



Our Ref: PL17/0086
Contact: Allison Cattell
Telephone: (02) 4732 7909

14 September 2017

Chris Wilson
Suite 7 Level 7
100 Walker Street
NORTH SYDNEY NSW 2060

Dear Chris Wilson

**Pre-lodgement Advice
Proposed St Clair Shopping Centre Car Park Alterations
Lot 10 DP 248680, 155 Bennett Road ST CLAIR NSW 2759**

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

Thank you for taking part in Council's pre-lodgement meeting on 12 September 2017. 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 7909.

Yours sincerely

Allison Cattell
Senior Environmental Planner

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL

ENGLISH	If you do not understand this, please contact the Telephone Interpreting Service on 131 450 and ask them to contact Penrith City Council on your behalf on (02) 4732 7777. Or come to the Council offices and ask for an interpreter.
ARABIC	إذا لم يكن بإمكانك قراءة النص أعلاه، الرجاء الاتصال بخدمات الترجمة الفورية الهاتفية (TIS) على الرقم 131 450 والطلب منهم الاتصال بدورهم بمجلس مدينة بنريث نيابة عنك على الرقم 4732 7777 (02). أو يمكنك الحضور إلى المجلس وطلب ترتيب مترجم فوري لك.
CHINESE	如果您无法阅读这些文字，请致电 131 450 联系电话传译服务中心，请他们代您拨打 (02) 4732 7777 联系 Penrith 市议会。您也可以亲自到市议会来并要求获得口译服务。
GREEK	Αν δεν μπορείτε να το διαβάσετε αυτό, τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δήμο Penrith (Penrith City Council) για λογαριασμό σας στον αριθμό (02) 4732 7777, ή ελάτε στη Δημαρχία και ζητήστε διερμηνέα.
HINDI	यदि आप इसे नहीं पढ़ पाते हैं, तो कृपया 131 450 पर टेलीफोन दुभाषयिा सेवा से संपर्क करें और उनसे कहें कि वे आपकी ओर से पेनरथि सटी काउंसलि से (02) 4732 7777 पर संपर्क करें. या आप काउंसलि आएँ और एक दुभाषयि की माँग करें.
ITALIAN	Se non riuscite a leggere questo, contattate il servizio telefonico di interpretariato al numero 131 450 e chiedetegli di contattare da parte vostra il comune di Penrith City al numero (02) 4732 7777 oppure venite in comune e richiedete un interprete.
MALTESE	Jekk ma tistax taqra dan, jekk jogħġbok, ikkuntattja lit-Telephone Interpreting Service fuq 131 450 u itlobhom biex jikkuntattjaw Penrith City Council f'ismek fuq (02) 4732 7777. Jew ejja l-Kunsill u itlob għal interpretu.
PERSIAN	اگر نمی توانید این مطلب را بخوانید، لطفاً به خدمات ترجمه تلفنی به شماره 131 450 زنگ بزنید و از آنان بخواهید با شورای شهر پنریث Penrith City Council به شمار ه (02) 4732 7777 از جانب شما تماس بگیرند. یا اینکه به شهرداری Council آمده و مترجم بخواهید.
SINGHALESE	ඔබට මෙය කියවීමට නොහැකි නම්, කරුණාකර දුරකථන අංක 131 450 ඔස්සේ දුරකථන පරිවර්තන සේවාව (Telephone Interpreting Service) අමතා ඔබ වෙනුවෙන් දුරකථන අංක (02) 4732 7777 අමතා පෙත්විත නගර සභාව (Penrith City Council) හා සම්බන්ධ කර දෙන ලෙස ඉල්ලා සිටින්න. නැතිනම් නගර සභාව වෙත පැමිණ හාන පරිවර්තකයකු ලබා දෙන ලෙස ඉල්ලා සිටින්න.
TAMIL	இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவை'யை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்றித் நகரவை'யுடன் (02) 4732 7777 எனும் இலக்கத்தில் உங்கள் சார்பாக தொடர்பு கொள்ளுமாறு கேளுங்கள். அல்லது நகரவைக்கு விஜயம் செய்து உரைபெயர்ப்பாளர் ஒருவர் வேண்டுமெனக் கேளுங்கள்.
VIETNAMESE	Nếu quý vị không thể đọc được thông tin này, xin liên lạc Dịch Vụ Thông Dịch Qua Điện Thoại ở số 131 450 và yêu cầu họ thay mặt quý vị liên lạc với Hội Đồng Thành Phố Penrith ở số (02) 4732 7777. Hoặc hãy tới Hội Đồng và yêu cầu có thông dịch viên.

PROPERTY AND PLANNING INFORMATION	
Attendees	<p>Proponent</p> <p>Chris Wilson – Willow Tree Planning</p> <p>Penrith City Council</p> <p>Graham Green – Traffic Engineer Craig Squires – Building and Fire Safety Coordinator Allison Cattell – Senior Environmental Planner Elizabeth Condon – Planning Administration Officer</p>
Proposal	St Clair Shopping Centre Car Park Alterations
Address	Lot 10 DP 248680, 155 Bennett Road ST CLAIR NSW 2759
Zoning and permissibility	<p>The site appears to be zoned B2 – Local Centre under Penrith Local Environmental Plan 2010.</p> <p>A Section 149 Planning Certificate will confirm the zone of the site, and you are encouraged to obtain this document to confirm the zone of the site.</p> <p>‘Car parks’ are a permissible land use in this zone with Council consent.</p>
Site constraints	<p>The site contains easements, including though not limited to:</p> <ul style="list-style-type: none"> • Parking • Right of carriageway • Restriction for sight lines • Right of footway • Signage • Signage power supply • Padmount substation • Drainage • Electricity • Underground mains <p>The site is identified as having potential to flood.</p>
Development Type	Local development

KEY ISSUES AND OUTCOMES

The proposal is to address the following issues:

RELEVANT EPI's POLICIES AND GUIDELINES

Planning provisions applying to the site, the provisions of all plans and policies are contained in **Appendix A**.

PLANNING REQUIREMENTS

Easements

It is Council's policy not to allow development within easements. You are encouraged to identify the empowered authority to vary, rescind or modify the registered easements through undertaking a title search with the Land Titles Office. Should development be proposed within an easement, written permission from the authority is required to be submitted with any development for consideration.

Car spaces

A car space deficit is not supported. Any reconfiguration of the car park is to allow for no less than the car spaces approved for the site, unless a reduced demand can be demonstrated.

Traffic management

A Traffic and Parking Assessment Report is required. Please refer to 'Traffic Requirements' below for details.

Service vehicles

Any reconfiguration of the existing car park is to ensure service vehicles can continue to service the site, including for waste management purposes.

The location of waste management areas and loading areas should be identified, demonstrating the ability for these areas to service the required vehicles entering and exiting in a forward direction, and mitigating pedestrian conflict.

Waste management

Refer to "Waste Requirements" below for details.

Crime Prevention Through Environmental Design (CPTED)

Consideration is to be given to CPTED principles, including, though not limited to, safety, sight lines and lighting.

Consolidations of lots

Please note, where consolidation of the lots is not proposed, you are to demonstrate how the lots can function independently.

Owners consent

You are required to provide sufficient property owner's consent, particularly if works are over strata plan common property or land in other's ownership.

Construction management

A Construction Management Plan is required that includes, though is not limited to, the management of traffic and access to the site for staff and customers of the site, for vehicles and equipment utilised during construction, and pedestrian management.

Wayfinding and pedestrian connectivity

Pedestrian paths of travel and way finding are to be addressed and detailed on any plans.

Landscaping

The area on the plans identified as 'reclaimed land' has not been planned for any purpose. This area is ideal for pedestrian connectivity, and may even provide car spaces, and/or be partially redistributed throughout the car park and, in doing so, may also provide additional opportunity for landscaping within the car park. This is encouraged.

Existing established landscaping is to be retained where possible, and where proposed for removal, replacement landscaping of the same generous proportions to that which exists within the site is to be proposed and shown on a landscape plan.

WASTE REQUIREMENTS

The undertaking of a traffic assessment for the St Clair Shopping centre provides a great opportunity to review the current waste collection and heavy rigid vehicle movements within the complex. The revision of current practice will ensure the centre incorporates a safe and efficient waste collections service for residents and the commercial tenants.

TRAFFIC ENGINEERING REQUIREMENTS

- The preliminary car park layout provided for review is to address the following:
 - a) The car park rearrangements should retain the existing parking numbers. The options should include possible adjustments to car park aisles and geometry arrangement that can achieve improved access and safety while retaining car parking numbers.
 - b) The proposed separate exit driveway at Endeavour Avenue is not desirable due to the location of the pedestrian refuge fronting it, being beside the service station driveway and conflicting traffic movements. The right turn exit traffic would conflict with traffic in Endeavour Avenue waiting to turn right into the entry driveway.
 - c) Safe, continuously accessible pedestrian paths of travel should be provided from the Shopping Centre entrance to all accessible car spaces, to the Marked Pedestrian Crossing in Botany Lane, to the Pedestrian Refuge in Endeavour Avenue and to the McDonalds Restaurant and Marked Pedestrian Crossing in Bennett Road.
 - d) All delivery service vehicle manoeuvring should be clear of car park and pedestrian areas. Reversing of delivery service vehicles in car park and pedestrian areas is not supported. The existing loading bay beside McDonalds is not supported due to reversing movements of delivery trucks across marked pedestrian areas.
 - e) Options for improved vehicle access at Endeavour Avenue may include a channelized "seagull" type treatment at the existing entry / exit driveway location or relocated position, possibly a left out only from the car park to Endeavour Avenue and possibly a roundabout treatment at Endeavour Avenue / Botany Lane or other intersection / traffic control treatments in the fronting streets subject to acceptance in principle by Council's Traffic Engineering Section and Development / Local Traffic Committee members.
 - f) Any proposed marked pedestrian crossings in the car park should have no more than one approaching lane in each direction.
 - g) Speed humps should desirably be located clear of car parking

spaces.

- h) The proposed removal of the existing car park roundabout at the southern entry to McDonalds is considered to cause traffic conflicts and should be reviewed for alternative options.
- The review of options is welcome to be further discussed with Graham Green – Senior Traffic Engineer and Allison Cattell – Senior Environmental Planner prior to any application lodgement.
 - The application is requested to be supported by a traffic, parking and access statement addressing but not limited to traffic generation, impact on the nearby street intersections of Bennett Road / Shopping Centre Access near McDonalds, Bennett Road / Endeavour Avenue, Endeavour Avenue / Shopping Centre Access, Endeavour Avenue / Botany Lane and any other proposed intersections' driveway accesses to the car park, arrangements for Waste Collection Vehicles and other service, delivery, accessible pedestrian access from the car park to the Shopping Centre buildings and from the fronting footways to the Shopping Centre buildings, car parking provision numbers and arrangements and manoeuvring swept turn paths.
 - The application is to demonstrate that access (including pedestrian access and access for mobility impaired), car parking, clearances from obstructions (walls, columns, light poles, utility services, etc) and vehicle swept path manoeuvring details comply with AS 2890, Parts 1, 2 & 6 and Council's Development Control Plan.
 - All car parking spaces should have complying, additional widths and clearances from columns, walls and other obstructions.
 - All vehicles are to enter/exit the site in a forward direction.
 - Sight distance requirements and driveway widths are to be met in accordance with AS/NZS 2890.1: 2004 and Council's requirements. This is to include the requirements set out in AS 2890.1, Figure 3.2 Sight Distance Requirements at Driveways and Figure 3.3 Minimum Sight Lines for Pedestrian Safety.
 - The required sight lines around the driveway entrance and exit are not to be compromised by street trees, landscaping, fencing or signposting.
 - All car spaces are to be sealed/line marked and dedicated for the parking of vehicles only and not be used for storage of materials, products, waste materials, etc.
 - The provision of secure bicycle parking is requested to be in accordance with *AS 2890.3:1993 Bicycle Parking Facilities* and Council's requirements.

BUILDING REQUIREMENTS

- An Accessibility Report is required, and is include a Disability Discrimination Act statement.
- Paths of travel are to be accessible from the boundary of the property and provide connectivity between the various buildings on the site.

<p>Documents to be submitted with development application</p>	<ul style="list-style-type: none"> ▪ All owners consent (including for any proposed modification to existing easements) ▪ Survey Drawing to AHD ▪ Site Plan ▪ Pedestrian and way finding plan ▪ Statement of Environmental Effects ▪ Stormwater Concept Plan ▪ Waste Management Plan ▪ Landscape Plan ▪ Traffic and Parking Assessment Report with turning paths for vehicles (including service vehicles) ▪ Contamination Assessment (in SEE) ▪ Schedule of External Materials and Finishes ▪ Access Statement ▪ Signage Details ▪ Construction Management Plan ▪ Light spill diagram <p>One (1) printed and two (2) CD/USB copies of your development application is required at lodgement.</p> <p>Please refer to Council's Development Application checklist, as attached, for further details of submission requirements and ensure that plans submitted illustrate consistent detail.</p> <p>Please ensure you contact Council's duty officer on 4732 7991 to make an appointment for lodgement of this application.</p> <p style="text-align: center;">ALL DOCUMENTS ON THE REQUIRED DISCS MUST BE IN PDF FORMAT</p>
<p>Fees</p>	<p>Please call the Development Services Department Administrative Support on (02) 4732 7991 to enquire about fees and charges.</p>

APPENDIX A

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- 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 (Infrastructure) 2007
- 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.