

# PENRITH CITY COUNCIL

## NOTICE OF DETERMINATION

### DESCRIPTION OF DEVELOPMENT

|                                |                                                                         |
|--------------------------------|-------------------------------------------------------------------------|
| Application number:            | DA21/0253                                                               |
| Description of development:    | Installation of a Manufactured Home to Create a Detached Dual Occupancy |
| Classification of development: | Class 1a                                                                |

### DETAILS OF THE LAND TO BE DEVELOPED

|                    |                                              |
|--------------------|----------------------------------------------|
| Legal description: | Lot 25 DP 21883                              |
| Property address:  | 212 - 218 The Driftway, LONDONDERRY NSW 2753 |

### DETAILS OF THE APPLICANT

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Name & Address: | Progressive Project Solutions<br>PO Box 491<br>NAROOMA NSW 2546 |
|-----------------|-----------------------------------------------------------------|

### DECISION OF CONSENT AUTHORITY

In accordance with Section 4.18(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 | 22 October 2021 |
| Date the consent expires         | 22 October 2026 |
| Date of this decision            | 22 October 2021 |

## POINT OF CONTACT

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

|                           |                |
|---------------------------|----------------|
| Assessing Officer:        | Jake Bentley   |
| Contact telephone number: | +612 4732 8087 |

## NOTES

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### **Reasons**

The conditions in the attached schedule have been imposed in accordance with Section 4.17 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 Division 8.2 of the Environmental Planning and Assessment Act 1979 within twelve months of receiving this Notice of Determination.

These provisions do not apply to designated development, complying development or crown development pursuant to Section 8.2(2) of the Environmental Planning and Assessment Act 1979.

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

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

There is no right of appeal to a decision of the Independent Planning Commission or matters relating to a complying development certificate pursuant to clause 8.6(3) of the Environmental Planning and Assessment Act 1979.

### **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 56 days after the date of this notice.

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 56 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

### **Sydney Western City Planning Panels**

If the application was decided by the Sydney Western City Planning Panel, please refer to Section 2.16 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 stamped approved plans issued 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.

| Drawing Title               | Sheet/Drawing No. | Revision | Prepared By   | Dated      |
|-----------------------------|-------------------|----------|---------------|------------|
| Site Plan Full              | Concept 1         | C        | Hi-Tech Homes | 02/03/2021 |
| Stormwater Plan             | Concept 4         | C        | Hi-Tech Homes | 02/03/2021 |
| Ground Floor Plan           | Concept 8         | C        | Hi-Tech Homes | 02/03/2021 |
| Elevations                  | Concept 9         | C        | Hi-Tech Homes | 02/03/2021 |
| Electrical Plan             | Concept 10        | C        | Hi-Tech Homes | 02/03/2021 |
| Bathroom/Kitchen Elevations | Concept 11        | C        | Hi-Tech Homes | 02/03/2021 |
| Stormwater Details          | Concept 5         | C        | Hi-Tech Homes | 02/03/2021 |
| Sediment Control Plan       | Concept 6         | C        | Hi-Tech Homes | 02/03/2021 |
| Chasis                      | Concept 13        | C        | Hi-Tech Homes | 02/03/2021 |
| Schedule of Finishes        | Concept 12        | A        | Hi-Tech Homes | 28/09/2021 |

- Bushfire Report, prepared by Firefront Bushfire Consulting and dated 28 March, 2021, and
- On-site Wastewater Report, prepared by Broadcrest Consulting Pty Ltd, reference no. 0882-WW-A-02 and dated 15 February, 2021.

- 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 **Prior to occupation or use of the manufactured home, written confirmation of compliance with the development consent is required from Council.**
- 4 The dwelling shall be provided in accordance with the provisions of "Planning for Bushfire Protection" November 2019, and to BAL- 12.5 under AS 3959-2018 "Construction of buildings in bushfire-prone areas".
- 5 The rainwater tank shall not be constructed with plastic materials noting the bushfire prone nature of the site and in accordance with the provisions of Chapter C3 Water Management of Penrith Development Control Plan 2014.
- 6 The potential future driveway shown on in the On-site Wastewater Report, prepared by Broadcrest Consulting Pty Ltd, reference no. 0882-WW-A-02 and dated 15 February, 2021 and the approved Stormwater Plan is not approved via this consent.

- 7 A covered parking space for both the existing and new dwelling shall be provided on-site.

Note: The development may rely on existing on-site arrangements to satisfy this condition.

- 8 Should the development rely on the existing driveway to provide the parking requirements then a footpath connecting the driveway to the new dwelling shall be provided. The footpath shall be suitably distanced from the existing dwelling.
- 9 **Prior to commencement of works**, the Site Plan Full shall be amended to reflect the approved plans.
- 10 The holder of an approval to operate a manufactured home must give Council written notice of the installation of a manufactured home or associated structure within 7 days after its completion.

The notice:

- Must indicate the site identifier of the dwelling site on which the manufactured home or associated structure has been installed, and
- Must include the particulars contained on each compliance plate relating to the manufactured home or associated structure.

The notice must be accompanied by:

- A copy of the engineer's certificate for the manufactured home or associated structure, and
- A fully dimensioned diagram of the dwelling site on which the manufactured home or associated structure is installed, sufficient to indicate whether or not the setback, density, open space and site delineation requirements of this Part have been complied with.

- 11 The manufactured home must be constructed and installed in accordance with the requirements of Part 3, Division 4 of the Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

Prior to occupation or use of the manufactured home, certification from an appropriately qualified person is to be provided to Council confirming the manufactured home was manufactured and installed in accordance with the requirements.

- 12 In accordance with Clause 67 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005, a compliance plate must be attached to an accessible part of each of the following structures:

- a manufactured home,
- an associated structure that forms part of a manufactured home,
- an associated structure comprising a free-standing garage.

A compliance plate must specify the following:

- the name of the manufacturer of the manufactured home or associated structure,
- the unique identification number for each major section of the manufactured home,
- the month and year during which the manufactured home or associated structure was constructed,
- the design gust wind speed for the manufactured home or associated structure,
- a statement that the manufactured home or associated structure complies with the requirements of this Division,
- the name of the practising structural engineer by whom the engineer's certificate has been issued in respect of the manufactured home.

A unique identification number must be permanently marked on each major section of the manufactured home.

## Environmental Matters

- 13 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 Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.
- 14 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.
- 15 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.
- 16 All excavated material and other wastes generated as a result of the development are to be disposed of at a lawful waste management facility.  
  
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.
- 17 The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.
- 18 Mud and soil from vehicular movements to and from the site must not be deposited on the road.

## BCA Issues

- 19 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).

- 20 The smoke alarms shall be interconnected so that the sounding of the alarm in one detector activates the alarm in all detectors. An installation certificate is to be submitted to Council prior to occupation of the dwelling.
- 21 All wet areas are to be treated in accordance with the requirements of the Building Code of Australia and certification submitted to Council prior to occupation of the dwelling.
- 22 Critical stage inspections are to be carried by Council at the following stages;
- Footings prior to concrete being poured.
  - Storm water lines prior to back filling.
  - On-site Waste Water Management installation.
  - Final prior to the dwelling being occupied.

Fees for the inspections will be charged in accordance with Council's Fees and Charges applicable at the time of inspection.

## Health Matters and OSSM installations

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

## Utility Services

- 24 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 attained before the dwelling can be occupied.

- 25 **Prior to the commencement of works**, 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

26 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 Council, or
- alternatively, any other sewage management facility approved by Council.

(b) All excavations and back filling 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.

27 Residential footings shall be designed and certified by a qualified practising Structural Engineer or a suitably qualified person in accordance with the requirements of AS2870-1996 "Residential Slabs and Footings". Details are to be provided prior to the footing inspection.

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

29 The rainwater tank 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 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.

Before a rainwater tank can be used, a certificate or suitable document is to be provided 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 provided **prior to the occupation of the dwelling**.

- 30 The catchment area for the rainwater tank includes the parts of the roof of the dwelling 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 air conditioners, 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.
- 31 The rainwater tank supply must not be connected to drinking and bathing water tap outlets.
- 32 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.
- 33 Construction works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:
- Mondays to Fridays, 7am to 6pm
  - Saturdays, 7am to 1pm if inaudible on neighbouring residential premises, otherwise 8am to 1pm
  - No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and 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

- 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 commencement of any works on site or prior to the issue of any Construction Certificate, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

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

- 36 The stormwater drainage system shall be designed in accordance with Penrith City Council's Stormwater Drainage Specification for Building Developments.

Stormwater drainage from the site shall be discharged to a level spreader or absorption trench system. The location and size of this system must be in accordance with Penrith Council's Stormwater Drainage Specification for Building Developments. No discharge shall be within 10m of any septic disposal area, building or property boundary. In this regard, the level spreader or drainage trench shall be relocated forward of the dwelling and away from any trees.

The design shall ensure that the development has no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

- 37 **Prior to the commencement of works**, a surveyors certificate shall be provided to ensure that all habitable floor levels are in accordance with the stamped approved plans with a minimum floor level of RL 21.1m AHD (adopted flood level + 0.5m freeboard).

## Landscaping

- 38 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 prescribed in Penrith Development Control Plan 2014.
- 39 No trees are to be removed, ring barked, cut, topped or lopped or willfully 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 Chapter C2 Vegetation Management of Penrith Development Control Plan 2014.

## Section 94

- 40 This condition is imposed in accordance with Penrith City Council's Section 7.11 Contributions Plan for **Cultural Facilities**. Based on the current rates detailed in the accompanying schedule attached to this Notice, **\$582.00** is to be paid to Council **prior to works commencing** (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 7.11 Contributions 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 Section 7.11 invoice accompanying this consent should accompany the contribution payment. The Section 7.11 Contributions Plan for **Cultural Facilities** may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 41 This condition is imposed in accordance with Penrith City Council's Section 7.11 Contributions Plan for **District Open Space**. Based on the current rates detailed in the accompanying schedule attached to this Notice, **\$6,334.00** is to be paid to Council **prior to works commencing** (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 7.11 Contributions 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 Section 7.11 invoice accompanying this consent should accompany the contribution payment. The Section 7.11 Contributions Plan for **District Open Space** may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 42 This condition is imposed in accordance with Penrith City Council's Section 7.11 Contributions Plan for **Local Open Space**. Based on the current rates detailed in the accompanying schedule attached to this Notice, **\$2,290.00** is to be paid to Council **prior to works commencing** (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 7.11 Contributions 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 Section 7.11 invoice accompanying this consent should accompany the contribution payment. The Section 7.11 Contributions Plan for **Local Open Space** may be inspected at Council's Civic Centre, 601 High Street, Penrith.

## Payment of Fees

- 43 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.

## Operation of OSSM

44 The on-site sewage management (OSSM) system and effluent management area shall be installed and operated in accordance with the:

- “Environmental and Health Protection Guidelines On Site Sewage Management for Single Households”
- Australian Standards AS1547:2012,
- Council's On-Site Sewage Management and Greywater Reuse Policy,
- current (at the time of installation) NSW Health Accreditation documentation,
- the 'On-Site Wastewater Report' (0882-WW-A-02) for 212 The Driftway, Londonderry prepared by Broadcast Consulting Pty Ltd dated 15/2/2021,
- the 'AWTS and Sub-Surface Irrigation Plan' for 212 The Driftway, Londonderry prepared by Broadcast Consulting Pty Ltd dated 15/2/2021,
- And, the conditions of this consent.

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

**Before the OSSM system can be used, an ‘Approval to Operate’ for the OSSM system is to be sought from and issued by Penrith City Council.**

45 All wastewater generated from the manufactured home dual occupancy is to be diverted to an AWTS and be disposed of by way of sub-surface irrigation in the approved effluent management area. The effluent management area is to be located in accordance with the stamped approved 'AWTS and Sub-Surface Irrigation Plan' for 212 The Driftway, Londonderry prepared by Broadcast Consulting Pty Ltd dated 15/2/2021 and have a minimum area of 367m<sup>2</sup>.

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

- “Environmental and Health Protection Guidelines On Site Sewage Management for Single Households”
- Australian Standards AS 1547:2012,
- Council's On-Site Sewage Management and Greywater Reuse Policy,
- current (at the time of installation) NSW Health Accreditation documentation,
- the 'On-Site Wastewater Report' (0882-WW-A-02) for 212 The Driftway, Londonderry prepared by Broadcast Consulting Pty Ltd dated 15/2/2021,
- the 'AWTS and Sub-Surface Irrigation Plan' for 212 The Driftway, Londonderry prepared by Broadcast Consulting Pty Ltd dated 15/2/2021,
- And, the conditions of this consent.

The system is to be utilised for a 2 bedroom dwelling or daily wastewater load of 450 litres in accordance with the 'On-Site Wastewater Report' (0882-WW-A-02) for 212 The Driftway, Londonderry prepared by Broadcast Consulting Pty Ltd dated 15/2/2021. Any dwelling approval on the site greater than this may require a new wastewater report for Council's consideration.

46 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 AWTS 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.

- 47 The septic tank, drainage and irrigation lines and effluent management area shall not be altered without the prior approval of Council. In addition, the septic tank shall not be buried or covered.
- 48 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.
- 49 The design of the irrigation system for the effluent management area is to be such that:
- The distribution line is to be buried from the tank to the designated disposal area.
  - The sub-surface irrigation lines 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.**
- 50 All irrigation pipework and fittings shall comply with AS2698 "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,
- Sub surface -
- sub-surface drip irrigation lines are also to be installed in accordance with AS 1547:2012 and are to evenly distribute treated effluent over the designated disposal area, and
  - all subsurface drip irrigation is to be buried within a minimum of 250mm of topsoil in accordance with AS 1547:2012. Mulch is not to be used as part of the minimum top soil requirement.
- 51 There shall be no effluent runoff from the subject property to adjoining premises, public places or reserves.
- 52 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.
- 53 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 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.

- 54 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.
- 55 No concreting, driveways, vehicles or any other structure or access way is to be located over any portion of the effluent management area.
- 56 All stormwater and seepage shall be diverted away from the septic tank and the disposal area. Stormwater from the manufactured dwelling dual occupancy is not to be directed onto the existing or proposed effluent disposal areas servicing either of the dwellings.
- 57 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.
- 58 The effluent management area shall be protected from possible stock damage.
- 59 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.
- 60 **Prior to the commencement of works**, the NSW Health Accreditation documentation is to be submitted to Council for approval. If Council is not the certifying authority, a copy of Council's written approval is to be

provided to the Private Certifying Authority.

## SIGNATURE

|            |              |
|------------|--------------|
| Name:      | Jake Bentley |
| Signature: |              |

For the Development Services Manager