

PENRITH CITY COUNCIL

NOTICE OF DETERMINATION

DESCRIPTION OF DEVELOPMENT

Application number:	DA18/0810
Description of development:	Demolition of Existing Structures & Construction of Two (2) Storey Boarding House containing 16 Boarding Rooms & Basement Car Parking
Classification of development:	Class 3

DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 87 DP 241989
Property address:	1 Edna Street, KINGSWOOD NSW 2747

DETAILS OF THE APPLICANT

Name & Address:	Designcorp Architects 16 Dunlop Street NORTH PARRAMATTA NSW 2151
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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	13 May 2019
Date the consent expires	13 May 2024
Date of this decision	13 May 2019

POINT OF CONTACT

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

Assessing Officer:	Sufyan Nguyen
Contact telephone number:	+612 4732 8568

NOTES

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 six 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 six 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 28 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 28 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 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 stamped approved plans and by the following conditions.

Drawing Title	Prepared By	Project No.	Drawing No.	Dated	Revision
Roof Site/Analysis Plan	Designcorp Architects	2018-140	I0	03/04/2019	i
Basement Floor Plan/Ground Floor Plan	Designcorp Architects	2018-140	I3	03/04/2019	i
First Floor Plan	Designcorp Architects	2018-140	I4	03/04/2019	i
Elevations/Section C	Designcorp Architects	2018-140	I5	03/04/2019	i
Section A - B/Accessible Rooms	Designcorp Architects	2018-140	I6	03/04/2019	i
Materials and Finishes Schedule	Designcorp Architects	2018-140	I9	03/04/2019	i
Landscape Plan	Andrew Murphy Design	2018-053	B01	18/11/2018	–
Stormwater Plans	Australian Consulting Engineers	180698	000, 101-105	23/01/2019	D

Documents

- BASIX Certificate No. 946915M, dated 2 August, 2018 as amended to reflect the stamp approved plans and submitted to the Principal Certifying Authority, **prior to the issue of a Construction Certificate**,
- Plan of Management, Reference: New Generation Boarding House: 1 Edna Street, Kingswood prepared by Think Planners, dated 18 November, 2018, as amended by Condition 6 and Condition 55,
- Section-J Report prepared by Outsource Ideas Pty Ltd, Project Reference No. 2018-140, Revision E, dated 8 June, 2018,
- Arboricultural Development Impacts Assessment Report - 1 Edna Street, Kingswood NSW, prepared by Birds Tree Consultancy, Revision C, dated 5 July, 2017,
- Noise Impact Assessment Report prepared by Rodney Steven Acoustics, Reference No. Report 180260R1, Revision 1, dated 15 November, 2018,
- Traffic Impact Report and Car Parking Certification prepared by Safe Way Traffic Management Solutions, Reference: 1 Edna Street, Kingswood - Proposed New Generation Boarding House, Revision 1, dated November 2018,
- Access Report prepared by Vista Access Architects, Reference No. 18114, and
- Waste Management Plan prepared by Designcorp Australia Pty Ltd, dated 4 July, 2018.

- 2 “The plans shall be amended to address the following issues to the written satisfaction of the Development Services Manager **prior to the issue of the Construction Certificate**;
- a) Deletion of the northern first floor balcony off the corridor. This may be repositioned to the southern elevation off the corridor, if desired. The remaining northern window shall include obscure glazing or fixed external louvres to a height of at least 1600mm above first floor finished level;
 - b) Incorporation of a concrete cover at ground level over the driveway entrance at its northern end, adjacent to Room 5, extending south-wards to the furthest extent possible, while still meeting head clearance and disabled carparking access provisions (2200mm clearance);
 - c) Incorporation of landscaping with a minimum depth of soil of 600mm along the western side of the ground floor to allow planting to further ameliorate the visual and acoustic privacy impacts to the west. The rainwater tank shall be repositioned further north, closer to the Common Room to minimise use of this landscaped area. This shall also be included in a revised and updated landscape plan, including ongoing irrigation and maintenance;
 - d) If proposed, air-conditioning shall be by a centralised unit and located along the eastern elevation at least 6m from the northern boundary”.
- 3 In order to monitor and evaluate the successful management of the premises, this consent is granted on a trial period basis, in relation to the use of Room 4 as a boarding room, ending two years after the issue of an Occupation Certificate. An application to continue the use of this room may be made prior to this trial period ending, and in assessing such an application, the Council shall have regard to any substantiated complaints, the views of the Local Area Command of NSW Police and the history of the management of the premises. If such review demonstrates substantiated problems then the Council may require the ground floor south-eastern room (Room 4) to be made a permanent on-site Manager’s residence.
- 4 **Prior to the issue of an Occupation Certificate**, a footpath shall be installed for the full Edna Street frontage, to Council’s satisfaction and approval.
- 5 **Prior to the issue of an Occupation Certificate**, a telephone landline located in the common room which allows free calls to the site Manager and emergency services shall be installed.
- 6 **Prior to the issue of the Construction Certificate**, the submitted Plan of Management shall be amended to address the following issues, to the written satisfaction of the Development Services Manager;
- a) provision of a landline in the common room;
 - b) provision of secure access to the basement carpark, limited to the 8 allocated car spaces;
 - c) display, at the entrance to Edna Street and on the rear stair wall facing Callow Lane, in a clear and legible font, the contact number and details of the site manager and 24 hour telephone contact details;
 - d) provisions to ensure the site manager is appropriately trained in conflict and dispute resolution;
 - e) community liaison procedures during demolition, construction and ongoing operations following occupation, to facilitate open lines of communication regarding the impact and management of the premises.
- 7 The premises shall be managed in perpetuity accordance with the Plan of Management referred to in Condition 1, as may only be amended with the written approval of the Council.
- 8 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}.

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

- 10 No garbage waste, dumped goods or bulky waste such as disused or broken furnishings are to stored at the site (unless temporarily placed within the approved bulky waste area for booked Council collection). All car parking spaces shall be maintained for the use of tenants of the boarding house at all times and are not to be used for the storage of goods or unregistered/disused vehicles and the like.
- 11 **Prior to the issue of an Occupation Certificate**, a lighting system shall be installed for the development to provide uniform lighting across common areas and driveways. Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).
- 12 The finishes of the building is to be maintained at all times and any graffiti or vandalism immediately removed/repaired.
- 13 A **Construction Certificate** shall be obtained prior to commencement of any building works.
- 14 The boarding house is permitted to accommodate a maximum of nineteen (19) lodgers at any one time. Approved occupancy rates are to be limited to a maximum of two (2) residents per double room for bedrooms 1, 4 and 6. Each remaining (single) room is to be limited to one (1) resident.
- 15 **Prior to the issue of a Construction Certificate**, the stamped approved plans shall be amended to make provision for highlight windows and/or obscure glazing and/or privacy screens with with a window sill height of 1.7m above floor level to rooms 14 and 16. This amendment shall be shown on the Construction Certificate plans.
- 16 **Prior to the issue of an Occupation Certificate**, the Principal Certifying Authority shall ensure that a street number is clearly displayed at the premises and mail boxes are installed and appropriately allocated to individual units.
- 17 The Principal Certifying Authority shall ensure that the requirements of the Access Report prepared by Vista Access Architects, Reference No. 18114 are incorporated into the Construction Certificate plans and the necessary works completed **prior to the issue of an Occupation Certificate**.
- 18 The owner of the boarding house is to ensure that the surrounds of building and street front verge are neat, tidy and free from litter at all times.
- 19 All fencing and retaining wall works shall be at the full cost of the applicant/property owner. The materials and colours of any fencing and retaining walls shall match or complement the external materials of the approved building. All retaining walls shall be of masonry (or similar) construction (not timber).
- 20 The ground floor communal open space and common room must be available for the use of lodgers of the building.
- 21 In accordance with the provisions of Clause 52 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* and *Penrith Development Control Plan 2014*, the boarding house cannot be strata subdivided.
- 22 Noise levels within the premises shall not exceed the relevant noise criteria detailed in the Noise Impact Assessment prepared by Rodney Stevens Acoustics, Reference No. 180260R1, Revision 1, dated 15

November, 2018. The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, and shall be shown on plans accompanying the Construction Certificate application. A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the approved acoustic report and the relevant Australian Standards. This certificate is to be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate**.

- 23 The number of tenants using the outdoor communal area is to be restricted to:
- Maximum of ten (10) people in the evening between 6pm to 10pm, Monday to Sunday, and
 - No tenants allowed in the outdoor communal area between 10pm and 7am, Monday to Sunday.
- 24 In the event of on-going noise complaints relating to the development being received by Council, the owner and/or occupier of the development maybe required by Council to obtain the services of a suitably qualified acoustic consultant to undertake a noise impact assessment on the development to address the concerns of the community.

The noise impact assessment report is to be prepared and provided to Council for approval within forty-five (45) days of being requested. Any mitigation works are to be undertaken within thirty (30) days from the date of notice from Council, unless otherwise specified.

- 25 The operator/owner of the Boarding House must book a compliance inspection with Penrith City Council within three (3) months of commencement of the boarding house as required under the NSW *Boarding House Act 2012*.
- 26 Appropriate furniture and fittings must be provided and maintained in good repair. If the place is one in which persons may board or lodge for seven (7) days or longer, an adequate number of beds (each provided with a mattress and pillow and an adequate supply of clean blankets or equivalent bed clothing), adequate storage space and blinds, curtains or similar devices to screen bedroom and dormitory windows for privacy must be provided for the occupants. Individual items must be listed in the Plan of Management for the boarding house.
- 27
- A minimum of four (4) 8.5 kilogram washing machines and four (4) clothes dryers shall be provided and maintained by the boarding house owner/operator, and
 - A minimum of 30.0m of clothes line shall be provided for every twelve (12) residents. Outdoor drying areas should not encroach on the outdoor communal living spaces. Clothes line may be retractable.
- 28 All mechanical plant and equipment is to comply with the noise criteria outlined in Noise Impact Assessment prepared by Rodney Steven Acoustics, Reference No. Report 180260R1, Revision 1, dated 15 November, 2018.

Prior to the issue of the Construction Certificate, further details on the type and location of all mechanical plant and equipment associated with the development it to be provided to Council for consideration and approval. Suitable data and information on the noise impacts associated with this plant and equipment is also to be supplied to demonstrate compliance with the established noise criteria.

Prior to the issue of an Occupation Certificate, a Compliance Certificate is to be submitted to and approved by Council. The Certificate is to outline that all plant and equipment have been installed to comply with the above information and the established noise criteria. Should the Compliance Certificate identify any non-compliance issues, the Certificate is to provide suitable recommendations for mitigation of those issues. Any mitigation works are to be undertaken within thirty (30) days from the date of notice from Council, unless otherwise specified.

- 29 **Prior to the issue of a Construction Certificate**, the Certifying Authority shall ensure that the stormwater management plans stipulate the size of the rainwater tank.
- 30 The following community safety and Crime Prevention Through Environmental Design (CPTED) requirements are required to be implemented:

(a) Lighting

- A lighting system shall be installed for the development to provide uniform lighting across common areas and driveways,
- All pedestrian pathways, driveways and access routes in outdoor spaces throughout the development must be lit to the minimum of AS 1158,
- Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas,
- Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding land uses,
- The lighting shall be the minimum level of illumination necessary for safe operation, and
- The lighting shall be in accordance with AS 4282 - Control of the obtrusive effects of outdoor lighting.

(b) Basement Car Parking

- A security system must be installed on any pedestrian and vehicle entry/exit points to the car park, including the stairwell, to minimise opportunities for unauthorised access,
- All areas of the car park must be well-lit, with consistent lighting to prevent shadowing or glare, and
- Car park surfaces including walls and ceilings are to be light coloured with details included with the **Construction Certificate** application.

(c) Building Security & Access Control

- Intercom, code or card locks or similar must be installed for all entries to the building including car park and waste room,
- Australian Standard 220 – door and window locks must be installed in all rooms,
- A monitored alarm system should be considered to all communal areas within the property boundary, and
- The mail boxes must be well secured with no front flap lock on the boxes that can be easily broken.
- Access to the carpark shall be via a roller door, located at the bottom of the driveway, installed to ensure quiet operation.

(d) Entrances

- The main entrance to the boarding house must be clearly visible and legible to users,
- The entrance should be designed to allow users to see into the building before entering.

(e) Graffiti/Vandalism

- Graffiti resistant coatings must be used to external surfaces where possible, including fencing and retaining walls, etc, and
- Procedures must be in place to ensure the prompt removal and/or repair of graffiti or vandalism to the building, fencing, and common areas. This includes reporting incidents to police and/or relevant authorities.

(f) Landscaping

- All vegetation must be regularly pruned to ensure that sight lines are maintained.

(g) Boarding House Management

- Boarding House Management will be available at a mutually convenient time, at the invitation of Penrith City Council and/or the NSW Police, to discuss and action agreed Community Safety, Security or other issues in conjunction with other local stakeholders in the area should the need arise.

- Boarding house management is to provide information advertising where to go for help and how to report maintenance or vandalism problems.

Demolition

- 31 Structures nominated for demolition on the approved plans shall be demolished as part of the approved works.
- 32 All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures". **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and 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 demolition**.

- 33 You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on-site**.

Prior to commencement of demolition works on-site, a portaloos with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environment Protection Authority to receive asbestos wastes.

- 34 Dust suppression techniques are to be employed during demolition works to reduce any potential nuisances to surrounding properties.
- 35 Mud and soil from vehicular movements to and from the site must not be deposited on the road.
- 36 Demolition and construction works will 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 demolition work is permitted on Sundays and Public Holidays.

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

Environmental Matters

- 37 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.
- 38 No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been submitted to, considered and approved by Council. The Validation Certificate shall:
- state the legal property description of the fill material source site,
 - be prepared by an appropriately qualified person (as defined in *Penrith Development Control Plan 2014*) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
 - clearly indicate the legal property description of the fill material source site,
 - provide details of the volume of fill material to be used in the filling operations,
 - provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
 - (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

{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."}.

If the Principal Certifying Authority or Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

- 39 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.

- 40 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.
- 41 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.

- 42 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.
- 43 Where an intruder alarm is installed on the premises, it shall be fitted with a timing device in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.
- 44 The bin infrastructure and waste collection service will be provided/commenced for the development upon the completion of all on-site waste collection infrastructure and the attainment of an Occupation Certificate.
- 45 **Prior to the issue of a Construction Certificate**, the Certifying Authority shall ensure that following waste management requirements are complied with and details of compliance demonstrated. This detail shall be shown on the Construction Certificate plans.
 - The Waste Collection Area and Bulky Households Goods Area are to provide wash facilities through the use of a centralised mixing valve and hose cock. Respective drainage and waterproofing is to be installed to support the use of hose facilities,
 - The Waste Collection Area and Bulky Households Goods Area to provide adequate light and ventilation in accordance with the Building Code of Australia,
 - The doors of the bulky waste and waste collection room are to be locked through an abloy key system,
 - The northern door of the Waste Collection Area is to be 1.2m wide, outwards opening,
 - The service path leading to the Waste Collection Area and Bulky Household Goods Area is to be 1.2m wide unobstructed access pathway, concrete and remain parallel to the contours at all points,
 - The Waste Collection Area and Bulky Household Goods Area swing doors are to be provided with a latch to enable each door to be fixed in an open position during collection, and
 - The floor of the Waste Collection Area and Bulky Household Goods Area are to be constructed of concrete to a minimum thickness of 75mm, be non-slip and have a smooth/even surface covered at all intersections with a maximum gradient of 1:24.
- 46 **Prior to the issue of an Occupation Certificate**, the developer is to enter into a formal agreement with Penrith City Council for the utilisation of Council's Waste Collection Service. This is to include Council being provided with indemnity against claims for loss and damage.

Note:

By entering into an agreement with Council for Waste Collection, the development will be required to operate in full compliance with Penrith City Council's Waste Collection and Processing Contracts for Standard Waste Collection. The provision of Council's waste collection service will not commence until formalisation of the agreement.

BCA Issues

47 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.

48 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

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

50 The Boarding House is to be operated in accordance with the requirements set out under the *Local Government (General) Regulation 2005*, CI 83 and Schedule 2 - Standards Enforceable by Orders, Part 1 – Standards for Places of Shared Accommodation. Rooms are to be provided furnished in accordance with Schedule 2 of the "Regulation".

51 The boarding House is to be operated in accordance with the requirements set out under the *Public Health Regulation 2012*.

- 52 The boarding house is to be operated in accordance with the requirements set out under the *Boarding House Act 2012* and Regulation.
- 53 The boarding house proprietor is required to register the boarding house, as a “general” boarding house on the register administered by NSW Department of Fair Trading within 28 days from commencement of operation of the boarding house.
- 54 Communal areas including the kitchen, laundry and waste room in the premises shall be maintained in a clean and hygienic condition free from a build up of waste at all times
- 55 **Prior to the issue of an Occupation Certificate**, a revised and detailed Plan of Management shall be provided to Council for assessment and approval. Additional information required in the Plan of Management includes:
- (a) Plans outlining the occupancy rate for each sleep room, room furnishings, provisions of communal areas and facilities, and access and facilities for people with a disability.
- (b) A pest management plan that clearly indicates how pest prevention, monitoring, and eradication will be completed.

The pest management program shall include but not be limited to:

- pest management program,
- frequency of pest service,
- maintenance and cleaning,
- area of service,
- time of service,
- sighting of pests and a response plan,
- reporting,
- methods of treatment, and
- approved products and chemicals.

Specific consideration in the "plan" needs to be given to bed bugs particularly in regard to monitoring and a response plan should they be identified.

(c) Minimum room furnishings. Rooms are to be provided fully furnished. The Plan of Management should include a minimum room furnishing list and include detail on the condition of furnishing and process of replacing furnishing when required, such as how and when a resident can have a mattress replaced.

The list might include such things as:

- bed and bed size,
- wardrobe,
- mirror,
- night light,
- waste container,
- curtains or blinds,
- phone line,
- microwave oven, and
- refrigerator, etc.

(d) A cleaning and sanitation program should be developed including written cleaning schedules and cleaning procedures.

The schedule and procedures shall cover all areas external to occupied resident's rooms but should include the room clean when a room is vacated.

The following shall also be addressed in the procedures:

- how cleaning and sanitizing is conducted,
- frequency of cleaning of sanitizing,
- use of chemicals,
- cleaning chemicals and sanitizing solution strengths, and
- record keeping of cleaning and sanitizing and signing off on cleaning and sanitizing.

(g) Consideration needs to be given to accessibility for laundry facilities.

- 56 **Prior to the issue of an Occupation Certificate**, detailed plans of the communal kitchen facilities are required to be submitted to Council for assessment and approval. The communal kitchen area is to be constructed in accordance with AS 4674-2004 - "Design, Construction and Fit-out of Commercial Food Premises".

Utility Services

- 57 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 an Occupation Certificate**.

- 58 **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.

- 59 **Prior to the issue of a Construction Certificate**, the Principal Certifying Authority shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:

- The requirements of the *Telecommunications Act 1997*:
- For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
- For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

Prior to the issue of an Occupation Certificate, written certification from all relevant service providers that

the telecommunications infrastructure is installed in accordance with the requirements above and the applicable legislation at the time of construction, must be submitted to the Principal Certifying Authority.

Construction

60 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-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 on-site, 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.

61 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 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.

62 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.

63 Clothes drying facilities are to be positioned and screened from public view.

64 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.
- The overflow for the rainwater tank is to be connected into the existing stormwater disposal system on the site.

Before a rainwater tank 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 an Occupation Certificate**.

65 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.

66 The rainwater tank supply must not be connected to drinking and bathing water tap outlets.

67 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.

68 The Construction Certificate must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Housing Standard (AS 4299- 2009).

Engineering

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

- 70 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 a 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.

- 71 **Prior to the issue of a Construction Certificate**, a Section 138 Roads Act application, including payment of application and inspection fees, shall be lodged 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)
- b) Concrete footpaths and or cycleways
- 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 an Occupation Certificate**.

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

- a) Street drainage 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.

- 73 The stormwater management system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Australian Consulting Engineers, Reference No. 180698, Revision D, dated 23 January, 2019.

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

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

- 74 **Prior to the issue of a Construction Certificate**, the Certifying Authority shall ensure that the stormwater drainage system for the basement car park has been designed in accordance with the requirements for pumped systems in AS 3500.3 (or as amended) (Plumbing and Drainage – Stormwater Drainage).
- 75 **Prior to the issue of a Construction Certificate**, the Certifying Authority shall ensure that all habitable floor levels are in accordance with the stamped approved plans with a minimum floor level of RL 43.70m AHD (standard flood level +0.5m freeboard).
- 76 **Prior to the issue of a Construction Certificate**, the Certifying Authority shall ensure that:
- a) All habitable floor levels are a minimum of 500mm above the top water level of the 1% Annual Exceedance Probability RL 43.20m AHD overland flow path.
 - b) The proposed development will not concentrate, dam or divert overland flows onto adjoining properties.
 - c) The crest in the access ramp to the basement car park shall be a minimum of RL 43.50m AHD.
 - d) All proposed penetrations and access points into the basement carpark area minimum of 0.3m above the top water level adopted for the flooding.

Details prepared by a qualified person, demonstrating compliance with these requirements, shall form part of any Construction Certificate issued.

- 77 **Prior to the issue of a Construction Certificate**, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS 2890.2, AS 2890.6 and *Penrith Development Control Plan 2014*.
- 78 **Prior to the issue of a Construction Certificate**, the Certifying Authority shall ensure that a Geotechnical investigation, report and strategy has been conducted to ensure stability of the Council infrastructure and surrounding developments. The geotechnical investigation, report and strategy shall comply with the recommendations contained in the technical direction GTD 2012/001 prepared by the Road and Maritime Services as amended. The development shall undertake a dilapidation report for all surrounding buildings and Council owned infrastructure that confirms that no damage occurs due to the excavations associated with the development. If Council is not the Certifying Authority the dilapidation report shall be submitted to Council **prior to the issue of a Construction Certificate** and then updated and submitted **prior to an Occupation Certificate** confirming no damage has occurred.
- 79 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.
- 80 **Prior to commencement of any works associated with the development**, a Traffic Control Plan, including details for pedestrian management, shall be prepared in accordance with AS 1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Services' publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in

accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note:

- a) A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Penrith City Council.
- b) Traffic control measures may require road occupancy/road closure approvals issued under Section 138 of the Roads Act by Penrith City Council **prior to the issue of a Construction Certificate**.

- 81 A certificate by a registered surveyor verifying that all habitable floor levels are at or above RL 43.70m AHD (standard flood level +0.5m freeboard) shall be submitted upon completion of the building to that level. No further construction of the building is to be carried out until approval to proceed is issued by the Principal Certifying Authority.
- 82 Upon completion of all works in the road reserve, all verge areas fronting and within the development are to be turfed. The turf shall extend from the back of kerb to the property boundary, with the exception of concrete footpaths, service lids or other infrastructure which is not to be turfed over. Turf laid up to concrete footpaths, service lids or other infrastructure shall finish flush with the edge.
- 83 All existing (aerial) and proposed services for the development, including those across the frontage of the development are to be located or relocated underground in accordance with the relevant authorities regulations and standards.
- 84 **Prior to the issue of a Occupation Certificate**, the Principal Certifying Authority shall ensure that all 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.
- 85 Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that the:
 - a) Stormwater management systems (including on-site detention)
 - Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to been undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works As Executed drawings.

- 86 **Prior to the issue of an Occupation Certificate**, a restriction as to user and positive covenant relating to the:

- a) Stormwater management systems (including on-site detention and water sensitive urban design)

Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Stormwater Drainage Specification for Building Development Policy.

- 87 **Prior to the issue of an Occupation Certificate**, a 3m by 3m splay corner at the intersection of Edna Street and Callow Lane is to be dedicated as public road to Penrith City Council on a plan of subdivision registered with Land Registry Services (LRS). The dedication of public road and subsequent registration shall

be at no cost to Penrith City Council.

- 88 The stormwater management systems shall continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan.

Regular inspection records are required to be maintained and made available to Penrith City Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

- 89 All car spaces are to be sealed, line marked and dedicated for the parking of vehicles only and are not be used for the storage of materials, products, waste materials, etc
- 90 The required sight lines around the driveway entrances are not to be compromised by landscaping, fencing or signage.
- 91 All vehicles are to enter/exit the site in a forward direction.

Landscaping

- 92 All landscape works are to be constructed in accordance with the stamped approved plans.

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.

- 93 The approved landscaping for the site shall be constructed by a suitably qualified and experienced landscape professional.
- 94 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 (2/3) 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.

- 95 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*.
- 96 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.
- 97 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.
- 98 **Prior to the issue of an Occupation Certificate**, a minimum of two (2) suitable replacement trees (preferably native trees) capable of growing to minimum height of 10m height at maturity shall be planted in a suitable location within the property and a replacement street tree must be planted fronting Edna Street.
- 99 All trees that are to be retained shall be protected in accordance with the recommendations in the Arboricultural Development Impacts Assessment Report - 1 Edna Street, Kingswood NSW, prepared by Birds Tree Consultancy, Revision C, dated 5 July, 2017, AS 4970 -2009, Section C2 Vegetation Management of the *Penrith Development Control Plan 2014* and the following:
- All excavation within the tree protection zone (TPZ) is to be carried out using non-destruction methods such as using an Air-Knife. High pressure water and Vacuum/Sucker Trucks are not suitable as the high pressure water will delaminate roots,
 - No roots greater than 20mm to be cut or damaged within the TPZ of the subject trees,
 - All excavation within the TPZ to be carried out under the supervision of site Arborist (AQF Level 5),
 - Pavement design is to be permeable such as EcoTrihex to allow percolation of water and air and gaseous exchange within the TPZ,
 - No retaining wall within the TPZ of the subject trees,
 - The Stormwater pit is to be moved from within the TPZ of Tree 3 to outside the TPZ,
 - The Rainwater tank is to be installed above ground and no excavation for pipework within the TPZ of the subject trees, and
 - Total encroachment within the TPZ of the subject trees including over excavation for shoring etc is to be a maximum offset of 1m from the outside of the basement.

Section 94

- 100 This condition is imposed in accordance with Penrith City Council's Development Contributions Plan for Cultural Facilities. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$3,153.00 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 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 invoice accompanying this consent should accompany the contribution payment. The Development Contributions Plan for Cultural Facilities may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 101 This condition is imposed in accordance with Penrith City Council's Development Contributions Plan for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$36,277.00 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 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 invoice accompanying this consent should accompany the contribution payment. The Development Contributions Plan for District Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

- 102 This condition is imposed in accordance with Penrith City Council's Development Contributions Plan for Local Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$13,113.00 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 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 invoice accompanying this consent should accompany the contribution payment. The Development Contributions Plan for Local Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

Payment of Fees

- 103 All roadworks, dedications and drainage works are to be carried out at the applicant's cost.
- 104 **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

- 105 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 6.6 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 6.6 of the *Environmental Planning and Assessment Act 1979*.

- 106 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.

SIGNATURE

Name:	Sufyan Nguyen
Signature:	

For the Development Services Manager