

# PENRITH CITY COUNCIL

## NOTICE OF DETERMINATION

### DESCRIPTION OF DEVELOPMENT

Application number:	DA17/0980
Description of development:	Detached Dual Occupancy, Shed & Associated Stormwater Drainage & Landscaping Works
Classification of development:	Class 1a

### DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 31 DP 237163
Property address:	88 a Nepean Gorge Drive, MULGOA NSW 2745

### DETAILS OF THE APPLICANT

Name & Address:	Stimson & Baker Planning PO Box 1912 PENRITH NSW 2751
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### DECISION OF CONSENT AUTHORITY

In accordance with Section 81(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in attachment 1.

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

Date from which consent operates	2 May 2018
Date the consent expires	2 May 2020
Date of this decision	24 April 2018

## POINT OF CONTACT

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If you have any questions regarding this determination you should contact:

Assessing Officer:	Paul Anzellotti
Contact telephone number:	+612 4732 8606

## NOTES

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### **Reasons**

The conditions in the attached schedule have been imposed in accordance with Section 80A of the Environmental Planning and Assessment Act 1979 as amended.

### **Conditions**

Your attention is drawn to the attached conditions of consent in attachment 1.

### **Certification and advisory notes**

You should also check if this type of development requires a construction certificate in addition to this development consent

It is recommended that you read any Advisory Note enclosed with this notice of determination.

### **Review of determination**

The applicant may request Council to review its determination pursuant to Section 82A of the Environmental Planning and Assessment Act 1979 within 6 months of receiving this Notice of Determination.

You cannot make this request if the development is Designated Development, Integrated Development or State Significant development or if the application was decided by Sydney West Planning Panel.

### **Appeals in the Land and Environment Court**

The applicant can appeal against this decision in the Land and Environment Court within six (6) months of receiving this Notice of Determination.

You cannot appeal if a Commission of Inquiry was held for the subject development application, or if the development is a State Significant Development.

An appeal to the Land and Environment Court is made by lodging an application to the Court in accordance with the Rules of the Court.

### **Designated development**

If the application was for designated development and a written objection was made in respect to the application, the objector can appeal against this decision to the Land and Environment Court within 28 days after the date of this notice. The objector cannot appeal if a Commission of Inquiry was held.

If the applicant appeals against this decision, objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 28 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

### **Sydney West Planning Panels**

If the application was decided by the Sydney West Planning Panel, please refer to Section 18 of the Greater Sydney Commission Act 2015 and Section 23H of the Environmental Planning and Assessment Act, 1979 (as amended) for any further regulations.

## ATTACHMENT 1: CONDITIONS OF CONSENT

### General

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

Doc No.	Revision	Title	Prepared by	Dated
<b>Architectural Plans all Project No. KC - 1739</b>				
A01	A	Part Site Plan	Kleyn Creations	30.08.2017
A02	A	Shed Site Plan	Kleyn Creations	30.08.2017
A04	A	Ground Floor Plan	Kleyn Creations	30.08.2017
A05	A	Roof Plan	Kleyn Creations	30.08.2017
A06	A	Primary Residence & Dual Occupancy House Elevations	Kleyn Creations	30.08.2017
A08	A	Sections	Kleyn Creations	30.08.2017
A09	A	Window Schedule	Kleyn Creations	30.08. 2017
A10	A	Overall Site Plan	Kleyn Creations	30.08.2017
A11	A	Colour Schedule	Kleyn Creations	August, 2017
A12	A	Shed Plans Elevations & Sections	Kleyn Creations	30.08.2017
<b>Culvert Crossing Plan Job No. 17-5218</b>				
1 of 1	A	Culvert Crossing Concept Plan	Envirotech	17.08.2017
<b>Survey Plan all Job Reference 17414</b>				
Sheet 1 of 3 (Culvert Location)	A	Plan of detail and levels & biobank marked as indicated, over part Lot 31 in DP 237163 at 88-89 Nepean Gorge Drive, Mulgoa	Richard Hogan & CO	08.06.2017
Sheet 2 of 3 (Culvert Location)	A	Plan of detail and levels & biobank marked as indicated, over part Lot 31 in DP 237163 at 88-89 Nepean Gorge Drive, Mulgoa	Richard Hogan & CO	08.06.2017
<b>Landscape Concept Plan Job No. 4860</b>				
Sheet 1 of 1	-	DA Landscape Concept	Monaco Designs PL	16.01.2018

- Wastewater Assessment Report prepared by EnviroFit, Report No. ENVF17-1090, Version A, dated 23 September, 2017;
- Basix Certificate No. 866157M\_02, dated 6 February, 2018;
- Bushfire Hazard Assessment Report prepared by Control Line Consulting, Report Reference No. 16.09.222, dated 6 February, 2018; and
- Waste Management Plan dated 12 October, 2017.

- 2 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 **The development shall not be used or occupied until an Occupation Certificate has been issued.**
- 4 A **Construction Certificate** shall be obtained prior to commencement of any building works.
- 5 The proposed schedule of external colours and finishes prepared by Kleyn Creations, Project No. KC1739, Drawing No. A12, Revision A dated August, 2017 is to be amended so as to provide for a lighter earth tone colour for the external walls of each dwelling. Details are to be provided to the Certifying Authority prior to the issue of any Construction Certificate.
- 6 Lot 31, DP 237163 is to be maintained in accordance with BioBanking Agreement ID Number 190 under the Threatened Species Conservation Act 1995.
- 7 All required vehicular access areas within the site shall be suitably stabilised.
- 8 **Prior to the issue of a Construction Certificate**, all recommendations of the Bushfire Hazard Assessment Report prepared by Control Line Consulting, Report Reference No. 16.09.222, dated 6 February, 2018 must be detailed in the Construction Certificate drawings and plans.
- 9 **Prior to the issue of an Occupation Certificate**, certification/documentation is to be provided to the Certifying Authority indicating that the development has been constructed to meet the recommendations of the Bushfire Hazard Assessment Report prepared by Control Line Consulting, Report Reference No. 16.09.222, dated 6 February, 2018.

## Heritage/Archaeological relics

- 10 If any archaeological relics are uncovered during the course of the work no further work shall be undertaken until further directed by Penrith City Council or the NSW Heritage Office.

The applicant is advised that depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the Heritage Act, 1977 may be required before any further work can be recommenced in that area of the site.

## Environmental Matters

- 11 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.

- 12 All land that has been disturbed by earthworks is to be spray grassed or similarly treated to establish a grass cover.
- 13 No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No. 20 (Hawkesbury-Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.
- 14 Cut and fill operations on the property are only permitted in conjunction with the building works as detailed on the approved plans and specifications, and shall not extend more than two (2) metres past the defined building footprint.

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

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

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

- 15 Where a building is to take place on any land that is to be filled, such filling is to be compacted in accordance with Australian Standard 3798-1996. Certification is to be submitted to the Principal Certifying Authority by a Geotechnical Engineer verifying that the work has been undertaken prior to the commencement of the construction of any building.

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

- 16 All waste materials stored on-site during construction 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 (2) waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.
- 17 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 All excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of excavation**.
- 19 Dust suppression techniques are to be employed during construction to reduce any potential nuisances to surrounding properties.
- 20 Mud and soil from vehicular movements to and from the site during construction works must not be deposited on the road.
- 21 Construction works shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:
- Mondays to Fridays, 7am to 6pm
  - Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
  - No Construction work is permitted on Sundays and Public Holidays.

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

- 22 No exotic perennial grasses listed on the Final Determination of the NSW Scientific Committee for the key threatening process 'Invasion of native plant communities by exotic perennial grasses', shall be introduced, planted, sown or laid for landscaping or other purposes. These species include:
- *Cenchrus ciliaris* (Buffel Grass),
  - *Hyparrhenia hirta* (Coolatai Grass),
  - *Eragrostis curvula* (African Lovegrass),
  - *Nassella neesiana* (Chilean Needlegrass)
  - *Nassella trichotoma* (Serrated Tussock)
  - *Agrostis capillaris* (Browntop Bent),
  - *Andropogon virginicus* (Whisky Grass),
  - *Chloris gayana* (Rhodes Grass),
  - *Cortaderia spp.* (Pampas Grasses),
  - *Ehrharta erecta* (Panic Veldgrass),
  - *Melinis minutiflora* (Molasses Grass),
  - *Panicum repens* (Torpedo Grass),
  - *Paspalum urvillei* (Vasey Grass),
  - *Pennisetum clandestinum* (Kikuyu),
  - *Phalaris aquatica* (Phalaris),
  - *Setaria sphacelata* (South African Pigeon Grass),
  - *Sporobolus fertilis* (Giant Parramatta Grass),
  - *Sporobolus natalensis* (Giant Rats Tail Grass), and
  - *Urochloa mutica* (Para Grass).
- 23 Prior to commencement of any works, the location of all proposed structures including dwellings, sheds and driveways are to be surveyed by a qualified land surveyor and their locations pegged out to ensure that there is no inadvertent encroachment into the BioBank site.

## **BCA Issues**

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

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

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

## **Health Matters and OSSM installations**

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

## **Utility Services**

26 A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s website at [www.sydneywater.com.au](http://www.sydneywater.com.au) then the “e-developer” icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

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



## Construction

28 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 two (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 two (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.

29 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 twenty (20) persons or part of twenty (20) persons employed at the site. Each toilet provided must be:

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

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

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

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

30 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 pipe work 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.

- 31 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,
  - gutter guard must be installed in roof gutters to prevent foreign materials from contaminating the water which enters the rainwater tank.
- 32 The rainwater tank supply must not be connected to drinking and bathing water tap outlets.
- 33 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.

## Engineering

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

- 35 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 the issue of any Construction Certificate. 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.

- 36 Prior to the issue of any Construction Certificate, a Section 138 Roads Act application, including payment of application and inspection fees, shall be lodged with and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following:
- a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
  - c) Road opening for utilities and stormwater (including stormwater connection to Penrith City Council roads and other Penrith City Council owned drainage)

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

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

Note:

- a) Where Penrith City Council is the Certifying Authority for the development, the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.
- b) All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate.

- 37 Stormwater drainage from the site shall be discharged to:

- a) A level spreader system

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

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

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

39 Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that any works associated with a Section 138 Roads Act approval or Section 68 Local Government Act approval have been inspected and signed off by Penrith City Council.

40 Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that the:

a) Driveway culvert pipe crossing construction

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

Details of the approved and constructed crossing shall be provided as part of the Works-As-Executed drawings.

## Landscaping

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

Landscaping shall be maintained:

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

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

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

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

An Occupation Certificate should not be issued until such time as a satisfactory Implementation Report has been received. If Penrith City Council is not the Principal Certifying Authority, a copy of the satisfactory Implementation Report is to be submitted to Council together with the Occupation Certificate for the development.

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

45 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.

- 46 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 4970-2009 *'Protection of trees on development sites'*.
- 47 No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within 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.

## Section 94

- 48 This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan for Cultural Facilities. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$972.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for Cultural Facilities may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 49 This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$11,861.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for District Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 50 This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan for Local Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$4,290.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for Local Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

## Certification

- 51 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 4.19 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 4.19 of the Environmental Planning and Assessment Act 1979.

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

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

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

## Operation of OSSM

- 53 The on-site sewage management (OSSM) systems and effluent management areas shall be installed and operated in accordance with:
- The “Environmental and Health Protection Guidelines - On Site Sewage Management for Single Households”,
  - Australian Standards 1547:2012,
  - Council's On-Site Sewage Management and Greywater Reuse Policy,
  - current (at the time of installation) NSW Health Accreditation documentation,
  - the Wastewater Assessment Report prepared by EnviroFit, Report No. ENVF17-1090, Version A, dated 23 September 2017,
  - the Effluent Management Area Plan within the Wastewater Assessment Report prepared by EnviroFit, Report No. ENVF17-1090, Version A, dated 23 September 2017, and
  - the conditions of this consent.

**Prior to the issue of the ‘Approval to Operate’, a Commissioning Certificate for the OSSM systems shall be provided to Penrith City Council for approval.** This Certificate shall certify that the aerated wastewater treatment systems (AWTS) have 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 systems can be used, an ‘Approval to Operate’ for the OSSM systems is to be sought from and issued by Penrith City Council.**

- 54 All wastewater generated on the site is to be diverted to the Aerated Wastewater Treatment Systems and be disposed of by way of surface irrigation in the approved effluent management areas. The effluent management areas are to be located in accordance with the stamped approved Effluent Management Area Plan outlined in the Wastewater Assessment Report prepared by EnviroFit, Report No. ENVF17-1090, Version A, dated 23 September 2017. The primary dwelling is to have a minimum effluent disposal area of 584m<sup>2</sup>, the second dwelling is to have a minimum effluent disposal area of 401m<sup>2</sup>.

The OSSM system servicing the primary dwelling is to be utilised for a 5 bedroom dwelling in accordance with the Wastewater Assessment Report prepared by EnviroFit, Report No. ENVF17-1090, Version A, dated 23 September 2017. Any dwelling approval on the site greater than this may require a new wastewater report for Council's consideration.

The OSSM system servicing the second dwelling is to be utilised for a 3 bedroom dwelling with a daily wastewater load of 480L/day in accordance with the Wastewater Assessment Report prepared by EnviroFit, Report No. ENVF17-1090, Version A, dated 23 September 2017. Any dwelling approval on the site greater than this may require a new wastewater report for Council's consideration.

- 55 Penrith City Council is both the consent authority and certifying authority for the installation of the On-Site Sewage Management System (OSSM). **It is your responsibility to contact Council's Development Services Department to organise all inspections required for the installation of the system.**

In this regard, the septic tank(s) and disposal 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 reports carried out by Council shall be submitted to the Principal



Certifying Authority if Council is not the Principal Certifying Authority.

- 56 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.
- 57 The design of the irrigation system for the effluent management areas is to be such that:
- The distribution line is to be buried from the tank to the designated disposal area.
  - The moveable irrigation line and sprinklers (including the plume from the sprinklers) situated within the disposal area can not exceed the designated boundaries of the disposal area.
  - The treated wastewater can be evenly irrigated across the entire designated disposal area, **avoiding the drip line of native trees.**
- 58 All irrigation pipework and fittings shall comply with AS 2698 "Plastic Pipes and Fittings for Irrigation and Rural Applications". In this regard:
- the irrigation system is not to be connected to/not capable of connection to the mains water supply,
  - standard household fittings, soaker hoses, garden sprinklers and standard water hose fittings are not to be used,
  - all distribution lines of the irrigation system to any standpipe shall be buried to a minimum 100mm below finished surface level,
  - spray irrigation equipment connected to distribution lines shall be fixed, and
  - spray irrigation shall only use low pressure, low volume spray heads which are not capable of producing aerosols. The spray shall have a maximum plume height 400mm and a plume radius of not more than 2 metres.
- 59 There shall be no effluent runoff from the subject property to adjoining properties, public places or reserves.
- 60 A minimum of two signs shall be erected within the effluent management area. These signs are to state "RECLAIMED EFFLUENT - NOT FOR DRINKING - AVOID CONTACT". The signage shall be maintained for the term of the development.
- 61 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 septic tank(s) 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 aerated system including:
- the chlorinator,
  - replenishment of the disinfectant,
  - the UV disinfection unit,
  - all pumps and switches,
  - the air blower, fan or air venturi,
  - the alarm system,
  - the effluent disposal area and irrigation spray outlets / sub-surface irrigation lines and filters,
  - the slime growth on the filter media, and
  - the operation of the sludge returns 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 septic tank (primary treatment tank) 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 aerated system 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.

62 The effluent management area is 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.

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

64 All stormwater and seepage shall be diverted away from the septic tank and the disposal area.

65 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. Effluent from the on-site sewage management system is not to be used on fruit or vegetables grown for human consumption.

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

67 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.

It is the responsibility of the applicant to ensure the ongoing health of the trees in relation to the effluent management area.

68 **Prior to the issue of a 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 Principal Certifying Authority.

## SIGNATURE

Name:	Paul Anzellotti
Signature:	

For the Development Services Manager