTENDED
TO DEDICATE SATINWOOD ROAD 15.6 WIDE TO THE PUBLIC AS PUBLIC ROAD.
IT IS INTENDED TO DEDICATE LOT 220 TO THE PUBLIC AS PUBLIC RESERVE.

Surveyor's Reference: 34760 STAGE 2

Signatures, Seals and Section 88B Statements should appear on
PLAN FORM 6A

AMENDED IN NSW LRS AT THE REQUEST OF LOCAL GOVERNMENT AUTHORITY 28.01.2020

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 5 sheet(s)

Registered:



28.01.2020

Office Use Only

Office Use Only

DP1231224

PLAN OF SUBDIVISION OF LOTS 7298 AND
7300 IN DP 1229768 AND EASEMENT OVER
LOT 6401 IN DP 1231223

Subdivision Certificate number: SC19/0016

Date of Endorsement: 16/12/2019

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:

1. EASEMENT TO DRAIN WATER 2 WIDE (J)
2. EASEMENT TO DRAIN WATER 2 WIDE (K)
3. EASEMENT FOR SUPPORT 1 WIDE (H)
4. EASEMENT FOR UNDERGROUND CABLES AND STREET LIGHTING EQUIPMENT 1 AND 2 WIDE (L)
5. RESTRICTION ON THE USE OF LAND
6. RESTRICTION ON THE USE OF LAND
7. RESTRICTION ON THE USE OF LAND
8. RESTRICTION ON THE USE OF LAND
9. EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (E)
10. RESTRICTION ON THE USE OF LAND (F)
11. RESTRICTION ON THE USE OF LAND
12. EASEMENT TO DRAIN WATER 12 WIDE (M)
13. POSITIVE COVENANT
14. EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (N)

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO RELEASE:

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (K) DP 1238043
2. EASEMENT TO DRAIN WATER 2.0 WIDE (B) DP 1238043
3. RIGHT OF ACCESS VARIABLE WIDTH (E5) DP 1229768
4. EASEMENT TO DRAIN WATER VARIABLE WIDTH (E2) DP 1229768

Executed by
HOLICOMBE PTY LIMITED
ACN 082 657 609

in accordance with s127 of the Corporations Act 2001, on the 19th day of DECEMBER 2019

in accordance with its constitution in the presence of:

ADRIAN WEARN
DIRECTOR (print name)

[Signature]
DIRECTOR (signature)

ROBERT WEARN
DIRECTOR/SECRETARY (print name)

[Signature]
DIRECTOR/SECRETARY (signature)

If space is insufficient use additional annexure sheet

Surveyor's Reference: **34760 STAGE 2**

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 5 sheet(s)

Registered:



28.01.2020

Office Use Only

Office Use Only

DP1231224

PLAN OF SUBDIVISION OF LOTS 7298 AND
7300 IN DP 1229768 AND EASEMENT OVER
LOT 6401 IN DP 1231223

Subdivision Certificate number: 5019/0043

Date of Endorsement: 16/12/2019

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
200		NA	Satinwood	Road	Glenmore Park
201		16	Tranquil	Way	Glenmore Park
202		18	Tranquil	Way	Glenmore Park
203		175	Bradley	Street	Glenmore Park
204		177	Bradley	Street	Glenmore Park
205		179	Bradley	Street	Glenmore Park
206		181	Bradley	Street	Glenmore Park
207		183	Bradley	Street	Glenmore Park
208		185	Bradley	Street	Glenmore Park
209		187	Bradley	Street	Glenmore Park
210		189	Bradley	Street	Glenmore Park
211		150	Forestwood	Drive	Glenmore Park
212		152	Forestwood	Drive	Glenmore Park
213		158	Forestwood	Drive	Glenmore Park
214		19	Bimbadeen	Way	Glenmore Park
215		17	Bimbadeen	Way	Glenmore Park
216		15	Bimbadeen	Way	Glenmore Park
217		13	Bimbadeen	Way	Glenmore Park
218		11	Bimbadeen	Way	Glenmore Park
219		9	Bimbadeen	Way	Glenmore Park
220		NA	Forestwood	Drive	Glenmore Park

If space is insufficient use additional annexure sheet

Surveyor's Reference: 34760 STAGE 2

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

Registered:



28.01.2020

Office Use Only

Office Use Only

DP1231224

PLAN OF SUBDIVISION OF LOTS 7298 AND
7300 IN DP 1229768 AND EASEMENT OVER
LOT 6401 IN DP 1231223

Subdivision Certificate number: SC19/0043

Date of Endorsement: 16/12/19

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SIGNED by
MICHAEL PRONESTI

in my presence and who is personally known to me.

On this 1 day of NOVEMBER 2019

Andrew Ford

PRINTED Name of witness

3 Woodville st Glenbrook
Address of Witness

SIGNED by
JENNIFER DOROTHY PRONESTI

in my presence and who is personally known to me.

On this 1 day of November 2019

Andrew Ford

PRINTED Name of witness

3 Woodville st Glenbrook
Address of Witness

MORTGAGEE: AFSH NOMINEES PTY LTD

Attorney's name Rose Charnichau
Solicitor for Mortgage Settlements Australia
Signing on behalf of AFSH Nominees Pty Ltd
(ACN 143 937 437)

Power of Attorney Book: 9603 No: 791

Witness: Kieren Marquillero
Post Settlements

Sign

Level 5
4 Drake Avenue
Macquarie Park NSW 2113

If space is insufficient use additional annexure sheet

Surveyor's Reference: **34760 STAGE 2**

ePlan

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)

Registered:



28.01.2020

Office Use Only

Office Use Only

DP1231224

PLAN OF SUBDIVISION OF LOTS 7298 AND
7300 IN DP 1229768 AND EASEMENT OVER
LOT 6401 IN DP 1231223

Subdivision Certificate number: SC19/0045

Date of Endorsement: 16/12/19

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Executed by

MULPHA NORWEST PTY LIMITED
ACN 000 004 633

in accordance with s127 of the Corporations Act 2001, on the 19 day of December 2019
in accordance with its constitution in the presence of

Greg Shaw
DIRECTOR (print name)

Greg Shaw

DIRECTOR (signature)

Kevin Chiu
DIRECTOR/SECRETARY (print name)

Kevin Chiu

DIRECTOR/SECRETARY (signature)

Westpac Banking Corporation ABN 33 007 457 141 being the Mortgagee under Mortgage number

AG 846498 hereby consents to this Plan/Instrument

Executed by its Tier 3 Attorney Jo Cassar

Under Power of Attorney No Book 4299 No 332

This 19th day of December 2019

[Signature]
(By executing this instrument the Attorney states that the Attorney has received no notice of the revocation of the Power of Attorney)

[Signature]
(Signature of Witness)

LILA MALMBERG
(Name of Witness)

LEVEL 5, 99 MACQUARIE ST, SYDNEY NSW 2000
(Address of Witness)

If space is insufficient use additional annexure sheet

Surveyor's Reference: **34760 STAGE 2**