PENRITH

Our Ref: PL16/0106
Contact: Clare Aslanis
Telephone: (02) 4732 8195

19 September 2016

B N Tancev
2/2 Belmore Street
BURWOOD NSW 2134

Dear Mr Tancev

Pre-Lodgement Advice
Proposed Residential Flat Building
Lot 32 DP 1283
Lot 1 SP 79056
Lot 2 SP 79056, 15-17 Dent Street JAMISONTOWN NSW 2750

We welcome your initiative to undertake a project in the Penrith Area.

Thank you for taking part in Council's pre-lodgement meeting on 6 September 2016. The meeting was useful for Council in gaining an understanding of your proposal.

You are advised that should the items in the attached information be addressed, your application should be suitable for submission and consideration.

As I am sure you are aware, Council's full assessment and determination can only be made after you lodge an application.

If we can help you any further regarding the attached advice, please feel free to contact me on (02) 4732 8195.

Yours sincerely

Clare Aslanis
Senior Environmental Planner

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PENRITH
CITY COUNCIL

PROPERTY AND PLANNING INFORMATION	
Attendees	**Proponent** Bhabishan N. Tancev Alan Johnson (Architect) Geoff Hopkins (Engineer) Garth Patersen (Landscape) Josie Maejiirs (Planner) Trevor Joy **Penrith City Council** Clare Aslanis Vanessa Griffin Kexin Ran Joshua Romeo Chris Martyn
Proposal	Residential Flat Building
Address	Lot 32 DP 1283 Lot 1 SP 79056 Lot 2 SP 79056, 15-17 Dent Street JAMISONTOWN NSW 2750
Zoning and permissibility	The subject land is zoned R4 High Density Residential under Penrith Local Environmental Plan (LEP) 2010. Under the LEP, the proposed "residential flat building" is a permissible form of development in the R4 zone. The maximum building height for the site under the LEP is 18m. Penrith Development Control Plan (DCP) 2014 also applies to the land. In this regard, particular reference should be made to the following sections of the DCP: – Section C1.2.5 (Safety & Security) – Section C5 (Waste Management) – Section C6 (Landscape Design) – Section C10.5.1 (Parking) – Section D2.5 (Residential Flat Buildings)
Site constraints	- Tree Preservation Order
Development Type	Local Development

KEY ISSUES AND OUTCOMES

The following key issues must be addressed in relation to the proposal as part of the Development Application:

1. The final site, building and landscape design shall address, and respond to, the advice provided by Council's Urban Design Review Panel on 27 July 2016 (Ref. No. UDRP16/0026).

2. The development will be subject to the controls of State Environmental Planning Policy (SEPP) 65 and the Apartment Design Guide. Specific regard should be given to Sections 3F Visual Privacy, 4A Solar and Daylight Access, 4B Natural Ventilation and 4K Apartment Mix.

3. Waste management arrangements for the development shall be in accordance with the following parameters and the more detailed requirements outlined in the 'Waste Requirements' section of this letter:

   (a) Onsite collection of waste which allows for access and egress in a forward direction.
   (b) Dual (recycling/residual waste) garbage chute system with carousel system in basement chute room. Each core of the development must be provided with a chute system.
   (c) Waste bin storage and collection rooms accommodating the requisite number of 1,100 litre bins.
   (d) Secure bulky waste storage and collection room.

4. The proposed wind turbine will need to demonstrate appropriateness for the site. A development application will need to address its noise impacts, the materials of the structure, its height and visual impacts from the street and surrounding area.

PLANNING REQUIREMENTS

Permissibility
The subject site is zoned R4 – High Density Residential under the provisions of Penrith Local Environmental Plan 2010. The proposed residential flat building development is a permissible form of development within the zone subject to development consent from Council.

Front Entrance
Concern is raised with the entry being located to the side of the development, and recessed behind the building. This is not an ideal outcome from a CPTED and Safer by Design perspective and may not achieve an identifiable entry from the street. The configuration of the lobby has been amended as a result of the previous Urban Design Review Panel meeting, however further detail is to be presented including how the landscape, pathway and entry interface responds to Safer by Design principles.

Communal Open Space
The communal garden on the ground floor and within the front setback is not supported. Consideration should be given to the relocation of this space to the rooftop area with setbacks to the edge of the main building and landscaping to reduce visibility from the street. The space within the front setback should be retained as a landscaping feature and privacy screen for apartments on the ground floor.

Height
The development is subject to an 18 m height requirement. Any variation to this height should have regard to recent case law regarding requests to vary development standards under Clause 4.6 of the Standard Instrument LEP. Ultimately the application must show that there are specific environmental planning grounds for this development beyond compliance with other controls as well as show that the proposed development would be a better result than a compliant development.

Car Parking
The development should provide for the required number of car parking spaces as outlined in Council's Development Control Plan 2014. It is noted that the provisions of the ADG prevail however compliance with Council's parking rates

will provide for environmental planning grounds which may aid in the justification of a Clause 4.6 variation in relation to the building height.

General
The development application must include a statement of environmental effects which suitably addresses the following:-

- *Section 79C of the EP&A Act, 1979*
- *SEPP 65 – Design Quality of Residential Apartment Development*
- *Apartment Design Guide*
- *Penrith Development Control Plan 2014*
- *Penrith Local Environmental Plan 2010*
- *SEPP 55 – Remediation of Land*
- *SREP No. 20 – Hawkesbury/Nepean River (No. 2 1997)*

The statement is to include a table of compliance against the relevant provisions of the above instruments.

Where a variation is proposed, detailed justification must be outlined within the statement which addresses the objectives of the provisions and demonstrates a suitable or improved development resulting from the variation.

WASTE MANAGEMENT REQUIREMENTS

Waste On-Site Collection
A designated loading bay on-site has will need to be provided for the development.

Amended plans will need to address the below requirement outlined in the DCP:

"There must be sufficient manoeuvring area on-site to allow collection vehicles to enter and leave the site in a forward direction and service the development efficiently with little or no need to reverse."

NOTE: Alternate solutions may be proposed to Council. However, these will only be reviewed in circumstances where all options to provide on-site collection have been explored and deemed unviable by Council.

Waste Chute System
RFB developments (typically over 3 storeys) are required to install a dual chute system for residual and recyclable waste streams that leads to the chute room located typically in the basement. Each residential level will be required to provide access to both waste streams from the dual chute system. Incorporation of a service cupboard on each residential level can be incorporated that allows the storage of 240L recyclable bins for the disposal of large boxes and irregular shaped objects. A caretaker will be required to transfer all the recyclables from the service cupboard to a communal waste storage area typically located within the basement.

The waste chute room will need to incorporate the following infrastructure into its design:

- Incorporation of linear or circular carousel device under each individual chute. System specifications will need to be provided with the operational clearances and location clearly outlined on architectural plans.

- Suitable door clearance for the service of bins.
- Floor graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- Fully enclosed and roofed with a minimum internal room height in accordance with the Building Code of Australia 2016 (BCA).
- The room is to be provided with an adequate supply of water through a centralized mixing valve with hose cock.
- Incorporation of adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia 2016 requirements.

NOTE: The room will need to allow for the permanent storage of all the service bins assigned to the development. Allowing residents access to all waste stream during council's waste collection periods.

Temporary Waste Storage Room

All developments are required to provide a temporary waste storage room. The room is designed to hold all bins assigned to the development that are not in service or are full. The room will need to consider the following requirements into their final design:

- Room built to store the entire fleet of bins plus 0.2m between bins to allow adequate manoeuvrability room.
- Suitable door access for the service of bins.
- Should a roller shutter door be provided an additional service door is required inclusive of an Abloy Key system.
- The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections.
- Floor graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- Fully enclosed and roofed with a minimum internal room height in accordance with the Building Code of Australia (BCA).
- The room is to be located in close proximity to the loading bay.
- The room is to be provided with an adequate supply of water through a centralized mixing valve with hose cock.
- Incorporation of adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia 2016 requirements.

NOTE: If servicing is to occur in the basement, the Waste Collection Room can double as the Waste Collection Room eliminating the need for both rooms to be provided.

Waste Collection Room

All developments are required to provide a waste collection room located on ground floor or adjacent to the proposed loading bay. The room is designed for the storage of the entire fleet of bins for collection by council's waste collection contractors. The room will need to incorporate the following requirements into their final design:

- Room built to store the 6x1,100L bins plus 0.2m between bins to allow adequate manoeuvrability room.
- Suitable Door access for the service of bins.
- Should a roller shutter door be provided an additional service door is required inclusive of an Abloy Key system.
- The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections.
- Floor graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- Fully enclosed and roofed with a minimum internal room height in

accordance with the Building Code of Australia (BCA).

- A room is to be located in close proximity to the loading bay.
- The room is to be provided with an adequate supply of water through a centralized mixing valve with hose cock.
- Incorporation of adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia 2016 requirements.

Bulky Goods Room

Each RFB will be required to provide a bulky waste storage room on ground floor or adjacent to the proposed loading bay. The room will need to incorporate the following requirements into their final design:

The room will need to consider the following requirements into their final design:

- The room is to be 4.5m^2 in area to allow service of the development with a minimum room width of 1.8m.
- Suitable door access for the service of bins with a minimum width of 1.8m.
- Should a roller shutter door be provided an additional service door is required inclusive of an Abloy Key system.
- The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections.
- Floor graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- Fully enclosed and roofed with a minimum internal room height in accordance with the Building Code of Australia (BCA).
- The room is to be located in close proximity to the loading bay.
- The room is to be provided with an adequate supply of water through a centralized mixing valve with hose cock.
- Incorporation of adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia requirements.

The document can be downloaded from the following link below entitled "On-site waste collection application":
https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Forms/

Waste Infrastructure Guidelines

For further specific waste operational and infrastructure information please see "Waste Guideline Document: Residential Flat Buildings" located at the following link:
https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Forms/

ENGINEERING REQUIREMENTS

General

- Council's engineering requirements for subdivisions and developments, including policies and specifications listed herein, can be located on Council's website at the following link:
- https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Engineering-requirements-for-

developments/

- All engineering works must be designed and constructed in accordance with Council's *Guidelines for Engineering Works for Subdivisions and Developments - Part 1- Design* and Council's *Engineering Construction Specification for Civil Works.*

Stormwater

- Stormwater drainage for the site must be in accordance with the following:
  - Council's Development Control Plan,
  - *Stormwater Drainage for Building Developments (Working Draft)* policy, and
  - *Water Sensitive Urban Design Policy* and *Technical Guidelines.*
- A stormwater concept plan, accompanied by a supporting report and calculations, shall be submitted with the application.
- A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The strategy shall address water conservation, water quality, water quantity, and operation and maintenance.
- Excessive filling (eg. > 500mm) for drainage will not be supported for land that falls away from street.
- Invert Levels for proposed stormwater drainage system shall be corrected.
- The proposed 3 separate discharge points on kerb are not supported. Maximum 2 outlets will be required.

Traffic

- The application shall be supported by a traffic report prepared by a suitably qualified person addressing, but not limited to, traffic generation, access, car parking, and manoeuvring.
- The application must demonstrate that access, car parking, and manoeuvring details comply with AS2890 Parts 1, 2 & 6 and Council's Development Control Plan.
- The application shall be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road.
- The proposed 1:8 gradient for basement parking facility is not supported according to *2.4.6.1, gradients within parking modules of AS 2890.1.* The maximum gradient measured parallel to the angle of parking is 1:20.

Earthworks

- No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.
- Earthworks and retaining walls must comply with Council's Development Control Plan.
- Proposed fill material must comply with Council's Development Control Plan.
- The application is to be supported by a geotechnical report prepared by a suitably qualified person for the basement car parking areas and

should include, but not be limited to, the following items; ground water movement, salinity and contamination.

BUILDING REQUIREMENTS

- The building will generally be categorised as Class 7a car park; Class 2 sole occupancy units.
- Demolition of existing structures will require a waste management plan.
- Type A construction required under BCA.
- A minimum of 10% of units are to be adaptable units, this equates to 3 units for this proposal.
- An access report is to be provided at DA and CC stage and should address relevant standards.
- Accessible path is required to at least one common open space area within the development.
- Treatment of mechanical ventilation for the WCs and laundries shall be detailed at DA stage.
- Egress from basement is demonstrated through one fire stair, It is suggested that this be checked against the BCA as 2 would be required.
- Fire safety measures need to be demonstrated. Any openings within 3m of boundaries need to be fire rated or sprinklered.

Documents to be submitted with development application	▪ Survey Drawing ▪ Site Analysis Plan ▪ Contextual Analysis Plan ▪ Site Plan ▪ Floor Plan(s) ▪ Elevation and Section Plans ▪ Statement of Environmental Effects ▪ Shadow Diagrams and Solar Access Analysis ▪ Building perspective plans and/or photomontages ▪ Schedule of proposed external building, fencing and retaining wall materials, finishes and colours ▪ Plans and details of screening for rooftop plant and/or structures ▪ Design verification statement ▪ SEPP 65 design quality principles statement ▪ Apartment Design Guide compliance table ▪ LEP and DCP compliance tables ▪ Tree survey ▪ Notification Plan ▪ Stormwater Concept Plan ▪ Waste Management Plan ▪ WSUD Strategy ▪ Strata subdivision plan (if seeking consent for strata subdivision) ▪ Landscape Plan ▪ Erosion and sediment control plan ▪ Traffic and Parking Assessment Report ▪ Vehicle turning paths ▪ Long-sections of basement ramps ▪ Geotechnical report ▪ BASIX Certificate

	▪ Contamination Assessment (in SEE) ▪ Schedule of External Materials and Finishes ▪ Access Statement ▪ BCA Compliance Statement (National Construction Code) ▪ Two printed and 2 x CD copies of your development application ▪ Six printed A4 notification plans Please refer to Council's Development Application checklist, as attached, for further details of submission requirements and ensure that plans submitted illustrate consistent detail. Please ensure you contact Council's duty officer on 4732 7991 to make an appointment for lodgement of this application. **ALL DOCUMENTS ON THE REQUIRED DISCS MUST BE IN PDF FORMAT**
Fees	Please call the Development Services Department Administrative Support on (02) 4732 7991 to enquire about fees and charges.

APPENDIX A

- Sydney Regional Environmental Plan no 20 – Hawkesbury Nepean River (no 2 - 1997)
- State Environmental Planning Policy. No 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy. No 65 – Design Quality of Residential Apartment Development
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

** ***Important Note*** **

The pre-lodgement panel will endeavour to provide information which will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.

Information given by the pre-lodgement panel does not constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.

It is noted that there is no Development Application before the Council within the meaning of the *Environmental Planning and Assessment Act 1979*. This response is provided on the basis that it does not fetter the Council's planning discretion and assessment of any Development Application if lodged. It is recommended that you obtain your own independent expert advice.

The response is based upon the information provided at the time of the meeting.