

# PENRITH CITY COUNCIL

## FAST LIGHT ASSESSMENT REPORT

|                              |   |
|------------------------------|---|
| <b>Application number:</b>   | Mod22/0038  |
| <b>Proposed development:</b> | S4.55 (1) Modification to Amend OSSM and Disposal Location and Update of Site Plan      |
| <b>Property address:</b>     | 14 Mt Vernon Road, MOUNT VERNON NSW 2178  |
| <b>Property description:</b> | Lot 1 DP 1221353  |
| <b>Date received:</b>        | 17 February 2022  |
| <b>Assessing officer</b>     | Adem Sertlioglu   |
| <b>Zoning:</b>               | SEPP WSA - Affected by ANEF or ANEC 20 or greater<br>C4 Environmental Living - LEP 2010 |
| <b>Class of building:</b>    | Class 1a , Class 10b  |
| <b>Recommendation:</b>       | Approve   |

### Executive Summary

---

Council is in receipt of a modification to a development application for the subject development on the subject site and the proposal is a permissible land use with Council consent.

### Site & Surrounds

---

The subject site is situated on the western side of Mount Vernon Road.. It is 9570 Sq Metres in area, is orientated in a east west direction and has a slope from the front to the rear of the allotment.

An inspection of the site was undertaken on 05 July 2021 and the site is currently occupied by a residential dwelling and associated outbuildings.

The surrounding area is characterised by residential development.

### Proposal

---

The initial development consent was issued with respect to the following:

- Demolition of existing dwelling, structures and outbuildings;
- Removal of existing trees/vegetation;
- Construction of a new single storey dwelling and inground swimming pool including parking, landscaping and associated drainage works

A modification to the development application was submitted to Council with respect to the following:

- Modification to the approved site plan;
- Modification to the Waste Water Report, and;
- Modification to the approved BASIX Certificate

## Plans that apply

---

1996 CENSUS COLLECTORS DISTRICT  
PENRITH DCP 2014  
GENERAL LIST  
CONSENTS - SEC. 92 OF ENVIRONMENTAL PLANNING AND A  
CONSENTS - SEC. 80 OF ENVIRONMENTAL PLANNING AND A  
MISC - AGRICULTURAL ACTIVITIES WITHIN RURAL AREAS  
DEV/BLD - RATU - SEE 88B  
LEP 2010/ DCP 2014 - Scenic and Landscape Values  
DCP 2014 - Tree Preservation Controls  
LEP 2010 - Dual Occupancy and Secondary Dwellings  
DCP 2014 - General Information  
PLAN INST - SREP NO 9 EXT IND (NO 2-1995) AA  
PLAN INST - SREP NO 20 HAW NEP RIV (NO2-1997) AA  
AIRPORT - 20-25 ANEF  
ADDIT. - INTRO. MESSAGE  
FLOOD RELATED DEVELOPMENT CONTROLS  
Local Environmental Plan 2010  
Asbestos Policy  
PRECINCT 2010  
SEC 94 CONTRIB PLAN - CULTURAL FACILITIES  
SEC 94 CONTRIB PLAN - LOCAL OPEN SPACE 2007  
SEC 94 CONTRIB PLAN - DISTRICT OPEN SPACE FACILS  
STATE ENV PLANNING POLICIES - GENERAL LIST  
EAST WARD  
E4 Environmental Living - LEP 2010  
LEP 2010 - Clause 7.2 Flood Planning  
LEP 2010 - Clause 4.2A Res Devel and Subdn Prohib  
LEP 2010 - Additional Land Use Notes

## Planning Assessment

---

- **Section 1.7 - Application of Part 7 of Biodiversity Conservation Act 2016**

The development has been assessed in accordance with the matters for consideration under Section 1.7 of the Environmental Planning and Assessment Act 1979 having specific regard to the Biodiversity Conservation Act 2016.

- **Section 4.15 - Evaluation**

The development has been assessed in accordance with the matters for consideration under Section 4.55 of the Environmental Planning and Assessment Act 1979.

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

Is the development permissible in the zone? **Complies**

Is the development consistent with any requirements of environmental planning instruments relevant to this proposal (including any applicable SEPP's, SREP's and LEP's)? **Complies**

### **Section 4.15(1)(a)(ii) The provisions of any draft environmental planning instrument**

Is the development consistent with any draft planning instruments relevant to this proposal **N/A**

### **Section 4.15(1)(a)(iii) Any development control plan**

Is the development consistent with the provisions of any development control plan relevant to this proposal?

**Complies**

### **Section 4.15(1)(a)(iv) Any applicable regulations**

Is the development consistent the provisions of any regulations relevant to this proposal?

**Complies**

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

### Context and setting

|  |                 |
|--|-----------------|
| Is the development consistent with the bulk, scale colour and design of other development in the locality? | <b>Complies</b> |
| Will the development have only a minor impact of the amenity of the area and the streetscape?              | <b>Complies</b> |
| Is the development compatible with surrounding and adjacent land uses                                      | <b>Complies</b> |
| Will the development have no or minimal impact on the amenity of the area in terms of:                     |                 |
| Sunlight (overshadowing):  | <b>Complies</b> |
| Visual and acoustic privacy:   | <b>Complies</b> |
| Views or vista:  | <b>Complies</b> |

### Access and Transport

|  |                 |
|--|-----------------|
| Will the development have no or minimal impact on the local road system                                    | <b>Complies</b> |
| Is the existing and any proposed access arrangements and car parking on site adequate for the development? | <b>Complies</b> |

### Heritage

|   |                 |
|---|-----------------|
| The property is not subject to any heritage order or is identified as heritage under a planning instrument. | <b>Complies</b> |
|---|-----------------|

### Soil

|  |                 |
|--|-----------------|
| The development will have minimal impact on soil erosion and sedimentation | <b>Complies</b> |
|--|-----------------|

### Natural and Technological Hazards

|  |                 |
|--|-----------------|
| The development is not subject to flooding, subsidence or slip | <b>Complies</b> |
| Land is not considered to be contaminated:                     | <b>Complies</b> |
| Bushfire requirements provided for the development             | <b>Complies</b> |
| Acoustic requirements provided for the development             | <b>Complies</b> |

### Site design

|   |                 |
|---|-----------------|
| The development is sensitive to environmental conditions and site attributes. | <b>Complies</b> |
| Does the development safe guard the health and safety of the occupants        | <b>Complies</b> |

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

|   |            |
|---|------------|
| Was the site inspected?   | <b>Yes</b> |
| Does the proposal fit locality?   | <b>Yes</b> |
| Are the site attributes conducive to development?                           | <b>Yes</b> |
| Will the proposal have minimal social and economic impacts on the locality? | <b>Yes</b> |
| Has any applicable 88b instrument been considered?                          | <b>Yes</b> |
| Does the development propose the removal of trees?                          | <b>Yes</b> |
| Have the plans been checked by any relevant developer groups?               | <b>N/A</b> |
| Has a BASIX certificate been provided?                                      | <b>Yes</b> |

### **Section 4.15(1)(d) Any submissions made in accordance with the EPA Act and Regulations?**

|  |            |
|--|------------|
| Was the application required to be publicly notified?                | <b>No</b>  |
| Were any submissions received during the public notification period? | <b>N/A</b> |

### **Section 4.15(1)(e)Public Interest**

|  |                 |
|--|-----------------|
| The application will have minimal impacts on public interest | <b>Complies</b> |
|--|-----------------|

## **Conclusion/Summary**

---

The proposed modification to the approved design is site responsive, complies with key development standards and is in the public interest.

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**

---

1. That MOD22/0038 for Modification to Amend OSSM and Disposal Location and Update of Site Plan at 14 Mount Vernon Road MT VERNON, be approved subject to the attached conditions (Development Assessment Report Part B)

# CONDITIONS

---

## General

1 [A001 - Approved plans that are architecturally drawn](#)

The development must be implemented substantially in accordance with the following plans stamped approved by council, Basix Certificate Number 1188558S\_02, 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.

| Description                    | Job Number | Sheet Number | Author         | Date                  |
|--------------------------------|------------|--------------|----------------|-----------------------|
| Site Plan                      | 2025       | A01          | ATJ Architects | Dec 2021<br>(Issue D) |
| Floor plans                    | 2025       | A02          | ATJ Architects | Aug 2021<br>(Issue C) |
| Elevations and Window Schedule | 2025       | A03          | ATJ Architects | Aug 2021<br>(Issue C) |
| Sections and Roof Plan         | 2025       | A04          | ATJ Architects | Aug 2021<br>(Issue C) |
| Stormwater Concept Plan        | 2025       | A06          | ATJ Architects | Aug 2021<br>(Issue C) |

2 [A008 - Works to BCA requirements \(Always apply to building works\)](#)

The work must be carried out in accordance with the requirements of the Building Code of Australia. If the work relates to a residential building and is valued in excess of \$20,000, then a contract of insurance for the residential development shall be in force in accordance with Part 6 of the Home Building Act 1989.

{Note: Residential building includes alterations and additions to a dwelling, and structures associated with a dwelling house/dwelling such as a carport, garage, shed, rural shed, swimming pool and the like}.

3 [A008 - Works to BCA requirements \(Always apply to building works\)](#)

The work must be carried out in accordance with the requirements of the Building Code of Australia. If the work relates to a residential building and is valued in excess of \$20,000, then a contract of insurance for the residential development shall be in force in accordance with Part 6 of the Home Building Act 1989.

{Note: Residential building includes alterations and additions to a dwelling, and structures associated with a dwelling house/dwelling such as a carport, garage, shed, rural shed, swimming pool and the like}.

4 [A019 - OCCUPATION CERTIFICATE \(ALWAYS APPLY\)](#)

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

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

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

6 [A special \(A041\) - CONSTRUCTION IN BUSHFIRE AREAS](#)

The building shall be constructed in accordance with the provisions of "Planning for Bushfire Protection"

November 2019, and to BAL-\_\_\_ construction under AS3959-2018 "Construction of buildings in bushfire-prone areas.

## Demolition

7 [B003 - ASBESTOS \(amended from Council adopted version\)](#)

**Prior to commencement of demolition works on site**, a portaloos with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environmental Protection Authority to receive asbestos wastes.

8 [B004 - Dust](#)

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

9 [B004 - Dust](#)

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

10 [B005 - Mud/Soil](#)

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

11 [B005 - Mud/Soil](#)

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

12 [B006 - Hours of work](#)

All works that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties, are restricted to the following hours in accordance with the NSW Department of Environment and Climate Change's "Interim Construction Noise Guideline" 2009:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

In the event that the work relates to activities inside the building and does not involve external walls or the roof, and does not involve the interim use of equipment that emits offensive 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 works.

13 [B006 - Hours of work](#)

Demolition works will 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 demolition work is permitted on Sundays and Public Holidays.

In the event that the demolition relates to works inside the building and do not involve external walls or the roof, and do not involve the use of equipment that emits noise then the demolition 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.

## Environmental Matters



14 [D001 - Implement approved sediment& erosion control measures](#)

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

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

The approved sediment and erosion control measures are to be installed **prior to and maintained throughout the construction phase of the development until [the landscaping, driveway and on-site parking areas have been completed for the development. / the land, that was subject to the works, have been stabilised and grass cover established.] Delete whichever is not applicable** These measures shall ensure that mud and soil from vehicular movements to and from the site does not occur during the construction of the development.

15 [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.

16 [D009 - Covering of waste storage area](#)

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

17 [D010 – Appropriate disposal of excavated or other waste](#)

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

18 [D014 - Plant and equipment noise](#)

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

19 [D014 - Plant and equipment noise](#)

The operating noise level of the swimming pool filter and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operation Act 1997 apply to the development, in the terms of regulating offensive noise.

20 [D074- Acoustic report recommendations to be shown on CC plans](#)

The recommendations provided in the Council approved acoustic report titled *Aircraft Noise Assessment* prepared by Acouras Consultancy dated 18/02/2021 (Ref. No.SYD2021-1029-R001A) shall be implemented and incorporated into the design and construction of the development, and shall be shown on plans accompanying the Construction Certificate application.

21 **D075 – Acoustic compliance certificate required prior to OC**

A certificate is to be obtained from a qualified acoustic consultant certifying that the development has been constructed to meet the noise criteria in accordance with the Council approved acoustic report titled *Aircraft Noise Assessment* prepared by Acouras Consultancy dated 18/02/2021 (Ref. No.SYD2021-1029-R001A) . This certificate is to be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate.**

{Note: For the purpose of this condition a suitably qualified acoustic consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants at the grade of member}.

22 **D Special - 88b restriction on title**

Prior to issue of a construction certificate, the areas identified as Zones 2 Cumberland Plain Restoration and 3 Aquatic Habitat Restoration are to be identified on title in perpetuity subject to an 88b restriction on title to identify the restricted development area {RDA}.

The area is to be managed in perpetuity with the aim to maintain Cumberland Plain Woodland at this location.

The initial management of the area is subject to the requirements of the Vegetation Management Plan prepared by Narla Environmental and dated January 2022 {Final}, for a 5-year period. Beyond this 5-year term, the area must be maintained in perpetuity according to the intent of the VMP. Should the area not continue to be managed according to the requirements of the RDA or become degraded for any reason, a new VMP will be required.

### 23 D Special - Biodiversity Offset Requirements

Prior to the commencement of works (including clearing of native vegetation) the following ecosystem credits listed in the table below must be retired.

The development must purchase and retire credits which may be satisfied by sourcing credits from the Biodiversity Credit market or payment to the Biodiversity Conservation Trust of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offset Payment Calculator (the amount payable to discharge an offset obligation will be determined at the time of payment).

Table 1: Ecosystem credits required to be retired (Like for Like)

| Impacted Plant Community Type              | Number of ecosystem credits | Offset Option | IBRA subregion  | Plant community type(s) that can be used to offset the impacts from development        |
|--|-----------------------------|---------------|---|--|
| PCT 850<br>Cumberland shale hills woodland | 1                           | Likeforlike   | Cumberland, Burratorang, Pittwater, Sydney Cataract, Wollemi and Yengo<br>Or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site. | Cumberland Plain Woodland in the Sydney Basin Bioregion. This includes PCT's: 849, 850 |

A retirement certificate from the NSW Department of Planning, Industry & Environment and/or Statement confirming payment into the Biodiversity Conservation Trust from the Biodiversity Conservation Trust to demonstrate compliance with this condition is to be provided to Penrith City Council's Manager – Environmental Health & Compliance prior to the commencement of works.

#### 24 D Special - Fauna protection – Pre-clearance survey

Pre-clearance survey: Within one week prior to any removal of vegetation a pre-clearance survey is required to be undertaken by a qualified and experienced Fauna Ecologist (with a license to remove and handle native wildlife) to:

1. Clearly identify (mark) trees approved for removal.
2. Confirm a rescue plan/protocol to enact during clearing activities- no individuals are to be translocated offsite. All displaced wildlife is to be relocated to suitable vegetation on site.
3. Confirm measures to exclude displaced wildlife from the construction zone.
4. Confirm response action to unexpected finds. Should threatened species be identified during the pre-clearance survey or during clearing activities, a stop work order must be enacted.
5. Assess receiving locations for any displaced wildlife.
6. Inspect all areas of habitat and provide pre-clearing recommendations to avoid harm or mortality of protected native fauna. This may include removal of identified fauna prior to works commencing or at the time of tree removal.
7. Conduct pre-clearance survey
8. Injured wildlife must be taken for treatment at a suitable wildlife veterinarian and placed into care with qualified wildlife carers, for safe return to site. These efforts will be at the expense of the proponent.
9. Non-native pest species must be treated humanely.
10. Maintain a record of any displaced / injured fauna
11. Report the survey results and actions taken during pre-clearing and clearing activities to Penrith City Council's Manager – Environmental Health & Compliance, within 1 month of clearing works.
12. Should there be any concerns, unexpected finds or incidents Penrith City Council's Biodiversity Officer is to be contacted.

#### 25 D Special - Fauna protection and tree removal

To mitigate and ameliorate the removal of native vegetation including the loss of trees on resident fauna the following is required to be complied with:

1. During tree removal, an experienced and qualified Ecologist is to be present to re-locate any displaced fauna that may be disturbed during this activity.
2. Trees with hollows shall be lopped in a way that the risk of injury or mortality to fauna is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the 'grab' attachment of a machine.
3. The projects ecologist is responsible for fauna management and protection activities.
4. Any injured fauna is to be appropriately treated, cared for and released on site when rehabilitated. (See also pre-clearance survey).

#### 26 D Special - Salvage of habitat features

1. Hollows must be sectionally dismantled from felled hollow-bearing trees and attached to a retained tree according to best practice and in a manner that will not compromise the health and safety of the host tree. This is to be done by a qualified and experienced climbing Arborist under the direction of the projects' Ecologist. Where this cannot occur, the hollow limb will be placed on the ground. (See also VMP)
2. Logs should be salvaged from the development area and cut into 3 metre lengths. Logs from the largest diameter cohort are to be used where they can be installed without damaging native vegetation, under the direction of the projects' Ecologist or bush regenerator. (See also VMP)
3. Suitable upper tree branches are to be salvaged and evenly distributed across the site and VMP area under the direction of the project' Ecologist or bush regenerator.
4. Mulch – the remaining debris from the native vegetation is to be rigorously shaken to remove pollinators, prior to being mulched for use within the natural areas identified within the VMP.
5. Exotic vegetation including priority weed species must not be mulched with native vegetation, to prevent the spread of weeds on site.
6. Nest boxes: There is no requirement to install nest boxes.
7. Additional measures: Where additional measures are identified by the projects' Ecologist these should be implemented, documented, and included in the VMP reporting requirements.
8. Should there be any concerns, unexpected finds or incidents Penrith City Council's Biodiversity Officer is to be contacted.

Please also refer to the Aboricultural Impact Assessment and Tree Management Plan.

27 **D Special - Sediment and erosion control measures**

Sediment and erosion control measures are to be installed prior to the commencement of works and maintained throughout the construction phase of the development and through until the land, that was subject to the works, has been stabilised.

These measures must ensure that mud and soil from vehicular movements to and from the site do not occur during the construction of the development.

Please also refer to the requirements of the Vegetation Management Plan relative to sediment and erosion control measures.

28 **D Special - Tree preservation**

No trees or other native vegetation (including shrubs and other understory vegetation) are to be removed, ringbarked, cut, topped, lopped, slashed, or wilfully destroyed (other than those approved) without the prior consent of Penrith City Council and in accordance the Biodiversity Conservation Act 2016 and associated regulations and Councils Tree Preservation Policy.

At any time throughout the construction phase, if there is a risk that additional native vegetation is likely to be impacted by the development, Council must be notified for onward assessment, prior to the impact occurring.

29 **D Special - Tree protection measures**

No fill, machinery, or materials are to be placed or stored within the drip line of any tree that is to be retained.

All trees that are required to be retained as part of the development are to be protected in accordance with the minimum tree protection standards as outlined in Australian Standard AS 4970-2009 'Protection of trees on development sites' and in accordance with the requirements of the Aboricultural impact assessment and tree management plan.

Prior to works commencing (including the removal of native vegetation) the tree protection measures must be inspected and approved by the Project Arborist and the Projects' Ecologist to confirm the trees identified for removal and removal are clearly identified. See also Pre-clearance survey.

30 **D Special - Tree removal and retention**

Tree removal and retention is specified within the Aboricultural impact assessment and tree management plan prepared by Redgum Horticultural and dated 17 December 2021 (6770.1).

The recommendations of this report are to be implemented in their entirety, except for the positioning of the replacement plants. While some replacement trees may be positioned for screening purposes, they must not conflict with the APZ requirements and must also address the replanting requirements of the VMP (at present the report references the landscaping plan).

The removal of native vegetation must be conducted in consultation with and under the supervision of the Projects' Ecologist to provide for the safety of protected native fauna.

See also,

Fauna protection and pre-clearance survey and Fauna protection and tree removal. Specifically noting:

Salvage of habitat features:

1.1 Hollows must be sectionally dismantled from felled hollow-bearing trees and attached to a retained tree according to best practice and in a manner that will not compromise the health and safety of the host tree.

This is to be done by a qualified and experienced climbing Arborist under the direction of the projects' Ecologist. Where this cannot occur, the hollow limb will be placed on the ground. (See also VMP)

1.2 Logs should be salvaged from the development area and cut into 3 metre lengths. Logs from the largest diameter cohort are to be used where they can be installed without damaging native vegetation, under the direction of the projects' Ecologist or bush regenerator. (See also VMP)

1.3 Suitable upper tree branches are to be salvaged and evenly distributed across the site and VMP area under the direction of the project' Ecologist or bush regenerator.

1.4 Mulch – the remaining debris from the native vegetation is to be rigorously shaken to remove pollinators, prior to being mulched for use within the natural areas identified within the VMP.

1.5 Exotic vegetation including priority weed species must not be mulched with native vegetation, to prevent the spread of weeds on site.

### 31 D Special - Vegetation Management Plan

The Vegetation Management Plan prepared by Narla Environmental and dated January 2022 ~~{Final}~~ is to be implemented in its entirety.

Beyond the initial term of the VMP and the performance indicators being met, the site must be maintained according to the requirements of the 88b and the APZ, in perpetuity.

Should the performance indicators for Zones 2 and 3 not be achieved within the 5 year term, as evaluated in the final reporting requirements and subject to an inspection by Councils' representative, an additional term ~~{of 5 years or longer}~~ will be required to ensure the performance indicators are met.

Where the landholder does not have the ability to achieve the requirements of the VMP, a suitable ~~{qualified and experienced}~~ bushland regenerator must be engaged to undertake ongoing works within zones 2 and 3.

#### **The following additional requirements must be adhered to:**

1. Replacement planting is currently specified as 2:1 for the 9 trees approved for removal (please refer to the Aboricultural Impact Assessment and Tree Management Plan). Subject to the constraints of the APZ and the requirement to provide for each trees growth to maturity, it is at the discre on of the Project Ecologist in consultation with the Project Arborist to modify the replacement plan ng requirements for trees removed to 1:1, with the specified 100% survival rate. The additional replacement planting requirements will be addressed by the midstory, and ground layer plantings indicated within the VMP.

2. Priority weeds are to be removed to an authorised waste transfer facility, and a receipt for disposal provided with the relevant reporting requirements.

3. Topsoil - please consider the additional strategy to import certified topsoil from the same PCT (for use in Zone 2) to help achieve the stated outcomes. This should be considered as a necessary step particularly where there has previously been a high proportion of environmental weeds, or sealed surfaces are being removed.

4. Mulch for use within Zone 2 – must be native, certified weed and pathogen free from the same or similar PCT.

5. Plants must be inspected prior to purchase and on delivery and must be weed and pathogen free.

6. Only use herbicides on site as appropriate to areas adjacent to waterways.

7. Watering as required for establishment and maintenance.

8. All salvaged material from the removal of native vegetation must be reused on site. This will include, but not be limited to, hollows, logs and mulch material. Please also refer to tree removal/salvage information.

9. Council may request a review and if necessary, updating of the plan to reflect current environmental standards and site conditions. Council must be satisfied with any changes prior to the amendment of the plan.

### 32 D Special - Waste management

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the natural areas, stormwater system or neighbouring properties.

Regular inspections must be conducted, and adaptive management undertaken should a problem be identified.

All waste materials must be removed from natural areas on a regular basis ~~{no less than weekly}~~.

### 33 **D Special - Weed and pathogen management**

Prior to works commencing, the initial weed treatment and the pathogen control measures as specified in the Vegetation Management Plan (VMP), must be implemented to control the spread of priority weeds and pathogens on or off site.

Priority weeds must be disposed of to a licenced approved waste facility, and confirmation of disposal included with the reporting requirements prescribed by the VMP.

## **Construction**

### 34 **H001 - Stamped plans and erection of site notice**

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

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

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

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

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

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

### 35 **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 the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the 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).

36 [H002 - All forms of construction](#)

Prior to the commencement of construction works: *Nominate*

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the 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).

37 [H009 - Cut / fill details \(amended from adopted Council version\)](#)

Cut and fill is limited to a maximum of 1 metre, in accordance with Penrith Residential Construction Works Development Control Plan.

38 [H022 - Survey \(as amended\)](#)

The building shall be set out by a registered surveyor. A Survey Certificate shall be undertaken and submitted to the Principal Certifying Authority when the building is constructed.

39 [H030 – Roof finishes \(rural property\)](#)

The roof of the structure is to be a dull, non-reflective surface and colour. The external finishes of the dwelling are to compliment and blend with the established streetscape and amenity of the area.



40 **H036 - Rainwater Tank (Also impose H037, H038, H039, G005 & Q010)**

The rainwater tank(s) is to be:

- erected on a self-supporting base in the approved location on the property in accordance with the stamped-approved site plans for the development,
- structurally sound and constructed in accordance with AS/NZS 3500 1.2- 1998: National Plumbing and Drainage - Water Supply - Acceptable Solutions,
- fully enclosed and all openings sealed to prevent access by mosquitoes,
- fitted with a first flush device,
- fitted with a trickle system to top up from mains water,
- provided with an air gap, and
- installed by a licensed plumber in accordance with Sydney Water's "Plumbing requirements Information for rainwater tank suppliers and plumbers April 2003" and the NSW Code of Practice: Plumbing and Drainage.

Additionally, the following are to be provided:

- A back flow prevention device shall be provided at the water meter in accordance with Sydney Water requirements.
- In the event of a power failure, a back up supply of mains water shall be provided to at least one toilet in the dwelling.
- The rainwater tank(s) and associated piping is to be labelled 'Rainwater - Not for Drinking' in accordance with Sydney Water requirements.
- The rainwater tank and pipework is to be painted in colours matching the external finishes of the dwelling and is to be of non-reflective finish.
- The overflow for the rainwater tank is to be connected into the existing stormwater disposal system on the site.

Before a rainwater tank(s) can be used, a certificate or suitable document is to be submitted to the Principal Certifying Authority stating that the rainwater tank has been installed in accordance with:

- the manufacturer's specifications, and
- Sydney Water and NSW Health requirements

This certificate or documentation is to be provided by the licensed plumber who installed the rainwater tank on the property, and is to be submitted prior to the issue of the Occupation Certificate.

41 **H037 - Safe supply of water from catchment areas (Also impose H036, H038 & H039)**

The catchment area (for the rainwater tank) includes the parts of the roof of the dwelling(s) from which water is collected and includes gutters. To ensure a safe supply of water:

- roof catchment areas must be kept clear of overhanging vegetation,
- gutters must have sufficient fall to downpipes to prevent pooling of water,
- overflow, discharge from bleed off pipes from roof mounted appliances such as airconditioners, hot water services and solar heaters must not discharge into the rainwater catchment area,
- for roofs containing lead based, tar based or asbestos material the tank supply must not be connected to drinking, bathing and gardening tap water outlets,
- appropriate measures must be installed to prevent foreign materials from contaminating the water which enters the rainwater tank.

42 **H038 - Connection of rainwater tank supply (Also impose H036, H037 & H039)**

The rainwater tank supply must not be connected to drinking and bathing water tap outlets.

43 **H039 - Rainwater tank pumps (Also impose H036, H037 & H038)**

The pump must not exceed 5dBA above ambient background noise level at the nearest residential property boundary. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

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

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

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

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

#### 45 [H Special - Bushfire ember entry](#)

To assist in the prevention of ember entry to the roof area, fire grade sarking with a flammability index not greater than five is to be used under all roofing. The sarking shall be located directly below the roofing battens and shall cover the entire roof area including the ridge.

## Swimming Pools

#### 46 [J002 - Fencing when water in pool](#)

When the swimming pool construction has reached a stage where the pool is capable of holding water, the pool area shall be restricted from access in accordance with AS1926 "Swimming Pool Safety". Restriction of access to the pool area shall also comply with the Swimming Pools Act, 1992.

#### 47 [J004 - Pool fence \(residential\)](#)

At all times, the swimming pool is to be surrounded by a child-resistant barrier that:

- separates the swimming pool from any residential building situated on the premises and from any place (whether public or private) adjoining the premises, and
- is designed, constructed, installed and maintained in accordance with the standards prescribed by AS 1926 "Swimming Pool Safety".

#### 48 [J005 - Windows](#)

For each window giving access to the swimming pool (but does not apply to a child-safe window or to a window that is totally enclosed by a child-safe grille):

- the bottom of the lowest opening panel of the window must (when measured in the closed position) be at least 1.2 metres above finished floor level, and
- there must not be any footholds wider than 10 millimetres between the bottom of the lowest opening panel of the window and any point within 1.1 metres below the bottom of that panel.

#### 49 [J010 - Pool board/ sign \(add J009\)](#)

A sign must be erected in a prominent position in the immediate vicinity of the swimming pool and must:

- be erected in accordance with the provisions relating to instructional posters of the document entitled "Policy Statement No. 9.4.1: Guidelines for the Preparation of Posters on Resuscitation" published by the Resuscitation Council. (A copy may be purchased from Penrith City Council's Civic Centre, 601 High Street, Penrith), and
- bear a notice that contains the words "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL", together with details of resuscitation techniques (for adults, children and infants) set out in the relevant provisions of the document entitled "CardioPulmonary Resuscitation" published by the Australian Resuscitation Council. (A copy may be purchased from Penrith City Council's Civic Centre, 601 High Street, Penrith).

#### 50 [J011 - NSW Swimming Pool Register](#)

The swimming pool must be registered on the NSW Swimming Pool Register when it is capable of holding water and before the issue of an Occupation Certificate. The swimming pool is to be registered at [www.swimmingpoolregister.nsw.gov.au](http://www.swimmingpoolregister.nsw.gov.au) or in person at Penrith City Council (\$10 fee applies when registering at Council).

#### 51 [J012 - Backwash and Overflow](#)

All backwash from the swimming pool shall be directed into the mains sewer.

In areas where sewer is not available, the following requirements apply -

- The swimming pool shall be provided with filtration equipment that does not require a backwash facility (eg. a cartridge filtration system).
- Overspill water shall be diverted away from the swimming pool and not directed onto adjoining properties.
- The frequency of emptying of the swimming pool water shall be minimised. Water resulting from the emptying of the pool shall be collected and disposed of by a private wastewater disposal contractor. Disposal by other means is not permitted.

## Engineering

#### 52 [K026 - Stabilised access](#)

All land required for vehicular access within the site is to be stabilised.

#### 53 [K026 - Stabilised access](#)

All land required for vehicular access within the site is to be stabilised.

#### 54 [K041 - 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 (02) 4732 7777 or visit Penrith City Council's website for more information.

#### 55 [K041 - 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 (02) 4732 7777 or visit Penrith City Council's website for more information.

#### 56 [K202 - Roads Act \(Minor Roadworks\)](#)

Prior to the issue of a Construction Certificate a Roads Act application, including payment of application and inspection fees shall be lodged with Penrith City Council, as the Roads Authority, for the following works:

- a) Provision of a vehicular crossing/s.
- b) Provision of a heavy-duty vehicular crossing/s.
- c) Provision of path paving for the full property frontage.
- d) Provision of private drainage connections to Council's road drainage system.
- e) Removal of redundant vehicular crossings and reinstatement of kerb and gutter.
- f) Opening the road reserve for the provision of services including stormwater.
- g) Placing of hoardings, containers, waste skips, etc. in the road reserve.
- h) Replacement of damaged kerb and gutter for the full property frontage.
- i) Erection of an awning.
- j) Utility lead in works.
- k) (Other)

All works within the road reserve shall be carried out in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

Penrith City Council (being the Roads Authority under the Roads Act) shall approve the works completed on or over the road reserve. Contact Council's **City Works Department** on (02) 4732 7777 to arrange an inspection of the works (and payment of inspection fees, if required).

57 **K209 - Stormwater Discharge - Minor Development**

Stormwater drainage from the site shall be discharged to the:

- a) Level spreader system as detailed on plans

The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows. The final design shall ensure that runoff from the driveway is captured by the stormwater system, and flows do not enter the garage.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority.

58 **K223 - Access, Car Parking and Manoeuvring - Minor Development**

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

- a) Off street access and parking complies with Penrith City Council's Development Control Plan and AS2890.1.  
b) Sight distances at the street frontage have been provided in accordance with AS2890.1.  
c) The minimum clear internal width is 5.6m for double garages.

59 **K501 Roads Authority clearance**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works within the road reserve have been inspected and approved by Penrith City Council.

## Landscaping

60 **L001 - General landscaping (applies to most building works)**

All landscape works are to be constructed in accordance with the stamped approved plan and Sections F5 "Planting Techniques", F8 "Quality Assurance Standards", F9 "Site Management Plan" of Penrith Council's Landscape Development Control Plan.

Landscaping shall be maintained:

- in accordance with the approved plan, 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.

61 **L008 - Tree Preservation Order**

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed other than those within 3 metres of the proposed building footprint or as shown on the approved plans without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

62 **L008 - Tree Preservation Order**

No trees are to be removed, ringbarked, cut, topped, or lopped or wilfully destroyed without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

## Payment of Fees

63 **P002 - Fees associated with Council land (Applies to all works & add K019)**

Prior to the commencement of any works on site, all fees associated with Penrith City Council-owned land and infrastructure shall be paid to Council. These fees include Road Opening fees and Infrastructure Restoration fees.

## Certification

64 [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.

## Operation of OSSM

65 [R101 - Operational Approval prior to use](#)

**Prior to the issue of the 'Approval to Operate', a Commissioning Certificate for the on-site sewage management (OSSM) system shall be provided to Penrith City Council for approval.** This Certificate shall certify that the aerated wastewater treatment system (AWTS) has been installed and is operating in accordance with the conditions of its NSW Health accreditation documentation.

**Prior to the issue of the Occupation Certificate and before the OSSM system can be used, an 'Approval to Operate' for the OSSM system is to be sought from and issued by Penrith City Council.**

66 [R102 - OSSM System Type and Disposal Area \(all systems\)](#)

All wastewater generated on the site is to be diverted to an Aerated Wastewater Treatment System and be disposed of by way of absorption trenches in the approved effluent management area(s). The effluent management area(s) are to be located in accordance with the stamped approved Effluent Management Plan prepared by Harris Environmental Consulting (dated 16 February 2022, ref 4316WW, drawing no. 1, Issue B and have a minimum area of 120m<sup>2</sup>.

The system and effluent management area(s) are to be installed and managed in accordance with the:

- "Environmental and Health Protection Guidelines On-Site Sewage Management for Single Households"
- Australian Standards AS 1547:2012,
- Council's On-Site Sewage Management and Greywater Reuse Policy,
- the Wastewater Report prepared by Harris Environmental Consulting (dated 16 February 2022, ref 4261WW, v1.1), and
- the Effluent Management Plan prepared by Harris Environmental Consulting (dated 16 February 2022, ref 4316WW, drawing no. 1, Issue B).

The system is to be utilised for a 4 bedroom dwelling or daily wastewater load of 1200 litres in accordance with the Wastewater Report prepared by Harris Environmental Consulting (dated 16 February 2022, ref 4261WW, v1.1). Any dwelling approval on the site greater than this may require a new wastewater report for Council's consideration.

67 [R103 - Council inspections for Installation](#)

Penrith City Council is both the consent authority and certifying authority for the installation of the on-site sewage management system. **It is your responsibility to contact Council to organise all inspections required for the installation of the system.**

In this regard, the wastewater tank(s) and effluent management area(s) will need to be inspected on completion of the system's installation (before backfilling occurs) and prior to its commissioning, to ensure compliance with those conditions specific to the installation of the system. A copy of the satisfactory inspection report carried out by Council shall be submitted to the Principal Certifying Authority (PCA) if Council is not the PCA.

68 [R104 - No alterations without approval](#)

The wastewater tank(s), drainage and irrigation lines and effluent management area(s) shall not be altered without the prior approval of Council. In addition, the wastewater tank(s) shall not be buried or covered.

69 [R105 - Plumbing Code of Australia](#)

All house drainage and sanitary plumbing shall be carried out in accordance with the requirements of the Plumbing and Drainage Act 2011 and the Plumbing Code of Australia.

70 [R106 - AWTS - Design of Irrigation System](#)

The design of the irrigation system for the effluent management area(s) is to be such that:

- The distribution line is to be buried from the wastewater tank(s) to the designated effluent management area(s).
- The moveable irrigation line and sprinklers (including the plume from the sprinklers) situated within the effluent management area(s) cannot exceed the designated boundaries of the said area.
- The treated wastewater can be evenly irrigated across the entire designated effluent management area(s), **avoiding the drip line of native trees.**
- Sited so as not to contaminate the natural watercourse that traverses the subject property.

71 [R108 - Trench - Disposal Area](#)

The design of the absorption trenches is to be such that:

- The distribution line is to be buried from the wastewater tank(s) to the designated absorption trench areas.
- The treated wastewater can be evenly distributed across the entire designated absorption trench areas.
- The absorption trench/bed area(s) is/are to be prepared with a minimum 100mm cover of absorbent soil that has been ripped into the existing top-soil. The area to be prepared should include up to 2.5m either side of the trench areas.
- The absorption trench/bed area(s) should be graded to a minimum 1% crossfall and turfed in accordance with the stamped approved plans.
- Sited so as not to contaminate the natural watercourse that traverses the subject property.

72 [R109 - No effluent runoff](#)

There shall be no effluent runoff from the subject property to adjoining premises, public places or reserves.

73 [R110 - EMA Signage](#)

A minimum of two signs shall be erected within the effluent management area(s). These signs are to state "RECLAIMED EFFLUENT - NOT FOR DRINKING - AVOID CONTACT". The signage shall be maintained for the term of the development.

#### 74 R111 - AWTS Servicing

The owner/occupier shall enter into an annual service contract with the manufacturer, distributor or other person authorised (in writing) by Penrith City Council to service the aerated wastewater treatment system (AWTS) every three (3) months from the date of commissioning in the following manner:

i. A three monthly service shall include a check on all mechanical, electrical and functioning parts of the AWTS including:

- the chlorinator,
- replenishment of the disinfectant,
- the UV disinfection unit (if required),
- all pumps and switches,
- the air blower, fan or air venturi,
- the alarm system,
- the effluent management area(s) and irrigation spray outlets / sub-surface irrigation lines and filters,
- the slime growth on the filter media, and
- the operation of the sludge return system.

ii. The following field tests are to be carried out at every service:

- free residual chlorine using DPD colorimetric or photometric method,
- pH from a sample taken from the irrigation chamber,
- dissolved oxygen from a sample taken from the final aeration or stilling chamber (although recommended) is optional.

iii. On the yearly anniversary date of the commissioning of the system, an annual service of the system shall also be carried out which includes a check on the sludge accumulation in the AWTS (primary chamber) and the clarifier, where appropriate.

iv. For systems which utilise the sewage treatment principle of activated sludge or contact aeration, a sludge bulking test, known as a SV30 Test, shall also be conducted on an annual basis. This test is to determine whether the accumulated sludge is bulking, indicating that the aeration compartment(s) will require desludging.

v. On completion of each service, a service report sheet is to specify all service items and test results, the amount of chlorine compound provided, parts replaced (if applicable), the date the service was conducted and the technician's name. A copy of the service report is to be:

- given to the property owner and another to the applicant (if not the same), and
- forwarded to Penrith City Council.

Each service agent shall provide a registered business office which, if unattended during business hours, is provided with a telephone answering device or service. A means of reporting a malfunction or breakdown outside normal business hours shall be available. In the event of a breakdown or malfunction, the service agent shall, within 24 hours of the breakdown or malfunction, ensure that temporary repairs are carried out to the AWTS to ensure continued operation of the system. This may necessitate provision of adequate spare parts and temporary replacement blowers and irrigation pumps where repairs cannot be completed on site.

#### 75 R113 - Decommission old system

The contents of the existing wastewater tank(s) are to be removed by a licensed waste contractor to a licensed waste facility. The disconnected wastewater tank(s) shall be removed to a licensed waste facility or demolished and filled with clean soil and builder's lime. Documentation of the collection and disposal of waste are to be retained and provided to Council on request.

#### 76 R114 - EMA Turfed

The effluent management area(s) are to be turfed to the satisfaction of Council. Where a specific variety of turf is identified in the approved Wastewater Report that variety is to be installed and maintained.

#### 77 R115 - No structures on EMA

No concreting, driveways, vehicles or any other structure or access way is to be located over any portion of the effluent management area(s).

#### 78 R116 - Diversion of stormwater

All stormwater and seepage shall be diverted away from the wastewater tank(s) and the effluent management area(s). At no time is stormwater to be directed into the aerated wastewater treatment system or onto the wastewater effluent management area.

79 [R117 - No plants for human consumption within EMA](#)

Orchards, vegetable gardens or any other plant species that can be used for the purposes of human consumption are not to be planted within the effluent management area(s). Effluent from the on-site sewage management system is not to be used on fruit or vegetables grown for human consumption.

80 [R118 - EMA protected from stock damage](#)

The effluent management area shall be protected from possible stock damage.

81 [R119 - Wastewater and Native Trees](#)

No wastewater associated with the on-site sewage management system is to be applied or irrigated within the drip line of any native trees within the effluent management area(s). It is the responsibility of the applicant to ensure the ongoing health of the trees in relation to the effluent management area(s).

82 [R127 - NSW Health Accreditation documentation required](#)

**Prior to the issue of the Construction Certificate**, the NSW Health Accreditation documentation is to be submitted to Council for approval. If Council is not the certifying authority, a copy of Council's written approval is to be provided to the Private Certifying Authority.

83 [R128 - Swimming pool back wash](#)

At no time is the swimming pool back wash to be directed to the on-site sewage management system.

84 [R129 - Reserve area with plan](#)

The reserve area, as marked on the Effluent Management Plan prepared by Harris Environmental Consulting (dated 16 February 2022, ref 4261WW, v1.1) is to be established with turf and is not to be used for any ancillary purpose. No materials are to be stored in the reserve area, and the reserve area is not to be developed. In the event that the primary effluent management area is to fail the reserve area is to be used. Written approval is to be obtained from Penrith City Council prior to any works being undertaken.



## Appendix - Development Control Plan Compliance

| D1.2  | Rural Dwellings and Outbuildings  | Complies Y/N | Comments                                |
|-------|---|--------------|---|
| 1.2.1 | Siting and Orientation of Dwellings and Outbuildings Dwellings and associated buildings should be sited to maximise the natural advantages of the land in terms of:<br>i) Protecting the privacy of proposed and existing buildings;<br>ii) Providing flood-free access to the dwelling and a flood-free location for the dwelling itself;<br>iii) Minimising risk from bush fire by considering slope, orientation and location of likely fire sources;<br>iv) Maximising solar access;<br>v) Retaining as much of the existing vegetation as possible; and<br>vi) Minimising excavation, filling and high foundations by avoiding steep slopes (greater than 1 in 6). | Yes          |   |
|       | b) The design of the development must consider all components including fencing, outbuildings, and driveways and landscaping.   | Yes          |   |
|       | c) Where practical, all buildings on a site, including dwellings and outbuildings, should be clustered to improve the visual appearance of the development in its landscape setting and reduce the need for additional access roads and services.   | Yes          | Refer to architectural plans for siting |
| 1.2.1 | Landscape / Scenic Character a) Buildings on sloping land should be sited (where natural features permit) so they do not intrude into the skyline.  | Yes          |   |
|       | b) Buildings should not be placed on the ridgeline or peak of any hill unless there are no alternative locations possible.  | Yes          |   |
|       | c) Where practical, buildings should be sited to take advantage of existing vegetation to provide privacy from passing traffic and public places, screening from winds and a pleasant living environment  | Yes          | VMP provided as per bio commentary      |
|       | d) Roads should be designed and located to run with the contours of the land.   | N/A          |   |
|       | e) Rooflines and ridgelines should reflect the setting of the dwelling, incorporating simple shapes to step a building down with a sloping site or level change.  | N/A          |   |
|       | f) Simple rooflines should be used to minimise the likelihood of twigs and leaves building up in valleys and presenting a bushfire hazard.  | Yes          |   |
| 1.2.2 | Setbacks and Building Separations   |              |   |
|       | 1) Setbacks from Roads  |              |   |
|       | a) A minimum setback of 15m from public roads is required for all dwellings and outbuildings. Formal parking areas are not permitted within the setback.  | Yes          | 15m proposed                            |
|       | b) A variety of setbacks will be encouraged to prevent rigidity in the streetscape.   | Yes          | Refer to architectural plans            |
|       | c) A minimum setback of 30m is required to all classified roads (except Mulgoa Road), Luddenham Road, Greendale Road and Park Road (except in the villages of Londonderry, Wallacia and Luddenham). Please contact Council to discuss.  | N/A          |   |
|       | d) A minimum setback of 100m is required to Mulgoa Road for all dwellings and outbuildings (except in the Mulgoa Village).  | N/A          |   |

|       |  |     |  |
|-------|--|-----|--|
|       | <p>2) Setbacks from Watercourses</p> <p>a) A minimum setback of 100m is required from the Nepean River. This is measured from the top of the bank. The river includes all elements, such as lagoons and backwaters. Council will determine the minimum setback required if the "bank" is difficult to define.</p> <p>a) A minimum setback of 100m is required from the Nepean River. This is measured from the top of the bank. The river includes all elements, such as lagoons and backwaters. Council will determine the minimum setback required if the "bank" is difficult to define.</p>                                   | Yes | Referred to Development Engineers - no objections.     |
|       | b) A variety of setbacks will be encouraged to prevent rigidity in the streetscape.  | Yes |  |
|       | c) A minimum setback of 40m is required from any other natural watercourses for all dwellings and outbuildings to minimise impacts on the watercourse.   | Yes | Referred to Development Engineers - no objections.     |
|       | <b>3) Building Separations and Side Boundary Setbacks</b>  |     |  |
|       | a) Dwellings on adjacent properties should be considered when determining the location of a proposed dwelling to ensure that separation distances are maximised as far as is reasonably possible to maintain amenity for each dwelling and minimise noise and privacy intrusions.  | Yes |  |
|       | b) The minimum side setback for dwellings is 10m where the allotment is 2 hectares or larger.  | Yes |  |
|       | c) The minimum side setback for dwellings is 5m where the allotment is less than 2 hectares.   | N/A |  |
|       | d) Dwellings on one allotment should be separated as much as reasonably possible from any farm buildings or other buildings on adjacent allotments where there is potential for noise generation from those farm buildings/other buildings.  | Yes |  |
| 1.2.3 | <b>Site Coverage, Bulk and Massing</b>   |     |  |
|       | <p>1) Dwellings shall have a maximum ground floor footprint of 500m<sup>2</sup> (including any undercover car parking areas). Note: 'Ground floor footprint' is the area measured from the external face of any wall of any dwelling, outbuilding (other than a farm building), dual occupancy dwelling, garage or undercover car parking area, animal house or garden shed.</p> <p>'Ground floor footprint' is the area measured from the external face of any wall of any dwelling, outbuilding (other than a farm building), dual occupancy dwelling, garage or undercover car parking area, animal house or garden shed.</p> | Yes |  |
|       | 2) Dwellings shall have a maximum overall ground floor dimension of 45m, with a maximum of 18m at any one point.   | Yes |  |
|       | 3) The maximum floor space of any second storey is to be 70% of the floor space of the lower storey of the dwelling.   | N/A |  |
|       | 4) No more than three (3) undercover car parking spaces shall face towards a public road or place. Any additional garages shall be setback behind the building line and screened.  | Yes | 2 proposed   |
|       | 5) A maximum ground floor footprint of 600m <sup>2</sup> will be permitted on any one allotment, including the dwelling and all associated structures, but excluding 'farm buildings' and any 'agricultural or non-agricultural development' referred to other parts of this chapter.  | Yes |  |
| 1.2.4 | <b>Height, Scale and Design</b>  |     |  |
|       | a) Dwellings shall be no more than two storeys in height, including garage and storage areas.  | Y   | Split level design with lower ground level and storage |
|       | b) If liveable rooms are located in the area immediately below the roof then this level will be counted as a storey.   | N/A |  |

|       |  |     |   |
|-------|--|-----|---|
|       | c) The maximum height of the ceiling of the top floor of all buildings should not exceed 8m above natural ground level.  | Yes |   |
|       | d) On sloping sites, split level development is preferred. The floor level of the dwelling at any point should not be greater than 1m above or below the natural ground level immediately below the floor level of that point. Cut and fill should be limited to 1m of cut and 1m of fill as shown in Figure D1.7. | Yes | Cut/Fill less than 1m.                      |
|       | Design and Quality   |     |   |
|       | a) The design of dwellings and associated structures should be sympathetic to the rural character of the area.   | Yes |   |
|       | b) Fencing is to be of an open rural nature consistent in style with that normally found in rural areas. Internal courtyard fencing or entry fencing should be sensitive to the rural environment.   | Y   | Proposed fencing to be of open rural nature |
| 1.2.7 | Materials and Colours  |     |   |
|       | 1) Colours of external finishes should be in keeping with the natural surroundings, be non-reflective and utilise earthy tones, unless it can be demonstrated that the proposed colours and finishes will have no visual impact or will complement the rural character.  | Yes | Colour schedule submitted.                  |
|       | 2) Building materials with reflective surfaces such as large expanses of glass, unpainted corrugated iron, concrete blocks, sheet cladding or similar finishes should be avoided. Where these materials are unavoidable, they should be screened with landscaping to minimise visual impact.                       | Yes |   |
|       | 3) Re-sited dwellings may be considered in rural areas, however, the external finishes may be required to be upgraded to Council's satisfaction.   | N/A |   |