

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA14/0655
Proposed development:	Dwelling House & Studio Loft (Proposed Lot 2370 Durant Street)
Property address:	Coreen Avenue, PENRITH NSW 2750
Property description:	Lot 1197 DP 1171491
Date received:	17 June 2014
Assessing officer	Clare Aslanis
Zoning:	ZONE R1 GEN RES - PT 7 NTH PEN PCCLEP 2008 ZONE RE1 PUB REC - PT 7 NTH PEN PCCLEP2008
Class of building:	Class 1a , Class 10a
Recommendations:	Approve

Executive Summary

Council is in receipt of 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 40 hectare North Penrith site is centrally located directly adjacent to Penrith Railway Station and immediately to the North of the Penrith City Centre. It is a strategic site, located within the Penrith Regional Centre as identified in the Metropolitan Plan 2036 and North West Draft Subregional Strategy. The greater locality is characterised by a mixture of residential, industrial and recreational uses. Large industrial activities are located to the north on the opposite side of Coreen Avenue. New industrial development is located immediately to the west of the site with the residential suburb of Penrith located further to the east.

On 9 November 2011, the Minister for Planning approved a concurrent Concept Plan (MP 09-04536) and Project Application (MP 10-0078), which was followed by the gazettal of an amendment to the Penrith City Centre Local Environmental Plan 2008 for the redevelopment.

The land subject to this application is located on proposed lot 2370 Durant Street, with rear access via Simmons Lane, PENRITH. The site is a rectangular shaped lot approximately 256m² in size.

Proposal

The proposed development involves construction of a two storey dwelling with a detached double garage and studio loft.

Plans that apply

- Penrith Local Environmental Plan 2008 (City Centre)
- Development Control Plan 2006
- Development Control Plan 2007 (City Centre)
- North Penrith Design Guidelines
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

• Section 79C - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979.

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

State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposed development is consistent with the aims of the policy. The proposal meets the definition of a secondary dwelling as it is to be used in conjunction with another dwelling on site, the site is not strata titled or community titled land and the dwelling is separated from the principal dwelling.

The relevant provisions of the ARH SEPP 2009 are discussed in turn below.

Clause 20 - Land to which this Division applies

The site is zoned R1 General Residential zone under the ARH SEPP.

Clause 22 - Development may be carried out with consent

Clause 22 of the ARH SEPP provides a number of circumstances where consent cannot be granted for the purposes of a secondary dwelling, including:

Clause	Control	Comment
22(2)	A consent authority must not consent to development to which this Division applies if there is on the land, or if the development would result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling.	The proposal will only result in there being a principal dwelling and a secondary dwelling on the land.
22(3)(a)	A consent authority must not consent to development to which this Division applies unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under another environmental planning instrument, and	Clause 22(3)(a) is not applicable as Penrith City Centre Local Environmental Plan 2008 does not prescribe the maximum floor area for a dwelling house.

22(3)(b)	(b) the total floor area of the secondary dwelling is no more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.	The secondary dwelling satisfies Clause 22(3)(b) as the total floor area is 35.88m ² .
22(4)	A consent authority must not refuse consent to development to which this Division applies on either of the following grounds: (a) site area if: (i) the secondary dwelling is located within, or is attached to, the principal dwelling, or (ii) the site area is at least 450 square metres, (b) parking if no additional parking is to be provided on the site.	The application is not recommended for refusal and therefore this clause is not applicable.
22(5)	A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (4).	The application is recommended for approval. In this regard the following is noted in relation to Clause 22(4): (a) (i) The dwelling is attached to the garage of the principal dwelling. (ii) The site area is 256m². (b) A parking space has not been allocated for the secondary dwelling.

Clause 23 - Complying Development

The application was made to Council as a Development Application and in this regard Clause 23 and Schedule 1 are not applicable as the application was *not* lodged as a Complying Development Certificate

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

This Policy ensures the implementation of the BASIX scheme that encourages sustainable residential development. It requires certain kinds of residential development to be accompanied by a list of commitments to be carried out by applicants.

BASIX Certificate No. 562973M was submitted with the Development Application demonstrating compliance with set sustainability targets for water and energy efficiency and thermal comfort.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

An assessment has been undertaken of the application against relevant criteria within Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) and the application is satisfactory subject to recommended conditions of consent.

Penrith Local Environmental Plan 2008 (City Centre)

Provision	Compliance
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Clause 2 - Aims of the Plan	Complies
Clause 12 - Zoning of land to which this plan applies	Complies
Clause 13 - Zone objectives	Complies
Clause 15 - Additional permitted uses for particular land	N/A
Clause 16 - Subdivision consent requirements	N/A
Clause 17 - Temporary use of land	N/A
Clause 21 - Height of buildings	N/A
Clause 22 - Architectural roof features	N/A
Clause 23 - Sun Access	N/A
Clause 24 - Floor space ratio	N/A
Clause 25 - Minimum building street frontage	N/A
Clause 26 - Design Excellence	N/A
Clause 27 -Car parking	Complies
Clause 28 - Ground floor development within B3 and B4	N/A
Clause 29 - Building separation	N/A
Clause 30 - Ecologically sustainable development	N/A
Clause 31 - Serviced apartments	N/A
Clause 32 - Exceptions to development standards	N/A
Clause 33 - Land acquisition within certain zones	N/A
Clause 34 - Development on proposed classified roads	N/A
Clause 35 - Classification and reclassification of public land	N/A
Clause 36 - Community use of educational establishments	N/A
Clause 37 - Classified roads	N/A
Clause 38 - Development in proximity to a rail corridor	N/A
Clause 39 - Preservation of trees or vegetation	N/A
Clause 40 - Heritage conservation	N/A
Clause 41 - Bush fire hazard reduction	N/A
Clause 42 - Development for group homes	N/A
Clause 43 - Crown development and public utilities	N/A
Clause 44 - Location of sex services premises and restricted premises	N/A
Schedule 1 - Additional permitted uses	
Clause 45 - Application of Part	N/A
Clause 46 - Interpretation	N/A
Clause 48 - Suspension of covenants, agreements and instruments	N/A

Clause 49 - Land use zones	N/A
Clause 50 - zone objectives and land use table	N/A
Clause 51 - Height of buildings	N/A
Clause 52 - Development near zone boundaries	N/A
Clause 53 - Architectural roof features	N/A
Clause 54 - Heritage Conservation	N/A
Clause 55 - Earthworks	N/A
Clause 56 - Savings provision relating to pending applications	N/A
Clause 47 - Certain planning instruments cease to apply to the land	N/A

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

The Stage 2 Penrith Planning Proposal was placed on public exhibition on 13 May 2013. The relevant sections of the Planning Proposal have been reviewed and there are no proposed changes to the controls relating to development within the North Penrith Precinct.

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

Development Control Plan 2006

Provision	Compliance
Chapter 2.1 - Contaminated land	N/A
Chapter 2.2 - Crime prevention through environmental design	N/A
Chapter 2.3 - Engineering works	N/A
Chapter 2.4 - Erosion and sediment control	N/A
Chapter 2.5 - Heritage management	N/A
Chapter 2.6 - Landscape	Complies
Chapter 2.7 - Notification and advertising	N/A
Chapter 2.8 - Significant trees and gardens	N/A
Chapter 2.9 - Waste planning	N/A
Chapter 2.10 - Flood liable land	N/A
Chapter 2.11 - Car parking	Complies
Chapter 2.12 - On-site sewage management	N/A
Chapter 2.13 - Tree preservation	N/A
Chapter 4.3 - Residential (dual occupancy)	Complies

Development Control Plan 2007 (City Centre)

Provision	Compliance
Part 4 - Accessing, parking and servicing	Complies

North Penrith Design Guidelines

Provision	Compliance
North Penrith Design Guidelines	Complies - see Appendix - Development Control Plan Compliance

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

There are no planning agreements applying to this application.

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

The proposal is compatible with the surrounding and adjacent land uses and will have no major impact on the amenity of the area. The proposal will have no adverse impacts on the natural environment. Additionally, the development will not generate any significant social or economic impacts.

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

The site attributes are conducive to the development proposal. The proposal has been designed in a manner consistent with the future character of the locality.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with the Act and Regulations, consideration has been given to any necessary referrals and any submissions made.

Community consultation

The application was not required to be notified as all adjoining lots remain under the ownership of Urban Growth, who are facilitating the subdivision. Urban Growth have stamped the plans for approval.

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

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

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

Section 94 - Developer Contributions Plans

The following Section 94 plans apply to the site:

- Section 94 - District Open Space Facilities

The following Section 94 calculations apply to the proposed development.

Calculation for a Single Dwelling

Open Space

No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
2	x	\$2,704.00	-	0	\$5,408.00

AMOUNT

S.94 Contribution Plan	Contribution Rate x Calculation rate	Total
District Open Space	2 X \$2,704.00	\$5,408.00
	NET TOTAL	\$5,408.00

Conclusion

In assessing this application against the relevant environmental planning policies, the proposal satisfies the aims, objectives and provisions of these policies. In its current form, the proposal will have a positive impact on the surrounding character of the area. The proposed 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 DA14/0655 for the two storey dwelling with a detached studio at proposed Lot 2370 Durant Street, Penrith be approved subject to the attached conditions.

General

1 [A001](#)

The development must be implemented substantially in accordance with the plans tabled below and stamped approved by BASIX Certificate and any supporting information received with the application, except as may be amended in red on the attached conditions.

Plan	Number	Drawn By
Site Plan	01 (Issue B 214024)	Zac Homes
Shadows & Site Analysis Plan	1A (Issue B 214024)	Zac Homes
Stormwater & Site Management Plan	1B (Issue B 214024)	Zac Homes
Ground Floor Plan	02 (Issue B 214024)	Zac Homes
First Floor Plan	03 (Issue B 214024)	Zac Homes
Elevations Plan	04 (Issue B 214024)	Zac Homes
Elevations Plan	05 (Issue B 214024)	Zac Homes
Elevations & Section Plan	06 (Issue B 214024)	Zac Homes
Landscape Plan	L01 - L05 (Rev A)	Eco Design

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 an excess of \$20,000, then a contract of insurance for the residential development shall be in force in accordance with Part 6 of the Building Code of Australia.

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

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4 [A009 - Residential Works DCP \(no specific section\)](#)

All construction works shall be in accordance with Penrith Development Control Plan-Residential Construction Works.

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

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

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

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

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

Prior to the issue of Construction Certificate the land to which the development consent relates shall be registered at the Land Registry division of the Department of Lands.

Following registration of the subdivision the applicant is to demonstrate compliance with any restrictions on the use of the land that impact on the approved plans. The documentation shall be submitted to the Principal Certifying Authority for approval prior to the issue of a Construction Certificate.

Environmental Matters

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

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control measures from 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).

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The approved sediment and erosion control measures are to be installed **prior to and maintained throughout the construction until the landscaping, driveway and on-site parking areas have been completed for the development and the land, that has been stabilised and grass cover established.** These measures shall ensure that mud and soil from vehicular movements during the construction of the development

12 **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 plan. The cut and fill 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 Council. The validation certificate must demonstrate that the fill material is free from contaminants and weeds, that it is suitable for the intended 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.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as "a person who, by virtue of their demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, and risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity insurance."

13 **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 they do not enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two metres separation of wastes, and are to be fully enclosed when the site is unattended.

14 **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 waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority in 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 on request.

BCA Issues

15 **E001 - BCA compliance**

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia. Acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community 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).

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(b) formulating an alternative solution which:

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- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

17 **E005 - Smoke detectors-interconnect**

The smoke alarms shall be interconnected so that the sounding of the alarm in one detector activates the alarm in all detectors.

Health Matters and OSSM installations

18 **F006 - Water tank & nuisance**

The rainwater tank must be maintained so as not to create a nuisance and it must be protected against mosquito infestation.

Construction

19 **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 issued 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 construction,
- 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.

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21 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. 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 appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and prevented 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, do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building. 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 clause 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 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 onto 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.

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23 H009 - Cut / fill details

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

24 H014 - Slabs/ footings

Residential slabs and footings shall be designed and certified by a qualified practising Structural Engineer or a suitably qualified person in accordance with the requirements of AS2870-1996 "Residential Slabs and Footings". Details are to be provided for consideration and approval by the Council prior to the issue of a Construction Certificate.

25 H015 - Termites

Details of the proposed termite management system shall be submitted for consideration and approval prior to the issue of a Construction Certificate. The Council recommends that consideration be given to protection against subterranean termites in situations where termite resistant materials are not used.

26 H022 - Survey

The building shall be set out by a registered surveyor. A Survey Certificate shall be undertaken and submitted to the Council when the building is constructed to ground floor slab level and at frame stage with the eaves and gutters installed.

27 H030 – Roof finishes (rural property)

The roof of the structure is to be a dull, non-reflective surface and colour.

28 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 plans;
- structurally sound and constructed in accordance with AS/NZS 3500 1.2- 1998: National Plumbing and Drainage - Water Supply;
- 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 tanks 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 protected from UV radiation.
- 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. The document 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 issued at the time of issue of the Occupation Certificate.

29 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 the 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 rainwater tanks 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 or laundry outlets,
- appropriate measures must be installed to prevent foreign materials from contaminating the water which enters the rainwater tank.

30 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.

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

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

32 [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 and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with 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 hours stated above.

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

Engineering

33 [K016 - Stormwater](#)

Roof water drains shall be discharged into the street gutter or common line.

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Roofwater drains shall be discharged into the street gutter or common line.

35 [K026 - Stabilised access](#)

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

36 [K041 - Bond \(Author unknown\) - Not adopted by Council](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Council Assets. The bond is to be lodged with Council prior to the issue of a Construction Certificate. The bond is based upon works with a bond of (\$500 for residential up to \$400000, \$1000 for development up to \$400000, min. \$2000 (or 0.5% of \$400000) payable for the subject development.

The bond is refundable once a final inspection has been carried out by Council's Works Department and the works are to the satisfaction. The bond may be used to repair or reinstate any damage that occurs to Council's Public Infrastructure during development works. Contact Council's City Works Department on 4732 7777 or visit website to obtain the form and requirements.

37 [K202 - Section 138 Roads Act – Minor Works in the public road](#)

Prior to the issue of a Construction Certificate, a S138 Roads Act application/s, including payment of fees shall be submitted to Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to:

- Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)
- Road occupancy or road closures

All works shall be carried out in accordance with the Roads Act approval, the development consent including the standards of Penrith City Council's specifications. Contact Council's **City Works Department** on (02) 4732 7777 for further information and requirements.

Note:

1. Approvals may also be required from the Roads and Maritime Service for classified roads.

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).

38 [K501 Roads Authority clearance](#)

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

Landscaping

39 [L001 - General](#)

All landscape works are to be constructed in accordance with the stamped approved plans, and Sections F5 "Planting Tech Standards" and 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 practicable, the same maturity as the vegetation which died or was removed.

40 [L005 - Planting of plant](#)

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Plan of Penrith Council's Landscape Development Control Plan.

41 [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.

Subdivision

42 [M008 - Linen Plan](#)

Submission of the original Linen Plan and ten (10) copies shall be made prior to the issue of a Strata Subdivision Certificate.

All drainage easements, rights of way, restrictions and covenants are to be included on the linen plan.

All dedications of roads/drainage are to be undertaken at no cost to Penrith City Council.

The following information is to be shown on one (1) copy of the plan.

- The location of all buildings and/or other permanent improvements shall comply with any statutory boundary clearance Building Code of Australia and Council's resolutions.
- All existing services are wholly contained within the lot served and/or covered by an appropriate easement

Development Contributions

43 [N001 - Section 94 contribution \(apply separate condition for each Contribution Plan\)](#)

This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan(s) for District Open Space detailed in the accompanying schedule attached to this Notice, \$5,362.00.00 is to be paid by Urban Growth to Council prior to the issue of a Development Certificate for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution is to be paid in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in the accompanying Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice must accompany the contribution payment. The Section 94 Contributions Plan for District Open Space may be inspected at Council's offices in Penrith.

Payment of Fees

44 [P001 - Costs](#)

All roadworks, dedications and drainage works are to be carried out at the applicant's cost.

45 [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 works include Road Opening fees and Infrastructure Restoration fees.

Certification

46 [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 d Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planni 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 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 v submit a “Notice of Commencement” to Council in accordance with Section 81A of the Environmental Planning and Assess

Appendix - Development Control Plan Compliance

North Penrith Design Guidelines

Concept Plan & North Penrith Design Guidelines 2012

The proposed development is subject to North Penrith Design Guidelines 2012. A check list has been completed for assessment:

	Complies			
	Y	N	NA	Comments
3.3 Building Envelopes (Fig. 9 & 10)				
• Max 2 – 3 storeys	Y			Two Storeys
• 3 rd storey max 60% of 2 nd storey			NA	Only Two Storeys
• Location / siting of 3 rd storey to enable adequate solar access & privacy			NA	Only Two Storeys
• Development adjacent to laneway no more than 2 storey	Y			Development to laneway no more than 2 storeys
• Min 2700 floor-ceiling height to GF	Y			Floor to ceiling height for dwellings
Max depth of development				
• 15m length of 2 nd storey of dwelling	Y			Depth of development of dwelling
• 12m to 3 rd storey of dwelling from front boundary			NA	Only Two Storeys
• Max depth of ancillary development from rear lane is 8m	Y			Depth of development of dwelling
Front setbacks				
• 3 – 4.5m to front façade (except W side of H1 Thornton Hall)	Y			3100mm setback
• W side of H1 Thornton hall to accommodate tree retention/driveway			NA	
• 0m secondary street setback – 2m secondary street setback for first 7m from front boundary for articulation			NA	
Garage				
• 5.5m from front boundary			NA	Rear location
• 1m behind Façade				
Rear setbacks				
• 0.9m to GF level	Y			6350mm
• 0m to garages/ancillary dwellings adjacent to rear lane	Y			200mm setback
• 3m for allotments backing onto Lemongrove Rd and C3			NA	
Side setbacks				
• 0m to both sides to garages/ancillary dwellings	Y			200mm on one side, 1810mm on the other

• 0m to dwelling house on 2 sides on lots less than 8m wide			NA	
• 0m to dwelling house on 1 side, 0.9m on 1 side on lots 8m wide and greater (for allotments backing onto Lemongrove Rd)	Y			900mm and 150mm side.
• 4m to GF and 6m to upper levels for allotments backing onto Lemongrove Rd			NA	
3.4 Building Design and Articulation (Fig. 9 & 10)				
Articulation				
1 Primary element	Y			Porch.
2 Secondary elements – min depth 0.5m				
• Setback 1m from front boundary	Y			1600mm Setback boundary
• May extend over 2 storeys (2 & 3 storey development)			NA	
• Corner lots – min 2m from primary & secondary street and include primary &/or secondary elements			NA	
• Lots on S, E or W side of street – articulation zone may incorporate POS including PPOS			NA	
• Third storey to be varied in light weight construction through use of materials/colours etc.			NA	
• Eaves overhang - 600mm min (to fascia)	Y			600mm proposed
3.5 Private Open Space and Landscaping (Fig. 11)				
Private Open Space				
• 20% site area with min. dimension of 2m	Y			72.63m 2m dimension achieved
Principal Private Open Space				
• Lot frontage <6m – 16m ² min. dimension 3m			NA	
• Lot frontage 6m to 10m – 18m ² min. dimension 3m	Y			PPOS min 3m including
• Lot frontage >10m – 24m ² min. dimension 4m			NA	
• Lots on S, E or W side of street must not provide PPOS exclusively to front setback	Y			PPOS in front setback is in rear
• PPOS in front setback must be adjacent to living space of dwelling and useable			NA	
• PPOS to balcony/rooftop: - o min. 1m height fence/landscape screening - o immediately adjacent to habitable room			NA	
Solar Access				
• Provide min. 2 hours sunlight to 50% of POS between 9am – 3pm on 21 June.	Y			POS amount access
Landscaping				
• Area inside 1m setback from front boundary to be soft landscape with species specified in Residential Design Palette Appendix C	Y			Shrubs 1m setback Development
Front Fences				
• 0.7m to 1.2m in height	Y			Development

• Solid components max 0.7m height and generally open style	Y			Develo
• 1m behind front façade line	Y			Develo
• Match the length of the articulation zone on the secondary frontage	Y			Develo
• Not impede safe sight lines for pedestrians/traffic	Y			Develo
• Allotments adjacent to open space to provide: - o Articulated post and paling fences (w/ exposed posts) preferred - o Provide passive surveillance of open space	Y			Develo
Dividing Fences				
• Timber paling or lapped and capped fencing between allotments. No metal fencing permitted.	Y			Marked plan.
3.7 Garages, Site Access & Parking (Fig. 12 & 13)				
Dwelling House Parking Rate				
• 1-2 bedrooms: 1 space/ dwelling			NA	
• 3+ bedrooms: 2 spaces/dwelling	Y			Compli spaces double additio space i the sec dwelling ARHSE
Garages (width at 3m from front street boundary)				
• Lots less than 8m wide				
o Rear loaded garage - if laneway access o Single / tandem front loaded garage - if no laneway			NA	
• Lots 8m to 12m wide				
o Single / tandem front loaded garage or o Double / tandem rear loaded garage	Y			Double garage
• Lots greater than 12m wide				
o Double / tandem front loaded garage or o Double / tandem rear loaded garage			NA	
• Single / tandem – max 3.2m wide • Double – max 6m wide	Y			Double 5050mr
• Carports/garages to be integrated with façade with setbacks overshadowing recess design to minimize impact	Y			
Site Access				
• Driveway location determined by house design and location of infrastructure.	Y			
• Compliance with 2890.1 – 2004	Y			
Visual Amenity				
Windows to habitable rooms within 3m of an adjacent dwelling to provide: • Obscured by fencing/screens/landscaping • Offset windows to limit views to adjacent windows • 1.5m sill height above floor level • fixed opaque glazing below 1.5m above floor level	Y			Winow room fir obscure above fl

Screening to provide max 25% permeability			NA	
Acoustic Amenity				
- Generally development is to provide construction which achieves internal noise levels of: 25dB to sleeping areas 30dB to other living areas			NA	
- Residential development in close proximity to: - The rail corridor - Coreen Avenue - E & W sides of the Boulevard - The upgrade commuter carpark - Flanking Coreen Ave to the commuter carpark - Are to provide construction (refer BCA) which achieves internal noise levels of: 35dB to sleeping areas 40dB to other living areas			NA	In accordance with email to Michael (Senior Team Leader) Renzo Associates May 2014, conclusion is that is required for Circuit 1 further. The project located Empire such, no acoustic or treatment required.
3.9 Development in Proximity of a Rail Corridor				
- Residential development within 60m of the rail corridor to consider: - Interim Guidelines for Councils - Any matters raised by Rail Corporation NSW			NA	
Entry Boulevard Lots				
- Min 2 storey on all lots – 3 storey preferred on corner lots - Materials/finishes to be consistent with Residential Design Palette - All garaging to be rear lane - Front fencing to be consistent – unify streetscape			NA	
'Dress Circle' Park Lots				
3 storey encouraged (except ancillary dwellings) - Consistent built form/massing required to unify streetscape strong urban edge to oval - Balconies/terraces to overlook the oval - Materials/finishes to be consistent with Residential Design Palette - Identical facades – no more than 4 in a row - All garaging to be rear lane			NA	
Innovation Lots				
- Demonstrate high level internal amenity to affordable dwellings - Max 2 storey with 0m side and rear setbacks permissible			NA	
Canal Edge Lots				

• Min. 3 storey encouraged (except ancillary dwellings) • Create strong consistent edge to canal • Dwelling entrance stairs off canal walk to be paired together • GF level & front yard/POS to be raised above level of pedestrian boardwalk • Front fencing/landscaping for lots fronting canal to balance privacy and surveillance and to be consistent • Balconies/terraces to overlook the canal • Materials/finishes to be consistent with Residential Design Palette • All garaging to be rear lane			NA	
Other Considerations				
• Developer stamp of approval?	Y			Develo