

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA18/0956
Proposed development:	Demolition of Existing Structures, Tree Removal and Construction of a Four (4) Storey Residential Flat Building containing 20 Apartments, Basement Car Parking & Strata Subdivision
Property address:	20 Robert Street, PENRITH NSW 2750
Property description:	Lot 2 DP 513528
Date received:	25 September 2018
Assessing officer	Jane Hetherington
Zoning:	Zone R4 High Density Residential - LEP 2010
Class of building:	Class 2 , Class 7a
Recommendations:	Approve

Executive Summary

Reason for Determination by Penrith Local Planning Panel: *The development application is for a residential flat building under the Provisions of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development*

Council is in receipt of a development application for the construction of a residential flat building containing twenty (20) apartments and one (1) level of basement car parking at 20 Robert Street, Penrith.

The subject site is zoned R4 High Density Residential under Penrith Local Environmental Plan 2010. Development for the purposes of a residential flat building is permissible within the R4 High Density Residential Zone.

The Minister for Planning recently gave directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979* on the development applications that are to be determined on behalf of Council by a local planning panel. These directions, dated 23 February 2018, outline that development within the Penrith Local Government Area (LGA) that is for a residential flat building under the provisions of *State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development* require determination by a local planning panel.

The development application has been advertised in a local newspaper and notified to all adjoining properties and adjacent property owners and placed on public exhibition between 12 October and 26 October 2018. Four submissions were received in response raising concerns relating to impacts on traffic safety, on-street parking and the compatibility with the surrounding locality. These issues are further discussed under the 'submissions' section of this report.

Key issues identified for the proposed development include:

Waste Management

The development does not provide on-site waste collection in accordance with the requirements of Penrith Development Control Plan 2014. This is due to the topography and dimensions making it unfeasible for Council's waste vehicle to access the site. The development incorporates a waste room at ground floor level which has sufficient space to accommodate all the required 20 x 240L bins (10 x recycling & 10 x garbage) and bulky goods area. Bins will be placed on the street by the building manager/caretaker on collection day and returned once emptied. This approach is consistent with other developments along Robert Street which have on-street collection.

Width of Robert Street

The roadway (kerb to kerb) of Robert Street between the intersections of King Street (to the east) and Lemongrove Road (to the west) is approximately 7.3m wide. It is acknowledged that this is relatively narrow with parked cars on either side however, there is sufficient lane width for vehicle to travel and there remains opportunities for vehicles to pass. This is consistent to areas surrounding the Nepean Hospital which have been up-zoned to R4 High Density Residential, while containing relatively narrow streets. In response, Council has implemented parking restrictions to one side of the street to maintain two way traffic. Council's Traffic Department have suggested that Robert Street could be treated in a similar manner if required in the future as development and traffic pressure increase.

An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval, subject to recommended conditions.

Site & Surrounds

The subject site is known as 20 Robert Street, Penrith and legally known as Lot 2, DP 513528. The allotment is rectangular in shape with a frontage onto Robert Street of 27.27m and a depth of 50.55m resulting in an overall site area of 1397m². The site is currently occupied by a single storey dwelling and associated outbuildings. There are seven (7) trees on the site and a further five (5) within close proximity to the boundary. The site has a fall of approximately 2m from east to west.

The surrounding area is characterised by medium to high density residential development. Directly adjoining the site to the east is a 2 storey townhouse development, to the west is a single storey single dwelling and to the south is a 3 storey residential flat building.

The site is within close proximity to Parker Street Reserve (approximately 300m east) and Penrith Train Station (approximately 1.6km). The nearest bus stop is located approximately 220m away on Lemongrove Road providing regular bus services to Penrith CBD, St Marys and Werrington.

Proposal

The development proposes the demolition of existing structures and construction of a four (4) storey residential flat building containing twenty (20) apartments, one (1) level of basement car parking and strata subdivision. Specifically, the proposed development includes the following aspects:

Basement Level

- The provision of a total of twenty-six (26) parking spaces including two (2) accessible spaces and one (1) car wash bay;
- Bicycle storage for four (4) bicycles;
- Ramp access to ground level;
- Twenty-two (22) residential storage spaces; and
- Circulation core providing one (1) lift, two (2) fire stairs and plant room.

Ground Floor Level

- Vehicular access to the basement level from Robert Street;
- Garbage room including bin storage room and bulky good area;
- Pedestrian access to the proposed residential flat building and associated site landscaping;
- Provision of five (5) apartments consisting of 1 x 3 bedroom, 3 x 2 bedroom and 1 x 1 bedroom each with a separate courtyard area; and
- Foyer entry area, lobby with circulation core providing one (1) lift and one (1) fire stairs.

Levels 1 to 2

- The provision of five (5) apartments consisting of 4 x 2 bedroom and 1 x 1 bedroom each with associated balcony; and
- Lobby area with circulation core providing for one (1) lift and one (1) fire stairs.

Level 3

- The provision of three (3) apartments 3 x 2 bedrooms each with a associated balcony;
- Two (2) communal open spaces consisting of planter boxes, tables and chairs, BBQ area, accessible toilet and childrens play area with safety fence;
- Access to roof top level; and
- Circulation core providing for one (1) lift and one (1) fire stairs.

Rooftop Level

- The provision of a communal open space area consisting of planter boxes, tables and chairs.

Background

The application was subject to a pre-lodgement meeting held with relevant Council staff members on the 24 August 2017. In addition, the application has been subject to an Urban Design Review Panel Meeting (UDRP) held with Council on 11 October 2017. The application was also subject to a further UDRP meeting since the receipt of the application and the matters raised during the panel meetings have been addressed in the proposed design.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 65—Design Quality of Residential Flat Development
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

- **Section 4.15 - Evaluation**

The development has been assessed in accordance with the matters for consideration under Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for further consideration.

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The BASIX scheme aims to encourage sustainable residential development. The policy requires certain kinds of residential development to be accompanied by a list of commitments to be carried out by the applicant.

A BASIX Certificate (951560M) has been submitted with the development application demonstrating compliance with set sustainability targets for water, energy efficiency and thermal comfort. The certificate will ensure the nominated commitments are maintained for the life of the proposed development.

State Environmental Planning Policy No 55—Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) aims to provide a framework for the assessment, management and remediation of contaminated land throughout the state. Clause 7(1) of SEPP 55 prevents consent authorities from consenting to a development unless it has considered whether the land is contaminated and is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The application was accompanied by 'Geotechnical Investigation, Salinity Assessment and Stage 1 Contamination Assessment' prepared by Ground Technologies and dated 7 August 2018. This assessment included a review of historical aerial photography which indicated that the site has been used for residential purposes for the last 60+ years. A review of the Contaminated Land Management Register (NSW EPA) and Protection of the Environment operations Public Register (POEO) of Licensed and Delicensed premises was also undertaken which found that no notices have been issued to the subject site. Whilst the potential for site contamination was very low, two soil samples were taken as part of the investigation to aid the assessment and assist in waste classification. The results of this sampling indicated that the site does not present a significant risk to human health or environment.

As such, in accordance with Clause 7(a) of the *SEPP No. 55 - Remediation of Land*, the consent authority can be satisfied that the land is suitable for the proposed use.

State Environmental Planning Policy No 65—Design Quality of Residential Flat Development

As assessment has been undertaken of the proposal against the relevant criteria within the State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development and the proposal is found to be satisfactory, subject to recommended conditions of consent. The proposal is considered to be acceptable when assessed against the nine Design Quality Principles of Schedule 1.

Table 2 below provides an assessment against the applicable provisions of the accompanying Apartment Design Guide (ADG).

Table 2: Assessment Against the Apartment Design Guide (ADG)			
Part 3	Required	Discussion	Complies

3A-1	Each element in the Site Analysis Checklist should be assessed.	A Site Analysis plan was submitted with the application and identifies applicable elements as required within the Checklist. A written description of the proposal and subject site are also included in the submitted Statement of Environmental Effects and accompanying plans and reports.	Yes.
3B-1	Buildings to address street frontages.	The entrance orientated towards the eastern boundary. There is an appropriate street address with a secure entry feature clearly identifying the buildings entrance. This arrangement has been reviewed and supported by Council's UDRP.	Variation supported.
3B-2	Living areas, Private Open Space (POS) and Communal Open Space (COS) to receive compliant levels of solar access.	Refer discussion under Parts 3D and 4A.	N/A.
	Solar access to living spaces and POS of neighbours to be considered.	The development will have an impact to the amount of solar access attributed to neighbouring properties, particularly to the immediate south. Additional overshadowing will occur to the south between 9am and 3pm affecting the units of the residential flat building at 19-21 Thurston Street, Penrith. However, the shadow diagrams indicate that acceptable levels of solar access will be achieved.	Yes.
	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased.	Acceptable levels of solar access is achieved between the primary daylight hours at the winter solstice. An increase in building separation is not required.	Yes.
3C-1	Courtyard apartments should have direct street access.	The ground floor apartment with frontage to Robert Street is not provided with individual access given the need to retain 50% of the frontage as landscaped area.	Variation supported.
	Upper level balconies and windows to overlook the street.	All apartments are provided with balconies and living areas overlooking Robert Street.	Yes.
	Length of solid walls should be limited along street frontages.	The street frontage is predominantly landscaping with open style fencing.	Yes.
	Opportunity for concealment to be minimised.	Entryways are wide, straight and located to reduce opportunity for crime and concealment.	Yes.
3C-2	Ramping for accessibility should be minimised.	Ramping is proposed relative to the street.	Yes.

3D-1	Communal Open Space (COS) to have minimum area of 25% of site.	564m ² of COS is proposed to be provided at the roof top level which complies with the ADG requirement for 25% of site (or 349.25m ²) to be provided as COS. The area of COS is provided to the roof top level. The COS area is assessed to be a high amenity and usable space for residents, providing for mixed socialisation opportunities.	Yes.
	Achieve a minimum of 50% direct sunlight to the principle usable part of the communal open space.	As the communal open space is proposed to the roof area adequate solar access is maintained throughout the day.	Yes.
	COS to be consolidated into a well-designed, usable area.	Refer to discussion above.	Yes.
	COS to be co-located with deep soil.	As the communal open space is located to the roof level, co-existence with deep soil area is not provided for. While so, it is considered that a range of vegetation features has been provided for to the roof top area within planter box areas (provided with a depth of up to 1m) to allow for some form of natural relief for users.	Variation supported.
3D-4	Boundaries should be clearly defined between public open space and private areas.	It is considered that appropriate fencing has been provided between open space areas on the ground floor and areas accessible from Robert Street to minimise inappropriate movement of persons.	Yes.
3E-1	Deep soil is to be provided at a rate of 7% of site area with a min. dimension of 3m.	15% of the site is provided as deep soil which complies with the ADG minimum requirement of 7%.	Yes.
3F-1	1-4 Storeys – 6m habitable to habitable and 3m for non-habitable. 5-8 storeys – 9m habitable to habitable and 4.5m for non-habitable.	The development complies with the guideline separation distances as provided by the ADG. The subject site adjoins a two storey townhouse development to the east; a single storey dwelling to the west and a 3 storey RFB to the south. The following separation distances are provided: - 8m to the townhouse development; - 6m to the dwelling (noting 6m are proposed to the western boundary as per the ADG); and - 10m to the RFB development (noting 6m are proposed to the southern boundary as per the ADG) .	Yes.
3G-1	Building entries to be clearly identifiable.	The entry is clearly identifiable through the provision of secure entry gates that lead to a wide landscaped path.	Yes
3G-2	Building access ways and lift lobbies to be clearly visible from the public domain and communal spaces.	The entrance to the building is not visible from Robert Street however, the pedestrian access point is clearly identifiable through the provision of an entry gate over the pathway which leads to the buildings entrance.	Variation supported.

	Steps and ramps to be integrated into the overall building and landscape design.	Steps and ramps are integrated into the design.	Yes.
3H-1	Carpark access should be integrated with the building's overall façade.	The car parking is adequately integrated into the design with the car park entry (off Robert Street) setback from the building façade.	Yes.
	Clear sight lines to be provided for drivers and pedestrians.	Adequate sight lines are provided for drivers and pedestrians at the street frontage. A condition of consent is also recommended in this regard.	Yes. Condition recommended.
	Garbage collection, loading and servicing areas are screened.	Garage loading and servicing will be undertaken on the street which is consistent with the other developments along Robert Street. The lots dimensions and topography make on-site collection unfeasible.	Variation supported.
3J-1	The site is located within 800m of a railway station and as such car parking rates are set by the RMS (formerly RTA) Guide to Traffic Generating Developments document.	Penrith Station is approximately 1.6kms from the site.	NA
3J-2	Secure undercover bicycle parking should be provided for motorbikes and scooters.	Secure bicycle parking is proposed within the basement of the building.	Yes.
3J-3	A clearly defined and visible lobby area or waiting area should be provided to lifts and stairs.	Lobby areas are clearly defined and appropriately located with sufficient safe manoeuvring areas provided.	Yes.
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas, and car wash bays can be accessed without crossing car parking spaces.	The basement areas are provided with bicycle parking, a plant room and car washing bays and do not rely on access through parking spaces.	Yes.
3J-6	Positive street address and active frontages to be provided at ground floor.	A wide and direct landscaped pedestrian access pathway is provided to the communal entry and lift lobby via the eastern side boundary.	Yes.
4A-1	Living rooms and private open spaces of at least 70% of apartments to receive 2 hours direct sunlight between 9am and 3pm mid-winter.	The application was accompanied by shadow diagrams and views from the sun which demonstrate that all units will receive 2 hours direct sunlight between 9am and 3pm on the 21 June, complying with this requirement.	Yes.
4A-3	Sun shading devices are to be utilised.	Balconies are proposed to be covered by the levels over.	Yes.

4B-3	60% of apartments are to be naturally ventilated and overall depth of cross-through apartments 18m maximum glass-to-glass line.	Submitted documentation confirms that 65% of apartments receive natural cross flow ventilation.	Yes.
4C-1	Finished floor to finished ceiling levels are to be 2.7m for habitable rooms, 2.4m for non-habitable rooms.	The proposal is for a minimum of 2.7m measured from finished floor to finished ceiling level.	Yes.
4D-1	Apartments are to have the following min. internal floor areas: 1 bed – 50sqm 2 bed – 70sqm 3 bed – 90sqm Additional bedroom areas increase minimum area by 5sqm.	All proposed apartment sizes comply with the ADG requirements.	Yes.
4D-2	In open plan layouts the maximum habitable room depth is 8m from a window.	All units comply with this requirement.	Yes
4D-3	Master bedrooms to be 10sqm's and other rooms 9sqm's.	All units comply with this requirement.	Yes.
	Bedrooms to have a minimum dimension of 3m.	All units comply.	Yes
	Living rooms to have minimum width of 3.6m for a 1 bedroom unit and 4m for 2 & 3 bedrooms.	All units comply.	Yes
4E-1	All units to have the following primary balcony areas: 1 bed – 8sqm (2m deep) 2 bed – 10sqm (2m deep) 3 bed – 12sqm (2.4m deep)	All units comply.	Yes.
4E-3	Downpipes and balcony drainage are integrated with the overall facade and building design.	A condition of consent is recommended in this regard.	Yes. Condition recommended.
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design.	A condition of consent is recommended in this regard.	Yes. Condition recommended.
4F-1	The maximum number of apartments off a circulation core on a single level is eight.	A maximum of 6 apartments are provided off the circulation core on a single level.	Yes.

4G-1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided: 1 bed – 4m ³ 2 bed – 6m ³ 3 bed – 10m ³ With 50% of the above to be provided within the Units.	Adequate storage is provided within each unit and within the basement.	Yes.
4K-1	Flexible apartment configurations are provided to support diverse household types.	The development proposes a range of unit sizes, configurations and number of bedrooms to accommodate change over time and cater for differing households. Unit mix is proposed as follows: 3 x 1 bedroom apartments (15%) 16 x 2 bedroom apartments (80%) 1 x 3 bedroom apartments (5%) 10% (2 units) of apartments are proposed as adaptable units.	Yes.
4L-1	Direct street access should be provided to ground floor apartments.	The ground floor apartment with frontage to Robert Street isn't provided with individual access given the need to retain 50% of the frontage as landscaped area.	Variation supported.
4M-1	Building facades to be well resolved with an appropriate scale and proportion to the streetscape and human scale.	The proposal was subject to a review by Council's Urban Design Review Panel. Varying ground, mid and upper level elements are provided to break up the bulk of the building and provide elements of contrast.	Yes.
4O-1	Landscape design to be sustainable and enhance environmental performance.	The submitted landscape plan prepared by Vision Dynamics indicates a selection of trees, shrubs and ground covers appropriate for the site. Conditions of consent are recommended with regard to landscape maintenance.	Yes. Conditions recommended.
4Q-2	Adaptable housing is to be provided in accordance with the relevant Council Policy.	Two (2) units are provided as adaptable which equates to 10% complying with Council's policy.	Yes.
4U-1	Adequate natural light is provided to habitable rooms.	All habitable rooms are provided with appropriate levels of natural light. Apartment depths and open floor plan arrangements allow light into kitchens, dining and living areas.	Yes.
4V-2	Water sensitive urban design systems to be designed by suitably qualified professional.	The application has been referred to Council's internal Environmental Waterways Unit with no objections raised. The proposed development can comply with Council's WSUD Policy requirements with the use of an enviropod and stormfilter cartridges and water conservation managed with the installation of rainwater tanks.	Yes.
4W-1	A Waste Management Plan is to be provided.	A Waste Management Plan has been submitted.	Yes.

	Circulation design allows bins to be easily manoeuvred between storage and collection points.	The communal waste area and bulky area is located at ground floor level and is considered to be adequate. Refer to the appendix of this report for further discussion.	Yes.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Sydney REP No. 20 integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The plan applies to all parts of the catchment in the Sydney region (15 local government areas), except for land covered by *Sydney REP No. 11 - Penrith Lakes Scheme*. The REP is supported by an Action Plan, which includes actions necessary to improve existing conditions.

The proposed development is in accordance with the general planning considerations set out in Clause 5 of the REP and the relevant specific planning policies and related recommended strategies for water quality and quantity set out in Clause 6 for the following reasons:

- Provision will be made for adequate erosion and sediment control measures to ensure sediment as a result of the development is not deposited in the Hawkesbury-Nepean River via the stormwater system.
- Stormwater run-off from the development is proposed via stormwater drainage pipes to a detention tank where the water will be appropriately treated by an EnviroPod and stormwater filters in accordance with Council's WSUD policies before being discharged to the street drainage system.
- Council's Development Engineer and Waterways Officers have reviewed the proposed development with regard to stormwater drainage and treatment and is satisfied that this aspect of the proposal complies with the DCP requirements.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.3 Zone objectives	Complies
Clause 2.7 Demolition requires development consent	Complies
Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings	Complies - See discussion
Clause 4.3 Height of buildings	Complies - See discussion
Clause 4.4 Floor Space Ratio	N/A
Clause 7.1 Earthworks	Complies
Clause 7.4 Sustainable development	Complies - See discussion
Clause 7.7 Servicing	Complies

Clause 2.3 Permissibility

The subject site is zoned R4 High Density Residential under the provisions of Penrith Local Environmental Plan 2010. The proposal is defined as a *residential flat building* (contained within the *residential accommodation* group term) which is a permissible land use in the R4 zone subject to Council consent.

Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

In accordance with Clause 4.1A, within the R4 High Density Residential Zone, a lot is to have a minimum area of 800m² for Residential Flat Building development. The subject site complies with this requirement with an area of 1397m².

Clause 4.3 Height of buildings

In accordance with Clause 4.3 of Penrith LEP 2010, the maximum height of any building permitted on the subject site is 15 metres. The proposal has a maximum height of 14.6m complying with this requirement.

Clause 7.4 Sustainable development

The proposal has been assessed against the principles of sustainable development and is considered to be compliant. The proposal provides a site responsive design with quality solar access, opportunity for natural ventilation and is located in close proximity to Penrith City Centre and networks.

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2014

Provision	Compliance
DCP Principles	Complies
C1 Site Planning and Design Principles	Complies
C2 Vegetation Management	Complies
C3 Water Management	Complies
C4 Land Management	Complies
C5 Waste Management	Does not comply - see Appendix - Development Control Plan Compliance
C6 Landscape Design	Complies
C7 Culture and Heritage	N/A
C8 Public Domain	N/A
C9 Advertising and Signage	N/A
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	Complies
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	Complies
D2.1 Single Dwellings	N/A
D2.2. Dual Occupancies	N/A
D2.3 Secondary Dwellings	N/A
D2.4 Multi Dwelling Housing	N/A
D2.5 Residential Flat Buildings	Complies - see Appendix - Development Control Plan Compliance
D2.6 Non Residential Developments	N/A

Section 79C(1)(a)(iv) The provisions of the regulations

The relevant prescribed conditions of the Regulations, such as the requirement for compliance with the Building Code of Australia and fire safety requirements, will be imposed as conditions of consent where applicable. Subject to the recommended conditions of consent, the proposed development complies with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

Section 79C(1)(b) The likely impacts of the development

Context and Character

Initially the proposal incorporated five storeys however, through Council's pre-lodgement and Urban Design Review Panel (UDRP) processes, has been substantially reduced from 27 units to 20 units. The revised design provides a three storey interface to the existing townhouse development to the east (which is unlikely to be redeveloped in the near future) and a four storey interface with the single dwelling to the west (which has a similar redevelopment potential to the subject proposal).

The development of the site will have an impact on the character of the area as the development involves the demolition of an older style dwelling and introduces a four storey residential flat building into the streetscape. Notwithstanding the increase in density, the proposed setbacks, landscaping scheme and external materials and finishes are assessed to be sympathetic to the existing streetscape character and adjacent pattern of development and will not result in negative, unacceptable or unreasonable impacts in the locality.

Traffic, Access and Parking

The application was accompanied by a Traffic and Parking Assessment Report, prepared by Varga Traffic Planning P/L and dated 9 August 2018. The purpose of the report was to review the road network in the vicinity of the site; estimate the traffic generation potential of the proposed development; assess the traffic implications of the development proposal in terms of road network capacity; and assess the adequacy and suitability of the quantum of off-street parking.

To assess the impact of the additional traffic flows generated by the proposed development on the operational performance of the adjacent road network, the RMS publication *Guide to Traffic Generating Developments, Section 3 - Land Use Traffic Generation* (October 2002) and the updated traffic generation rates in the RMS Technical Direction (TDT 2013/04a) document was utilised. Application of these rates to the proposed development yields a traffic generation potential of approximately 4 vehicle trips (vph) during the AM commuter peak period and approximately 3 vph during the PM commuter peak period. The report concludes that this increase in traffic activity is statistically insignificant and will not result in unacceptable traffic implications to the surrounding road network.

Vehicular access to the basement car park is provided via a new 6m wide entry/exit driveway located at the western end of the Robert Street frontage. The basement provides 26 parking spaces complying with Council's parking requirements.

Robert Street is a 7.3m wide, local, unclassified road with a 50km/h speed limit. Robert Street is a two way street with parking permitted on both sides of the road. While this is relatively narrow with parked cars on either side, there is sufficient lane width for vehicle to travel and there remains opportunities for vehicles to pass.

Acoustic Impact

The application was accompanied by an Acoustic Assessment prepared by Rodney Stevens Acoustics and dated 7 August 2018. The aim of the report was to assess the traffic noise impact from Robert Street and the surrounding area on the amenity of the proposed residential dwelling. Unattended noise logging was conducted between 18 June and 25 June 2018. Based on the data obtained, the proposed development is deemed to comply with the noise criteria contained with State Environmental Planning Policy (Infrastructure) 2007 subject to recommended building treatments. A condition of consent is recommended to ensure that the internal noise criteria is achieved.

Noise produced by the demolition and construction phase has the potential to impact nearby sensitive receivers, particularly given the required basement construction. No assessment has been made regarding this noise impact. As such, an assessment of the construction noise impacts will be required through

development consent conditions to ensure that any noise impacts can be adequately managed.

Once constructed, it is not anticipated that the ongoing use of the development will produce significant noise. However, plant and equipment may impact neighbouring properties and residents of the development. In turn, a condition requiring additional information regarding the noise produced by the plant and equipment has been recommended for inclusion in the development consent.

Tree Removal

The development necessitates the removal of seven (7) trees within the site and road reserve. In support of the proposed tree removal the application was accompanied by Arboricultural Impact Assessment prepared by Redgum Horticultural and dated 23 July 2018. This report identifies that three (3) of the trees to be removed have medium retention value, two (2) have low retention value and one (1) has been found to be poor health and recommended for priority removal. Five (5) trees within the development site and neighbouring properties are proposed to be retained. These trees have been identified as having medium to high retention value. This report concludes that these trees could be successfully retained without adverse effects if appropriate measures as outlined in the report are followed. It is recommended that these measures form a condition of consent.

Section 79C(1)(c) The suitability of the site for the development

The site is considered to be suitable for the proposed development for the following reasons:

- Conducive to infill development consistent with existing adjoining/nearby development and zone objectives;
- The use is compatible with future expected and existing adjoining land uses;
- Stormwater from the site is able to drain to Council's satisfaction;
- The grade and area of the site is capable of providing for, or connecting to the infrastructure required to service and maintain the development; and
- The proposal responds to the sites constraints in terms of allotment orientation and likely future developments.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with Penrith Development Control Plan 2014, the proposed development was notified to nearby and adjoining residents and advertised and exhibited between 12 October 2018 and 26 October 2018. Four submission were received raising matters relating to the impacts on the streetscape, traffic and on-street parking.

The following issues were raised in the submissions received and have formed part of the assessment.

Issues Raised	Comments
Traffic and Parking	<p>The application was supported by a Traffic and Parking Assessment, prepared by Varga Traffic Planning P/L, that found that the increase in traffic activity as a consequence of the development proposal is statistically insignificant and will not result in unacceptable traffic implications to the surrounding road network.</p> <p>The proposed driveway is 6m wide allowing for two-way passing and the development proposes an appropriate car parking rate and is unlikely to impact negatively on or to the detriment of the local road network.</p> <p>The roadway width (kerb to kerb) of Robert Street between the intersections of King Street (to the east) and Lemongrove Road (to the west) is approximately 7.3m. It is acknowledged that this is relatively narrow with parked cars on either side however, there is sufficient lane width for vehicle to travel and there remains opportunities for vehicles to pass. Additional traffic and parking issues are generated by the growth in our residential precincts with new developments, particularly in the city centre and its surrounding streets, and this will continue to be the case.</p>
Impact to streetscape	<p>It is acknowledged that the development will have an impact to the streetscape of Robert Street, as it involves the demolition of single dwelling and introduces a residential flat building. Notwithstanding the increase in density, the proposed setbacks, landscaping scheme and external materials and finishes are assessed to be sympathetic to the existing streetscape character and will not result in negative, unacceptable or unreasonable impacts in the locality.</p>

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Development Engineer	No objections - subject to conditions
Environmental - Environmental management	No objections - subject to conditions
Environmental - Waterways	No objections - subject to conditions
Waste Services	Not supported
Traffic Engineer	Not supported, however conditions provided
Tree Management Officer	Not supported, however conditions provided

Traffic Engineer

Council's Traffic Engineer raised concerns that the development does provide for on-site waste collection. As outlined above, the alternative waste solution for on-street collection consistent with existing development in the street, is considered to be practical and satisfies the objectives of the DCP.

Tree Management Officer

Council's Tree Management Officer raised concerns that limited planting opportunities were provided on-site due to the size of the basement carpark and the building height/bulk of the building. However, the proposal provides compliant deep soil zones, is wholly contained within the building envelope and under the building height. As such, is considered to be of an appropriate scale to the site and supportable. Council's Tree Management Officer also acknowledge that the landscape concept plan provides for acceptable replanting on the site and the location of the stormwater lines provides sufficient setback from neighbouring trees.

Waste Services

The referral response from Council's internal Waste Officer was assessed against the provisions of the DCP and matters identified were raised with the applicant. Although it is noted Council's Heavy Rigid Vehicle is not provided with access to a basement for waste collection, the alternative proposal for on-street collection consistent with existing development in the street is considered to be practical and satisfies the objectives of the DCP.

Section 79C(1)(e)The public interest

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and in accordance with the prevailing planning controls. In this regard, the proposed works are considered to be consistent with the relevant planning provisions. Subject to compliance with conditions of any development consent and modifications to the development design as outlined within this report, the proposal is considered worthy of support.

Section 94 - Developer Contributions Plans

The following Section 7.11 plans apply to the site:

- Section 7.11 - District Open Space Facilities
- Section 7.11 - Cultural Facilities
- Section 7.11 - Penrith City Local Open Space

The following Section 7.11 calculations apply to the proposed development.

Calculation for 20 apartments					
<i>Open Space</i>					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
20	x	2.0	-	3.1	36.9
<i>City wide</i>					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
20	x	2.4	-	3.0	45
AMOUNT					
S.7.11 Contribution Plan	Contribution Rate x Calculation rate				Total
Cultural Facilities	45 x \$171				\$7,695
District Open Space	36.9 x \$1,978				\$72,988
Local Open Space	36.9 x \$715				\$26,383
	NET TOTAL				\$107,066

Conclusion

In assessing this application against the relevant environmental planning policies, being State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development, Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014, the proposal satisfies the aims, objectives and provisions of these policies.

The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikely to be negative impacts arising from the proposed development. Therefore, the application is worthy of support, subject to recommended conditions.

Recommendation

1. That DA18/0956 for demolition of existing structures, tree removal and construction of four storey residential flat building containing 20 apartments, basement car parking and strata subdivision at 20 Robert Street, Penrith, be approved subject to the following conditions.

General

1 A001

The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form, the BASIX Certificate No. 951560M and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Drawing No	Prepared By	Dated
Site Plan	170869 DA 200 (Rev C)	Design Cubicle P/L	13/03/2019
Basement Plan	170869 DA 202 (Rev C)	Design Cubicle P/L	13/03/2019
Ground Floor Plan	170869 DA 203 (Rev C)	Design Cubicle P/L	13/03/2019
Level 1 & 2 Floor Plan	170869 DA 204 (Rev C)	Design Cubicle P/L	13/03/2019
Level 3 Floor Plan	170869 DA 205 (Rev C)	Design Cubicle P/L	13/03/2019
Roof Plan	170869 DA 206 (Rev C)	Design Cubicle P/L	13/03/2019
North & South Elevation	170869 DA 300 (Rev C)	Design Cubicle P/L	13/03/2019
East & West Elevation	170869 DA 201 (Rev C)	Design Cubicle P/L	13/03/2019
Sections	170869 DA 303 (Rev C)	Design Cubicle P/L	13/03/2019
Sections & Fence Details	170869 DA 304 (Rev C)	Design Cubicle P/L	13/03/2019
Landscape Concept Plan	18135 DA1-2 & DA2-2 (Rev B)	Vision Dynamics	18/12/2018
External Colour Schedule	-	Design Cubicle P/L	-
Waste Management Plan	-	Design Cubicle P/L	March 2019
Stormwater Concept Design	20170210 SW100-500 (Sheets 1-7) Rev C/D	SGC Consulting Engineers	13/03/2019

2 A Special (Adaptable apartments)

A minimum of two (2) apartments shall be constructed as adaptable apartments to meet the requirements for persons with a disability in accordance with the stamped approved plans. The adaptable units shall each be allocated an accessible car parking space compliant with AS 2890.6. **The Construction Certificate must be accompanied by certification** from a person suitably qualified by the Association of Consultants in Access Australia 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). A compliance Certificate in this regard shall be provided **prior to the issue of an Occupation Certificate.**

3 A Special (design verification CC)

Prior to the issue of a Construction Certificate, a design verification statement from a qualified designer shall be submitted. The design verification statement shall verify that the Construction Certificate plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Schedule 1 of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.

4 A Special (design verification OC)

Prior to the issue of an Occupation Certificate, a design verification statement from a qualified designer shall be submitted. The design verification statement shall verify that the Construction Certificate plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Schedule 1 of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.

5 [A Special \(External plant\)](#)

All mechanical ventilation equipment, ducts, air conditioner services and the like shall be shown on the Construction Certificate documentation as being contained within the building. Gutters and down pipes shall be integrated into the architecture of the building. Any plant or unsightly structures installed on the rooftop must be screened from view.

Demolition

6 [B002 - AS FOR DEMOLITION AND DISPOSAL TO APPROVED LANDFILL SITE](#)

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**.

7 [B003 - ASBESTOS](#)

You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on the 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 Environmental Protection Authority to receive asbestos wastes.

8 [B006 - Hours of work](#)

Demolition 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 and do not involve external walls or the roof, and do 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

9 [D001 - Implement approved sediment& erosion control measures](#)

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.

(Note: To obtain a copy of the publication, you should contact Landcom on (02) 98418600).

10 [D005 – No filling without prior approval \(may need to add D006\)](#)

No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No.20 (Hawkesbury- Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.

11 **D006 - No filling without prior approval (Use always, except for bulk earthworks/ major fill operations)**

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 Contaminated Land Development Control Plan) 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 Contaminated Land Development Control Plan 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.

12 **D009 - Covering of waste storage area**

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.

13 **D010 – Appropriate disposal of excavated or other waste**

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.

14 **D013 - Approved noise level 1**

Noise levels within the premises shall not exceed the relevant noise criteria detailed in 'Road Noise Impact Assessment: Proposed Residential Development, 20 Robert Street, Penrith' prepared by Rodney Stevens Acoustics Pty Ltd dated 7 August 2018 (Ref. 170331R1 Revision 1).

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 development has been constructed to meet the noise criteria in accordance with the approved acoustic report. This certificate is to be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate.**

The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

15 **D014 - Plant and equipment noise**

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.

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 noise criteria.

Prior to the issue of the 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.

16 **D026 - Liquid wastes**

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.

If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.

The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment Protection Authority.

17 **D027 - SW lines not to be Touched**

The stormwater drainage system shall not be altered or new lines directed into the system without the prior approval of Penrith City Council.

18 **D - Dust**

Dust suppression techniques are to be employed during demolition and construction to reduce any potential nuisances to surrounding properties.

19 **D - Mud/Soil**

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

20 **D Special (BLANK)**

Should any "unexpected finds" occur during the excavation and earthworks, including, but not limited to, the identification/finding of contaminated soils, buried building materials, asbestos, odour and/or staining, works are to cease immediately and Council is to be notified. Any such "unexpected finds" shall be addressed by an appropriately qualified environmental consultant, including preparation of an environmental management plan to be submitted to and approved by Council.

All remediation works within the Penrith Local Government Area are considered to be Category 1 works under State Environmental Planning Policy No. 55 - Remediation of Land. Should any contamination be found during development works and should remediation be required, development consent is to be sought from Penrith City Council prior to remediation works commencing.

21 **D Special (BLANK)**

The following details shall be shown on the Construction Certificate plans:

- All on-site waste collection infrastructure, doors and access points are to be locked through Councils Abloy Key System. System specifications are outlined in section 3.5.5 of the 'Residential Flat Building Guideline' document.
- All on-site waste collection infrastructure are to provide wash facilities through the use of a centralised mixing valve and hose cock. Respective drainage and water proofing to be installed to support the use of hose facilities.
- The Bulky Households Waste Room to replace the roller door with 1.8m wide, outwards opening dual doors.

22 **D Special (BLANK)**

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 Councils 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 Councils Waste Collection and Processing Contracts for Standard Waste Collection. The provision of Councils waste collection service will not commence until formalisation of the agreement.

23 **D Special BLANK**

Prior to the issue of the Construction Certificate, a Construction Noise Impact Assessment and Management Plan is to be prepared and submitted to Council for approval. This assessment is to consider (at minimum) the details of the construction program, construction methods and equipment in association with the NSW Department of Environment and Climate Change's "Interim Construction Noise Guideline" 2009.

The recommendations of the approved Management Plan are to be implemented and adhered to during the construction phase of the development.

24 **D Special BLANK**

Wastewater from the washing of garbage bins and vehicles is not to enter the stormwater system.

BCA Issues

25 **E001 - BCA compliance**

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).

26 **E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)**

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.

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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.

Utility Services

27 **G002 - Section 73 (not for**

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.

28 G004 - Integral Energy

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.

29 G006 -

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

30 H001 - Stamped plans and erection of site notice

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 2 signs to be erected on the 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 2 signs stating the above details is to be erected:

- at the commencement of, and for the full length of the, construction works onsite, 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.

31 H002 - All forms of construction

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 the 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.

32 H033 – Clothes line

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

33 H041 - Hours of work (other devt)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Engineering

34 K101 - Works at no cost to Council

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

35 [K202 - S138 Roads Act – Works and Structures - Minor Works in the public road DRIVEWAYS ROAD OPENINGS](#)

Prior to the issue of any Construction Certificate, a Section 138 Roads Act applications, 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)
- d) Road occupancy or road closures
- e) The placement of hoardings, structures, containers, waste skips, signs etc. in the road reserve
- f) Temporary construction access

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) Separate approvals may also be required from the Roads and Maritime Services for classified roads.
- c) All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate or Subdivision Certificate as applicable.
- d) On completion of any awning over the road reserve, a certificate from a practising structural engineer certifying the structural adequacy of the awning is to be submitted to Council before Council will inspect the works and issue its final approval under the Roads Act

36 [K209 - Stormwater Concept Plan](#)

The stormwater management system shall be provided generally in accordance with the stormwater strategy, MUSIC modelling and associated concept plan/s lodged for development approval, prepared by SGC Consulting Engineers reference 20170210 drawings SW100; SW300 revision D dated 10 April 2019; SW200 to SW202, and SW400 to SW500 revision C dated 13 March 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 Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy.

37 [K211 - Stormwater Discharge – Basement Car parks](#)

Prior to the issue of any 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 AS3500.3 (or as amended) (Plumbing and Drainage – Stormwater Drainage).

38 [K222 - Access, Car Parking and Manoeuvring – General](#)

Prior to the issue of any 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, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan.

39 **K301 - Sediment & Erosion Control**

Prior to commencement of works 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.

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

40 **K405 - Turf to Verge**

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.

41 **K501 - Penrith City Council clearance – Roads Act/ Local Government Act**

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Penrith City Council.

42 **K502 - Works as executed – General and Compliance Documentation**

Prior to the issue of an Occupation Certificate, works-as-executed drawings, final operation and maintenance management plans and any other compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Penrith City Council's Engineering Construction Specification for Civil Works, WSUD Technical Guidelines and Stormwater Drainage for Building Developments.

An original set of works-as-executed drawings and copies of the final operation and maintenance management plans and compliance documentation shall also be submitted to Penrith City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

43 **K503 - Stormwater Compliance**

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that the stormwater management system (including water sensitive urban design measures):

- 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 be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the works-as-executed drawings.

44 **K504 - Restriction as to User and Positive Covenant**

Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the stormwater management systems (including water sensitive urban design measures) 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 – Appendix F

45 **K601 - Stormwater Management system operation and maintenance**

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.

46 **K - Waterways - Stormwater Management system operation and maintenance**

The stormwater management systems shall continue to be operated and maintained in perpetuity to the satisfaction of Council in accordance with the final operation and maintenance management plan. Regular inspection records are required to be maintained and made available to Council upon request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the treatment measure/s

47 **K Special (BLANK)**

All car spaces are to be line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc.

48 **K Special (BLANK)**

The internal aisles are to be clearly marked showing direction of travel by use of signs, lines and arrows.

49 **K Special (BLANK)**

Subleasing of car parking spaces is not permitted.

50 **K Special (BLANK)**

The required sight lines around the driveway entrances are not to be compromised by landscaping, fencing or signage.

Landscaping

51 **L001 - General**

All landscape works are to be constructed in accordance with the stamped approved plan Landscape Concept Plan, 18135 (Rev B), prepared by Vision Dynamics and dated 18/12/2018 and Penrith Council's Development Control Plan.

Landscaping shall be maintained:

- in accordance with the approved plan, 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.

52 **L002 - Landscape construction**

The approved landscaping for the site must be constructed by a suitably qualified and experienced landscape professional.

53 **L003 - Report requirement**

Upon completion of the landscape works associated with the development and prior to the issue of an Occupation Certificate, an Implementation Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping works for the development.

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 property owners.

54 **L006 - Aust Standard**

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.

55 **L008 - Tree Preservation Order**

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.

56 **L Landscaping**

Landscaping shall be installed in accordance with Landscape Concept Plan, prepared by Vision Dynamics, Dwg No 18135 DA 1-2, Revision B, dated 18/8/2018.

Subdivision

57 [M008 - Subdivision Certificate requirements](#)

Prior to the issue of the Subdivision Certificate, the following is to be submitted:

An original plan of subdivision and two (2) copies of the plan. The plan of subdivision must indicate, where relevant -

- All drainage easements, rights of way, restrictions and covenants.
- All proposed dedications of roads/drainage/public reserve, which are to be undertaken at no cost to Penrith City Council.

The following information is to be shown on one (1) copy of the plan.

- The location of all buildings and/or other permanent improvements shall comply with any statutory boundary clearances or setbacks as defined by the Building Code of Australia and Council's resolutions.
- All existing services are wholly contained within the lot served and/or covered by an appropriate easement.

Prior to lodgement of the Subdivision Certificate Application, street address numbering must be obtained/approved by Penrith City Council's Rates Team. Proposed street addresses can be forwarded to council@penrith.city for approval.

Development Contributions

58 [N001 - Section 94 contribution \(apply separate condition for each Contribution Plan\)](#)

This condition is imposed in accordance with Penrith City Council's Section 7.11 Contributions Plan for Cultural Facilities. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$7,695 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 Section 7.11 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 S7.11 invoice accompanying this consent should accompany the contribution payment. The Section 7.11 Contributions Plan for Cultural Facilities may be inspected at Council's Civic Centre, 601 High Street, Penrith.

59 [N001 - Section 94 contribution \(apply separate condition for each Contribution Plan\)](#)

This condition is imposed in accordance with Penrith City Council's Section 7.11 Contributions Plan for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$72,988 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 Section 7.11 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 S7.11 invoice accompanying this consent should accompany the contribution payment. The Section 7.11 Contributions Plan for District Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

60 [N001 - Section 94 contribution \(apply separate condition for each Contribution Plan\)](#)

This condition is imposed in accordance with Penrith City Council's Section 7.11 Contributions Plan for Local Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$26,383 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 Section 7.11 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 S7.11 invoice accompanying this consent should accompany the contribution payment. The Section 7.11 Contributions Plan for Local Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

Certification

61 Q009 - Strata Certificate

A Strata Certificate shall be obtained from the Principal Certifying Authority prior to lodgement of the strata plan with the Land and Property Information division of the Department of Lands. The Strata Certificate will not be issued if:

- (a) any of the conditions in this consent are outstanding, and
- (b) if the Final Occupation Certificate for the building, the subject of the strata plan, has not been issued.

62 Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)

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 1979, 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 81A 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 of site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

63 Q05F - Occupation Certificate for Class10

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the occupation of the dwellings.

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.

Unallocated

64 Tree Removal

a) In accordance with Part A-Arbicultural Impact Assessment & Part B - Tree Management Plan, prepared by Redgum Horticultural, author Craig Martin, dated 23 July 2018, Trees 1-7 can be removed.

b) All tree removal works must comply with the *Amenity Tree Industry – Code of Practice, 1998* (Workcover, NSW) and *Guide to Managing Risks of Tree Trimming and Removal Work* (Safe Work Australia 2016).

c) All other vegetation not specifically identified above, and protected by Councils Tree Management Order, is to be retained and protected from construction damage and pruning. The Tree Management Order protects trees over 5m in height.

65 Tree retention

a) Trees 9, 10, 11 & 12 are to be retained and protected in accordance with Part A-Arbicultural Impact Assessment & Part B - Tree Management Plan, prepared by Redgum Horticultural, author Craig Martin, dated 23 July 2018.

b) The tree/s to be retained and protected together with their relevant Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shall be marked on all demolition and construction drawings.

c) All contractors and workers on site shall be briefed on the tree protection and management procedures in place as part of their site induction. A written record of the induction process is to be kept on site.

d) If tree roots are exposed during approved works, roots with a diameter less than 25mm are to be pruned cleanly using sharp hand tools and not torn or ripped by machinery. Tree roots greater than 25mm in diameter are to be assessed by a qualified arborist - minimum Australian Qualification Framework (AQF) Level 4 or equivalent – before any pruning work is undertaken. If necessary, changes in design or relocation of works may be required.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

C5 Waste Management

The DCP specifies that on-site waste collection is required for residential flat building (RFB) developments. However, given the lots topography and dimensions, compliance with this control is not feasible. The development proposes on-street collection, with a waste room located at ground floor. The waste room includes a bulky waste storage room (5.31m² in area) and sufficient space for the storage of 20 x 240L bins (10 x recycling bins & 10 x garage bins), which complies with the waste generation rates outlined in the DCP. This is considered a reasonable solution given that the entire length of Robert Street (between the King Street and Lethbridge Street intersection) all are currently serviced by Council's waste vehicles from the street. This includes the 50 unit RFB located at 13-19 Robert Street.

The DCP also specifies that a chute system is required for development of three or more storeys. Given the scale of the development and that a chute system would compromise the number of parking spaces within in the basement, it is not considered reasonable. Residents will be required to take garbage to the waste room on the ground floor.

C10 Transport, Access and Parking

The proposal requires the following on-site parking provision:

Land Use Element	Parking Rate	Required
Residential Flat Buildings	1 space per 1 or 2 bedrooms	19
	2 spaces per 3 or more bedrooms	2
	1 space per 40 units for service vehicles	0.5
	Visitor parking: 1 space per 5 dwellings	4
	1 space for car washing for every 50 units	0.4
	Total Required	

The development includes 26 parking spaces within the basement, complying with the above requirements. A shared space for car washing and services vehicles is acceptable given the scale of the development.

D2 Residential Development

The proposal has been assessed against the applicable provisions of this section and is found to be generally acceptable. Particular clauses which have provided for non compliances or relevant discussion points are identified below:

2.5.2 Preferred Configuration for Residential Flat Buildings

The DCP stipulates that new residential flat building development incorporate traditional configurations of cottage development in that patterns of buildings and private gardens are adopted and traditional features are employed to soften the development.

The proposed residential flat building, although contemporary in design, is considered to comply with the objectives of this clause. The proposed front and side setbacks are comparable with existing setbacks in the vicinity. The stepped balconies and colour variation will soften the bulk of the building and the ground floor street front unit is flanked by landscaping.

2.2.5 Landscaped Area

The DCP specifies that a minimum landscaped area of 35% is to be provided within the R4 High Density Residential zone. The proposal does not comply with this requirement providing approximately 21% landscaped area, a deficit of Council's minimum by 14%. Despite this non compliance, the proposal meets the objectives of this control which are to *'retain a reasonable proportion of each site for landscaped garden areas, conserve significant existing vegetation, and provide reasonable separation between neighbouring dwellings'*. The proposal complies with this objective in that it provides for deep soil zones, communal open space areas and building separation on ground level that complies with the Apartment Design Guidelines under SEPP65.

2.5.6 Front and Rear Setbacks

The DCP specifies that the front setback should be either the average setbacks of the immediate neighbours; or 5.5m minimum, whichever is the greater dimension. The townhouse development to the east is setback 6.9m and the single dwelling to the west is setback 12.5m, giving an average of 9.7m. The development does not comply with this requirement, providing a front setback of 5.5m. This is supportable given that the average front setback along Robert Street is 5.8m and the development provides satisfactory landscaping along the frontage.

2.5.9 Solar Planning

Refer to discussion regarding solar access under State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.

2.5.18 Fences and Retaining Walls

The DCP requires that fences shall be no taller than 1.8m generally and walls of solid construction and taller than 1.2m shall be of see through construction. Details have provided of the front fence indicating that it will be constructed of timber look colourbond balustrade slats and 1.5m high, complying with this requirement.

Statement of Environmental Effects

DEMOLITION OF EXISTING STRUCTURES AND THE CONSTRUCTION OF A FOUR (4) STOREY RESIDENTIAL FLAT BUILDING DEVELOPMENT CONTAINING 20 APARTMENTS OVER BASEMENT CARPARKING FOR 25 VEHICLES & STRATA SUBDIVISION AT 20 ROBERT STREET, PENRITH



Prepared by: Think Planners Pty Ltd
Document Date: 13 September 2018
Consent Authority: Penrith City Council

QUALITY ASSURANCE

PROJECT: Statement of Environmental Effects: RFB
ADDRESS: 20 Robert Street, Penrith
COUNCIL: Penrith City Council
AUTHOR: Think Planners Pty Ltd
ARCHITECT: Design Cubicle

Date	Purpose of Issue	Rev	Reviewed	Authorised
23 July 2018	Draft Issue	Final	SK/JW	AB
13 September 2018	Submission Issue	Final	JW	AB

<i>Integrated Development (under S91 of the EP&A Act). Does the development require approvals under any of the following legislation?</i>	
<i>Fisheries Management Act 1994</i>	<i>No</i>
<i>Heritage Act 1977</i>	<i>No</i>
<i>Mine Subsidence Act 1992</i>	<i>No</i>
<i>Mining Act 1992</i>	<i>No</i>
<i>National Parks and Wildlife Act 1974</i>	<i>No</i>
<i>Petroleum (Onshore) Act 1991</i>	<i>No</i>
<i>Protection of the Environment Operations Act 1997</i>	<i>No</i>
<i>Roads Act 1993</i>	<i>No</i>
<i>Rural Fires Act 1997</i>	<i>No</i>
<i>Water Management Act 2000</i>	<i>No</i>
<i>Concurrence</i>	
<i>SEPP 1- Development Standards</i>	<i>No</i>
<i>SEPP 64- Advertising and Signage</i>	<i>No</i>
<i>SEPP 71 – Coastal Protection</i>	<i>No</i>
<i>SEPP (Infrastructure) 2007</i>	<i>No</i>
<i>SEPP (Major Development) 2005</i>	<i>No</i>
<i>SREP (Sydney Harbour Catchment) 2005</i>	<i>No</i>

Table of Contents

Executive Summary	3
Site and Locality	4
Heritage	8
Description of Proposal	9
Unit Mix	9
Parking	9
Waste Collection	9
Stormwater Management	10
Key Elements of Proposal	10
Planning Controls	12
Statutory Controls	12
Policy Controls.....	12
Consideration of Planning Controls.....	13
State Environmental Planning Policy 2004 BASIX	13
State Environmental Planning Policy No. 55- Land Contamination	13
SEPP 65 Design Quality of Residential Apartment Development and the Apartment Design Guide	13
Sydney Regional Environmental Plan (SREP) No. 20 Hawkesbury Nepean River	22
Penrith Local Environmental Plan 2010.....	22
Penrith Development Control Plan 2014.....	27
Conclusion	42

Executive Summary

This Statement of Environmental Effects has been prepared in support of a Development Application for demolition of existing structures and the construction of a four (4) storey residential flat building containing 20 units over basement parking for 25 vehicles at 20 Robert Street, Penrith. The proposal also includes strata subdivision of the development on completion.

The proposal incorporates the following dwelling mix:

- 3 x 1 bedroom unit;
- 16 x 2 bedroom units; and
- 1 x 3 bedroom unit.

Located within close proximity to both Kingswood Train Station & Penrith Train Station, and within a short car trip to Nepean Hospital, the site is a regular shaped land parcel with a frontage of approximately 24.74m to Robert Street and a total site area of 1400m². The site is predominately flat.

The site is zoned R4 High Density under Penrith Local Environmental Plan 2010 and a '*Residential Flat Building*' is permissible with consent within the R4 Zone. The development proposal has been designed to align with the LEP controls and the provisions of Penrith DCP 2014, noting the proposal meets the building height control in the LEP.

The subject area is ideal for future urban intensification as it is located within close proximity to a large commercial centre, regional hospital, schools, public transportation and recreational opportunities. The development will permit an orderly development of the site and also permitting the site to fulfil its zoning potential whilst being consistent with Council's vision for the subject area and compatible with the existing character along Robert Street.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

Site and Locality

The subject site is legally described as Lot 2 DP 513528, known as 20 Robert Street, Penrith. The site is a predominantly regular shaped land parcel with a frontage of approximately 24.74m to Robert Street and a total site area of 1400m². The site is predominately flat.

Bounded by existing medium to high density housing, the subject site is located within a residential block bounded by Robert Street to the north, Lemongrove Road to the west, King Street to the east and Thurston Street to the south. The block has been earmarked for higher densities by virtue of its R4 Zoning which permits buildings of up to 15m. It is expected with the high demand for housing within close proximity to essential services, public transport, schools and parks, the existing medium scale housing will be redeveloped for higher densities in the medium term. An aerial photograph of the subject block and the subject site is provided below:

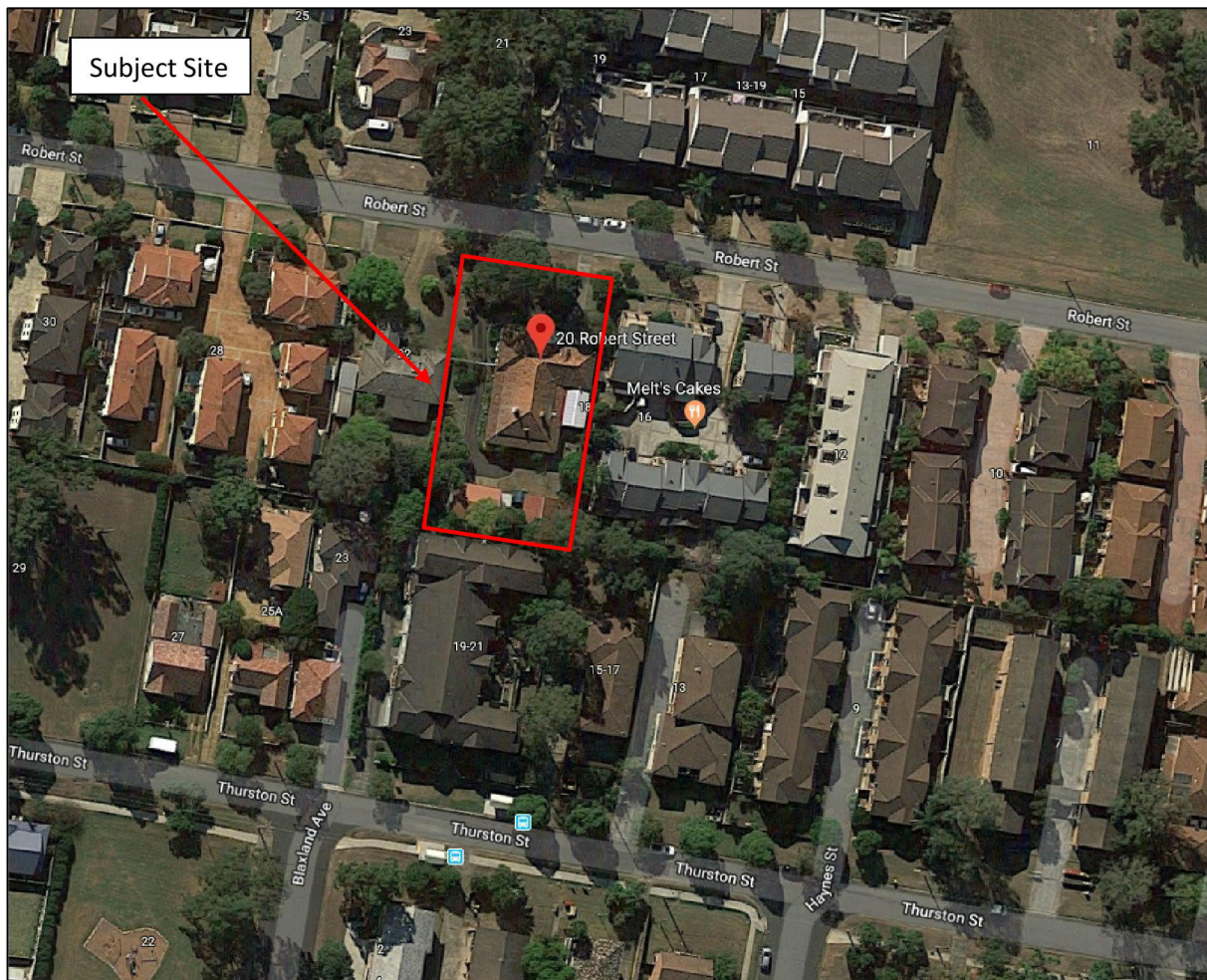


Figure 1: Aerial Photograph of Site

The Plan for Growing Sydney supports higher density residential developments in strategic locations to accommodate future population growth. The subject area is ideal for future urban intensification as it is located within close proximity to essential services, recreational opportunities, shops, local schools and public transportation.

The development site is also located near key arterial roads such as the Great Western Highway and The Northern Road. An aerial photograph, that demonstrates the sites location within the wider locality, is provided below:



Figure 2: Locality Map

Photographs are provided below that give context to the locality and also the relationship of the development site with adjoining developments.

Photograph 1: Shows the existing subject site, as viewed from Robert Street.



Photograph 2: Shows a recently constructed multi dwelling housing development located opposite the subject site (15-19 Robert Street).



Photograph 3: Shows the existing streetscape of Robert Street, viewing eastwards.



Photograph 4: Shows the existing streetscape of Robert Street, viewing westwards.



Heritage

The site is not identified as a heritage item, it is not located within a heritage conservation area nor is it in the vicinity of any surrounding heritage items as illustrated by the heritage extract map below.



Figure 3: Heritage Map Sheet HER_012 Extract (Source: Penrith LEP 2010)

Description of Proposal

The proposal involves the demolition of existing structures and construction of a four (4) storey residential flat building with associated strata subdivision with the following aspects:

Unit Mix

The proposal incorporates a total of 20 units with the following dwelling mix:

- 3 x 1 bedroom unit;
- 16 x 2 bedroom units; and
- 1 x 3 bedroom unit.

Parking

The development proposal includes a total of 25 parking spaces within a basement level. The access ramp to the basement is located on the north-western section of the site. The parking breakdown is as follows:

Basement Level

A total of 25 car parking spaces including

- 21 residential spaces, including 2 accessible spaces.
- 4 visitor spaces, and
- 1 dedicated car wash bay.

The basement level also includes 4 bicycle parking spaces.

Waste Collection

The proposal is limited in size and is only 4 storeys and therefore no chute system is provided with garbage to be taken by residents to the ground floor holding area which is suitable.

The proposal has also been designed to enable waste to be collected from Robert Street with a truck able to utilise on street loading in front of the site. Then waste contractors can collect from the bin storage room on the ground floor- noting that this is the way that all existing developments are serviced in Robert Street. Further the development is a small scale development of only 20 units and on-site collection is not feasible- nor is it desirable given the existing waste collection arrangements on Robert Street that utilise an on-street collection configuration to the various apartment buildings and townhouse developments.

Between Lemongrove Road and King Street there are 14 development lots, 12 of which already accommodate townhouses or apartments. All of the townhouses and apartments feature on-street collection. Therefore it is not reasonable or desirable to have 1 development in the street with on-site loading when all other developments simply present bins to the street- when this development can simply present bins to the street and there is a consistent bin collection arrangement in the street for all developments. This portion of Robert Street is also quiet with no through traffic other than residents given the primary roads are Lemongrove Road and King Street.

Stormwater Management

The proposal has been designed to provide for discharge to the kerb and gutter. This is after treatment via the WSUD measures.

Key Elements of Proposal

A brief description of the various aspects of the development is provided below.

Level	Inclusions
Basement Level	Graded ramp access to the basement level is provided via Robert Street.
	25 car parking spaces with the following carparking breakdown: <ul style="list-style-type: none"> - 21 residential car parking spaces including 2 accessible car parking space; and - 4 visitor car parking spaces
	4 bicycle parking spaces.
	Residential storage space.
	Plant room.
	Storage room
	Lift core and stair well.
Ground Floor: Units 1-5	The ground floor accommodates a primary pedestrian pathway and ramp that provides direct access to lobby area of the proposed 4 storey RFB.
	The lobby area provides access to all 5 ground floor units and waste room and includes a lift core and stairwell.
	Each unit is provided with a kitchen, laundry, living area, dining area, and courtyard that is generally accessed from living areas.
	1 x 1 bedroom unit with courtyard.
	3 x 2 bedroom unit with courtyard.
	1 x 3 bedroom unit with courtyard
	Communal bin storage room.
	Landscaped areas.
	Foyer area leading to the dual lift cores.
	Driveway and vehicle ramp to basement level via Robert Street, in the north-western corner of the site.
First / Second Floors	Each unit is provided with a kitchen, laundry, living area, dining area and balcony that is generally accessed from living areas. Each floor contains 6 units.
	1 x 1 bedroom unit with balcony per level (1 x 2 = 2. A total of 2 x 1 bedroom units).

	5 x 2 bedroom unit with balcony per level (5 x 2 = 10. A total of 10 x 2 bedroom units).
Third Floor	Each unit is provided with a kitchen, laundry, living area, dining area and balcony that is generally accessed from living areas. 3 x 2 bedroom units.
	Communal Open Space.
Rooftop Level	Rooftop communal open space.

The proposal also incorporates a number of ancillary elements, including detailed landscape embellishment works and relevant drainage elements as shown on the submitted plans.

Planning Controls

Statutory Controls

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy (BASIX);
- State Environmental Planning Policy No.55- Remediation of Land
- State Environmental Planning Policy No.65 –Design Quality of Residential Apartment Development;
- Sydney Regional Environmental Plan No. 20- Hawkesbury Nepean River;
- Penrith Local Environmental Plan 2010;

Policy Controls

The applicable policy control documents are: -

- Penrith Development Control Plan 2014; and
- The Apartment Design guide.

Consideration of Planning Controls

The following summarises the relevant planning controls in relation to the proposal and makes comment regarding compliance with these controls- noting that only the key controls are discussed given the proposal is for a Pre-DA Meeting.

State Environmental Planning Policy 2004 BASIX

The application has been assessed and is accompanied by a complying BASIX certificate demonstrating a commitment to thermal and water efficiency.

State Environmental Planning Policy No. 55- Land Contamination

Given the historical use of the site for urban purposes, land contamination is not likely. Further investigation and reporting under SEPP 55 is not considered necessary given the residential use of the site and no indication of potentially contaminated materials on the site.

A Preliminary Site Investigation has been carried out that also confirms that the site is suitable for the development.

Council can be satisfied that the provisions of Clause 7 of the SEPP is satisfied. If any contaminated material or suspected contaminated material is unearthed during the construction process then actions consistent with the legislative requirements and guideline document will be undertaken.

SEPP 65 Design Quality of Residential Apartment Development and the Apartment Design Guide

The development application is accompanied by a design verification statement by Design Cubicle, verifying that a registered architect has directed and designed the proposal, and that the design quality principles set out in Part 2 of the SEPP are achieved for the residential flat development.

A description of compliance with the applicable development controls such as setbacks, building depth, separation, height, etc. is provided in the local planning controls discussion and tables below.

The table below provides a detailed discussion against the relevant provisions of the Apartment Design Guide, noting that a number of these provisions are embodied within the Penrith Local Environmental Plan 2010 and supporting Penrith Development Control Plan 2014.

An assessment against the relevant objectives and design guidelines contained in parts 3 and 4 of the Architectural Design Guide can be found below.

Clause 6A of the amended SEPP states that development control plans cannot be inconsistent with the Apartment Design Guide for the following matters set out in parts 3 and 4 of the guide:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

The SEPP states that if a development control plan contains provisions that specify requirements, standards or controls in relation to a matter to which clause 6A applies, those provisions are of no effect.

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
Part 3 – Siting the Development			
3A Site Analysis	Appendix 1 of the ADG	Provided	Yes
3B Orientation	Building to define the street, by facing it and incorporating direct access from the street	The proposed residential flat building complex has been designed to address and provide direct pedestrian access via Robert Street. Passive surveillance opportunities are provided from primary living areas and balconies that overlook all streets. Direct pedestrian access to the proposed 4 storey building is provided through the centre of the site.	Yes
	Where an adjoining building does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by > 20%	Not applicable	N/A
	4 hours of solar access should be retained to solar collectors on neighbouring buildings	Adjoining properties do not contain solar collectors	N/A

3C Public Domain Interface	<p>Terraces, balconies should have direct street entry, where appropriate.</p> <p>Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided</p> <p>Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement carpark or out of view</p>	<p>Terraces have direct access to the street entry, however appropriate access to all ground floor units is provided by the proposal.</p> <p>Appropriate location of mail boxes are provided. Complies.</p> <p>The garbage storage room is located within an enclosed room on the ground floor that is not visible from the street.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
3D Communal and Public Open Space	<p><u>Design Criteria:</u></p> <p>Communal open space has a minimum area equal to 25% of the site</p> <p>50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm</p>	<p>250sqm provided or 17.86% of the site area, which is slightly under the required communal open space area of 25% required by the ADG, however the development is compliant with the DCP requirement for communal open space that is 10% of the required landscaped area. It is also noted that the development is located within proximity of several public open spaces, including Parker Street Reserve which is located approximately 200m from the site. Therefore the quantum of common area is significant for a development of only 20 units and consistency with the DCP and availability of local parks means that the technical variation to the ADG provision is acceptable given the small scale of the development proposed.</p> <p>Complies</p>	<p>Variation</p>

3E Deep Soil Zones	<p><u>Design Criteria:</u></p> <p>A deep soil zone equivalent to 7% of the site area must be provided</p> <p>If the site is between 650m² to 1500m² then the DSZ must have minimum dimensions of 3m</p> <p>If over 1500m² then min dimensions of 6m</p> <p><u>Design Guidelines:</u></p> <p>On some sites it may be possible to provide larger deep soil zones:</p> <ul style="list-style-type: none"> • 10% of the site as deep soil on sites with an area of 650m²- 1,500m² • 15% of the site as deep soil on sites greater than 1,500m² 	<p>98m² required and a deep soil area of 388m² or 27.7% of the site is provided. Complies.</p> <p>Complies with Minimum Dimension of 3m</p> <p>It is noted that the proposal provides a total of 27.7% of the site area for deep soil zones. Complies.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>3F Visual Privacy</p> <p>Building Separation Up to 4 storeys (up to 12m)</p> <p>Note: When adjacent to a lower density residential zone an additional 3m rear/ side setback is required</p>	<p><u>Design Criteria:</u></p> <p>12m between habitable rooms (6m)</p>	<p>The proposed 4 storey residential flat building development provides 6m setbacks to all of its boundaries and is therefore compliant.</p> <p>N/A.</p>	<p>Yes</p> <p>N/A</p>
3G Pedestrian Access and Entries	<p>Building entries should be clearly identifiable and communal entries should be clearly distinguished from private areas</p>	<p>The building provides clearly distinguishable entry points from Robert Street.</p>	<p>Yes</p>

3H Vehicle Access	<p>Car park access should be integrated with the building's overall façade</p> <p>Car park entry and access should be located on secondary streets or lanes where available</p>	<p>The vehicular access point is provided via Robert Street and integrates with the overall design of the building.</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p>
3J Carparking	<p><u>Design Criteria:</u> Carparking for sites within 800m of a railway station or light rail stop can provide parking at the rate of:</p> <p><u>Design Guidelines:</u> Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas</p>	<p>N/A as not within 800m of a railway station. Designed to Comply with the Penrith DCP 2014.</p> <p>The proposal provides appropriate undercover and secure residential bicycle parking spaces within the basement level.</p>	<p>N/A</p> <p>Yes</p>
Part 4 – Designing the Building			
4A Solar Access	<p><u>Design Criteria:</u></p> <p>Living rooms and private open space of at least 70% of units to receive 2 Hours Solar Access between 9am and 3pm Mid-Winter</p> <p>A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm Mid Winter</p>	<p>70% or 14 units required achieve the required 2 hours of solar access at mid-winter. 20 units achieve 2 hours solar access and complies.</p> <p>0 units will receive no direct sunlight between 9am and 3pm Mid Winter.</p>	<p>Yes</p> <p>Yes</p>
4B Natural Ventilation	<p><u>Design Criteria:</u></p> <p>60% of Units are cross ventilated in a building up to 9 storeys</p>	<p>60% of units are cross ventilated.</p>	<p>Yes</p>

	Overall width of a cross over or cross through apartment is < 18m <u>Design Guidelines:</u> The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	No cross-over or cross through units. Development has a mix of dual aspect apartments, single aspect and corner apartments.	N/A Yes
4C Ceiling Height	<u>Design Criteria:</u> 2.7m for habitable and 2.4m for non-habitable.	Complies	Yes
4D Unit Sizes	<u>Design Criteria:</u> Studio 35m ² 1 bed 50m ² 2 bed 70m ² 3 bed 90m ² + 5m ² for each unit with more than 1 bathroom.	All units comply with many units exceeding. Where additional bathrooms have been provided unit sizes have been increased by at least 5m ² ,	Yes
	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10%	Every habitable room is provided with a window.	Yes
Habitable Room Depths	<u>Design Guidelines:</u> Limited to 2.5m x Ceiling Height	N/A as open plan layouts provided	N/A
Bedroom sizes Master Other	10m ² 9m ²	Comply Comply	Yes Yes
Living rooms/dining areas have a minimum width of: 3.6m 4m	Studio/1 br 2br/ 3br	Comply Comply	Yes Yes

Open Plan Layouts that include a living, dining room and kitchen.	8m to a window	Complies given unit depths and design layouts.	Yes
4E Private Open Space Balcony Sizes 1 bed 2 bed 3 bed Ground level/ podium apartments	<u>Design Criteria:</u> 8m ² & 2m depth 10m ² & 2m depth 12m ² & 2.4m depth 15m ² & 3m depth	Complies Complies Complies Complies with many exceeding 15m ² .	Yes Yes Yes Yes
4F Common Circulation and Spaces Common Circulation Units per Plate Corridors > 12m	<u>Design Criteria:</u> 8-12 Unit per Plate Are articulated	Lift core is to serve a maximum of 6 units per plate. The corridors are articulated.	Yes Yes
4G Storage	1 bed 6m ³ 2 bed 8m ³ 3 bed 10m ³ Min 50% of required storage is within the apartment	The proposal provides: 1 bed: >6m ³ 2 bed: >8m ³ 3 bed: >10m ³ This is provided within the basement/ground floor and within the units themselves, with a minimum of 50% of storage to be provided within each individual unit. The proposed development is considered to offer storage space that aligns with the provisions of the ADG.	Yes

4H Acoustic Privacy	<p>Adequate building separation is provided within the development and from neighboring buildings/adjacent uses</p> <p>Windows and door openings are generally orientated away from noise source</p> <p>Noisy areas within buildings including building enters and corridors should be located next to or above each other and quieter areas next to or above quieter areas.</p>	<p>Development has provided adequate separation from neighbor buildings/properties in-line with 3F Visual Privacy – design criteria above.</p> <p>Where appropriate windows and door openings are orientated away from noise sources.</p> <p>The application is designed to create different ‘zones’ with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy and also take advantage of the lot orientation.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4K Apartment Mix	A variety of apartment types is provided	<p>A diversity of apartments is proposed as follows:</p> <p>3 x 1 bedroom unit; 16 x 2 bedroom unit; and 1 x 3 bedroom unit.</p> <p>The proposed unit mix will offer a variety of housing choice. The proposal is designed with a mix of units to provide a variety of housing choices that responds to market demand, noting that the bedroom numbers and size of units are varied that will provide for a range of sizes to meet the needs of occupants and also provide different pricing points for the alternative sizes which will contribute to affordability.</p>	Yes
4M Facades	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale	The proposed facades are well articulated with a mixture of vertical and horizontal features including windows, projecting walls and balconies and framed elements. Overall the proposed facade is considered a quality design outcome that is compatible with other comparable modern RFB within the wider Penrith LGA.	Yes

4O Landscape Design	1 large tree or 2 medium trees per 80m ² of DSZ	Consistent as per landscaping, noting where appropriate existing trees are to be retained.	Yes
4Q Universal Design 20% of the total apartments	Achieve Liveable House Guidelines silver level universal design features	20% of units achieve silver level universal design features.	Yes
4U Energy Efficiency		The future development application will be accompanied BASIX certificate indicating energy efficiency for each residential unit provided. Furthermore it is noted that 100% of units achieve the minimum 2 hours of solar access at mid-winter and over 60% units achieve natural ventilation.	Yes
4V Water Management and Conservation	Reduce mains consumption, and reduce the quantity of storm water runoff.	The application has been provided with a BASIX certificate indicating energy efficiency for each residential unit provided.	Yes
4W Waste Management	Supply WMP Allocate storage area	Provided Appropriate waste storage areas are provided.	Yes Yes
4X Building Maintenance	To ensure long life and ease of maintenance for the development.	The proposed material is considered durable which may be easily cleaned.	Yes

Sydney Regional Environmental Plan (SREP) No. 20 Hawkesbury Nepean River

The development proposal incorporates a drainage concept that demonstrates that stormwater can be adequately conveyed to the existing street network. Appropriate erosion and sediment controls can be implemented throughout construction and it is anticipated that conditions of consent will reinforce this. It is noted that the proposal meets the recently adopted WSUD measures required to achieve appropriate water quality for stormwater discharge.

Penrith Local Environmental Plan 2010

The subject site is zoned R4 High Density Residential under the provisions of the Penrith LEP 2010 as indicated on the zoning extract map below.

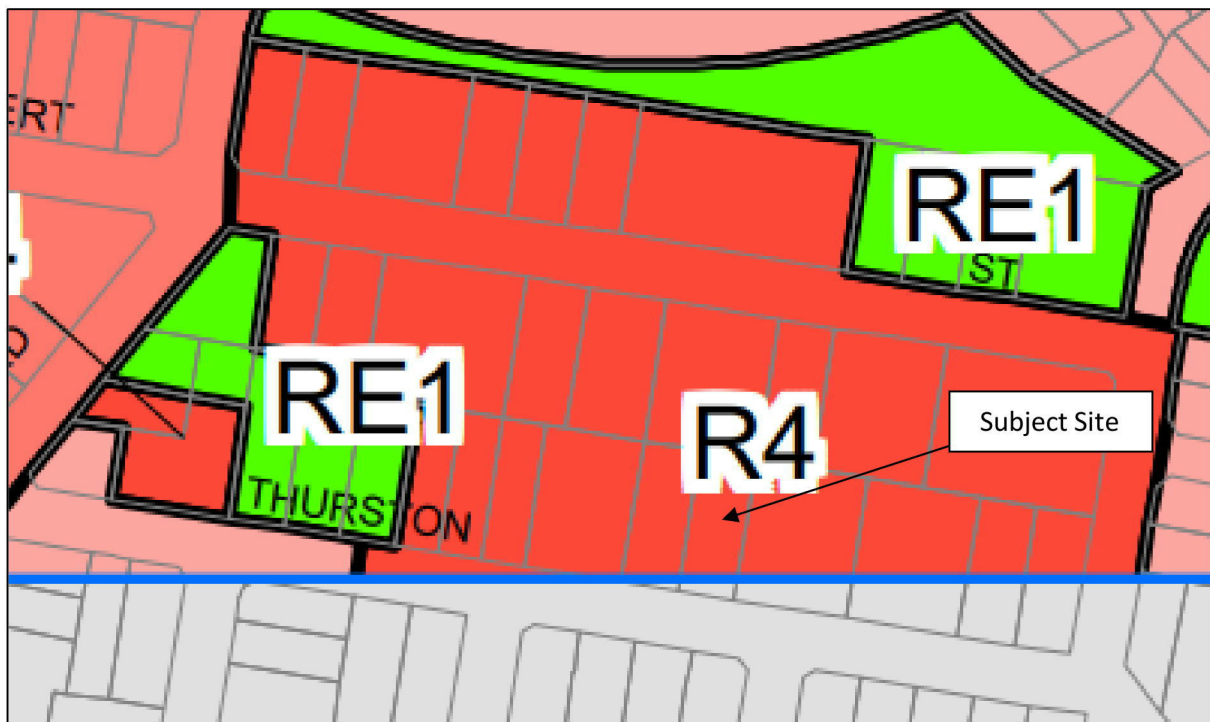


Figure 4: Land Zoning Map Sheet HER_012 Extract (Source: Penrith LEP 2010)

A Residential Flat Building is permissible with consent and the proposal is consistent with the definition contained within the LEP:

Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

The development proposal is also consistent with the prescribed R4 zone objectives that are stipulated as:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that a high level of residential amenity is achieved and maintained.
- To encourage the provision of affordable housing.
- To ensure that development reflects the desired future character and dwelling densities of the area.

The proposed development provides a residential flat building that will provide a variety of housing types and contribute towards increasing the housing stock of Penrith, whilst being consistent with the emerging high-density character of the subject area. The site is well located and provides access to essential services, public transportation, schools, shops and recreation opportunities.

The residential flat development incorporates a contemporary design that achieves good presentation to both streets. The locality has been zoned for high density development and as such it is expected to transform over the next 5 to 10 years with planning controls permitting greater density in the locality. The proposal aims to provide a strong interface to Robert Street whilst aiming to set the tone and scale for future comparable RFB within the subject residential block.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Penrith Local Environmental Plan 2010 - Compliance Table			
Relevant Clause	Control	Comment	Complies
Zoning	R4 – High Density	Residential Flat Buildings are permissible with Council consent in the R4 – High Density Residential zone.	YES
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the R4 High Density. The development will permit the site to develop to its full zoning potential whilst increasing housing stock within close proximity to schools, public transportation and services.	YES
2.6	Subdivision – Consent Requirements	Strata subdivision is proposed on completion of the development.	YES
2.7	Demolition Requires Consent	Council consent is sought for the demolition of the existing structures on the site.	YES

Part 4 Principal Development Standards			
4.1A	Minimum Subdivision Lot Size: Residential Flat Building: 800m ²	A minimum lot size of 800m ² is identified for the site under the Penrith Local Environmental Plan 2011 Clause 4.1A. The subject site has a total site area of 1400m ² . Complies.	YES
4.3	Height of Buildings- 15m	Penrith Local Environmental Plan states that the maximum building height within the subject site is 15m. The development proposes a 3-4 storey residential flat building that is fully within the height limit.	YES
4.4	Floor Space Ratio	No FSR control applies to the subject site. Not relevant.	N/A
Part 5 Miscellaneous Provisions			
5.6	Architectural Roof feature	The development does not propose an architectural roof feature.	N/A
5.10	Heritage	The site does not contain a heritage item and is not located within proximity to a heritage item or a heritage conservation area.	N/A
Part 7 Additional Local Provisions			
7.1	Earthworks	This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls. The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.	YES

		<p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Council's current and proposed planning strategies.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	
7.2	Flood planning	The site is not identified as being flood prone by Council's flood planning land map sheet FLD_012.	YES
7.3	Development on Natural Resources Sensitivity Land	The site is not identified on the Natural Resources Sensitive Map. Not applicable.	N/A
7.4	Sustainable Development	<p>The proposal satisfies the LEP in that:</p> <p><i>(a) conserving energy and reducing carbon dioxide emissions,</i> <i>(b) embodied energy in materials and building processes,</i></p> <p>Proposal incorporates a BASIX certificate relating to energy efficiency.</p> <p><i>(c) building design and orientation,</i> <i>(d) passive solar design and day lighting,</i> <i>(e) natural ventilation,</i></p> <p>The majority of units receive good solar access and natural ventilation.</p> <p><i>(f) energy efficiency and conservation,</i> <i>(g) water conservation and water reuse,</i></p> <p>Proposal incorporates a BASIX certificate relating to energy/water efficiency.</p> <p><i>(h) waste minimisation and recycling,</i></p> <p>Waste management and recycling is addressed through the attached waste management plan.</p>	YES

		<p><i>(i) reduction of vehicle dependence,</i></p> <p>Proposal is located within a 100m radius of bus stops with regular services from Penrith to Werrington (758) that gives alternative means of transport.</p> <p><i>(j) potential for adaptive reuse.</i></p> <p>Given the zoning of the site as R4 there is limited adaptive re-use potential on the site.</p>	
7.5	Protection of Scenic Character and Landscape Values	The site is not identified on the Land with Scenic and Landscape Values Map. (SLV_012) Not applicable.	N/A
7.6	Salinity	Due to the nature and location of the site it is not likely to be affected by Saline Soils. Not applicable.	N/A
7.7	Servicing	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	YES

Penrith Development Control Plan 2014

The key DCP controls are contained in the table below.

Penrith Development Control Plan 2014 – Compliance Table			
Clause	Controls	Comment	Complies
C1 Site Planning and Design Principles			
1.1	Site Planning	<p><u>1.1.1 Site Analysis</u></p> <p>A Site Analysis has been prepared and is attached as part of this application. The site analysis identifies the relevant considerations required by Council and acknowledges the unique opportunities and constraints of the site that have informed the design of the development proposal.</p>	Yes
		<p><u>1.1.2 Key Areas with Scenic and Landscape Values</u></p> <p>The subject site is not located within the Scenic and Landscape Values Map under the Penrith LEP 2010. Not applicable.</p>	N/A
1.2	Design Principles	<p><u>1.2.2 Built Form – Energy Efficiency and Conservation</u></p> <p>The proposed development maximise solar access to units and is designed in a manner that achieves natural light and ventilation. A BASIX certificate is attached to this statement.</p>	Yes
		<p><u>1.2.3 Building Form – Height, Bulk and Scale</u></p> <p>It is considered that the proposal will result in an appropriate outcome on site that responds to the unique characteristics of the site.</p> <p>The site complies with the maximum height control that applies for the site under Penrith LEP 2010 and adopts a 4 storey form.</p> <p>It is noted that the subject area is currently ongoing a transformation from low density residential dwelling to a high density housing, with the proposal designed to be consistent with the future high density built form character of the precinct.</p>	Yes

		<p><u>1.2.4 Responding to the Site's Topography and Landform</u> The subject site is predominately flat.</p> <p><u>1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)</u> The proposed development incorporates active façades that will permit casual surveillance of Robert Street as well as the common areas of the proposal.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p> <p><u>1.2.6 Maximising Access and Adaptability</u> Proposal has been designed to provide access to and from the site for people with mobility issues.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p>
C2 Vegetation Management			
2.1	Preservation of Trees and Vegetation	<p>Council consent is sought for the removal of identified trees from the site, noting that where appropriate, existing trees are to be retained.</p> <p>The site is not identified as being located within the Natural Resources Sensitive Map under Penrith LEP 2010.</p>	Yes

		<p>Proposed extensive landscape treatment seek to soften the built form and integrate with the development and the site's context within a high residential density context.</p> <p>It is highlighted that no significant vegetation is to be impacted as part of the proposal.</p> <p>Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan.</p>	
2.2	Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas	The subject site is not identified as being within a Natural Resource Sensitive Land under Penrith LEP 2010. Not applicable.	N/A
2.3	Bushfire Management	Subject site is not identified as being within a Bushfire Prone Land under Penrith LEP 2010. Not applicable.	N/A
C3 Water Management			
3.1	Water Conservation	The development application is accompanied by a complying Basix certificate that outlines how water usage will be minimised.	Yes
3.2	Catchment Management and Water Quality	<p>Appropriate management of the site during the demolition and construction phases will contribute towards protecting the catchments natural water systems.</p> <p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p>	Yes
3.3	Watercourses, Wetlands and Riparian Corridors	Subject site is not located within close proximity to a watercourse, wetland or riparian corridor. Not applicable.	N/A
3.4	Groundwater	<p>The proposed development is to be for an RFB development. It is not considered that the proposal will impede existing ground water flows.</p> <p>It is considered that the risk of site contamination occurring during construction and future use of the site is low. Not applicable.</p>	N/A

3.5	Flood Planning	The subject site is not identified as being flood prone. Not applicable.	N/A
3.6	Stormwater Management and Drainage	<p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area. The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>A Stormwater Management Plan has been prepared and is attached as part of this application. It is noted that the proposal incorporates an easement over the downstream property.</p>	Yes
C4 Land Management			
4.1	Site Stability and Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	Yes

4.3	Erosion and Sedimentation	<p>This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>An Erosion and Sediment Control Plan is attached as part of this application.</p>	Yes
4.4	Contaminated Lands	<p>The site is currently used for urban purposes. The land is not known to have been used for any purposes that may give rise to the likelihood of contamination. Nothing on site indicates a previous contaminating use.</p> <p>If any contaminated material or suspected material is unearthed during the construction process then actions consistent with the legislative requirements and guideline documents will be undertaken.</p>	Yes
4.5	Salinity	Due to the nature and location of the site it is not likely to be affected by Saline Soils. Not relevant.	N/A
C5 Waste Management			
	A bin chute is to be provide to all RFB's over 3 storeys in height.	The proposal is limited in size and is only 4 storeys and therefore no chute system is provided with garbage to be taken by residents to the ground floor holding area which is suitable. This is suitable given the small scale of the development and the ground floor bin storage area.	Variation

		<p>The proposal has also been designed to enable waste to be collected from Robert Street with a truck able to utilise on street loading in front of the site. Then waste contractors can collect from the bin storage room on the ground floor- noting that this is the way that all existing developments are serviced in Robert Street. Further the development is a small scale development of only 20 units and on-site collection is not feasible- nor is it desirable given the existing waste collection arrangements on Robert Street that utilise an on-street collection configuration to the various apartment buildings and townhouse developments.</p> <p>Between Lemongrove Road and King Street there are 14 development lots, 12 of which already accommodate townhouses or apartments. All of the townhouses and apartments feature on-street collection. Therefore it is not reasonable or desirable to have 1 development in the street with on-site loading when all other developments simply present bins to the street- when this development can simply present bins to the street and there is a consistent bin collection arrangement in the street for all developments. This portion of Robert Street is also quiet with no through traffic other than residents given the primary roads are Lemongrove Road and King Street.</p>	
C6 Landscape Design			
		<p>A landscape concept plan, prepared by a Landscape Architect, accompanies this development application.</p> <p>The concept plan details the landscape embellishment works proposed and it can be seen that these works will substantially improve the streetscape presentation of the site as well as softening the proposed built form.</p>	Yes

C7 Culture and Heritage			
7.1	European Heritage	The site does not contain a heritage item and is not located within proximity to a heritage item or a heritage conservation area. Not relevant.	N/A
7.3	Significant Trees and Gardens	The subject site does not contain any trees or gardens that is considered to be of cultural, historical, scientific or aesthetic significance. Not relevant.	N/A
C10 Transport, Access and Parking			
10.2	Traffic Management and Safety	It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and for entering and exiting the site. The proposed parking area and ancillary driveways will not contribute to the creation of traffic hazards. The proposal provides for the safe and efficient movement of pedestrian and vehicular traffic within the site and both entering and exiting the site. Vehicle and pedestrian routes are clearly indicated and accessible.	Yes
10.3	Key Transport Corridors	The subject site is not located within a key transport corridor. Not relevant.	N/A
10.5	Parking, Access and Driveways Parking Rates 1 space per 1 or 2 br unit (19 required) 2 spaces per 3 br unit (2 required) Resident: 21 spaces required. Visitor: 1 space for every 5 dwellings: 4 1 space per 40 units for car washing =0.5 Total: 25 required plus car wash bay.	Proposed dimensions for car parking spaces are consistent with Council control. See plan for detail. The development proposes the construction of 20 units comprising 3 x 1 br units, 16 x 2br units and 1 x 3br unit. Utilising the DCP rates, the development requires: Resident Spaces: 21 Visitor Spaces: 4 Carwash bays: 0.5 Total: 25 plus carwash bay The proposal provides for 25 spaces, composed of; 21 residential spaces; and	YES

		4 visitor spaces. Plus, a dedicated car wash bay.	
C11 Subdivision			
D2 Residential Development			
2.5	Residential Flat Buildings New residential flat building development should adopt key features of established suburban design. Within the relevant zones, established development provides parking areas which are concealed from the street and consequently avoids the appearance of "garage architecture"	<u>2.4.2 Preferred Configuration for Residential Flat Buildings</u> The development has courtyards and private open space areas that front Robert Street. Units front Robert Street and adopts a traditional orientation with the living room and courtyards to the primary street setback. Garages are within a basement and will not result in garage architecture. The proposed layout and siting of the units are consistent with the layout patterns of other comparable RFB developments within the Penrith LGA.	Yes Yes Yes
2.5.3	Development Site Minimum lot width of 20m in the R4 High Density Residential zone.	The proposal has a site frontage of 27.74m to Robert Street and as such complies with Council's minimum lot width requirements for Residential Flat Buildings within the R4 Zone.	Yes
2.5.4	Urban Form 1.For dwellings fronting the street, adopt a traditional orientation: a) living rooms, verandahs and the paths to entrances face the street rather than neighbouring properties; and b) private gardens fill the front setback area; and c) garages are concealed behind dwellings.	Units front Robert Street and adopts a tradition orientation with their living room and courtyards addressing the site's front setbacks. Where appropriate, the front setbacks are to be landscaped and garages are within a basement so as not to dominate the streetscape.	Yes

	<p>2. Dwellings behind the street frontage should adopt similar principles:</p> <p>a) living rooms and entrances face the street, and / or the landscaped rear boundary setback;</p> <p>and b) private gardens fill the rear setback area.</p>	<p>Given the depth of the site, courtyards and living areas are orientated towards the street and side boundaries. Given that adjoining properties to the north and south are likely to be developed for a Residential flat building in the next 5 years, the orientation of living rooms and courtyards to the side boundaries is appropriate in the immediate context of this site- noting street and rear orientation is maximised.</p>	<p>Yes</p>
	<p>3. Avoid "gun-barrel" style developments with long rows of attached dwellings, long straight driveways and rows of uniform width side setback:</p>	<p>The Development avoids the visual appearance of a 'gun barrel' style development by adopting the design suggestions within this section of the DCP.</p>	<p>Yes</p>
	<p>a) step the alignment of all facades – generally one corner and a substantial indentation for every 10m run of wall;</p>	<p>The building has a number of steps and indents with a larger indent in the middle of the site that visually breaks up the bulk of the building.</p>	<p>Yes</p>
	<p>b) divide buildings into separate wings – a deep indentation located centrally in the longest walls; or a central garden courtyard;</p>	<p>The building is of small scale and therefore it is not feasible to divide the building, however articulation is provided through other design features.</p>	<p>Yes</p>
	<p>c) vary the width of side setbacks – a combination of garden courtyards and access ways; and</p>	<p>The development has been articulated through shadow casting features and stepping external walls.</p>	<p>Yes</p>
	<p>d) lined by an "avenue" of shady overhanging trees;</p>	<p>Deep rooted landscaping is provided along the perimeter of all boundaries.</p>	<p>Yes</p>
	<p>e) cap the stepped floor plan with a variety of pitched roof forms;</p>	<p>The stepped roof provides visual relief to the development.</p>	<p>Yes</p>
	<p>f) Windows should be inserted into every elevation.</p>	<p>Windows are provided along all elevations.</p>	<p>Yes</p>

2.5.5	<p>Landscaped Area</p> <p>Where more than 10 dwellings are proposed, a centrally located communal open space area that is accessible and available to all residents of the development, comprising 10% of the minimum landscaped area requirement.</p> <p>Landscaped area equivalent to 35% of the site with a minimum width of 2m and no basement encroaching</p>	<p>The proposal provides for 17.9% of the site area as common open space and complies.</p> <p>The proposal provides for 527m² of 37.64% of landscaped area and complies.</p>	<p>Yes</p> <p>Yes</p>
2.5.6	<p>Front and Rear Setbacks</p> <p>Rear Setback: 6m</p> <p>Front Setback: Average of neighbouring development or 5.5m minimum.</p> <p>Balconies can have a 4.5m setback provided less than 50% of the elevation</p> <p>Garages and parking space are not to be located within the front setback.</p>	<p>6m to the building line. Complies</p> <p>Proposal adopts a 5.5m setback, which is consistent with the existing streetscape. As detailed on the figure ground study and setback diagram the average setback in the street varies- and in proximity to the site it adopts 4.1m opposite the site, 6m to the east, and varying setbacks to the west. It is appropriate to ignore the existing dwelling to the west given it is a dwelling that is to be demolished in the future to make way for a comparable residential flat building.</p> <p>Given the varied setbacks in the locality the adoption of a 5.5m setback to the development is entirely suitable.</p> <p>Balconies are setback a minimum of 5m and are less than 50% of the elevation. Complies</p> <p>Garages and parking space are not located within the front setback. Complies.</p>	<p>Yes</p> <p>Consistent with Prevailing Setback</p> <p>Yes</p> <p>Yes</p>

2.5.7	<p>Building Envelope and Side Setbacks</p> <p>Cut and fill and maximum ground floor heights: a) on sloping sites provide stepping building platforms in line with existing topography with floors no higher than 1m above natural ground level; b) restrict cut-and-fill to a maximum of 500mm;</p> <p>Pitches for main roofs are not to be in excess of 25 degrees in order to reduce the visual scale.</p> <p>Zero setbacks are not permitted</p>	<p>The proposal is within the building envelope.</p> <p>Cut and fill is limited noting that the building is designed mainly to match existing ground levels, noting that the site is predominately flat.</p> <p>The roof pitch is <25 degrees.</p> <p>N/A, no zero lot line setbacks are proposed.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
2.5.8	<p>Visual and Acoustic Privacy and Outlook</p> <p>Windows oriented towards their own private garden courtyard;</p> <p>At least 9m between any windows that face each other</p>	<p>Windows from primary living are orientated towards private open space areas to provide an appropriate outlook.</p> <p>With the likely redevelopment of the adjoining site to the east and west for future residential flat building a building separation of around 12m is likely to be provided.</p> <p>It is considered that the proposed development produces an appropriate outcome on site that will provide a high level of residential amenity for future residents and will not adversely impact upon residential amenity currently enjoyed by adjoining properties.</p>	<p>Yes</p> <p>Yes</p>

2.5.9	<p>Solar Planning</p> <p>A minimum of 4 hours sunlight between 9am and 3pm on 21 June, to living zones (i.e. areas other than bedrooms, bathrooms, kitchen and laundry) of each dwelling, and the living zones of any adjoining dwellings;</p> <p>A minimum of 3 hours sunlight between 9am and 3pm on 21 June, to 40% of the main private open spaces of the dwelling and main private open spaces of any adjoining dwellings</p> <p>Where the existing overshadowing by buildings and fences reduces sunlight to less than the minimums noted above, the development is to not further reduce sunlight to the specified areas by more than 20%.</p>	<p>The proposal incorporates appropriate design features including window size and location that will permit adequate solar penetration as well as cross ventilation of the proposed dwellings. It is noted that >70% of dwellings receive a minimum of 2 hours sunlight between 9am and 3pm during winter and all private courtyards, which are oriented to the north to receive adequate solar access.</p> <p>The proposal does not result in unacceptable overshadowing of adjoining residential properties. Appropriate setbacks are employed to ensure solar access and privacy to adjoining development.</p>	<p>Yes – ADG Prevails</p> <p>Yes</p>
2.5.10	Significant Townscapes & Landscapes	The site is not within an area of townscape or landscape significance.	N/A
2.5.12	Building Design	<p>1. The development adopts a variety of architectural features designed to minimise the apparent scale and bulk of the proposed four storey RFB by:</p> <ul style="list-style-type: none"> - Incorporation of stepping alignment of walls; - Indents to the building - stepping the height of the building with a four storey massing in the middle of the site; and - Projecting balconies and awnings. <p>2. The proposal incorporates physical articulation of the built form and a mixed palette of building materials and finishes that are typical of comparable newer MUH along within the Penrith LGA.</p>	<p>Yes</p> <p>Yes</p>

		<p>Materials used are consistent with that existing in the area while being contemporary in character, including wall and awning cladding and a mix of face and painted brickworks.</p> <p>The range of materials significantly contributes to the articulation of the building and reducing the overall bulk and mass of the building.</p> <p>3. The facades of the proposed units include windows and doors along all visible walls and the use projecting verandahs to provide an attractive built form.</p>	Yes
2.5.13	Energy Efficiency	<p>The application has been provided with a BASIX certificate indicating appropriate energy efficiency for each residential unit is provided.</p> <p>Furthermore, living rooms have been oriented to the north with the proposal incorporates appropriate design features including window size and location that will permit adequate solar penetration as well as natural ventilation.</p> <p>100% of units will achieve more than 2 hours solar access at mid-winter (ADG prevails) and the building depth and apartment design ensures 60% of units are naturally cross-ventilated.</p> <p>Appropriate shading devices including overhanging eaves are proposed to provide adequate shading from the summer sun.</p>	Yes

2.5.14	<p>Design of Dwelling and Private Courtyards</p> <p>Corridors at least 1.2m wide and stairs with landings at least 1.2m deep.</p> <p>Ground floor courtyards minimum 20m²</p> <p>Upper courtyards 10m² and 2.5m x 2.5m and incorporate an outdoor drying area that is screened to 1.5m above floor level.</p>	<p>Comply.</p> <p>Complies with ADG</p> <p>All upper storey apartments have a minimum area > 8m² and have room for an outdoor drying area.</p>	<p>Yes</p> <p>Complies with ADG</p> <p>Complies with ADG</p>
2.5.15	<p>Garage Design</p> <p>Basements should have a low appearance, rising no higher than 1.5m above ground;</p> <p>Vehicle entrances designed to complement the architecture and landscaping of each building:</p> <p>Individual up and down ramps;</p> <p>undercover storage:</p>	<p>The basement does not protrude above natural ground level by more than 1.5m.</p> <p>The double width vehicle entrance and egress to Robert Street is consistent with the existing low density character of the area and will assist with ensuring compatibility with the surrounding built form.</p> <p>Provided. Complies.</p> <p>Provided. Complies</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
2.5.16	Garden Design	<p>Where appropriate, small to medium trees are to be planted along the sites front and side boundaries.</p> <p>See landscaping plans for detail.</p>	Yes
2.5.17	Paving Design	<p>Where appropriate, hard paved surfaces are minimised to maximise landscaping and gardens.</p> <p>The proposal provides attractive driveways and provide for verge plantings beside driveways and paths.</p>	Yes

2.5.18	Fencing and Retaining Walls	Proposed fencing is to be consistent with that existing within Penrith Local Government Area of similar residential flat buildings. The proposed fencing is compliant with Council controls.	Yes
2.5.19	Safety and Security	<p>The proposed development incorporates an active façade that will permit casual surveillance to Robert Street as well as to driveways and landscaped areas of the proposal.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	Yes
2.5.20	<p>Accessibility and Adaptability</p> <p>10% of dwellings must be adaptable</p>	<p>2 adaptable units (10%) are provided.</p> <p>Proposal has been designed to provide access to and from the site for people with a disability.</p>	Yes
2.4.22	<p>Storage and Services</p> <p>10m³ of storage per unit</p>	<p>The proposal provides >10m³ of storage through a combination of basement storage areas and areas within the units.</p> <p>Letter boxes and other services are provided.</p>	<p>Yes</p> <p>Yes</p>

Conclusion

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.



Proposed Residential Development at 20 Robert Street, Penrith

Waste Management Plan

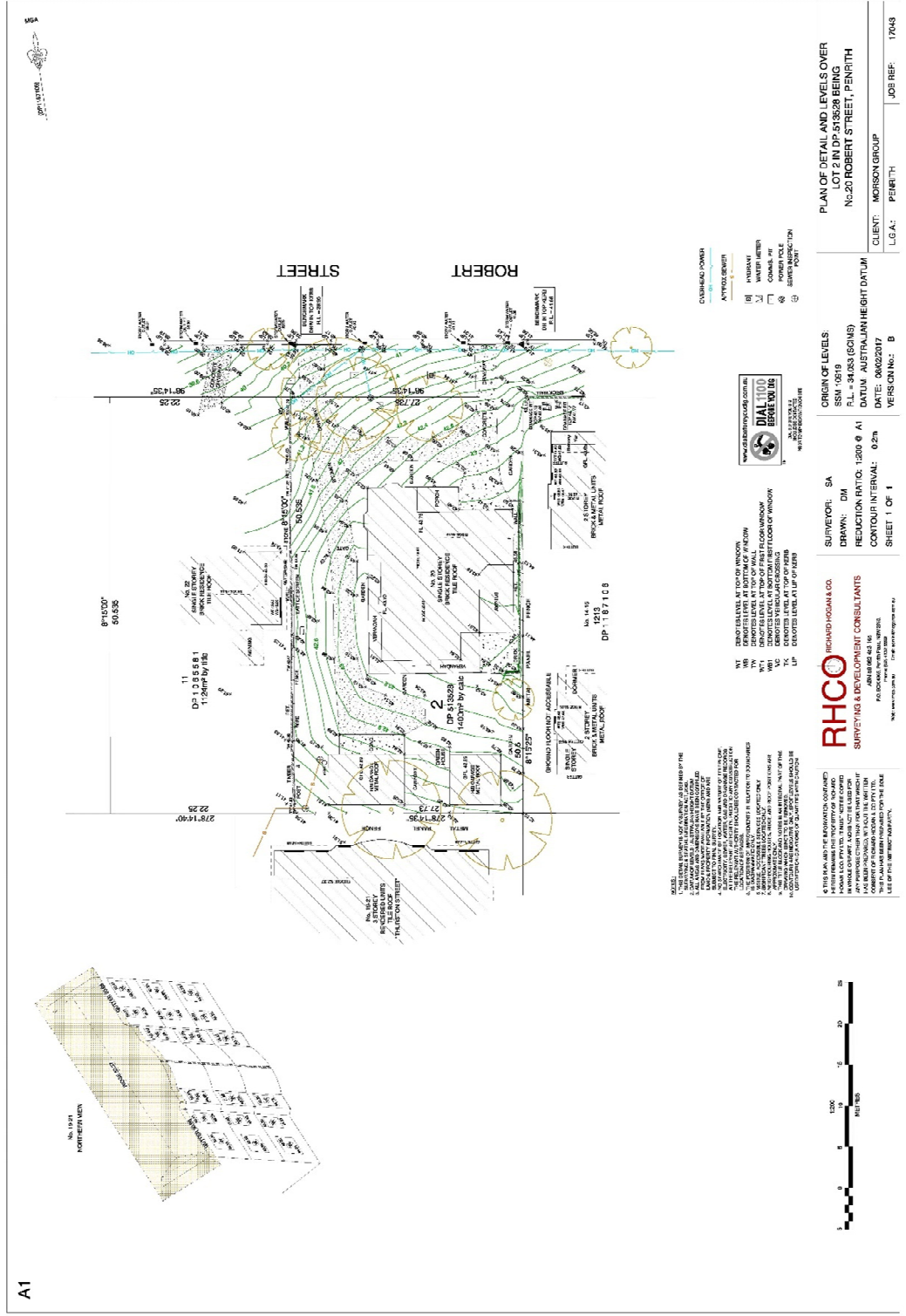
Prepared by: Design Cubicle Pty Ltd
March 2019

INDEX

1. EXISTING SURVEY PLAN
2. OUTLINE OF PROPOSAL& AERIAL PHOTO
3. DEMOLITION
4. CONSTRUCTION
5. PROPOSED ONGOING WASTE MANAGEMENT

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Nominated Architect: Sam Min-Han Lu (#8842) • ABN: 47 116 316 333

1. EXISTING SURVEY PLAN



NOTE: THIS PLAN AND THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE RESULTS OF ANY WORK DONE IN RELIANCE ON THIS PLAN. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE SURVEYOR HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE SURVEYOR OR HIS EMPLOYERS, AGENTS, OR SUBCONTRACTORS AS A RESULT OF THE CLIENT'S USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.

NSW: DEMONSTRATES AT TOP OF WINDOW
 NT: DEMONSTRATES AT BOTTOM OF WINDOW
 QLD: DEMONSTRATES AT TOP OF WINDOW
 VIC: DEMONSTRATES AT TOP OF WINDOW
 WA: DEMONSTRATES AT TOP OF WINDOW
 SA: DEMONSTRATES AT TOP OF WINDOW
 ACT: DEMONSTRATES AT TOP OF WINDOW
 TAS: DEMONSTRATES AT TOP OF WINDOW
 NT: DEMONSTRATES AT TOP OF WINDOW
 QLD: DEMONSTRATES AT TOP OF WINDOW
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 WA: DEMONSTRATES AT TOP OF WINDOW
 SA: DEMONSTRATES AT TOP OF WINDOW
 ACT: DEMONSTRATES AT TOP OF WINDOW
 TAS: DEMONSTRATES AT TOP OF WINDOW

OVERHEAD POWER
 WATER SERVICE
 WATER METER
 CONCRETE PIT
 SEWER CONNECTION
 POINT



<p>ORIGIN OF LEVELS: SSN: 10519 FLL: 3433 (GWS) DATUM: AUSTRALIAN HEIGHT DATUM DATE: 06/02/2017 VERSION NO.: B</p>	<p>PLAN OF DETAIL AND LEVELS OVER LOT 2 INDP 53828 BEING NC20 ROBERT STREET, PENRITH</p>
<p>SURVEYOR: SA DRAWN: DM REDUCTION RATIO: 1:200 @ A1 CONTOUR INTERVAL: 0.2m SHEET 1 OF 1</p>	<p>CLIENT: MORSON GROUP LGA: PENRITH JOB REF: 1743</p>



A1

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2. OUTLINE OF PROPOSAL

Site Address: 20 Robert Street, Penrith

Applicant: R20 Pty Ltd, Penrith Robert Pty Ltd, Miaz Group Pty Ltd
Mr Tony Isaac
c/o Design Cubicle Pty Ltd
44 Sorrell Street, North Parramatta, 2151

Phone: (02) 9683 2778

Buildings and other structures currently on the site:

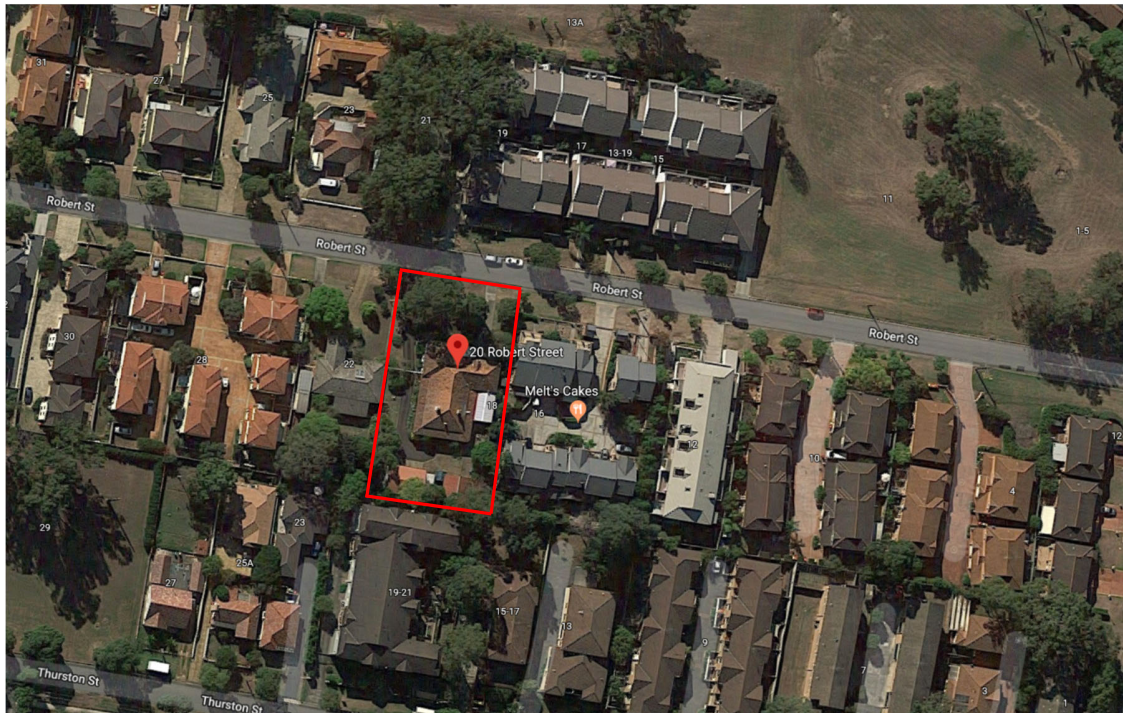
- 1 x single storey brick dwelling with tile roof
- 2 x weatherboard garages with metal roofs
- 1 x timber carport with plastic roof
- 1x timber greenhouse

Brief description of proposal:

Proposed part 3 / part 4 storey Residential Development complex with basement car parking. The building is comprised of 20 fully dedicated residential apartments.

The details provided on this form are for the intentions of managing waste relating to this project.

Signature of Applicant: _____ Date: _____



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3. DEMOLITION

This is the stage with the greatest potential for waste minimization, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

The application considers if it is possible to re-use existing building materials, or parts therefore, for the proposed use. With careful on-site sorting and storage and by staging work programs, it is possible to re-use many materials, either on-site or off. Instead of simply pulling down a building, this waste management plan encourages the practice of recycling on site. This could require a number of colour-coded or clearly labelled bins on-site rather than one size fits all.

- Location of on-site storage space for materials (for re-use) and containers for recycling and disposal will be directed on site by the builder
- Vehicle access to the site and to storage and container areas will be directed on site by the builder

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Vol. (m3) or Area (m2)	RE-USE AND RECYCLING		DISPOSAL Proposed contractor/ landfill site
		ON-SITE	OFF-SITE	
Excavation material	Nil	Nil	Nil	Nil
Green waste	15.6m ³	Separated. Some chipped and stored on-site for re-use on landscaping.	Remainder to Aust. Native Landscapes P/L Badgerys Creek	Nil
Bricks	25.5m ³	Clean and re-use lime mortar bricks for fill	Concrete mortar bricks to Brandown Crushing & Recycling Co.	Nil
Concrete	78m ³	Crush concrete for temporary driveway	Concrete to Brandown Crushing & Recycling Co.	Nil
Timber – hardwood / pine	41m ³	Re-use for formwork and studwork. Chip remainder for use in landscaping.	To stockpile at Brandown transfer station, by approved waste contractor	Nil
Weatherboard/ Fibro	4m ³	Break-up and remove from site	To Brandown Recycling Facilities	Nil
Plasterboard	13m ³	Break-up and remove from site	To Brandown Recycling Facilities	Nil
Metals – zinc / aluminium	2m ³	Nil	To Selland Parker Metal Recyclers	Nil
Tiles, glass, plastics (inc. roof tiles)	11.5m ³	Broken tiles for fill on-site. Recycle glass.	Remainder to Brandown Recycling Facilities	Nil
Kitchen cupboards, sink, & stove	x 1	Nil	To Brandown Recycling Facilities	Nil
Bathtub vanity and closet pan	x 2	Nil	To Brandown Recycling Facilities	Nil
Asbestos	Where found	Nil	To Kari & Ghossayn Land Fill by approved waste contractor	Kari & Ghossayn Waste Depot Clifton Ave, Kemps Creek

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) are to be directed on site by the builder.

4. CONSTRUCTION

The following measures should have been considered when looking to save resources and minimise waste at the construction stage:

- Purchasing Policy – considering measures such as ordering the right quantities of materials and prefabrication of materials where possible;
- Reusing formwork;
- Minimising site disturbance, limiting unnecessary excavation;
- Careful source separation of off-cuts to facilitate re-use, re-sale or efficient recycling; and
- Co-ordination / sequencing of various trades

The following details are to be directed by the builder on site:

- Location of temporary storage space
- Location of Waste Storage and recycling area(s), garbage and recycling room
- Site office
- Access for vehicles
- Lunch shed
- Amenities shed

The allocated Waste Storage and recycling Area can be flexible in size and layout to cater for future changes in use. The size can be calculated on the basis of estimated waste generation rates and proposed bin sizes.

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Vol. (m3) or Area (m2)	RE-USE AND RECYCLING		DISPOSAL
		ON-SITE	OFF-SITE	Proposed contractor/ landfill site
Excavation material	4,263m ³	Covered in section as part of demolition	To Kari & Ghossayn Land Fill (excess excavation)	Nil
Green waste	2.5m ³	Covered in section as part of demolition	Remainder to Aust. Native Landscapes P/L Badgerys Creek	Nil
Bricks	2m ³	Use for fill behind retaining walls	Remainder to Brandown Crushing & Recycling Co.	Nil
Concrete	3m ³	Use for fill behind retaining walls & temporary access pathways	Remainder to Brandown Crushing & Recycling Co.	Nil
Timber – oregon / pine / timber pallets / particle board finishes	1.5m ³	Chip for use in landscaping	Remainder to Aust. Native Landscapes P/L Badgerys Creek	Nil
Plasterboard	1.5m ³	Re-use where required	Remainder to Boral Recycling 3 Thackery St, Camellia 2142	Nil
Metals – copper / aluminium	2m ³	Nil	To Selland Parker Metal Recyclers for re-use	Nil
Other – electrical fittings, reject trade-ins, PVC plastics, cardboard,etc	3m ³	Nil	Nil	To Collex Recycling Waste Contractors

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) are to be directed on site by the builder.

5. PROPOSED ONGOING WASTE MANAGEMENT

Proposed design of facilities for ongoing waste and recycling management:

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE & TREATMENT FACILITIES	DESTINATION
Example: glass, paper, food waste, off cuts, etc	Litre or m ³	<ul style="list-style-type: none"> ▪ Waste storage & recycling area 	<ul style="list-style-type: none"> ▪ Recycling ▪ Disposal ▪ Specify contractor
A. RECYCLABLES: 1. Home paper / cardboard waste 2. Glass, aluminium and plastic (bottles)	2 dwellings per bin for an 240L bin	There is to be a central garbage area located on the Ground Floor serviced by MGB storage, accessible to all tenants. Strata Management will be responsible for transferring the bins from the central garbage area to the street for disposal on collection days, and back again to the Ground Floor bin room once emptied.	To be collected by Council Contractors
B. NON-RECYCLABLES: 1. Foodscraps, etc 2. Other plastics (eg. wrapping) 3. Unrecyclable waste	2 dwellings per bin for an 240L bin	There is to be a central garbage area located on the Ground Floor serviced by MGB storage, accessible to all tenants. Strata Management will be responsible for transferring the bins from the central garbage area to the street for disposal on collection days, and back again to the Ground Floor bin room once emptied.	To be collected by Council Contractors
SUMMARY (proposed 20 units) Required: <ul style="list-style-type: none"> ▪ 2 dwellings per bin for recycling (collected weekly) ▪ 2 dwellings per bin for garbage (collected weekly) 	10 bins recycling 10 bins garbage	Provide: <ul style="list-style-type: none"> ▪ 10 x 240 litre recycle MGB bins (weekly collection) ▪ 10 x 240 litre garbage MGB bins (weekly collection) 	To be collected by Council Contractors (weekly collection) To be collected by Council Contractors (weekly collection)

BULKY WASTE STORAGE:

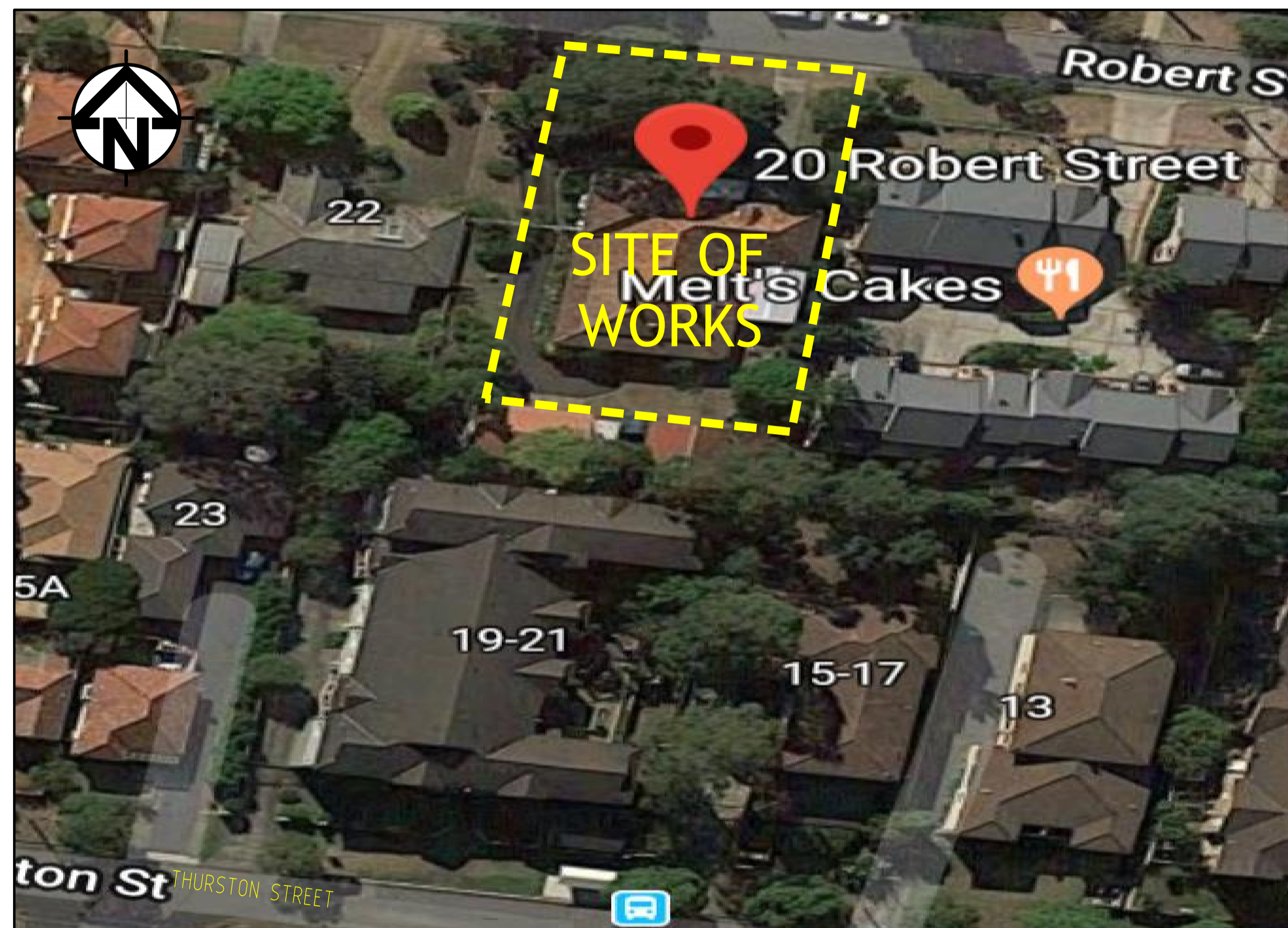
TYPE OF WASTE TO BE GENERATED	MIN. AREA REQUIRED	PROPOSED ON-SITE STORAGE & TREATMENT FACILITIES	DESTINATION
Example: glass, paper, food waste, off cuts, etc	m ²	<ul style="list-style-type: none"> ▪ Waste storage & recycling area 	<ul style="list-style-type: none"> ▪ Recycling ▪ Disposal ▪ Specify contractor
BULKY WASTE: For Larger items such as mattresses, as well as for bulky cardboard waste	[Number of units x 8] / 52 (then rounded up)	There is to be a central fully enclosed bulky waste storage area located on the Ground Floor, with min. 1.8m wide doorway, 1.8m unobstructed access corridor & minimum room width of 1.8m to all internal walls.	To be collected by Council Contractors
SUMMARY (proposed 20 units)	Min. 3.08m ² Rounded up to min. 4m ²	There is to be a central fully enclosed bulky waste storage area located on the Ground Floor, with min. 1.8m wide doorway, 1.8m unobstructed access corridor & minimum room width of 1.8m to all internal walls.	To be collected by Council Contractors

NOTE: Details of on-site waste management facilities should be constructed or provided for as per plans and specifications, Council requirements & strata plan requirements.

In addition:

1. The Strata Management will prepare an Environmental Management System addressing home waste and recycling. This will include expectations and achievable objectives for sorting and separating waste. Also, a regular waste audit should be implemented.
2. An information kit for tenants followed up every 12 months.
3. The waste storage and recycling area will be located as approved by Council.
4. The tenant will be responsible for transferring refuse to the central garbage area on the Ground Floor, and the Strata Management will be responsible for keeping the area clean and tidy, through the Building Manager.
5. Strata Management will also be responsible for transferring the bins from the central garbage area on the Ground Floor to the street for disposal on collection days, and back again to the Ground Floor bin room once emptied.
6. The central garbage area located on the Ground Floor is to be accessible to tenants at all times.
7. Compost areas are to be maintained if & where allocated.
8. Rainwater tanks are to be regularly checked and maintained if & where provided.
9. Clear signage for sorting rubbish disposal is to be placed in bin storage areas.

PROPOSED RESIDENTIAL DEVELOPMENT 20 ROBERT STREET, PENRITH STORMWATER CONCEPT DESIGN



LOCALITY PLAN
NOT TO SCALE
COPYRIGHT OF GOOGLE MAP, VERSION 3

DRAWING REGISTER			
SHEET No.	No.	TITLE	REV
1	SW100	COVER SHEET	D
2	SW200	STORMWATER CONCEPT DESIGN - BASEMENT PLAN	C
3	SW201	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	C
4	SW202	STORMWATER CONCEPT DESIGN - ROOF PLAN	C
5	SW300	STORMWATER CONCEPT DESIGN - DETAILS SHEET	D
6	SW400	EROSION AND SEDIMENT CONTROL - PLAN AND DETAILS	C
7	SW500	STORMWATER CONCEPT DESIGN - MUSIC CATCHMENT PLAN	C



PREPARED BY:

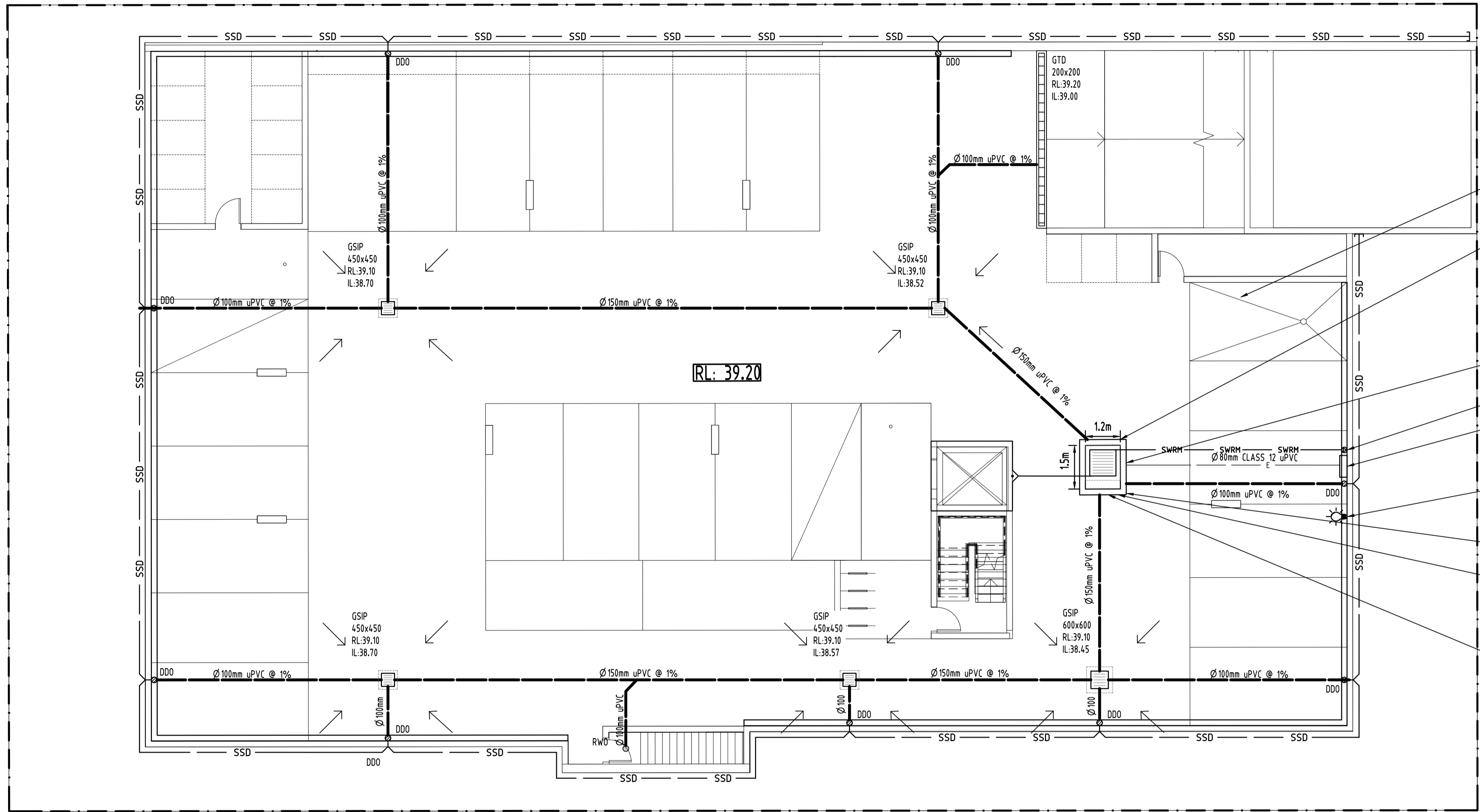
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F: +61 2 9672 6977
Email: office@sgce.com.au
Web: www.sgce.com.au

ARCHITECT:



CLIENT:

TONY ISAAC



SUBSOIL DESIGN CALCS:
 100yr 2hr ARI STORM = 41.4mm/hr
 ARI x Z = 82.8mm
 AREA OF DRIVEWAY
 RAMP UNCOVERED = 37m²
 VOLUME OF RUNOFF
 V = A x d
 = 37 x (82.8 / 1000)
 = 3.06m³
 VOLUME PUMPED IN 30 MINUTES
 = 18m³
 WET WELL STORAGE
 MAXIMUM OF:
 * VOLUME OF RUNOFF - VOLUME PUMPED
 = 3m³
 THEREFORE, A VOLUME OF 3m³ SUBSOIL PUMP OUT PIT
 WILL BE APPLIED AS PER AUSTRALIAN STANDARD
 (AS3500).

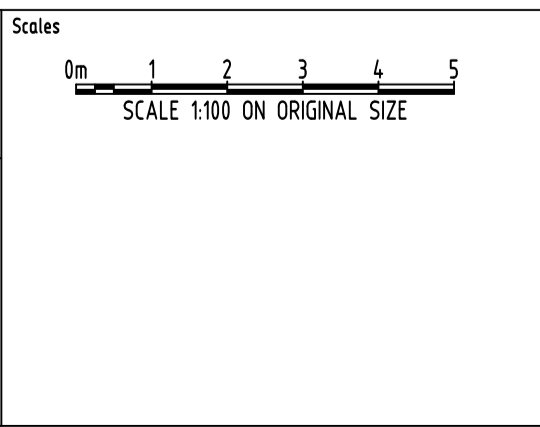
- CAR WASH BAY DRAINAGE TO BE PROVIDED BY HYDRAULIC CONSULTANT
- PUMP OUT PIT:
RL.39.10
TWL.38.80
IL.36.80
HEIGHT 2.0m
AREA:1.80m²
VOLUME REQUIRED:3.0m³
VOLUME PROVIDED:3.6m³
- INSTALL CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.
- STORMWATER RISING MAIN.
- PUMP OUT PIT CONTROL BOX TO MANUFACTURERS SPECIFICATIONS.
- INSTALL WARNING FLASH LIGHT TO PROVIDE INDICATION OF PUMP FAILURE.
- INSTALL STEP IRONS. REFER TO DETAILS.
- INSTALL 2x SUBMERSIBLE PUMPS EACH WITH A PUMP CAPACITY OF 10L/s AT 7.0m HEAD, FLOAT SWITCH AND CONTROL PANEL TO MANUFACTURER'S SPECIFICATIONS. SPECIFY SABRE KS-50 OR EQUAL.
- INSTALL 900S HEAVY DUTY STEEL GRATED LID FOR ACCESS AND MAINTENANCE PURPOSES.

Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
C	SUBMISSION TO COUNCIL	FZ 13.03.2019	2
B	SUBMISSION TO COUNCIL	FZ 19.12.2018	2
A	SUBMISSION TO COUNCIL	FZ 27.08.2018	2
P2	PRELIMINARY	FZ 10.08.2018	1
P1	PRELIMINARY	FZ 26.07.2018	1

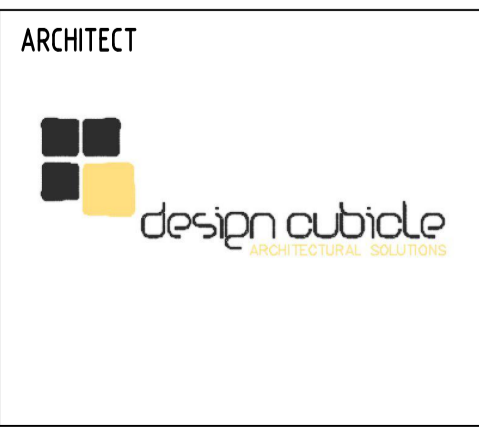
Issuer internal sequence and revision history			
Issue	Last revision title	by	Date
1	preliminary		
2	development application		
3	construction certificate		
4	tender		
5	construction		
6	other		

QUALITY CONTROL			
DRAWN	CHECKED	DESIGNED	VERIFIED
FZ	SH	FZ	SH
DATE 26.07.18	DATE 26.07.18	DATE 26.07.18	DATE 26.07.18
APPROVED	SH	DATE 26.07.18	

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Engineering Value

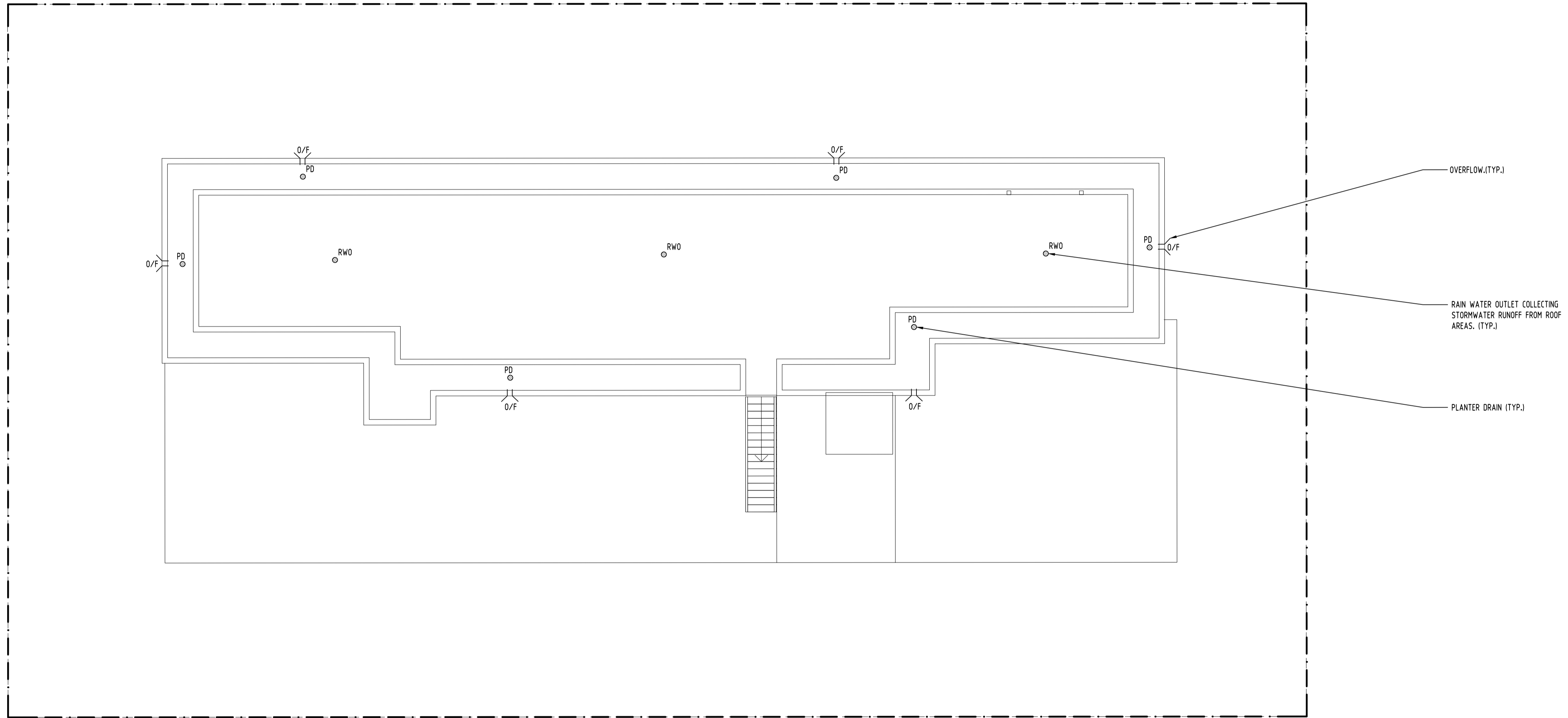
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156 PACIFIC HIGHWAY
ST LEONARDS, NSW 2065
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Email: office@sgce.com.au
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A.B.N. 21 118 222 530

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
20 ROBERT STREET, PENRITH

Drawing Status FOR APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title STORMWATER CONCEPT DESIGN BASEMENT PLAN		
Project No 20170210	Drawing No SW200	Revision No C

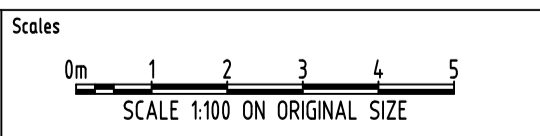




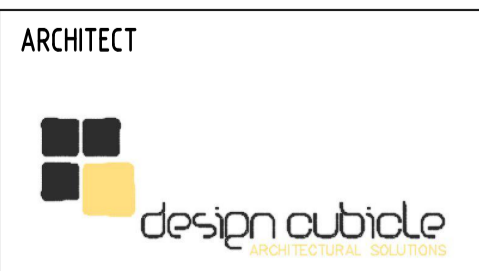
Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

QUALITY CONTROL			
DRAWN	FZ	DATE	26.07.18
CHECKED	SH <td>DATE</td> <td>26.07.18</td>	DATE	26.07.18
DESIGNED	FZ <td>DATE</td> <td>26.07.18</td>	DATE	26.07.18
VERIFIED	SH <td>DATE</td> <td>26.07.18</td>	DATE	26.07.18
APPROVED	SH <td>DATE</td> <td>26.07.18</td>	DATE	26.07.18

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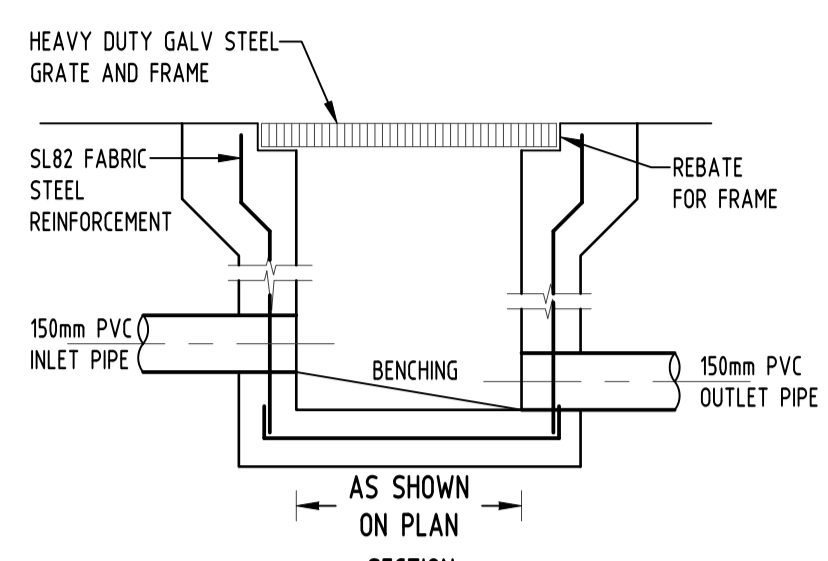
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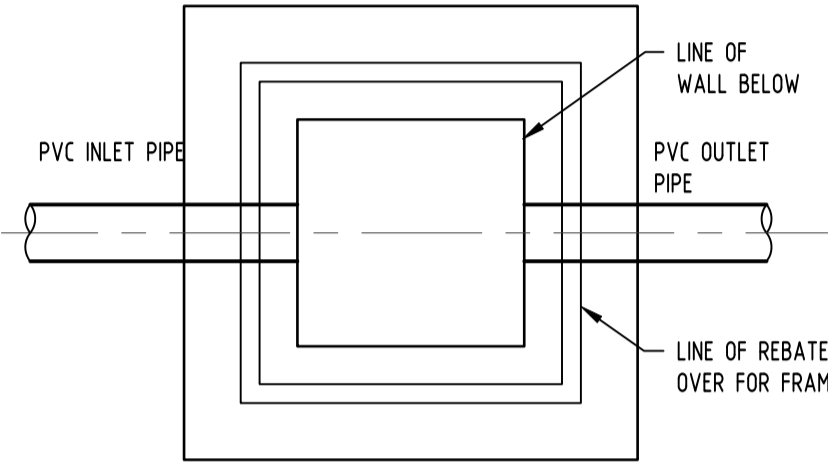
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PROPOSED RESIDENTIAL DEVELOPMENT
20 ROBERT STREET, PENRITH

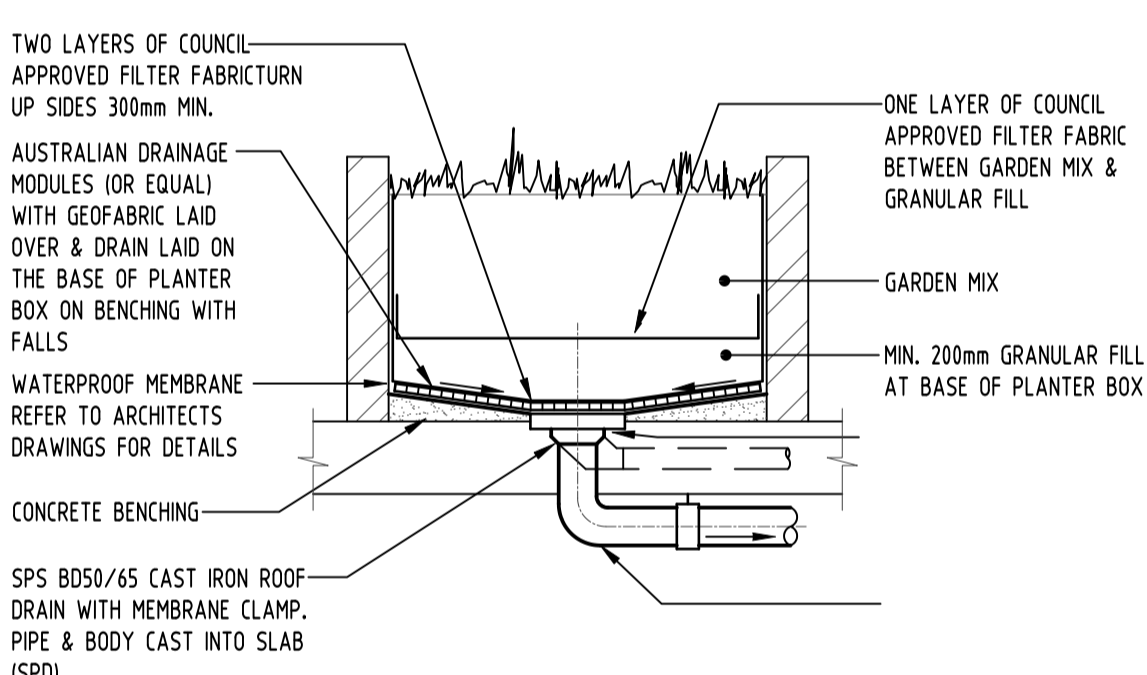
Drawing Status FOR APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title STORMWATER CONCEPT DESIGN ROOF PLAN		
Project No 20170210	Drawing No SW202	Revision No C



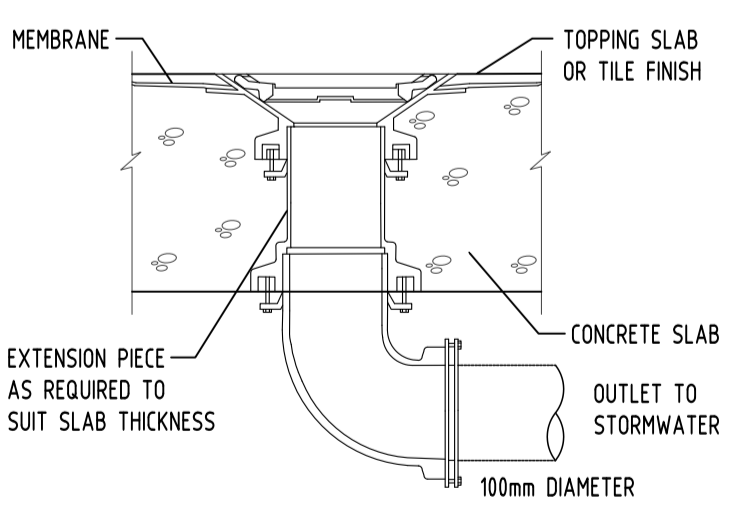
AS SHOWN ON PLAN SECTION



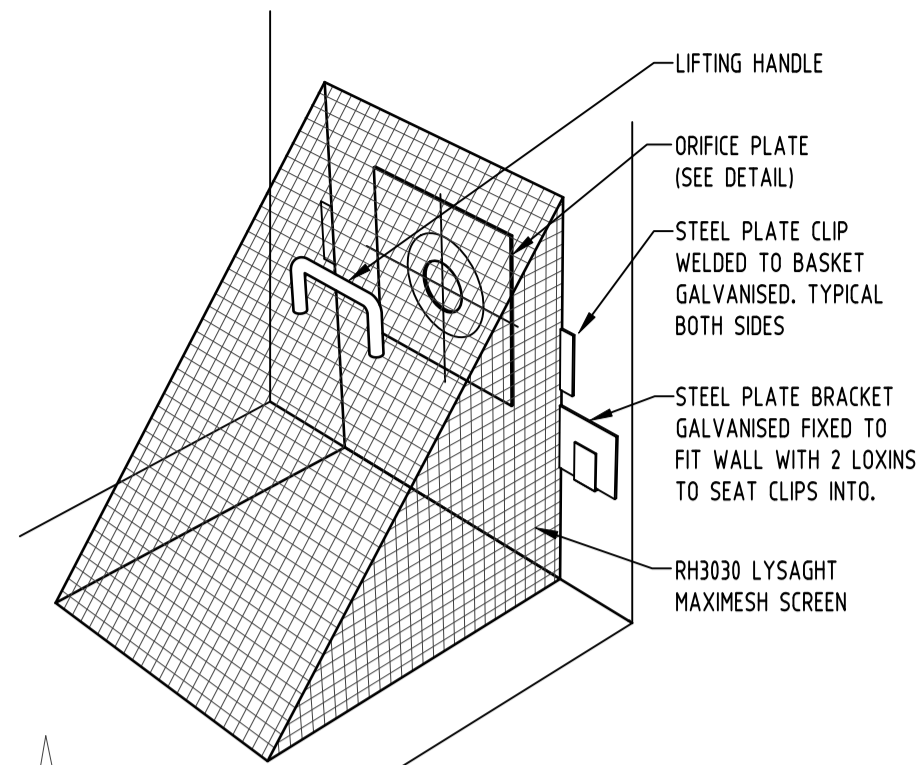
PLAN WITHOUT GRATE
STORMWATER PIT
NOT TO SCALE



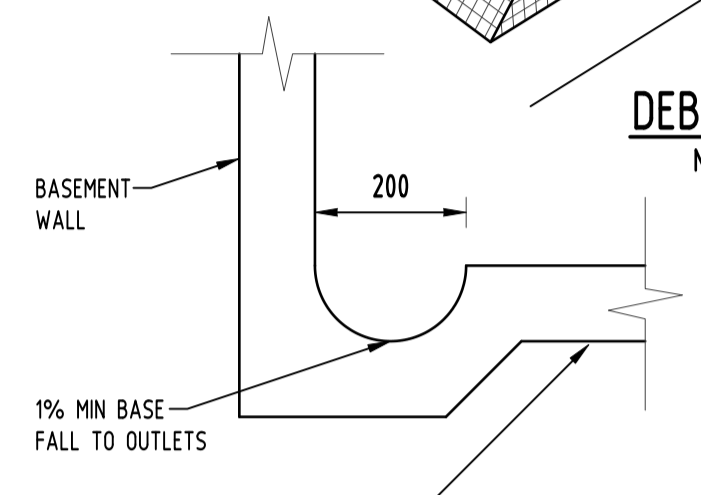
PLANTER DRAIN DETAIL
NOT TO SCALE



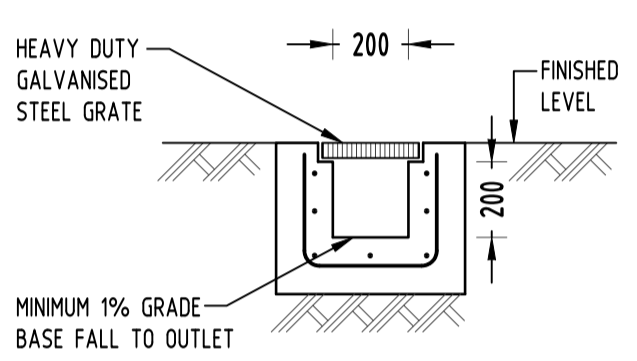
RAINWATER OUTLET
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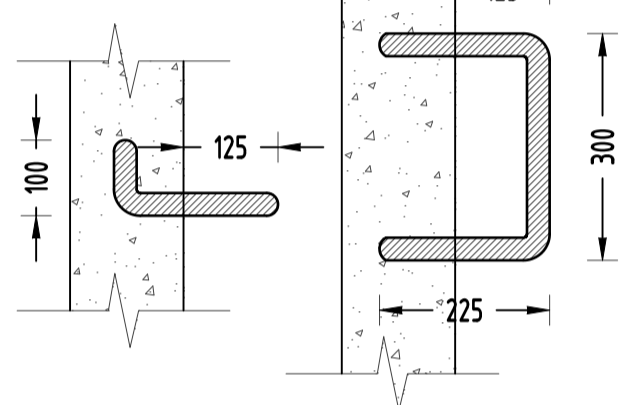
DEBRIS SCREEN
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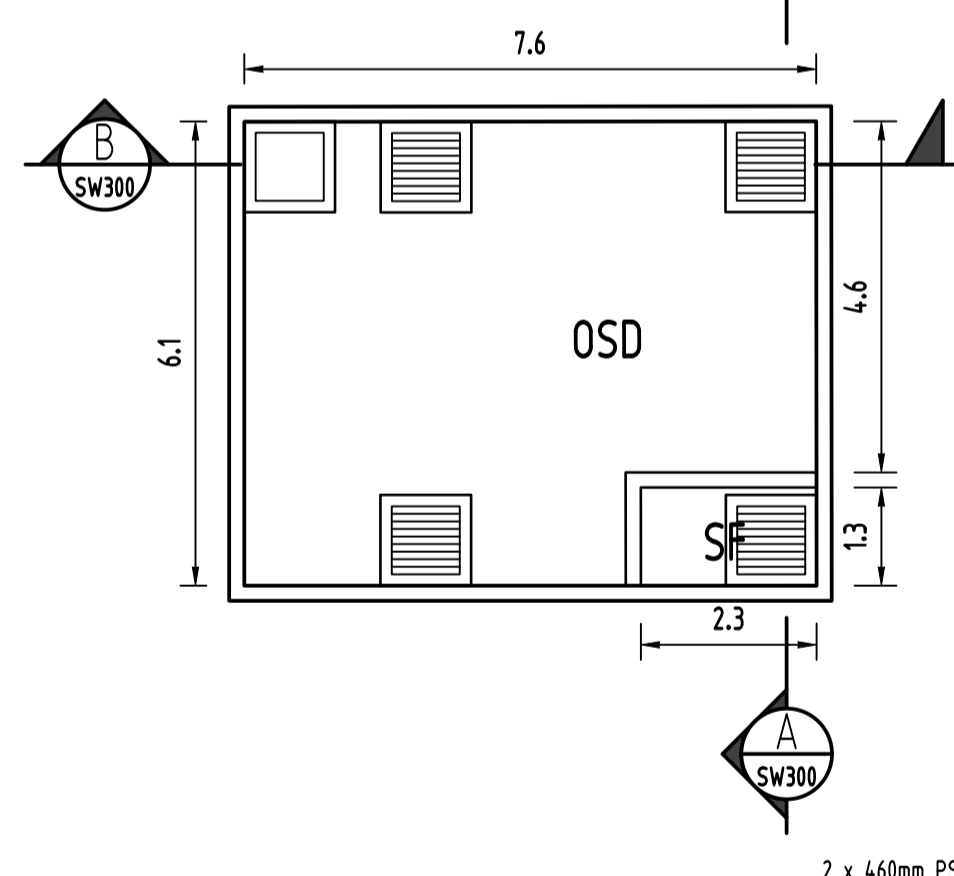
DISH DRAIN
NOT TO SCALE



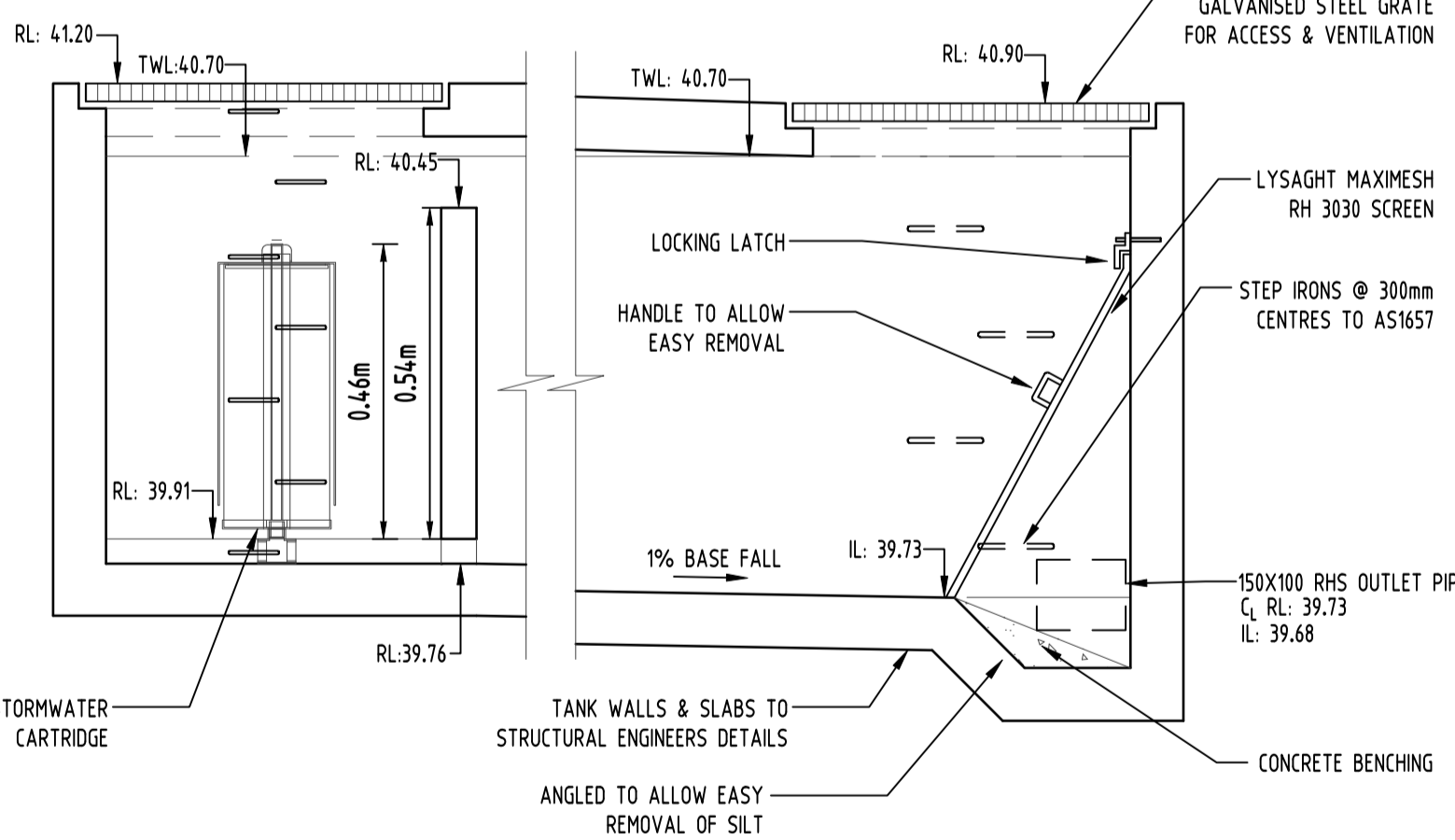
GRATED TRENCH DRAIN
NOT TO SCALE



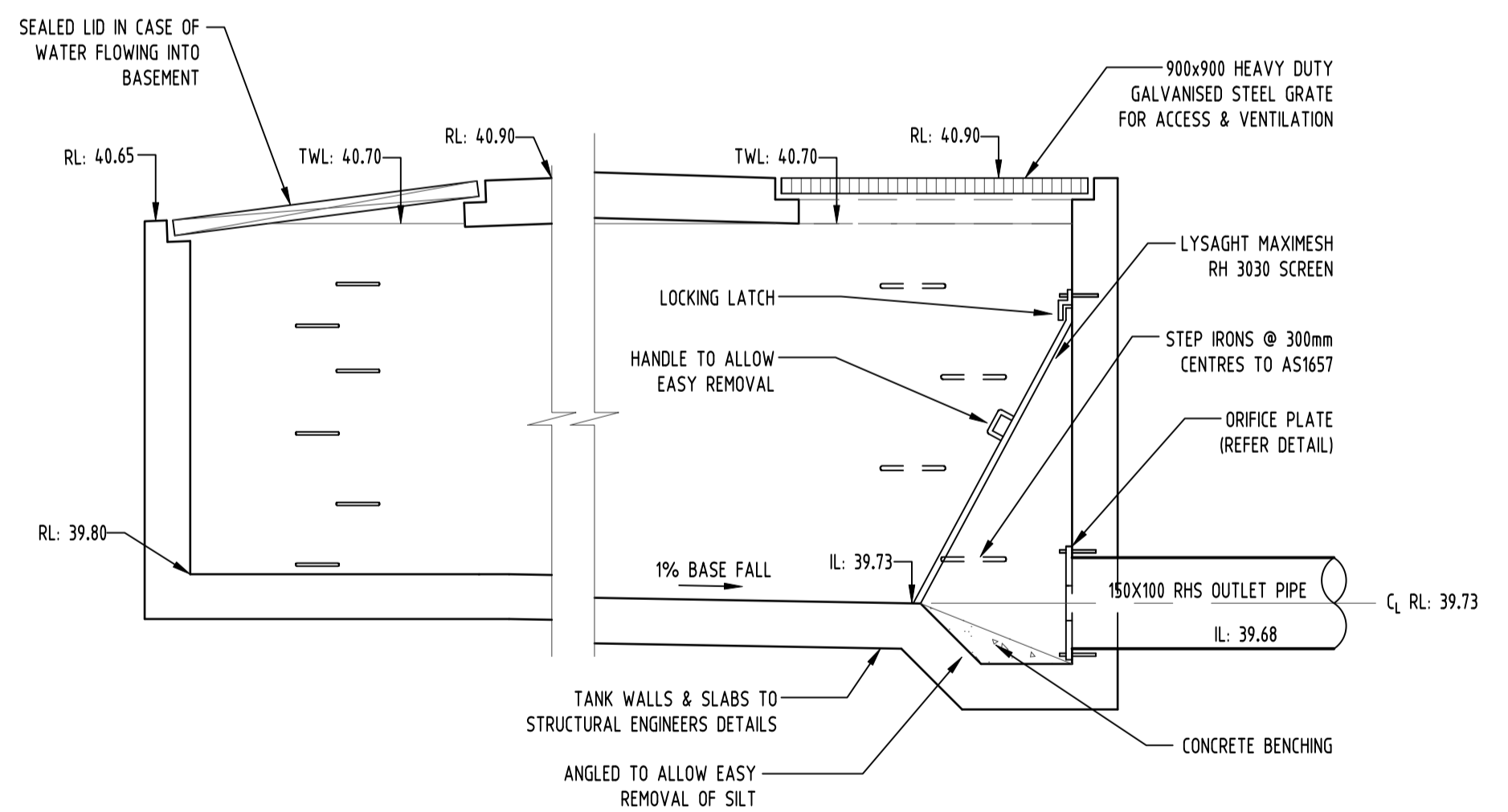
STEP IRONS
NOT TO SCALE



OSD PLAN
NOT TO SCALE

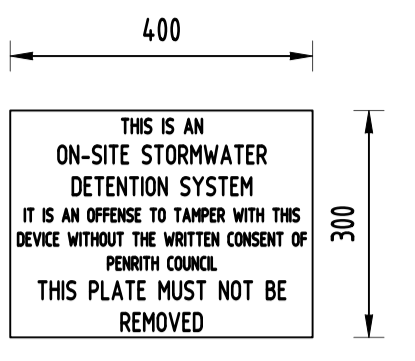


SECTION A
NOT TO SCALE

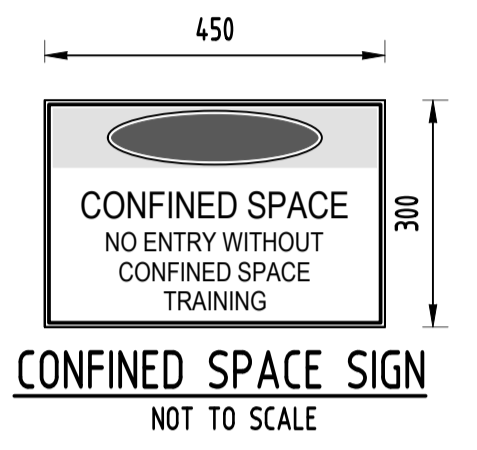


SECTION B
NOT TO SCALE

DESIGN NOTES:
THE SITE IS LOCATED IN PENRITH COUNCIL.
SITE AREA = 1400m²
OSD IS REQUIRED BECAUSE THE SITE IS IN A OSD MANDATORY AREA.
OSD WAS DESIGNED USING PSD AND SSR DATA FROM PENRITH COUNCIL'S DCP. (PSD = 120L/s/Ha, SSR = 280m²/Ha).
SITE PSD = 120x0.14 = 16.8L/s, SITE SSR = 280x0.14 = 39.2m².
MUSIC MODELLING IS REQUIRED BY COUNCIL. REQUIRED TARGETS ARE AS FOLLOWING:
TSS: 85%
TP: 60%
TN: 45%
THE SITE IS NOT FLOOD AFFECTED AS PER COUNCIL ENGINEER.

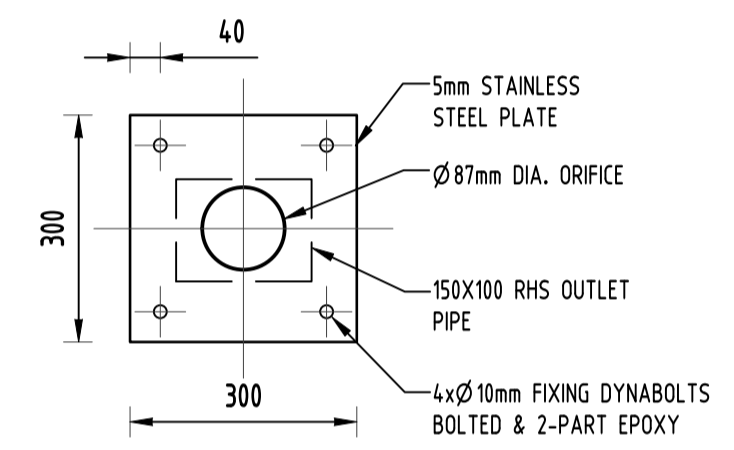


OSD SIGN
NOT TO SCALE



CONFINED SPACE SIGN
NOT TO SCALE

ORIFICE CALCULATION
FORMULA: $Q = CA\sqrt{2gh}$ WITH
 $Q = PSD = 0.120x0.14 = 0.0168m^3/s$
 $C = 0.62$
 $A = 3.1415x\phi^2/4$ (ϕ ORIFICE DIAMETER)
 $g = 9.81m/s^2$
 $h = 1.06m$
 $d = 87mm$



ORIFICE PLATE
NOT TO SCALE

- LEGEND:**
- SWRM — SWRM — STORMWATER RISING MAIN
 - FO — FO — AUTHORITY FIBRE OPTIC LINE
 - W — W — AUTHORITY WATER LINE
 - ▭ GRATED SURFACE INLET PIT
 - RWO ○ RWO ○ RAINWATER OUTLET
 - DDO ○ DDO ○ DISH DRAIN OUTLET
 - CAP
 - DP ● DP ● DOWNPIPE

Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev.
D	SUBMISSION TO COUNCIL	FZ 10.04.2019	2
C	SUBMISSION TO COUNCIL	FZ 13.03.2019	2
B	SUBMISSION TO COUNCIL	FZ 19.12.2018	2
A	SUBMISSION TO COUNCIL	FZ 27.08.2018	2
P2	PRELIMINARY	FZ 10.08.2018	1
P1	PRELIMINARY	FZ 26.07.2018	1

QUALITY CONTROL			
Discipline	Checked By	Date	Status
DRAWN	FZ	DATE 26.07.18	
CHECKED	SH	DATE 26.07.18	
DESIGNED	FZ	DATE 26.07.18	
VERIFIED	SH	DATE 26.07.18	
APPROVED	SH	DATE 26.07.18	

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CLIENT
TONY ISAAC

ARCHITECT
design outside

SGC
Engineering Value

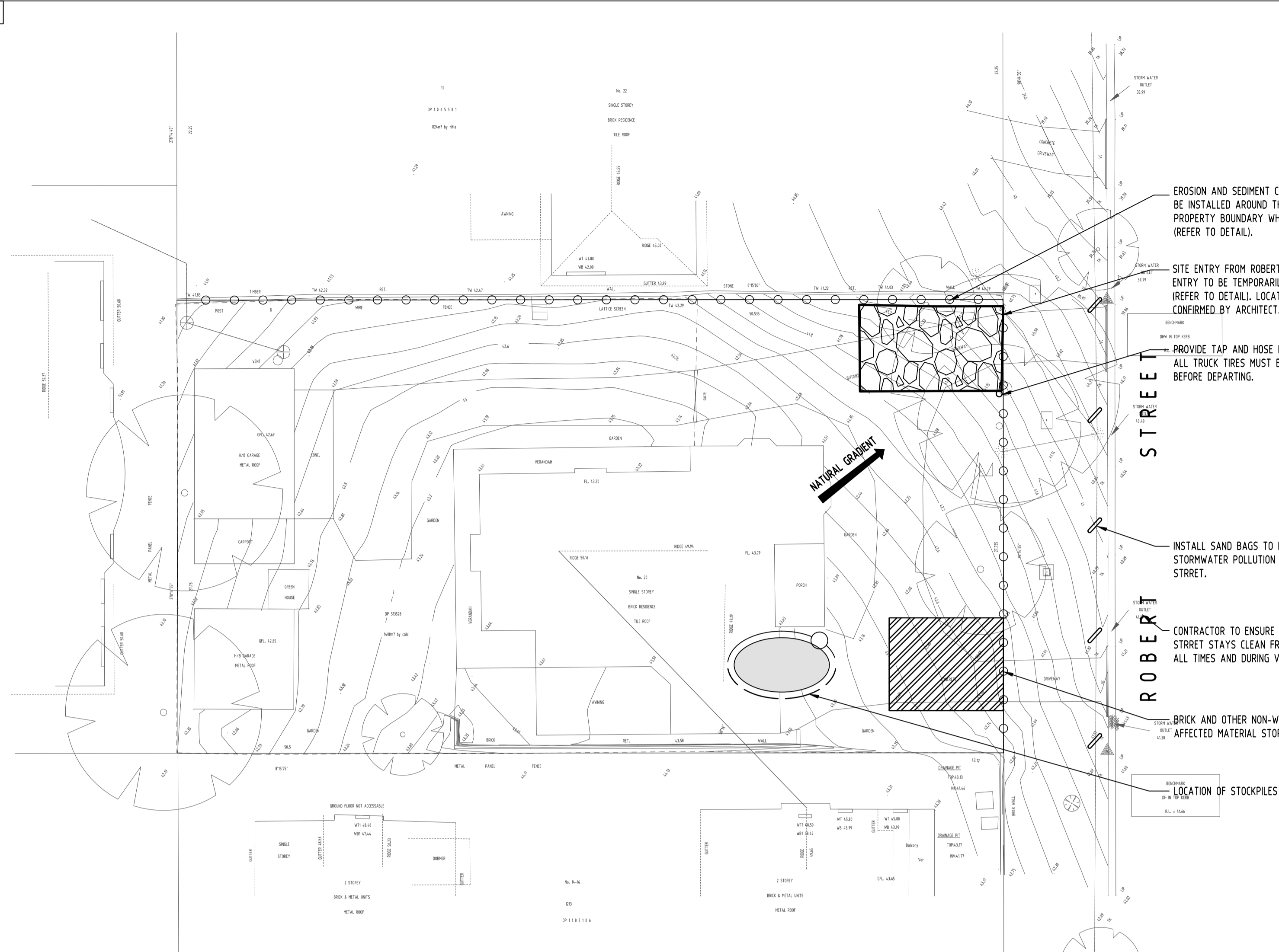
Suite 5.03, Level 5,
156 PACIFIC HIGHWAY
ST LEONARDS, NSW 2065
T: +61 2 8883 4239
F: +61 2 9672 6977
Email: office@sgce.com.au
Web: www.sgce.com.au

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
20 ROBERT STREET, PENRITH

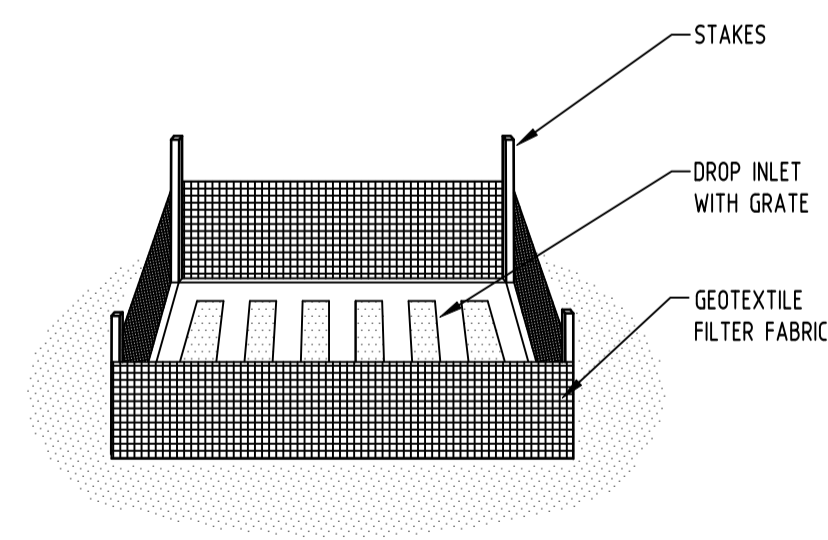
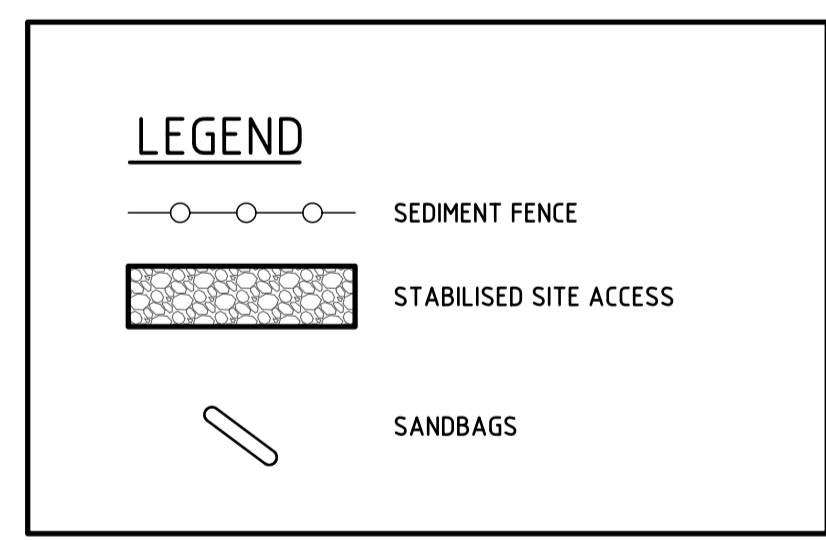
Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	5 of 7	AS SHOWN

Project No	Drawing No	Revision No
20170210	SW300	D

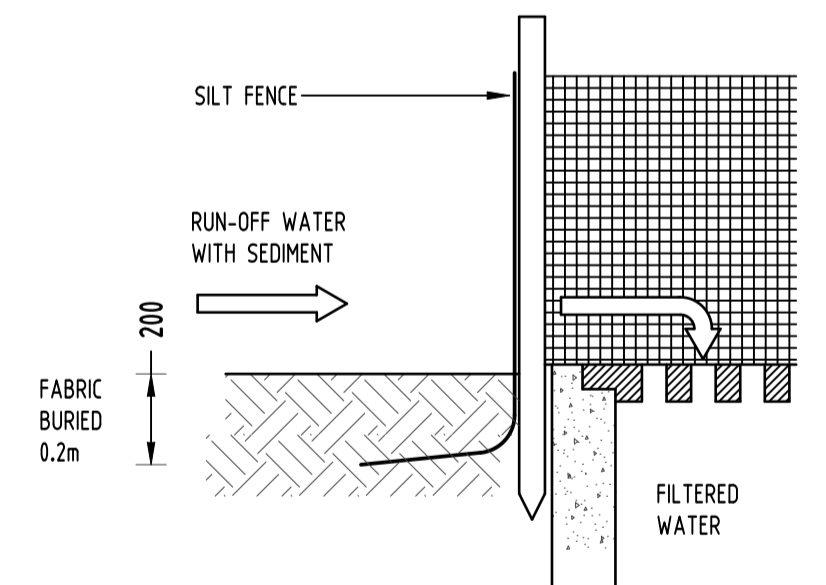




EROSION AND SEDIMENT CONTROL PLAN
SCALE 1:200



GEOTEXTILE INLET FILTER
NOT TO SCALE



GRAVEL INLET FILTER (SAUSAGE)
NOT TO SCALE

EROSION & SEDIMENTATION CONTROL NOTES

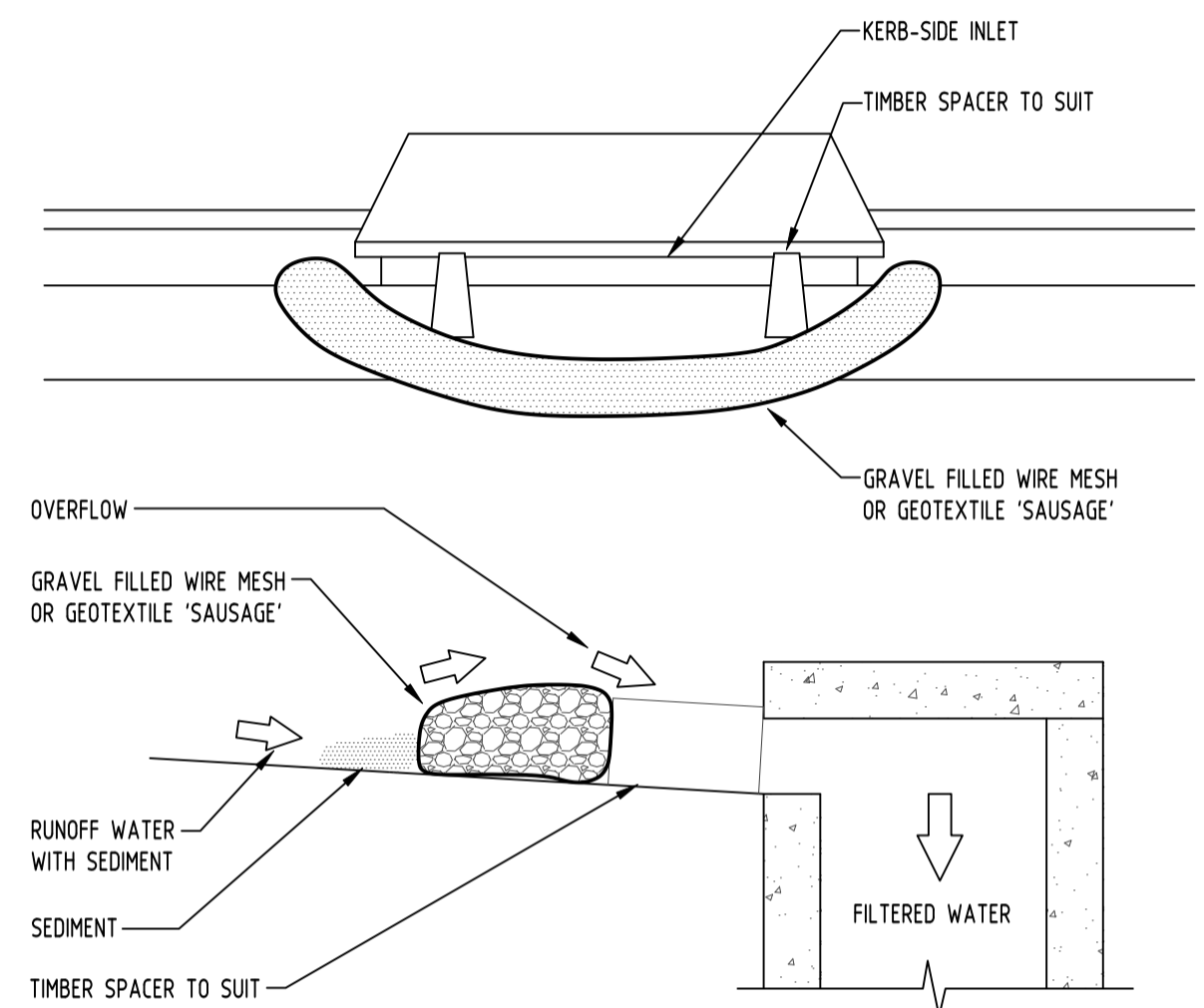
- CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
- EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
- NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
- GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

GENERAL NOTES

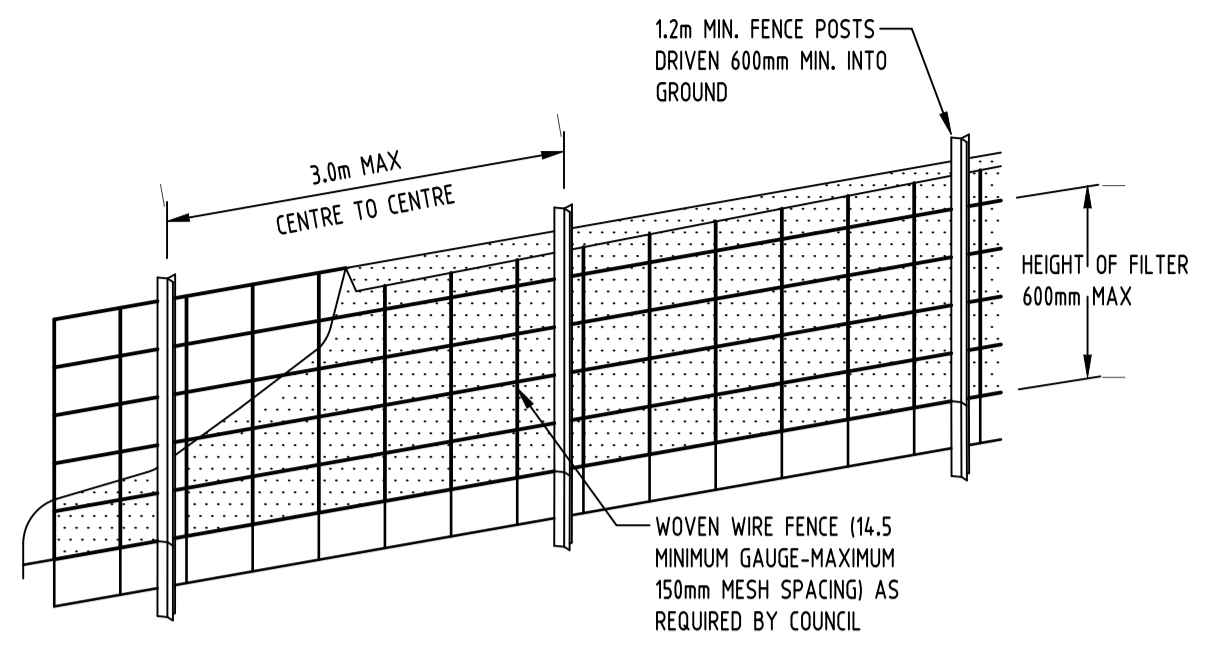
- THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
- ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

CLAY SOILS

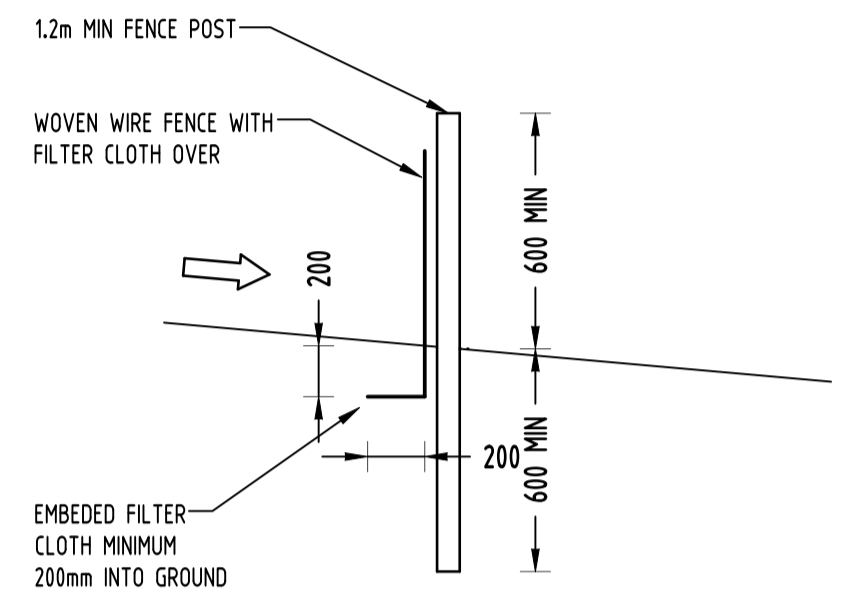
- A SYSTEM SHALL BE INSTALLED TO EITHER:
- TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
 - TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.



CONSTRUCTION NOTES:
FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT
FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL
FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY
MAINTAIN THE OPENING WITH SPACER BLOCKS
FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER
FIT TO ALL KERB INLETS AT SAG POINTS



DIAGRAMMATIC VIEW

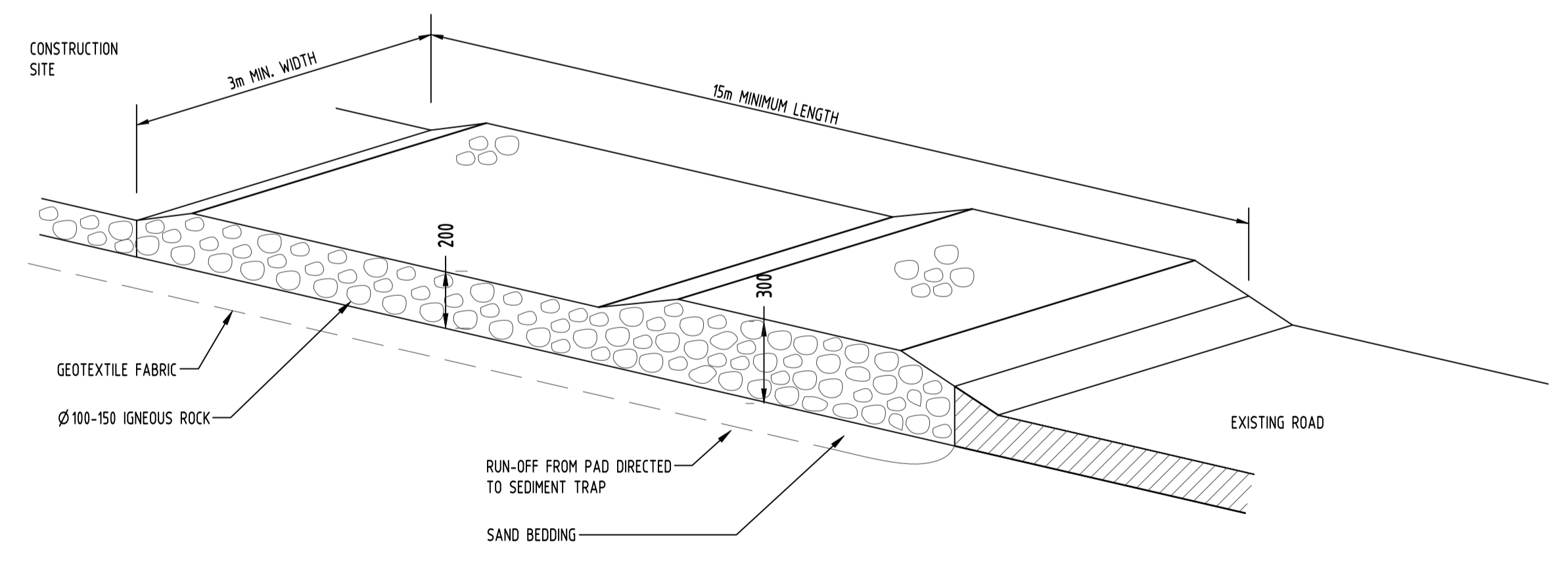


TYPICAL SECTION

SEDIMENT FENCE
NOT TO SCALE

GEOTEXTILE INLET FILTER

GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTRUCTION NOT ENTER THE PITS.



TEMPORARY CONSTRUCTION EXIT
RUBBLE ALTERNATIVE
NOT TO SCALE

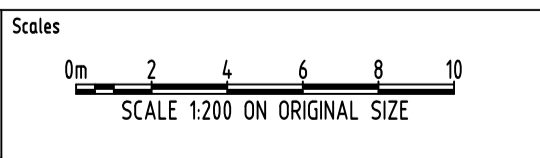


Reference Coordination Drawing	
Discipline	Drawing Title and Number
ARCH	
ARCH	
STRUCT	
MECH	
ELEC	
HYD	
FRG	
LANDS	
CIVIL	
SURVEY	

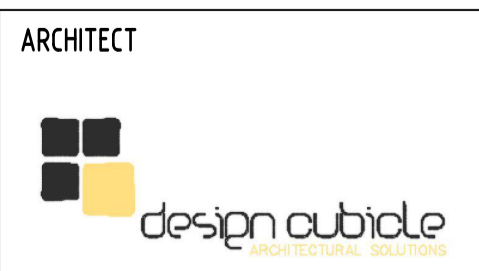
Issue internal sequence and revision history	
Issue	Last revision title
1-preliminary	
2-development application	
3-construction certificate	
4-tender	
5-construction	
6-other	

QUALITY CONTROL	
Discipline	Date
DRAWN	26.07.18
CHECKED	26.07.18
DESIGNED	26.07.18
VERIFIED	26.07.18
APPROVED	26.07.18

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Web: www.sgce.com.au

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
20 ROBERT STREET, PENRITH

Drawing Status		
FOR APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title		
EROSION AND SEDIMENT CONTROL PLAN AND DETAILS		
Project No	Drawing No	Revision No
20170210	SW400	C

Proposed Residential Development at: 20 Robert Street , Penrith



BASIX Commitments

Water Commitments:

- *Fixtures**
- Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

- *Hotwater**
- Must install a gas instantaneous 6 star.
- *Cooling/ Heating System**
- Must install 5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.
- *Ventilated fridge space - Yes**
- *Ventilation**
- Must install ventilation systems in:
 - Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
 - Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off
 - Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off

***Fixtures**

Dishwasher - 4.5*, Clothes dryer 6*

***Lighting**

- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundry, all Hallways.

***Other**

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Indoor clothes drying line

Common Areas

Water Commitments:

- *Fixtures**
- Must install 3 Star rating toilet flushing system in any common toilet.
- Must install 3 Star rating taps.

Energy Commitments:

- *Lighting**
- Must install lighting in:
 - Lift cars : compact fluorescent ; Efficiency measure: connected to lift call button.
 - Hallway/ Lobbies : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**

- Lift : Must install gearless traction with VVVF motor : Number of Levels (Including basement) :5
- Must install a central hot water system solar gas boosted

BASIX Commitments- Common Areas (Non-Building Specific)

Water Commitments:

- *Fixtures**
- Must install 3 Star rating toilet flushing system in any common toilet.
- Must install 3 Star rating taps.

Energy Commitments:

- *Ventilation**
- Must install ventilation in:
 - Basement 1- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
 - Plant or Service Room- No Mechanical Ventilation.

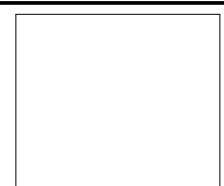
***Lighting**

- Must install lighting in:
 - Basement : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
 - Garbage rooms : compact fluorescent; Efficiency measure: manual on / manual off.
 - Plant or Service room: compact fluorescent; Efficiency measure: manual on / manual off.

Residential Flat Buildings DESIGN FACTS		
Site Area		1400m ²
	Required/allowed	Provided
Total Built-up Area	N/A	1830 m ²
FSR	N/A	1.3:1
Permissible Height	15m	13.5 (Parapet) 14.6 (Lift over-run)
Front Street Setback	5.5 m	Building : 5.5 m Balcony : 5.0 m
Rear Setback	6 m	6 m
Side Setback	6m	6m
Car Spaces Residential	1 space / 1 Bed 1 spaces / 2 Bed 2 spaces / 3 Bed 21	21
Car Spaces Visitor	1 space / 5 Units	4
Car Spaces (Total)	25	25
Car wash bay	1	1
Communal Open Space	10% of the Landscape Area= 49 m ²	250 m ²
Total Landscape Area	35% Site area = 490m ²	527m ²
Deep Soil		388m ²
Unit Breakdown		3 x 1 bedroom 16 x 2 bedroom 1 x 3 bedroom
Total Unit		20 units

Sheet List	
Sheet Number	Sheet Name
DA 000	Cover Page
DA 200	Site Plan
DA 202	Basement 1 Plan
DA 203	Ground Floor Plan
DA 204	Level 1 / 2 Plan
DA 205	Level 3 Plan
DA 206	Roof Plan
DA 300	Exterior Elevations 1/2
DA 301	Exterior Elevations 2/2
DA 302	Streetscape
DA 303	Sections 1/2
DA 304	Section 2/2
DA 600	SolarAccess & Cross Ventilation
DA 601	Shadow Diagrams
DA 602	Views From The Sun
DA 700	ADG Key Compliance Schedule
UA 100	Site Analysis 1 of 2
UA 101	Site Analysis 2 of 2
UA 102	Average Front Setback

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
B	Revised in response to UDRP meeting on 14.11.18, & Council letter dated 09.11.18	19.12.18	MT
C	Revised in response to council meeting held on 27.02.19	13.03.19	MN



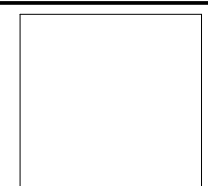
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WEB: 47 116316 333
ABN:



SHEET TITLE: Cover Page	
SHEET NO:	DA 000
SCALE:	1 : 1

DRAWN BY: MT
CHECKED BY: FG

PROJECT DETAIL: Proposed Residential Development at: 20 Robert Street, Penrith	
JOB NO: 170869	DATE: Apr 2017
LODGE AT: Penrith City Council	

BASIX Commitments

Water Commitments:

***Fixtures**

- Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

***Hotwater**

- Must install a gas instantaneous 6 star.

***Cooling/ Heating System**

- Must install 5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

***Ventilated fridge space - Yes**

***Ventilation**

Must install ventilation systems in:

- Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
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- Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off

***Fixtures**

Dishwasher - 4.5*, Clothes dryer 6*

***Lighting**

- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundry, all Hallways.

***Other**

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
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Common Areas

Water Commitments:

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- Lift : Must install gearless traction with VVVF motor : Number of Levels (Including basement) : 5
- Must install a central hot water system solar gas boosted

BASIX Commitments- Common Areas (Non-Building Specific)

Water Commitments:

***Fixtures**

- Must install 3 Star rating toilet flushing system in any common toilet.
- Must install 3 Star rating taps.

Energy Commitments:

***Ventilation**

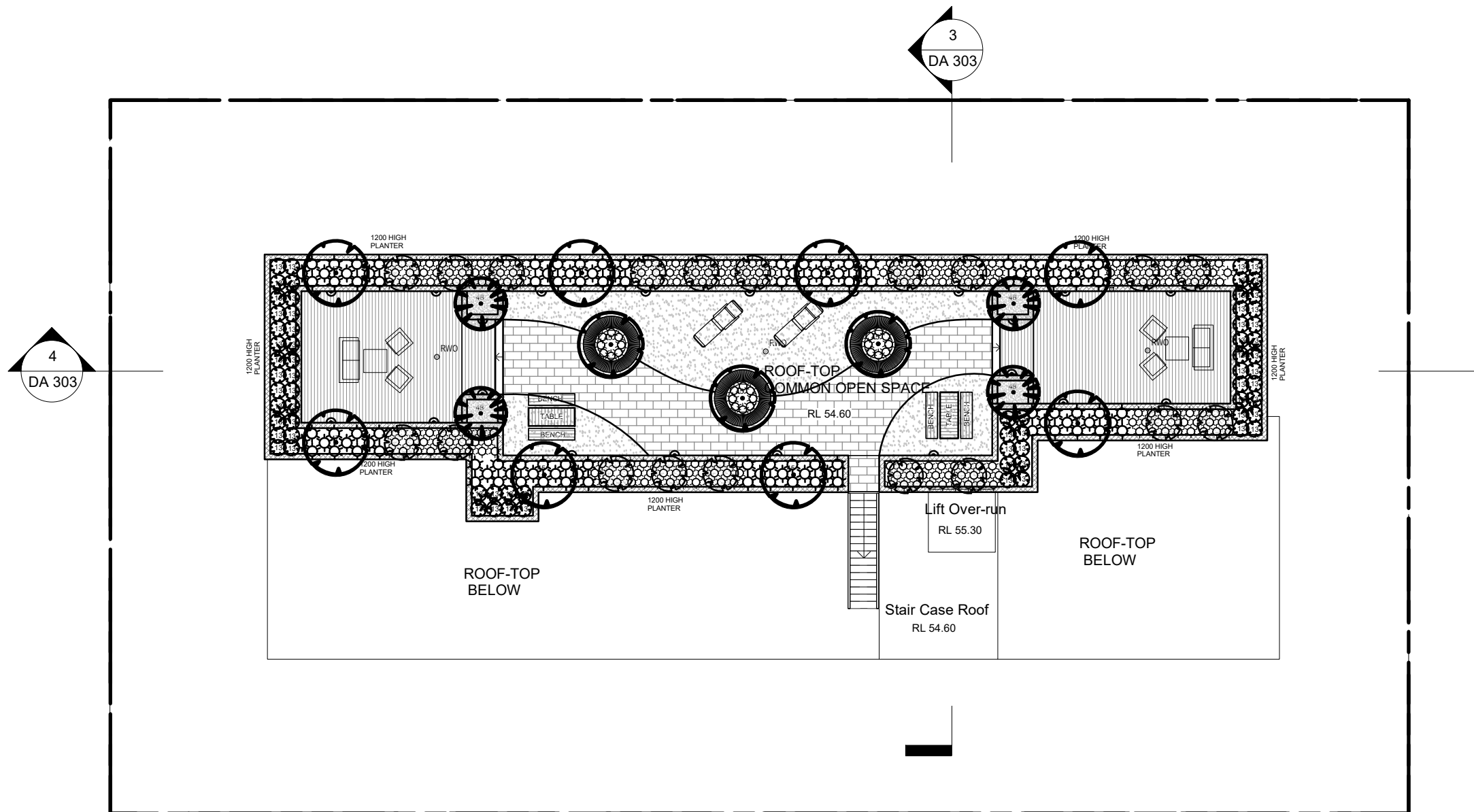
Must install ventilation in:

- Basement 1- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
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- Plant or Service room: compact fluorescent; Efficiency measure: manual on / manual off.

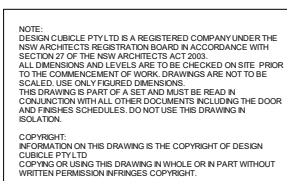


1 Roof Plan
1 : 200

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
B	Revised in response to UDRP meeting on 14.11.18, & Council letter dated 09.11.18	19.12.18	MT
C	Revised in response to council meeting held on 27.02.19	13.03.19	MN

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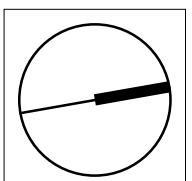
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WEB: www.designcubicle.com.au
ABN: 47 116316 333

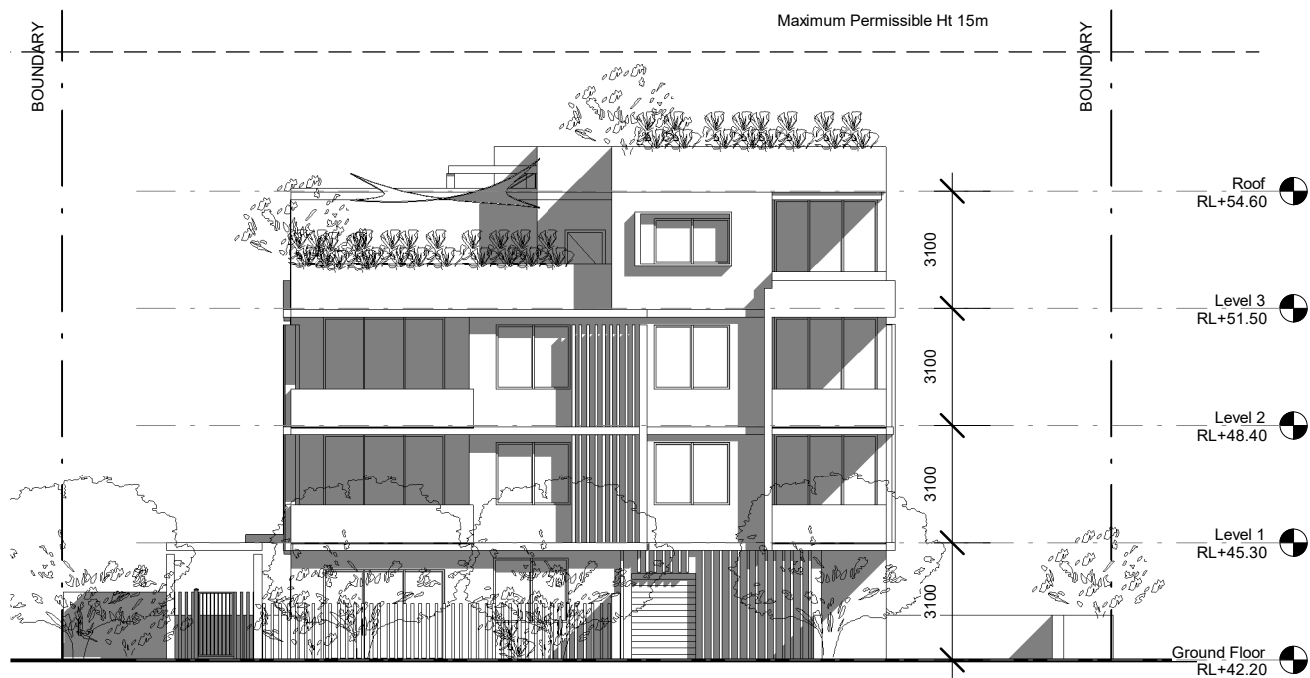


SHEET TITLE: Roof Plan	
SHEET NO:	DA 206
SCALE:	As indicated

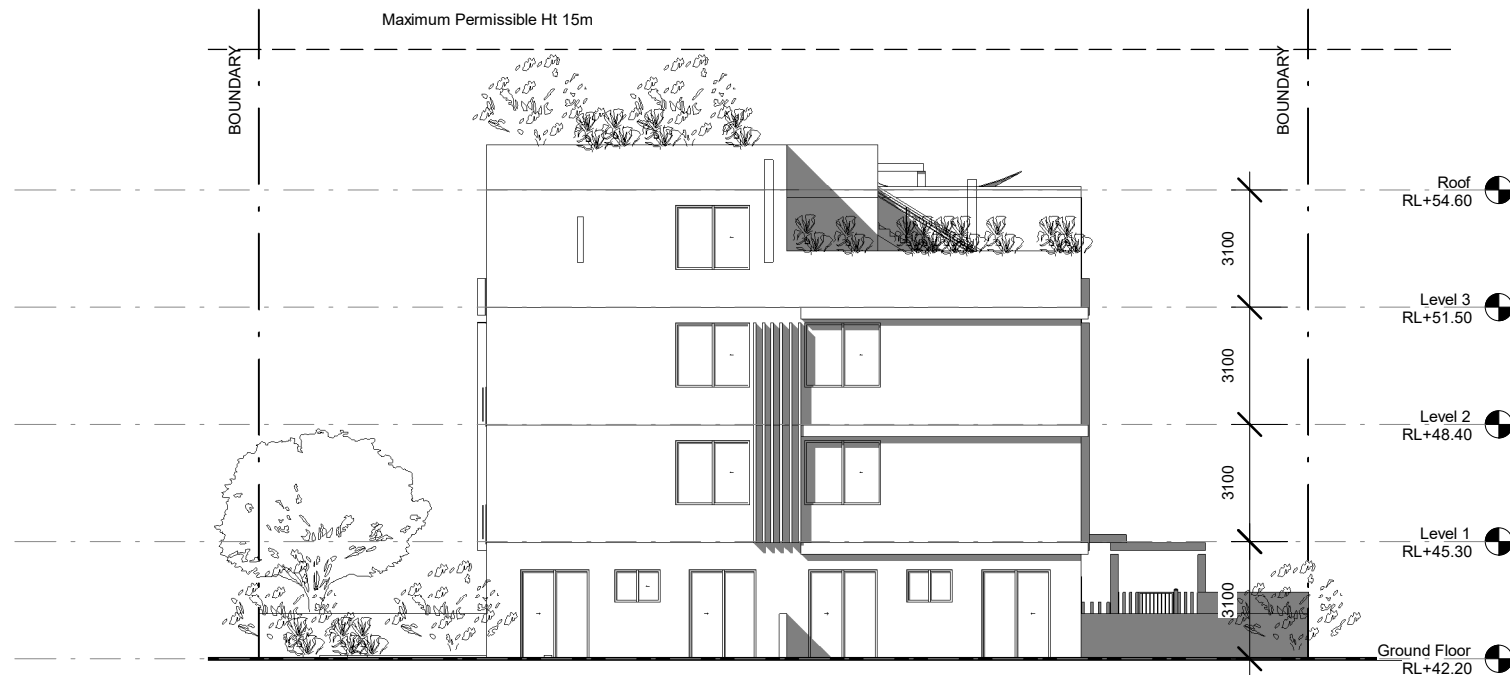
DRAWN BY:
MT

CHECKED BY:
FG

PROJECT DETAIL: Proposed Residential Development at: 20 Robert Street, Penrith	
JOB NO: 170869	DATE: Apr 2017
LODGE AT: Penrith City Council	



1 North Elevation
1 : 200



2 South Elevation
1 : 200

BASIX Commitments

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- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

***Hotwater**

- Must install a gas instantaneous 6 star.

***Cooling/ Heating System**

- Must install 5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

***Ventilated fridge space - Yes**

***Ventilation**

Must install ventilation systems in:

- Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off
- Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off

***Fixtures**

- Dishwasher - 4.5*, Clothes dryer 6*

***Lighting**

- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundry, all Hallways.

***Other**

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Indoor clothes drying line

Common Areas

Water Commitments:

***Fixtures**

- Must install 3 Star rating toilet flushing system in any common toilet.
- Must install 3 Star rating taps.

Energy Commitments:

***Lighting**

Must install lighting in:

- Lift cars : compact fluorescent ; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**

- Lift : Must install gearless traction with VVVF motor : Number of Levels (Including basement) :5
- Must install a central hot water system solar gas boosted

BASIX Commitments- Common Areas (Non-Building Specific)

Water Commitments:

***Fixtures**

- Must install 3 Star rating toilet flushing system in any common toilet.
- Must install 3 Star rating taps.

Energy Commitments:

***Ventilation**

Must install ventilation in:

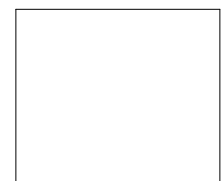
- Basement 1- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Plant or Service Room- No Mechanical Ventilation.

***Lighting**

Must install lighting in:

- Basement : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
- Garbage rooms : compact fluorescent; Efficiency measure: manual on / manual off.
- Plant or Service room: compact fluorescent; Efficiency measure: manual on / manual off.

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
B	Revised in response to UDRP meeting on 14.11.18, & Council letter dated 09.11.18	19.12.18	MT
C	Revised in response to council meeting held on 27.02.19	13.03.19	MN



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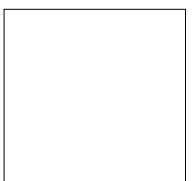
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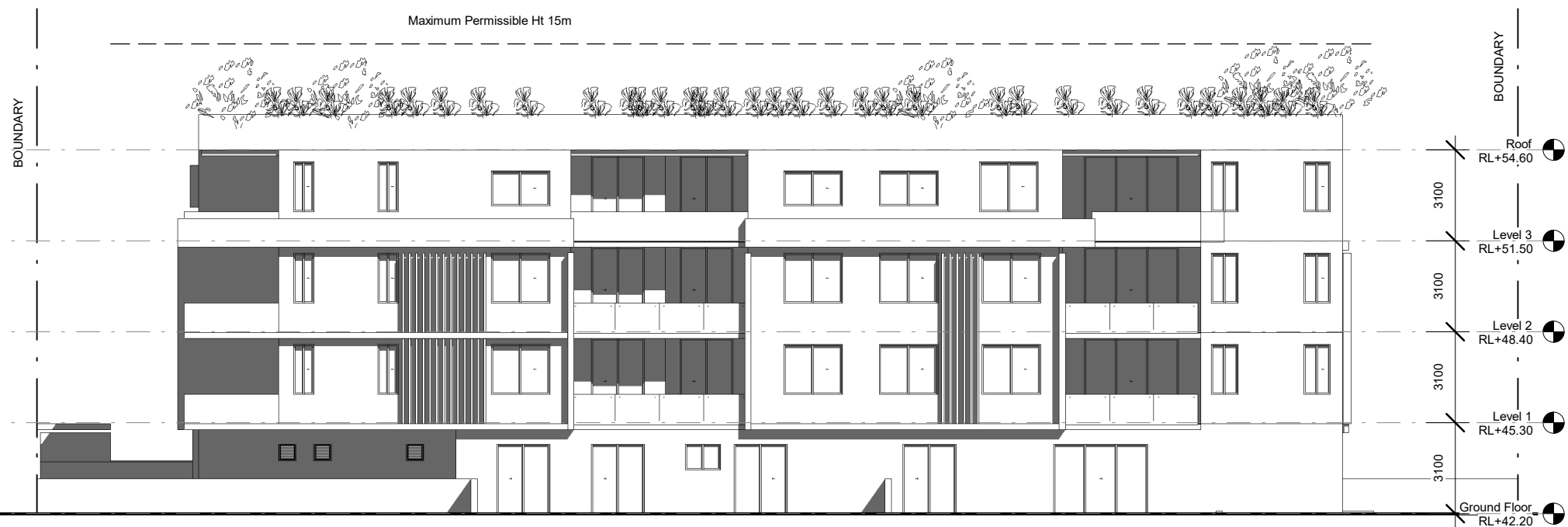
SHEET TITLE: Exterior Elevations 1/2	
SHEET NO:	DA 300
SCALE:	As indicated

DRAWN BY: MT
CHECKED BY: FG

PROJECT DETAIL: Proposed Residential Development at 20 Robert Street, Penrith	
JOB NO: 170869	DATE: Apr 2017
LODGE AT: Penrith City Council	



1 East Elevation
1 : 200



2 West Elevation
1 : 200

BASIX Commitments

Water Commitments:

***Fixtures**

- Must install 3 Star rating showerheads in all showers. (>4.5 but <=6L/min).
- Must install 4 Star rating toilet flushing system in each toilet.
- Must install 5 Star rating taps in each kitchen.
- Must install 5 Star rating taps in each bathroom.

Energy Commitments:

***Hotwater**

- Must install a gas instantaneous 6 star.

***Cooling/ Heating System**

- Must install 5 Star (new rating) rated 1-phase air conditioning or higher to the living areas of each dwelling.

***Ventilated fridge space - Yes**

***Ventilation**

Must install ventilation systems in:

- Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off.
- Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off
- Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off

***Fixtures**

Dishwasher - 4.5*, Clothes dryer 6*

***Lighting**

- Must provide artificial lighting in each Kitchen, all Bathrooms/ toilets, each Laundry, all Hallways.

***Other**

- Must install gas cooktop and electric oven in the kitchen of all dwellings.
- Indoor clothes drying line

Common Areas

Water Commitments:

***Fixtures**

- Must install 3 Star rating toilet flushing system in any common toilet.
- Must install 3 Star rating taps.

Energy Commitments:

***Lighting**

Must install lighting in:

- Lift cars : compact fluorescent ; Efficiency measure: connected to lift call button.
- Hallway/ Lobbies : compact fluorescent; Efficiency measure: daylight sensor and motion sensor.

***Central energy system**

- Lift : Must install gearless traction with VVVF motor : Number of Levels (Including basement) :5
- Must install a central hot water system solar gas boosted

BASIX Commitments- Common Areas (Non-Building Specific)

Water Commitments:

***Fixtures**

- Must install 3 Star rating toilet flushing system in any common toilet.
- Must install 3 Star rating taps.

Energy Commitments:

***Ventilation**

Must install ventilation in:

- Basement 1- All Buildings: Ventilation (supply + exhaust); Efficiency measure: Carbon monoxide monitor + VSD fan.
- Plant or Service Room- No Mechanical Ventilation.

***Lighting**

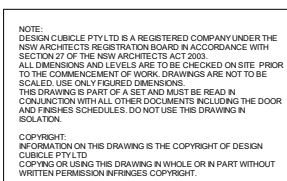
Must install lighting in:

- Basement : compact fluorescent; Efficiency measure: daylight sensors and motion sensor.
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A	Issue for DA submission	7.9.18	MT
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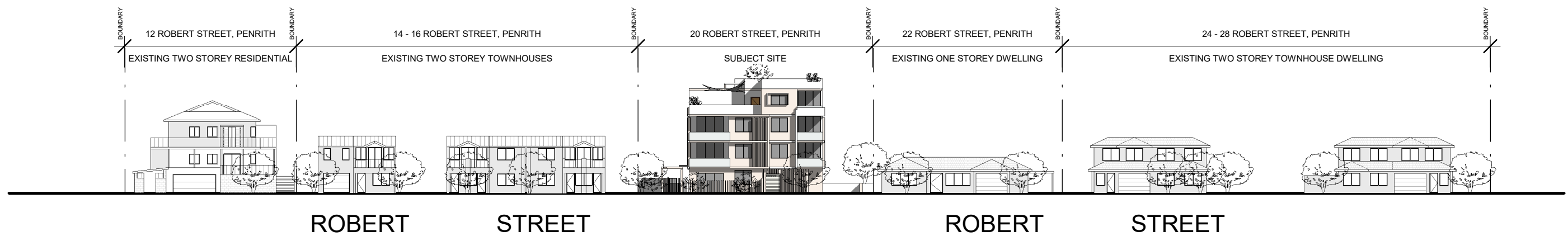
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SHEET TITLE: Exterior Elevations 2/2	DRAWN BY: MT	PROJECT DETAIL: Proposed Residential Development at: 20 Robert Street, Penrith
SHEET NO: DA 301	CHECKED BY: FG	JOB NO: 170869 DATE: Apr 2017
SCALE: As indicated		LODGE AT: Penrith City Council

ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
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1 Streetscape
1 : 500

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
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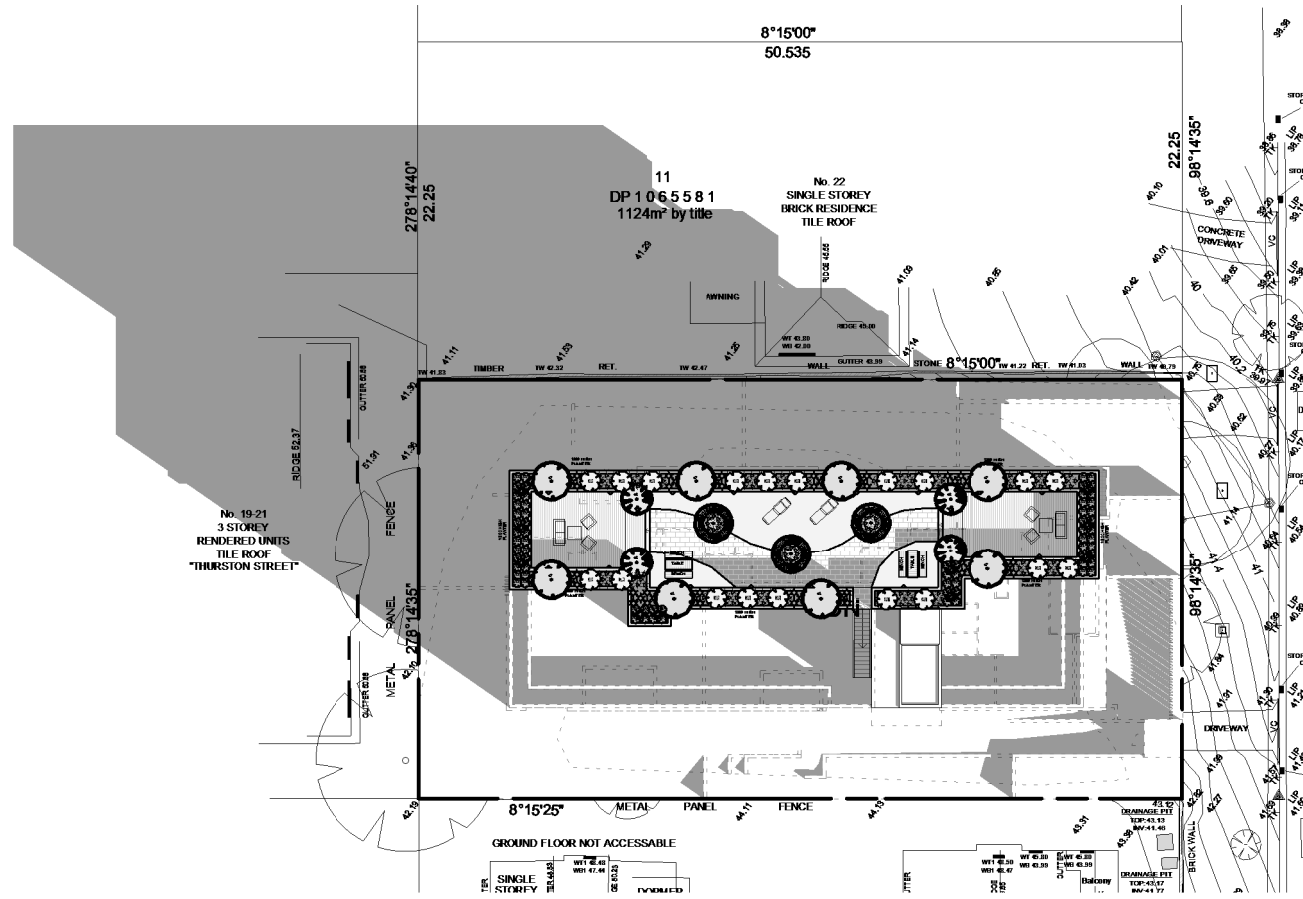
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ISSUE: 1
DATE: 18/04/2019

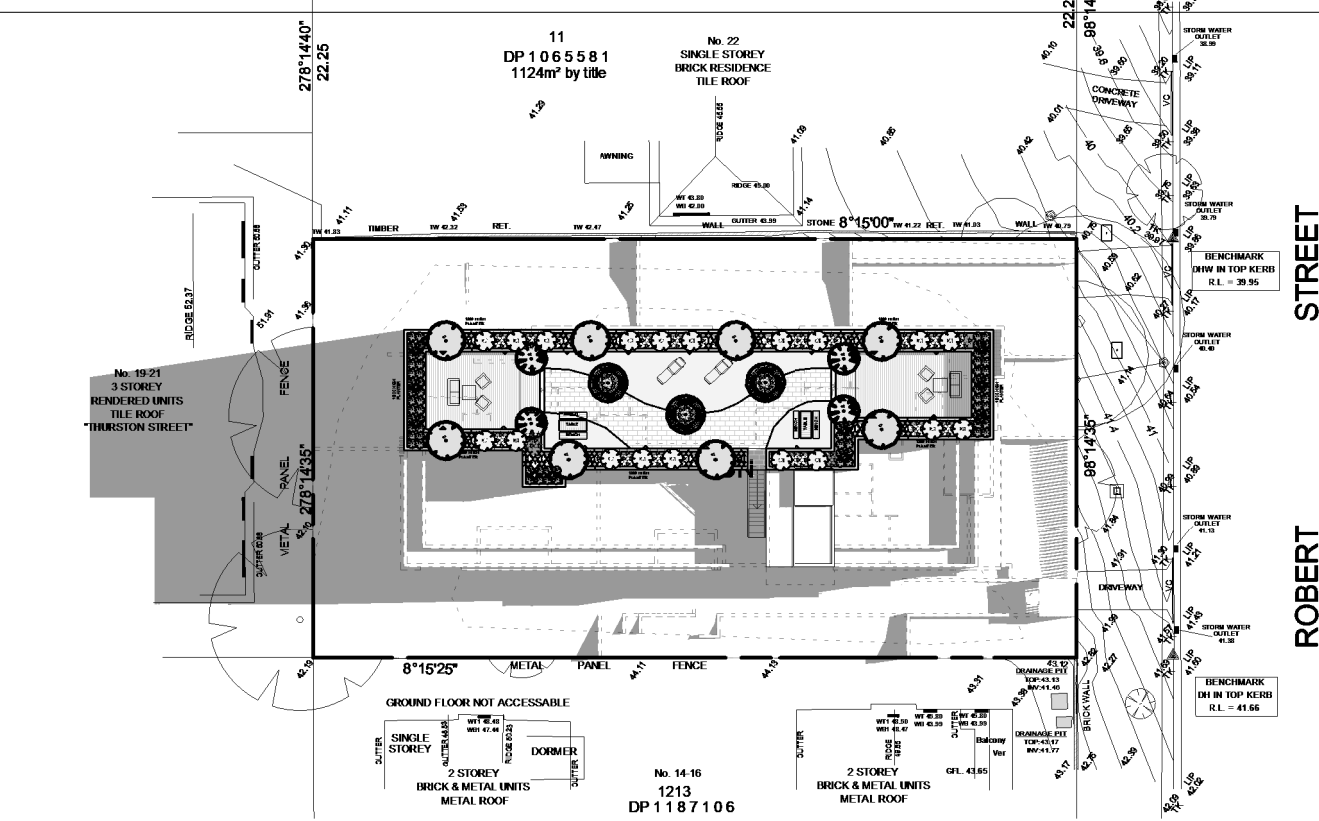
SHEET TITLE: Streetscape	
SHEET NO:	DA 302
SCALE:	1 : 500

DRAWN BY: MT
CHECKED BY: FG

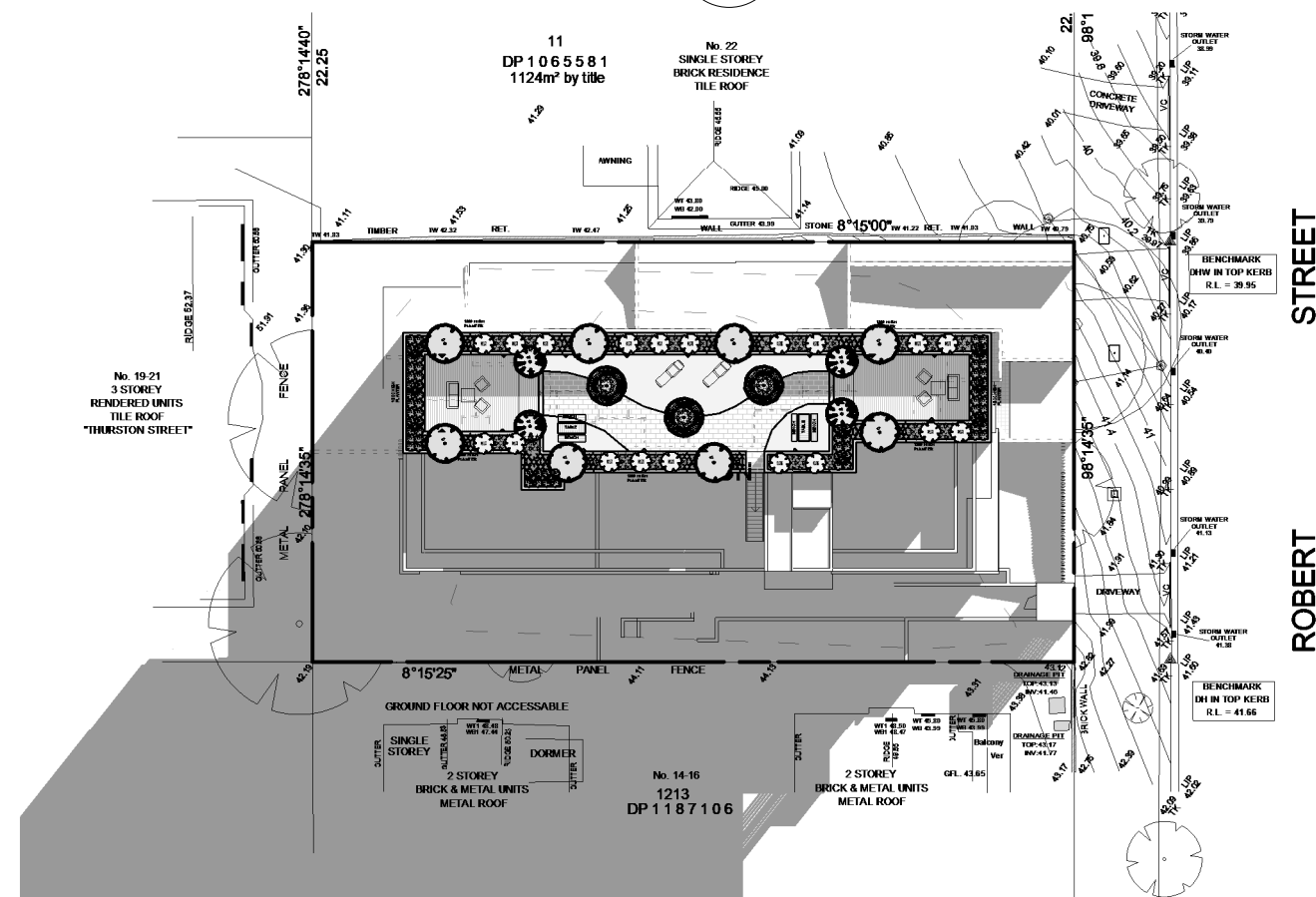
PROJECT DETAIL: Proposed Residential Development at 20 Robert Street, Penrith	
JOB NO: 170869	DATE: Apr 2017
LODGE AT: Penrith City Council	



1 Shadow 9 am - 21.06
1 : 500



2 Shadow 12 pm - 21.06
1 : 500



3 Shadow 3 pm - 21.06
1 : 500

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
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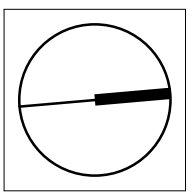
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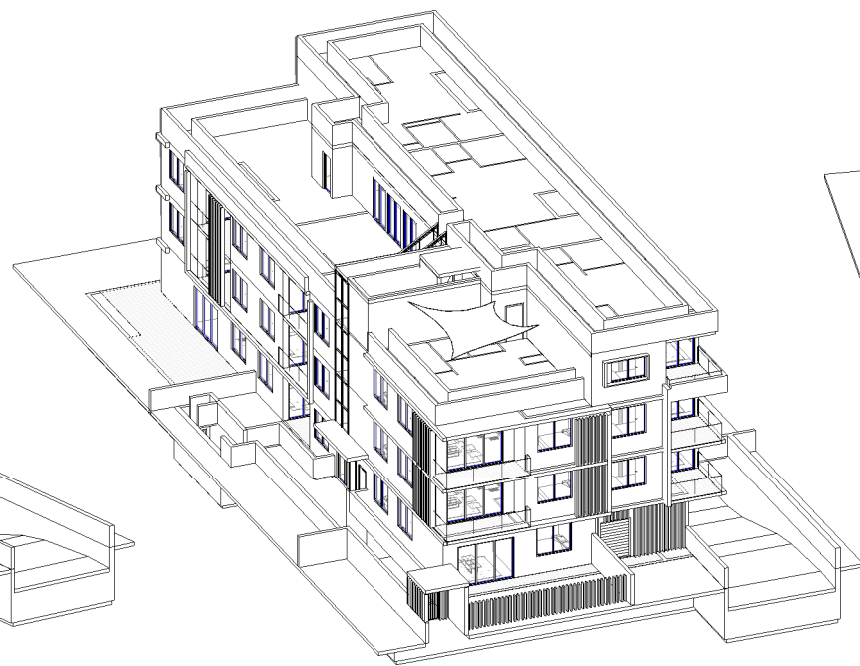
SHEET TITLE: Shadow Diagrams	
SHEET NO:	DA 601
SCALE:	1 : 500

DRAWN BY: MT
CHECKED BY: FG

PROJECT DETAIL: Proposed Residential Development at: 20 Robert Street, Penrith	
JOB NO: 170869	DATE: Apr 2017
LODGE AT: Penrith City Council	



1 View From Sun 9 am 21.6



2 View From Sun 10 am 21.6



3 View From Sun 11 am 21.6



4 View From Sun 12 pm 21.6



5 View From Sun 1 pm 21.6

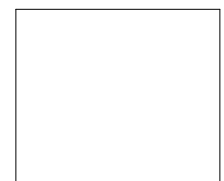


6 View From Sun 2 pm 21.6



7 View From Sun 3 pm 21.6

REVISIONS			
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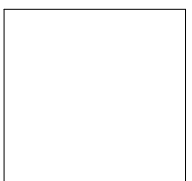
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SHEET TITLE:
Views From The Sun

SHEET NO: DA 602

SCALE:

DRAWN BY:
MT

CHECKED BY:
FG

PROJECT DETAIL:
Proposed Residential Development
at: 20 Robert Street, Penrith

JOB NO: 170869 DATE: Apr 2017

LODGE AT: Penrith City Council

ADG Key Compliance Schedule

Ground Floor

Units	Beds	Bathrooms	Units Area	P.O.S / Balcony Areas	Basement Storage Volume	Unit Storage Volume	Total Storage Volume	Width of Living Rooms or Living / Dining Room	Min. 2 Hours Solar Access 9am - 3pm Living & P.O.S	No Direct Solar Access 9am - 3pm	Naturally Cross Ventilated	Overall Depth of Cross-Through Apartment Does Not Exceed 18m	Apartments Achieve Min. Internal Areas Based on the Number of Bedrooms & Bathrooms	Min. Ceiling Height of 2.7m for Habitable Rooms & 2.4m for Non-Habitable Rooms	Every Habitable Room has a Window with Glass Area not Less than 10% of the Floor Area of the Room	Master Bedrooms have Min Area of 10m ² & other Bedrooms 9m ² (Excluding Wardrobe)	Bedrooms Achieve Min Dimensions of 3m (Excluding Wardrobes)	Living Rooms or Combined Living / Dining Rooms achieve Min Width Required Based on Number of Bedrooms	The Width of Cross-Through Apartments are at least 4m	Apartments Achieve Min. P.O.S / Balcony Areas & Depths Based on Number of Bedrooms	Apartments Achieve Min. Storage Volume Based on Number of Bedrooms
001	1	1	58m ²	9m ²	Min 3m ³	3.1m ³	6.1m ³	4000mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
002	2	2	92m ²	159m ²	Min 4m ³	4.2m ³	8.2m ³	8147mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
003	3	2	112m ²	174m ²	Min 5m ³	7.7m ³	12.7m ³	6257mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
004	2	2	91m ²	83m ²	Min 4m ³	4.2m ³	8.2m ³	4700mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
005	2	2	85m ²	43m ²	Min 4m ³	4.2m ³	8.2m ³	6575mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 5/5	Total 0/5	Total: 3/5										

First Floor

Units	Beds	Bathrooms	Units Area	P.O.S / Balcony Areas	Basement Storage Volume	Unit Storage Volume	Total Storage Volume	Width of Living Rooms or Living / Dining Room	Min. 2 Hours Solar Access 9am - 3pm Living & P.O.S	No Direct Solar Access 9am - 3pm	Naturally Cross Ventilated	Overall Depth of Cross-Through Apartment Does Not Exceed 18m	Apartments Achieve Min. Internal Areas Based on the Number of Bedrooms & Bathrooms	Min. Ceiling Height of 2.7m for Habitable Rooms & 2.4m for Non-Habitable Rooms	Every Habitable Room has a Window with Glass Area not Less than 10% of the Floor Area of the Room	Master Bedrooms have Min Area of 10m ² & other Bedrooms 9m ² (Excluding Wardrobe)	Bedrooms Achieve Min Dimensions of 3m (Excluding Wardrobes)	Living Rooms or Combined Living / Dining Rooms achieve Min Width Required Based on Number of Bedrooms	The Width of Cross-Through Apartments are at least 4m	Apartments Achieve Min. P.O.S / Balcony Areas & Depths Based on Number of Bedrooms	Apartments Achieve Min. Storage Volume Based on Number of Bedrooms
101	1	1	59m ²	8m ²	Min 3m ³	3.1m ³	6.1m ³	4000mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
102	2	2	79m ²	10m ²	Min 4m ³	4.3m ³	8.3m ³	4000mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
103	2	2	83m ²	10m ²	Min 4m ³	4.6m ³	8.6m ³	4400mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
104	2	2	81m ²	10m ²	Min 4m ³	4.7m ³	8.7m ³	4500mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
105	2	2	77m ²	10m ²	Min 4m ³	5m ³	9m ³	6000mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
106	2	2	75m ²	10m ²	Min 4m ³	5m ³	9m ³	4500mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 6/6	Total 0/6	Total: 4/6										

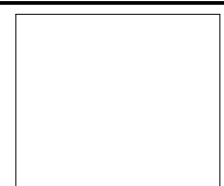
Second Floor

Units	Beds	Bathrooms	Units Area	P.O.S / Balcony Areas	Basement Storage Volume	Unit Storage Volume	Total Storage Volume	Width of Living Rooms or Living / Dining Room	Min. 2 Hours Solar Access 9am - 3pm Living & P.O.S	No Direct Solar Access 9am - 3pm	Naturally Cross Ventilated	Overall Depth of Cross-Through Apartment Does Not Exceed 18m	Apartments Achieve Min. Internal Areas Based on the Number of Bedrooms & Bathrooms	Min. Ceiling Height of 2.7m for Habitable Rooms & 2.4m for Non-Habitable Rooms	Every Habitable Room has a Window with Glass Area not Less than 10% of the Floor Area of the Room	Master Bedrooms have Min Area of 10m ² & other Bedrooms 9m ² (Excluding Wardrobe)	Bedrooms Achieve Min Dimensions of 3m (Excluding Wardrobes)	Living Rooms or Combined Living / Dining Rooms achieve Min Width Required Based on Number of Bedrooms	The Width of Cross-Through Apartments are at least 4m	Apartments Achieve Min. P.O.S / Balcony Areas & Depths Based on Number of Bedrooms	Apartments Achieve Min. Storage Volume Based on Number of Bedrooms
201	1	1	59m ²	8m ²	Min 3m ³	3.1m ³	6.1m ³	4000mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
202	2	2	79m ²	10m ²	Min 4m ³	4.3m ³	8.3m ³	4000mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
203	2	2	83m ²	10m ²	Min 4m ³	4.6m ³	8.6m ³	4400mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
204	2	2	81m ²	10m ²	Min 4m ³	4.7m ³	8.7m ³	4500mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
205	2	2	77m ²	10m ²	Min 4m ³	5m ³	9m ³	6000mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
206	2	2	75m ²	10m ²	Min 4m ³	5m ³	9m ³	4500mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 6/6	Total 0/6	Total: 4/6										

Third Floor

Units	Beds	Bathrooms	Units Area	P.O.S / Balcony Areas	Basement Storage Volume	Unit Storage Volume	Total Storage Volume	Width of Living Rooms or Living / Dining Room	Min. 2 Hours Solar Access 9am - 3pm Living & P.O.S	No Direct Solar Access 9am - 3pm	Naturally Cross Ventilated	Overall Depth of Cross-Through Apartment Does Not Exceed 18m	Apartments Achieve Min. Internal Areas Based on the Number of Bedrooms & Bathrooms	Min. Ceiling Height of 2.7m for Habitable Rooms & 2.4m for Non-Habitable Rooms	Every Habitable Room has a Window with Glass Area not Less than 10% of the Floor Area of the Room	Master Bedrooms have Min Area of 10m ² & other Bedrooms 9m ² (Excluding Wardrobe)	Bedrooms Achieve Min Dimensions of 3m (Excluding Wardrobes)	Living Rooms or Combined Living / Dining Rooms achieve Min Width Required Based on Number of Bedrooms	The Width of Cross-Through Apartments are at least 4m	Apartments Achieve Min. P.O.S / Balcony Areas & Depths Based on Number of Bedrooms	Apartments Achieve Min. Storage Volume Based on Number of Bedrooms
301	2	2	81m ²	10m ²	Min 4m ³	4.7m ³	8.7m ³	4500mm	Yes	N/A	No	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
302	2	2	77m ²	10m ²	Min 4m ³	5m ³	9m ³	6000mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
303	2	2	75m ²	10m ²	Min 4m ³	4.6m ³	8.6m ³	4400mm	Yes	N/A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes
									Total: 3/3	Total 0/3	Total: 2/3										

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C	Revised in response to council meeting held on 27.02.19	13.03.19	MN

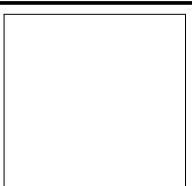


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NOMINATED ARCHITECT - Sam Min-Han Lu (#8842)

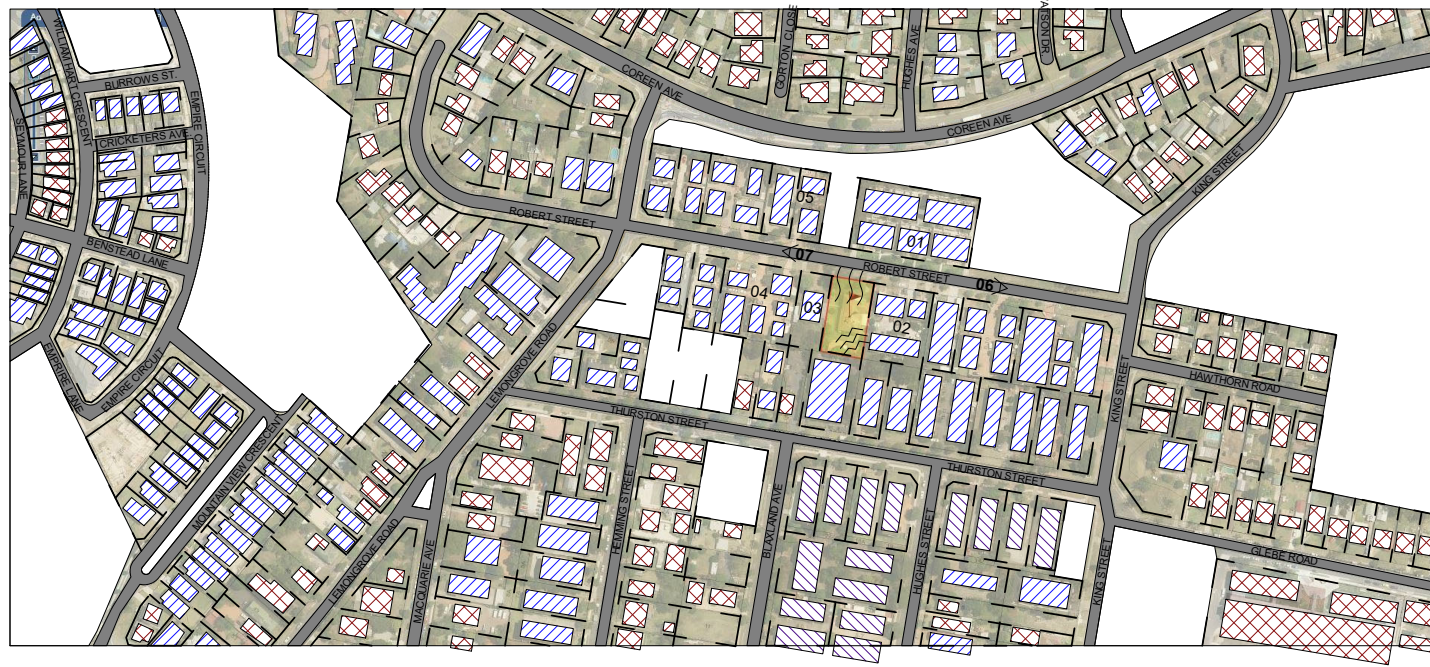
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9883 2778
9883 3242
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WEB: 47 116316 333







SHEET TITLE: ADG Key Compliance Schedule	
SHEET NO:	DA 700
SCALE:	1 : 120

DRAWN BY: MT
CHECKED BY: FG

PROJECT DETAIL: Proposed Residential Development at: 20 Robert Street, Penrith	
JOB NO: 170869	DATE: Apr 2017
LODGE AT: Penrith City Council	



- Legend**
-  One Storey
 -  Two Storey
 -  Three Storey
 -  Vehicular Circulation

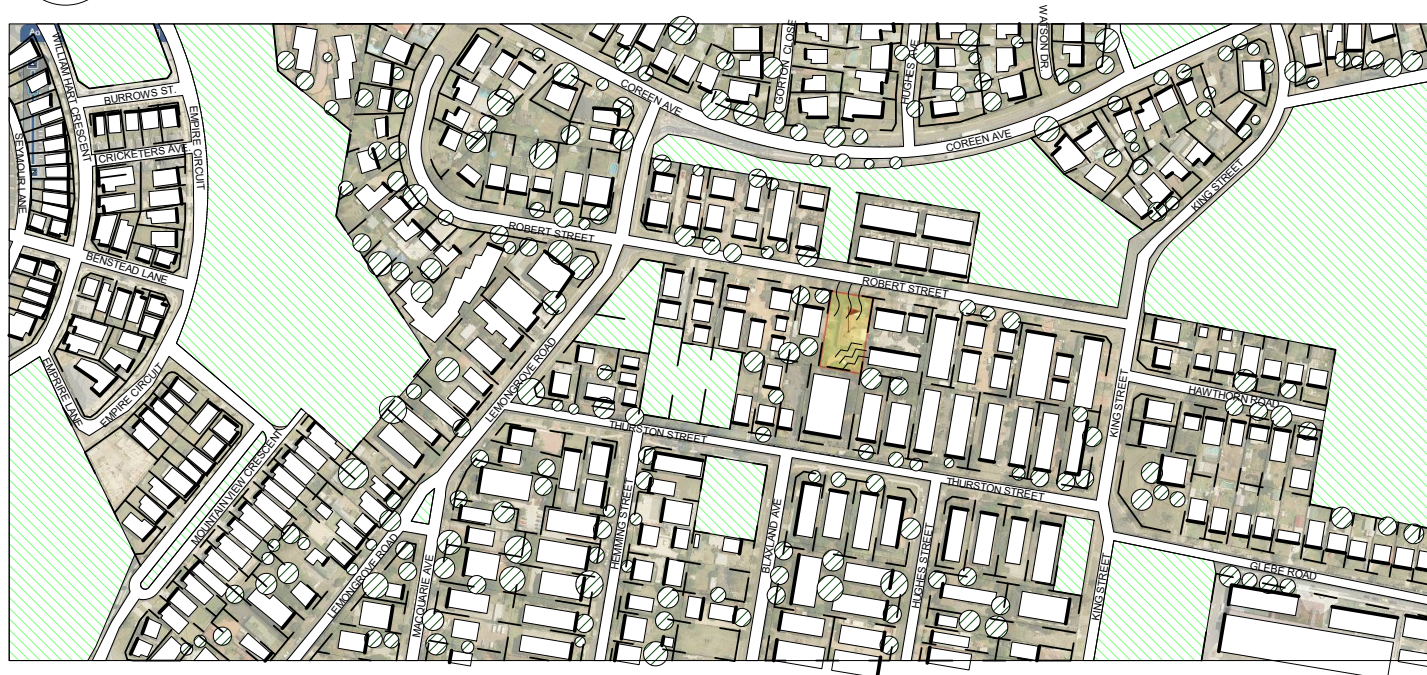






01 - 15 -19 Robert Street, Penrith



02 - 16-18 Robert Street, Penrith

1 Building Use & Photo Location
1 : 5000



- Legend**
-  Open Space
 -  Major Trees
 -  Noise
 -  Prevailing Winds North Easterly - South Westerly



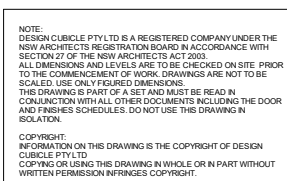
03 - 22 Robert Street, Penrith

2 Open Space, Landform & Building Edge
1 : 5000

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
B	Revised in response to UDRP meeting on 14.11.18, & Council letter dated 09.11.18	19.12.18	MT
C	Revised in response to council meeting held on 27.02.19	13.03.19	MN

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SHEET TITLE:
Site Analysis 1 of 2

SHEET NO:	UA 100
SCALE:	1 : 5000

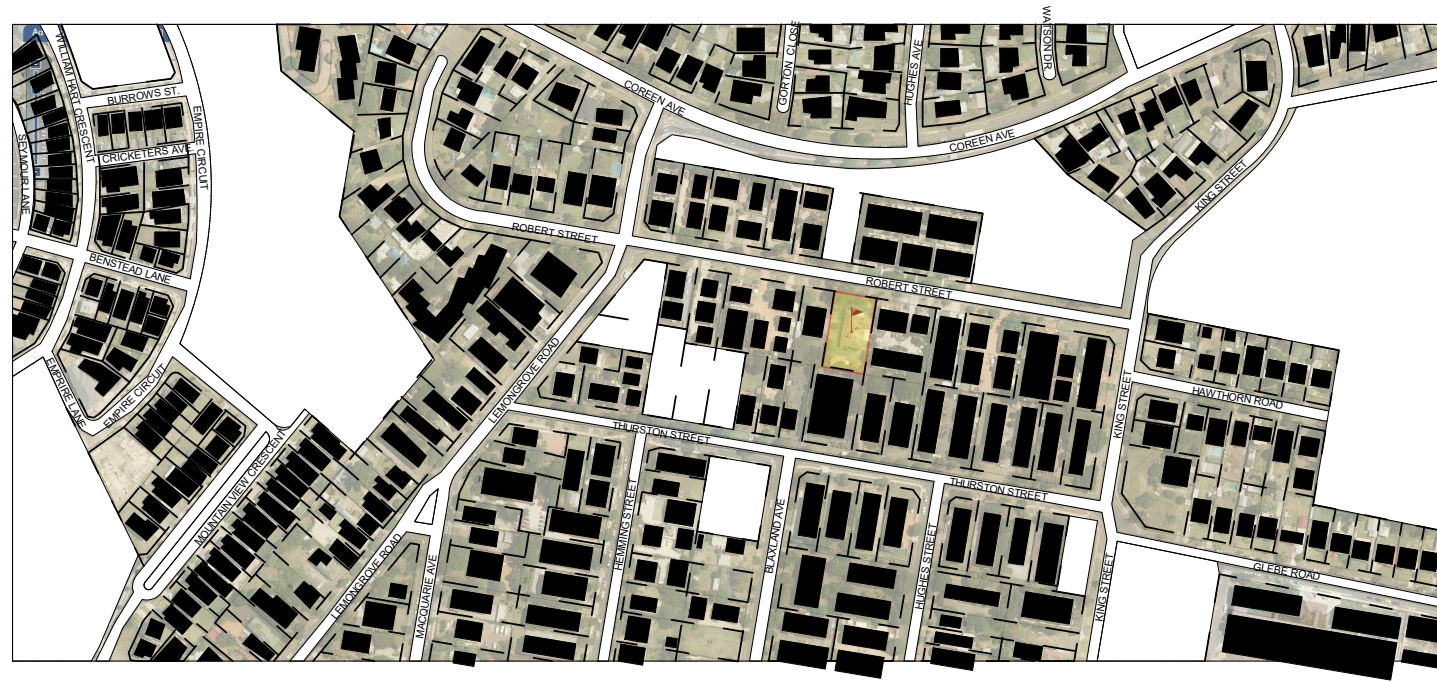
DRAWN BY:
MT

CHECKED BY:
FG

PROJECT DETAIL:
Proposed Residential Development
at: 20 Robert Street, Penrith

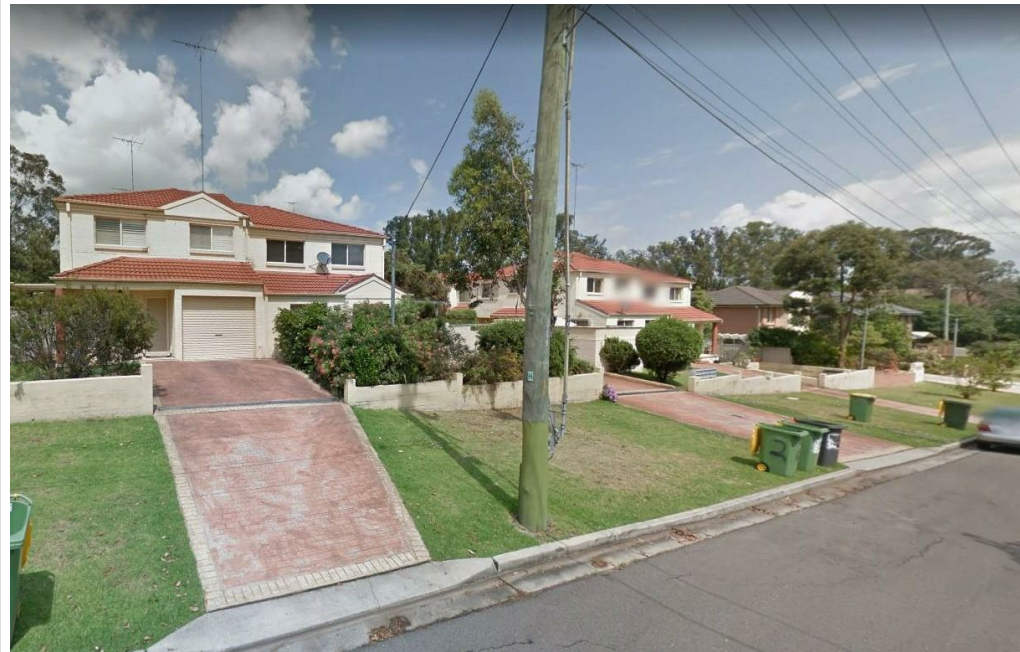
JOB NO: 170869 DATE: Apr 2017

LODGE AT: Penrith City Council



1 Figure Ground & Location
1 : 5000

06 - Perspective Looking Through Robert Street



04 - 24 - 28 Robert Street, Penrith

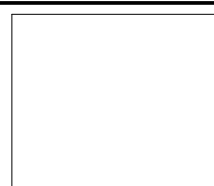


05 - 23 Robert Street, Penrith



07 - 20 Robert Street, Penrith

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
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C	Revised in response to council meeting held on 27.02.19	13.03.19	MN



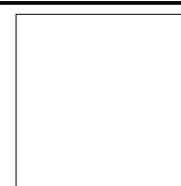
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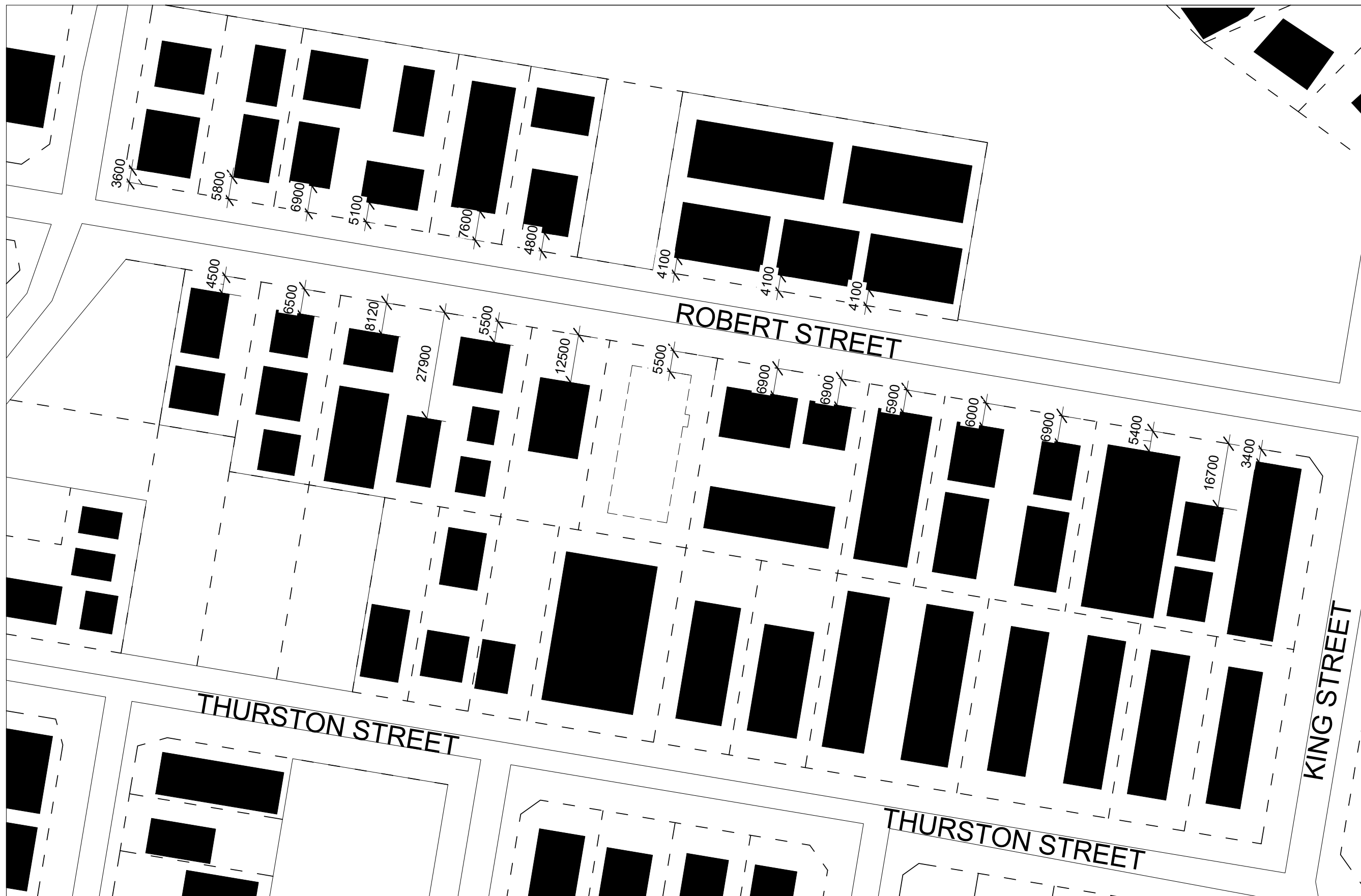
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SHEET TITLE: Site Analysis 2 of 2	
SHEET NO:	UA 101
SCALE:	1 : 5000

DRAWN BY: MT
CHECKED BY: FG

PROJECT DETAIL: Proposed Residential Development at: 20 Robert Street, Penrith	
JOB NO: 170869	DATE: Apr 2017
LODGE AT: Penrith City Council	

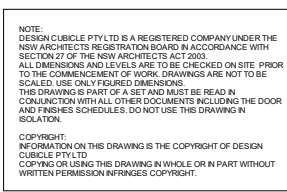


1 Average Front Setback
1 : 1000

REVISIONS			
ISSUE	DESCRIPTION	DATE	BY
A	Issue for DA submission	7.9.18	MT
B	Revised in response to UDRP meeting on 14.11.18, & Council letter dated 09.11.18	19.12.18	MT
C	Revised in response to council meeting held on 27.02.19	13.03.19	MN

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SHEET TITLE:
Average Front Setback

SHEET NO:	UA 102
SCALE:	1 : 1000

DRAWN BY:
MT

CHECKED BY:
FG

PROJECT DETAIL:
Proposed Residential Development
at: 20 Robert Street, Penrith

JOB NO: 170869 DATE: Apr 2017

LODGE AT: Penrith City Council

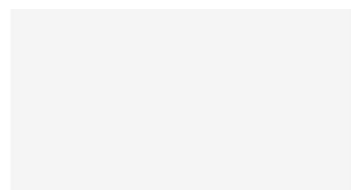


Photomontage
170869 - 20 Robert Street, Penrith

Document Set ID: 8665122
Version: 1, Version Date: 18/04/2019

design cubicle
ARCHITECTURAL SOLUTIONS

ph: 02 9683 2778 / f: 02 9683 3242
Nominated Architect - Sam Min-Han Lu (#8842)



1. Render & Paint Finish -
Pure white colour
(or equivalent)



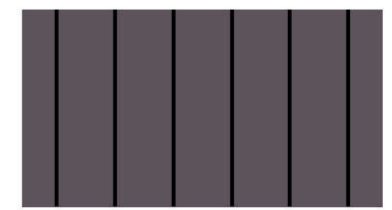
2. Cladding Timber Look-
Vertical Fins & Fencing
INNOWOOD External Cladding
Tasmania Oak colour
(or equivalent)



3. Paint Finish
Dulux Stonecrop Colour
(or equivalent)



4. Powder coated Aluminium Window
and Door Frames, Louvers & Ballustrade
Colorbond Monument colour
(or equivalent)



5. Render & Paint Finish -
Dulux Western Myall colour
(or equivalent)

