

CONDITION	SUGGESTED WORDING CONDITIONS	PROJECT MANAGEMENT TEAM'S COMMENTS
	Note: Suggested Wording for Conditions in Dispute using <del>strike through</del> for deletions and <b>red text</b> for additions.	
2	<p>All lots subject of this consent are to be consolidated as one lot. Written evidence that the request to consolidate the lots has been lodged with NSW Land Registry Services is to be submitted to the certifying authority <b>before the Occupation Construction Certificate for the development can be issued by the certifier.</b></p> <p>A copy of the registered plan of consolidation from NSW Land Registry Services is to be submitted to the Principal Certifying Authority (PCA) and Penrith City Council, if Council is not the PCA, <b>prior to the issue of an Occupation</b> Certificate for the development and on practical completion of the park works.</p>	<p>The consolidation of lots is a separate process being undertaken by Council and should have no bearing on the approval of this Park Application.</p> <p>Consolidation of the all lots shall occur after the road closure is completed and is a lengthy process. Linking the consolidation of lots before the Construction Certificate will result in a considerable and avoidable delay for the delivery of new green space for the community.</p>
7	<p><b>Prior to the issue of an Occupation Construction Certificate</b>, the road closure of Allen Place is to occur, as shown by the concept plan titled '<i>Proposed Boundary Layout in a Plan of Subdivision of Lot 1 in DP 1263787 for Road Closure under the Roads Act 1993</i>' dated 4 August 2021 which accompanied the development application.</p> <p>A copy of the registered road closure plan from NSW Land Registry Services is to be submitted to the Principal Certifying Authority (PCA) and Penrith City Council, if Council is not the PCA, <b>prior to the issue of an Occupation Construction</b> Certificate.</p>	<p>The road closure is a separate process being undertaken by Council and should have no bearing on the approval of this Park Application.</p> <p>Linking road closure before the Construction Certificate will result in a considerable and avoidable delay for the delivery of new green space for the community .</p> <p>An acceptable alternate condition is for Council to demonstrate prior to Occupational Certificate that the road closure process has commenced.</p>
8 (b)	<p><b>(b) Building Security &amp; Access Control</b></p> <p>Australian Standard 220 door and window locks must be installed to all lockable facilities, in particular throughout the amenities building.</p> <p>CCTV is to be provided to cover <b>any area/s of the City Park deemed necessary by Penrith City Council's Community Safety Team, in consultation with the NSW Police Service.</b> <del>communal public space areas</del>. Cameras must be of sufficient standard to be useful for police in the event of criminal investigations. Lighting must be provided to support cameras at night (alternatively</p>	<p>Councils current CCTV strategy does not support the installation of new cameras without the supporting need.</p> <p>The Park will have the necessary infrastructure to allow install of CCTV cameras in the future, however installation of cameras should not be a condition for an Occupation Certificate.</p>

	infrared cameras are recommended). Signage must be displayed to indicate that CCTV cameras are in use.	
<b>37</b>	<p>Request deletion of this Condition as it is superseded by Condition 23.</p> <p>The Stormwater Maintenance Manual prepared by Northrop, rainwater tank design option 2, shall be installed to comply with Penrith Development Control Plan 2014, Chapter C3, 3.8. Rainwater Storage Tank, (b), which states that rainwater tanks must not collect water from a source other than gutters or down pipes on a building or a water supply service pipe</p>	<p>As a roof top garden is proposed for the amenities building, tank storage for reuse is no longer compatible due to health reasons.</p> <p>This final section of condition 37 is no longer current and has been superseded by condition 23.</p>
<b>38</b>	Request deletion of this condition on the basis that the building is a non-habitable amenities building and the floor level has been set at 150mm above the 1% AEP.	The amenities building is a non-habitable building and sits above the 1:100 YFL
<b>58</b>	Request that the Panel exercise its discretion under Section 7.13 of the <i>Environmental Planning &amp; Assessment Act, 1979</i> and delete this condition on the basis that the project is delivering a significant civic project identified in Penrith City Council's Civic Improvement Plan for the Penrith City Centre (2008 – Amended 2015).	<p>A section 7.12 contribution levy is typically applied to developments to fund additional local infrastructure and services, such as parks, community facilities, roads and drainage.</p> <p>As this Project is delivering the outcomes of section 7.12, this levy requirement should be waived. Alternately we request that the Planning Panel reduces the levy contribution to Nil contribution as permitted under Section 7.13 of the Act.</p>