



Our Ref: PL16/0054
Contact: Robert Craig
Telephone: (02) 4732 7593

23 August 2016

Nasr Atie
CAD Plans Pty Ltd
39 Cumberland Road
AUBURN NSW 2144

Dear Nasr

**Pre-Lodgement Meeting Minutes
Proposed Residential Flat Building
Lot 2 DP 1190616, 29-31 Castlereagh Street, PENRITH NSW 2750**

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

Thank you for taking part in Council's pre-lodgement meeting in relation to your proposal. The meeting was useful for Council in gaining an understanding of the proposal.

You are advised that should the items in the attached meeting minutes and in Council's letter dated 19 August 2016 regarding urban design matters (UDRP16/0029) be addressed, your development application should be suitable for submission and consideration. I sincerely apologise for the delay in issuing this advice.

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

If we can help you any further regarding the attached advice, please feel free to contact me on (02) 4732 7593.

Yours sincerely

Robert Craig
Principal Planner

**** Important Note ****

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

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

It is noted that there is no Development Application before the Council within the meaning of the Environmental Planning and Assessment Act 1979. This

response is provided on the basis that it does not fetter the Council's planning discretion and assessment of any Development Application if lodged. It is recommended that you obtain your own independent expert advice.

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



F I L E N O T E

DEVELOPMENT ADVISORY PANEL MEETING

Osborne Room
17/05/16 at 11am
PL16/0054

ATTENDEES: COUNCIL STAFF
Robert Craig
Allison Cattell
Ruth Byrnes
Kexin Ran
Craig Squires
Joshua Romeo
Chris Martyn

APPLICANT
Nasr Atie (CAD Plans)
Nigel White (Planning Direction)
Noy Santiago (PENS Design Studio)
Habib Boustany (BB & B Penrith P/L)
Danny Basseal (BB & B Penrith P/L)
Abundio Ampong

PREMISES: Lot 2 DP 1190616, 29-31 Castlereagh Street, PENRITH NSW 2750

PROPOSAL: Residential Flat Building

FEE PAID: \$491 RECEIPT: 2597646

Table with 1 column: ITEM. Content includes Summary of Relevant / Major Issues, Meeting commenced at 11:15am, Proposal (Residential flat building containing 29 units), and Planning Comments (Site is zoned R4 High Density Residential under Penrith LEP 2010).

ITEM
<ul style="list-style-type: none"> • Retain street trees where possible. • Schedule of proposed external building materials, finishes and colours is required. • Address CPTED matters in design and in SEE. • Section 94 contributions are applicable.
<p>Building Comments</p> <ul style="list-style-type: none"> • BCA requirements to be addressed at CC stage. • Accessible car spaces (3) required. • Accessible units (3) to be dispersed throughout building. • Fire hydrant required. Check available water pressure. • Second stairway from basement discharges onto site; ensure separated. • Southern wall windows will need fire protection if closer than 3m to boundary.
<p>Engineering Comments</p> <ul style="list-style-type: none"> • No flooding or overland flow affectations. • OSD is not required for the site. • WSUD Policy applies. WSUD strategy required and MUSIC modelling. • Submit stormwater drainage concept plan. Drainage to be discharged to Derby Street via existing inter-allotment drainage easement. • The application shall demonstrate that downstream stormwater systems have adequate capacity to accommodate stormwater flows generated from the development. This may require the provision of OSD to reduce stormwater flows or the upgrade of stormwater infrastructure to increase capacity. • Geotechnical report required (basement excavation).
<p>Traffic Comments</p> <ul style="list-style-type: none"> • Traffic report required. • Show accessible car spaces and bicycle parking. • Compliance with AS 2890.6 is required for accessible car spaces. • Garbage truck access and removalist truck access to be provided. • On-street waste collection via a fully indented bay is not preferred by Traffic Section (should be fully on-site). If pursued, resulting loss of on-street car parking will require consideration and approval by Transport for NSW.
<p>Waste Comments</p> <ul style="list-style-type: none"> • Refer to attached advice from Council's Waste Services Department. • Any bin storage structure will need to be integrated with the design of the proposed built form. • On-street waste collection via a fully indented bay may be considered where it can be demonstrated that on-site collection is not a viable option for the site. <p>Meeting concluded at 12:20pm.</p>

Councils Waste and Community Protection department has reviewed the application at 29-33 Castlereagh Street, Penrith. The current proposal will consist of 29x apartments and basement car parking.

The following areas will need to be addressed:

Waste On-site collection

A designated loading bay on-site will need to be provided for the development. This can be located on ground floor or within the first basement. The plans will need to address all height requirements, manoeuvrability and outline how the bins will be serviced at the designated site.

The current plans are not supported by Council, amended plans are required to be submitted that address the below condition outlined in Section 5 of the DCP:

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

NOTE: Alternate solutions may be proposed to council. However these will only be reviewed in circumstance where all options to gain entry and exit in a forward direction have been explored and deemed unviable by council.

Bin assignment to the dwelling

Dual Chute (no compaction)
2x1100L Residual Bins (no compaction) - Chute system must be implemented
2x1100L Recyclable Bins (no compaction) - Chute system must be implemented
Service Bins = 2x1100L Bins
Total= 6x1100L Bins

***Service Bins:** The additional bins required to enable the chutes to continue to operate while the full bins are presented on ground floor for collection.

NOTE: Compaction of Residual and Recyclable waste streams is NOT supported by council.

Waste Chute System

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

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

- Incorporation of linear or circular carousel device under each individual chute
- Suitable Door access for the service of bins
- Should a roller shutter door be provided an additional service door is required inclusive of an Abloy Key system
- The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections;
- Floor graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of
- Fully enclosed and roofed with a minimum internal room height in accordance with the Building Code of Australia 2016(BCA)
- The room is to be provided with an adequate supply of water through a centralized mixing valve with hose cock;
- Incorporation of adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia 2016 requirements

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

Temporary Waste Storage Room

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

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

NOTE: If servicing is to occur in the basement, the waste collection room can double and the collection room. Eliminating the need for both rooms to be provided

Waste Collection Room

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

- Room built to store the entire fleet of bin plus 0.2m between bins to allow adequate manoeuvrability room
- Suitable Door access for the service of bins
- Should a roller shutter door be provided an additional service door is required inclusive of an Abloy Key system
- The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections;

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

Bulky Goods Room

Each RFB will be required to provide a bulky waste storage room on ground floor. The room is provided to allow the storage of mattresses, furniture and other goods to be collected by councils waste collection service. Currently council provides a bulky goods collection service once a week for residential flat buildings.

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

- The room is to be **5m²** (refer to equation above) in area to allow service of the development
- Suitable Door access for the service of bins
- Should a roller shutter door be provided an additional service door is required inclusive of an Abloy Key system
- The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections;
- Floor graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of
- Fully enclosed and roofed with a minimum internal room height in accordance with the Building Code of Australia 2016(BCA)
- A room is to be located in close proximity to the loading bay
- The room is to be provided with an adequate supply of water through a centralized mixing valve with hose cock;
- Incorporation of adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia 2016 requirements

Bin Transportation

For the internal movement of 660L and 1,100L bins a Tug Device is required to assist the caretaker and councils collection staff to manoeuvre the bins throughout the development. Each site is required to provide a mechanical tug or suitable towing device to assist in the movement of bins. Specifications of the device and location of where it will be stored are required to be submitted to accompany the waste management plan lodged to council for review.

For the movement of bins from the temporary Waste Storage Room to the Waste Collection Room the following infrastructure will need to be considered into the dwellings design.

Option A: Dock Leveller

- A dock leveller can be proposed for the transportation of bins from the temporary waste storage room to the waste collection room. Specifications of the dock leveller will need to be provided, with plans indicating its position. It is recommended the leveller be located adjacent to the temporary waste storage room, and lead directly adjacent to waste collection room located on ground floor.

Option B: Bin Service Lift

- A designated elevator may be can be proposed for the transportation of bins from the temporary waste storage room to the waste collection room. Specifications of the bin service lift will need to be provided, with plans indicating its position. It is recommended the lift be located adjacent to the temporary waste storage room, and lead directly adjacent to waste collection room located on ground floor.

Indemnity Agreement

Prior to the issue of any Occupation Certificate, all dwellings within Penrith LGA are required to enter a formal agreement with Penrith City Council for the utilization of Council's Waste Collection Service. This is to include Council being provided with indemnity against claims for loss or 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 Council's waste collection service will not commence until formalisation of the agreement.

The original signed copy is to be submitted to council.

The document can be downloaded from the following link below:

<https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Forms/>

Additional

Under the DCP any dwelling over three storeys requires a chute system, however an alternate solution may be proposed where the applicant wishes to use a communal bin bay provided on ground floor.

To support the alternate solution viability of chutes will need to be provided along with a reduction in height of dwelling to support a communal bin bay.