

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA14/0373
Proposed development:	Two Storey Dwelling Proposed Lot 2347
Property address:	Coreen Avenue, PENRITH NSW 2750
Property description:	Lot 1197 DP 1171491
Date received:	7 April 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 2347 on Walshaw Street PENRITH. The site backs onto Cleveland Lane. The site is a rectangular shaped lot approximately 235.0m² in size.

Proposal

The proposed development involves construction of a two storey residential development with a detached double garage.

Plans that apply

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

- **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 (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (SEPP) (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.531642S 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.

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

Section 79C(1)(a)(iiia) 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

In accordance with Chapter 2.7 of the Penrith Development Control Plan for the City of Penrith 2006 – Notification and Advertising, the proposed development should be notified to adjoining neighbours however all adjoining neighbours are currently owned by Urban Growth and notification was not necessary.

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					
<i>Open Space</i>					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
<u>1</u>	x	\$2,665.00	-	0	\$2,665.00
AMOUNT					
S.94 Contribution Plan		Contribution Rate x Calculation rate			Total
District Open Space		1 X \$2,665.00			\$2,665.00
		NET TOTAL			\$2,665.00

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

That DA14/0373 for the new two storey residential dwelling at proposed Lot 2347 Walshaw Street, Penrith be approved subject to the attached conditions.

General

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

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

Plan	Number	Drawn By
Site Plan & Stormwater Concept Plan	01 (747-14)	Firststyle Homes
Ground Floor	03 (747-14)	Firststyle Homes
First Floor Plan	04 (747-14)	Firststyle Homes
Elevation Plan	05 (747-14)	Firststyle Homes
Elevation Plan	06 (747-14)	Firststyle Homes
Elevation Plan	07 (747-14)	Firststyle Homes
Section Plan	08 (747-14)	Firststyle Homes
Shadow Diagram	09 (747-14)	Firststyle Homes
Landscape Plan	L-00	EcoDesign

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 shed, rural shed, swimming pool and the like}.

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

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

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

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

5 [A special -](#)

Prior to the issue of Construction Certificate the land to which the development consent relates shall be registered at the 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 in the instrument 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

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

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control measures 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 development until the landscaping, driveway and on-site parking areas have been completed for the development. These measures shall ensure that no erosion or sediment movements to and from the site does not occur during the construction of the development.**

7 **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 ap and shall not extend more than 2 metres past the defined building footprint.

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

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

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as “a person with a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate risk insurance.”}

8 **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 allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

9 **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 in an approved waste management plan.

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

10 **D011 - Traffic noise & acoustic report (if not submitted with DA, otherwise use H007)**

The site is in close proximity to Coreen Avenue and as such, the internal noise level of all sleeping areas of the building is not to exceed 40dB(A) LAeq in other living areas. A report, prepared by a qualified acoustic consultant, detailing how the design and proposal meets the noise criteria is to be submitted to the certifier issuing the Construction Certificate.

A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the approved acoustic report. This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

BCA Issues

11 **E001 - BCA compliance**

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia to maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going use. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:
 - complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

Health Matters and OSSM installations

12 **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

13 [H001 - Stamped plans and erection of site notice](#)

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificate 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
- 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.

14 [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 on 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 at appropriate professional standards. All excavations associated with the erection or demolition of a building must be 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 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, give written notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out in that condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (including in a public place).

15 [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.

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

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.

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

The external finishes of the dwelling are to be in accordance with the approved colour schedule.

18 [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 development,
- structurally sound and constructed in accordance with AS/NZS 3500 1.2- 1998: National Plumbing and Drainage 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 tanks" 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 S
- The rainwater tank and pipework is to be painted in colours matching the external finishes of the dwelling and is
- 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 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 prior to the issue of the Occupation Certificate.

19 [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. 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 service 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 water outlets,
- appropriate measures must be installed to prevent foreign materials from contaminating the water which enters the tank.

20 [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.

21 [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 Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

22 [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 machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the 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 shall be 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 a

Engineering

23 [K016 - Stormwater](#)

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

24 **K026 - Stabilised access**

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

25 **K041**

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Council's 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 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 of Council. The bond may be used to repair or reinstate any damage that occurs to Council's Public Infrastructure as a result of development works. Contact Council's City Works Department on 4732 7777 or visit Council's website to obtain the final inspection.

26 **K202 - Roads Act (Minor Roadworks)**

Prior to the issue of a Construction Certificate a Roads Act application, including payment of application and inspection fee, must be submitted to Penrith City Council, as the Roads Authority, for the following works:

- a) Provision of a vehicular crossing.
- b) Opening the road reserve for the provision of services including stormwater.
- c) Placing of hoardings, containers, waste skips, etc. in the road reserve.

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

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

27 **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 are inspected and approved by Penrith City Council.

28 **K Special - Apply if there is an EASEMENT on the site**

No earthworks including cut and fill or building works including a retaining wall, garden shed or other structures of the site shall be carried out over the easement unless otherwise permitted by the 88b instrument.

Landscaping

29 **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 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 extent practicable, the same maturity, as the vegetation which died or was removed.

Section 94

30 **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, \$2,681.00 is to be paid to Council from Urban Growth prior to the issue of a Construction 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 City Works Department, Penrith.

Payment of Fees

31 **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 must be paid. These fees include Road Opening fees and Infrastructure Restoration fees.

Certification

32 [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 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 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), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

33 [Q05F - Occupation Certificate for Class10](#)

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

The Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the dwelling, are outstanding.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of the Certificate is to be submitted to Council, if Council is not the Principal Certifying Authority.