

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA14/1144
Proposed development:	Multi Dwelling Housing x 4 Units, Studio Lofts x 2 & Strata Title Subdivision x 6 Lots
Property address:	62 William Hart Crescent, PENRITH NSW 2750
Property description:	Lot 2245 DP 1184495
Date received:	10 September 2014
Assessing officer	Clare Aslanis
Zoning:	Zone R1 General Residential - LEP 2010
Class of building:	Class 2 , Class 4 , Class 7a
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for multi dwelling housing and strata subdivision.

Under Penrith City Centre Local Environmental Plan 2008, the proposal is defined as Residential Accommodation. The subject site is zoned R1 General Residential and the proposal is a permissible land use in the zoning with Council consent. It should be noted that the proposal has not been assessed against the Penrith LEP 2010 (Stage 2) as this LEP amendment commenced after lodgement of the subject application

An assessment under Section 79C of the Environmental Planning and Assessment Act 1979 has been undertaken and the application is recommended for approval.

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.

The land subject to this application is Lot 2245 William Hart Crescent, Penrith. The site is situated on the corner of William Hart Crescent and Cleveland Lane. The site is irregular in shape, approximately 905.3m² in size and is orientated in a predominately northern direction.

Proposal

The proposed development includes the following aspects:

- Construction of six dwellings comprising of two ground floor dwellings with two units above, single car garages and two studio dwellings above the garages.
- A single car garage has been provided for each dwelling with access off Cleveland Lane.
- Strata subdivision.
- Associated landscaping and stormwater drainage works.

Planning Assessment

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

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. 551913M was submitted with the Development Application demonstrating compliance with the 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 site remains zoned R1 General Residential under the Penrith LEP 2010 (Stage 2). The relevant sections of the LEP have been reviewed and there are no changes to the controls relating to development within the North Penrith Precinct. It should be noted that this LEP amendment commenced on 25 February 2015 prior to lodgement of the subject application.

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

The application was not required to be notified as at the time of DA lodgement all adjoining lots remained 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
Development Engineer	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 Six Dwellings Open Space					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
6	x	\$1,757.00	-	0	\$10,542.00
AMOUNT					
S.94 Contribution Plan	Contribution Rate x Calculation Rate				Total
District Open Space	6 X \$1,757.00				\$10,542.00
	NET TOTAL				\$10,542.00

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 DA14/1144 for Multi Dwelling Housing with Strata Subdivision at Lot 2245 William Hart Crescent, 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 Council, the application form, the BASIX Certificate and any supporting information received with the application, except as may be amended in red on the approved plans and by the following conditions.

Plan	Numbered	Drawn By	Dated
Site Plan	214014 Sheet 1 (Issue J)	Zac Homes	2 March 2015
Site Analysis Plan	214014 Sheet 1D (Issue J)	Zac Homes	2 March 2015
Waste Management Plan	214014 Sheet 1E (Issue J)	Zac Homes	2 March 2015
Stormwater Plan	214014 Sheet 1F (Issue J)	Zac Homes	2 March 2015
Unit 1 & 2 Floor Plan	214014 Sheet 2 (Issue J)	Zac Homes	2 March 2015
Unit 3 & 4 Floor Plan	214014 Sheet 3 (Issue J)	Zac Homes	2 March 2015
Unit 5 & Garage Floor Plan	214014 Sheet 4 (Issue J)	Zac Homes	2 March 2015
Unit 6 & Garage Floor Plan	214014 Sheet 5 (Issue J)	Zac Homes	2 March 2015
Elevations Plan	214014 Sheet 6 (Issue J)	Zac Homes	2 March 2015
Elevations Plan	214014 Sheet 7 (Issue J)	Zac Homes	2 March 2015
Elevations Plan	214014 Sheet 8 (Issue J)	Zac Homes	2 March 2015
Elevations Plan	214014 Sheet 9 (Issue J)	Zac Homes	2 March 2015
Section and Perspectives Plan	214014 Sheet 10 (Issue J)	Zac Homes	2 March 2015
Landscape Plans	DA01-DA04 (Revision F)	EcoDesign	11 August 2014
Draft Strata Plan	14245 (Sheets 1-3)	Richard Hogan & Co.	28 May 2014

2 A008 - Works to BCA requirements (Always apply to building works)

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

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

3 A009 - Residential Works DCP (no specific section)

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

4 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

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

5 A046 - Obtain Construction Certificate before commencement of works

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

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 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.

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 approved plans and specifications, and shall not extend more than 2 metres past the defined building footprint.

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

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

{Note: Penrith Contaminated Land Development Control Plan 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.”}

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 that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

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 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.

BCA Issues

10 **E008 - FIRE SAFETY LIST WITH CONSTRUCTION CERTIFICATE**

A fire safety list of essential fire or other safety measures shall be submitted to Penrith City Council prior to the issue of the Construction Certificate. The fire safety list shall specify all measures (both current and proposed) that are required for the building so as to ensure the safety of persons in the building in the event of fire. The fire safety list must distinguish between:

- the measures that are currently implemented in the building premises,
- and the measures that are to be proposed to be implemented in the building premises, and must specify the minimum standard of performance for each measure.

11 **E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)**

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

- (a) deal with each essential fire safety measure in the building premises, and
(b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

12 E01A - BCA compliance for Class 2-9

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

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

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/statement for the building.

Health Matters and OSSM installations

13 F006 - Water tank & nuisance

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

Utility Services

14 G002 - Section 73 (not for

A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's website at www.sydneywater.com.au then the "e-developer" icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to the issue of release of Strata Plan.

15 G004 - Integral Energy

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

In the event that a pad mounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the Construction Certificate for the development is issued as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

Construction

16 H001 - Stamped plans and erection of site notice

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

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

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

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

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

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

17 H002 - All forms of construction

Prior to the commencement of construction works:

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

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

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

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

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

(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.

18 H011 - Engineering plans & specifications

Detailed engineering plans and specifications relating to the work shall be submitted for consideration and approval prior to the issue of a Construction Certificate.

19 H022 - Survey

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

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

The rainwater tank(s) is to be:

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

Additionally, the following are to be provided:

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

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

- the Manufacturer's Specifications, and
- Sydney Water and NSW Health requirements.

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

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

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

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

22 **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.

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

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

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

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

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

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

Engineering

25 [K016 - Stormwater](#)

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

26 [K041 - Bond \(Authur unknown\) - Not adopted by Council](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Council's Public Infrastructure Assets. The bond is to be lodged with Council **prior to the issue of a Construction Certificate**. The bond shall be determined accordance with Council's adopted Fees and Charges.

The bond is refundable once a final inspection has been carried out by Council's City Works Department and the works have been completed to Council's satisfaction. The bond may be used to repair or reinstate any damage that occurs to Council's Public Infrastructure Assets as a result of the development works.

Contact Council's City Works Department on 4732 7777 or visit Council's website to obtain the form and request for final inspection.

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

Prior to the issue of a Construction Certificate, a Section 138 Roads Act application, including payment of fees shall be lodged with Penrith City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:

- 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 stamped approved plans, and Penrith City Council's specifications. Contact Council's **City Works Department** on (02) 4732 7777 for further information regarding the application process.

Note:

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

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).

28 [K203 - Section 138 Roads Act \(roadworks requiring approval of civil drawings\)](#)

Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a Section 138 Roads Act application, including the payment of application and inspection fees, has been lodged with, and approved by Penrith City Council (being the Roads Authority under the Roads Act), for provision of (Stormwater drainage) in (Cleveland Lane)

Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, Engineering Construction Specification for Civil Works, Austroad Guidelines and best engineering practice.

Note:

1. 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.
2. Contact Penrith City Council's **Engineering Services Department** on (02) 4732 7777 to ascertain applicable fees.

29 [K209 - Stormwater Management](#)

The stormwater management system shall be provided generally in accordance with the drainage concept plan lodged for development approval, prepared by Zac Homes, reference number 214014, revision J, dated 02.03.2015.

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

30 [K222 - Access, Car Parking and Manoeuvring – Minor Development](#)

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

- a) Off street access and parking complies with AS 2890.1.

31 [K501- Penrith City Council clearance – Roads Act/ Local Government Act](#)

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

32 [K501 Roads Authority clearance](#)

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

33 [K Special \(BLANK\)](#)

No earthworks including cut and fill or building works including retaining walls, garden sheds or other structures are to be positioned within any easements unless permitted otherwise by an 88B instrument.

Landscaping

34 [L001 - General](#)

All landscape works are to be constructed in accordance with the stamped approved plans and Sections F5 "Planting Techniques", F8 "Quality Assurance 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 and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.

35 [L003 - Report requirement](#)

The following series of reports relating to landscaping are to be submitted to the nominated consent authority at the appropriate time periods as listed below. These reports shall be prepared by a landscape professional listed in Council's Approved Landscape Consultants Register as suitable to design category 2 landscape works.

i. Implementation Report

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 landscape professional listed in Council's Approved Landscape Consultants Register as suitable to design category 2 landscape works.

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.

ii. Maintenance Report

On the first anniversary of the date of the Occupation Certificate issued for the development, a Landscape Maintenance Report is to be submitted to Penrith City Council certifying that the landscape works are still in accordance with the development consent and the plant material is alive and thriving.

This report is to be prepared by a landscape professional listed in Council's Approved Landscape Consultants Register as suitable to design category 2 landscape works.

36 [L005 - Planting of plant](#)

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

37 [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

38 [M008 - Linen Plan](#)

Prior to the issue of a Strata Subdivision the original Linen Plan and ten (10) copies shall be submitted to Council.

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 clearances or setbacks as defined by the 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.

39 [M014 - Surveyors certificate](#)

A Surveyor's Certificate is to be lodged with the application for a Subdivision Certificate that certifies that all pipes and services are located wholly within the property or within appropriate easements and that no services encroach boundaries.

Development Contributions

40 **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 for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$10,542.00 is to be paid to Council by Urban Growth NSW 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.

Payment of Fees

41 **P001 - Costs**

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

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

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

Certification

43 **Q009 - Strata Certificate**

A Strata Subdivision Certificate shall be obtained from the Principal Certifying Authority prior to lodgement of the strata plan with the Land and Property Information division of the Department of Lands. The Strata Certificate will not be issued if:

- (a) any of the conditions in this consent are outstanding, and/or
- (b) if the Final Occupation Certificate for the buildings, the subject of the strata plan, has not been issued.

44 **Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)**

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

45 **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/use of the dwellings.

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

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

Appendix - Development Control Plan Compliance

North Penrith Design Guidelines

Concept Plan & North Penrith Design Guidelines 2013

The proposed development is subject to the North Penrith Design Guidelines 2013. A check-list has been completed for the assessment; as detailed below

	<i>Complies</i>			
	Y	N	NA	Comments
3.3 Building Envelopes (Fig. 9 & 10)				
• Max 2 – 3 storeys	Y			Two Storey.
• 3 rd storey max 60% of 2 nd storey			NA	Two Storey.
• Location / siting of 3 rd storey to enable adequate solar access & privacy			NA	Two Storey.
• Development adjacent to laneway no more than 2 storey	Y			Two Storey.
• Min 2700 floor-ceiling height to GF	Y			Floor to Ceiling Height for each dwelling 2740mm.
Max depth of development				
• 15m length of 2 nd storey of dwelling	Y			Max 14.33m.
• 12m to 3 rd storey of dwelling from front boundary			NA	Two Storey.
• Max depth of ancillary development from rear lane is 8m	Y			7.03m for rear studios and garages.
Front setbacks				
• 3 – 4.5m to front façade (except W side of H1 Thornton Hall)	Y			All dwellings 3m facing William Hart Crescent.
• 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	Y			3.009m
Garage				
• 5.5m from front boundary	Y			
• 1m behind Façade				
Rear setbacks				
• 0.9m to GF level	Y			Garages along rear boundary. Sufficient separation between dwellings achieves adequate POS and scale.
• 0m to garages/ancillary dwellings adjacent to rear lane	Y			0.35m.

3m for allotments backing onto Lemongrove Rd and C3			NA	
Side setbacks				
0m to both sides to garages/ancillary dwellings	Y			0.9m.
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			0.9m with garage and studio at 0.35m facing the rear laneway.
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			Porches.
2 Secondary elements – min depth 0.5m				
Setback 1m from front boundary	Y			Minimum 1.247m.
May extend over 2 storeys (2 & 3 storey development)			NA	
Corner lots – min 2m from primary & secondary street and include primary &/or secondary elements	Y			2m exceeded to verandah.
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)		N		The applicant has proposed 450mm eaves, which has been acceptable for two storey dwellings, as indicated in correspondence from Urban Growth dated 7 January 2013.
3.5 Private Open Space and Landscaping (Fig. 11)				
Private Open Space				
20% site area with min. dimension of 2m	Y			Unit 1 - 76.5m ² Unit 2 - 74.83m ² Unit 3 - 51.96m ² Unit 4 - 32.7m ² Unit 5 - 23.03m ² Unit 6 - 37.72m ² Total - 296.74m ² (32.78%).
Principal Private Open Space				
Lot frontage <6m – 16m² min. dimension 3m			NA	
Lot frontage 6m to 10m – 18m² min. dimension 3m			NA	

Lot frontage >10m – 24m² min. dimension 4m		N		Unit 5 does not comply with this control at 23.03m ² . This non-compliance is negligible.
Lots on S, E or W side of street must not provide PPOS exclusively to front setback	Y			PPOS is not within front setback. PPOS is at side and rear of each dwelling.
PPOS in front setback must be adjacent to living space of dwelling and useable		N		This is not achieved for all dwellings. Units 3, 4, 5 and 6 are separated from their PPOS by stairs as they are located on the first floor. Each of these units provide a small balcony space as well as POS at the ground level. This control is not considered achievable due to the nature of the proposal, which is similar to a residential flat building development.
- PPOS to balcony/rooftop: - min. 1m height fence/landscape screening - immediately adjacent to habitable room	Y			
Solar Access				
Provide min. 2 hours sunlight to 50% of POS between 9am – 3pm on 21 June.	Y			The POS achieves sufficient amounts of sunlight.
Landscaping				
Area inside 1m setback from front boundary to be soft landscape with species specified in Residential Design Palette Appendix C	Y			Shrubs provided within 1m setback. Developer approved.
Front Fences				
0.7m to 1.2m in height	Y			Developer approved.
Solid components max 0.7m height and generally open style	Y			Developer approved.
1m behind front façade line	Y			Developer approved.

• Match the length of the articulation zone on the secondary frontage	Y			Developer approved.
• Not impede safe sight lines for pedestrians/traffic	Y			Developer approved.
• 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			Developer approved.
Dividing Fences				
• Timber paling or lapped and capped fencing between allotments. No metal fencing permitted.	Y			Marked on landscape plan.
3.7 Garages, Site Access & Parking (Fig. 12 & 13)				
Dwelling House Parking Rate				
• 1-2 bedrooms: 1 space/ dwelling	Y			
• 3+ bedrooms: 2 spaces/dwelling			NA	
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			Single Garage provided for each dwelling.
• 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			Single garages all 3.2m wide.
• 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			NA	
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 the email advice from Michael Gange (Senior Engineer Team Leader from Renzo Tonin & Associates) dated 27 May 2014, the conclusion is that any property in Stage 2 that is north of Empire Circuit will require further assessment. The proposed lot is located to the south of Empire Circuit and as such, no further acoustic assessment is 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			Developer Approved