

Ellen Robertshaw

From: Henry Burnett <hburnett@thehills.nsw.gov.au>
Sent: Wednesday, 28 March 2018 11:47 AM
To: Ellen Robertshaw
Subject: RE: Council Submission Kellyville Stage 3

Good morning Ellen,

The email is correct. If alternatives have been appropriately explored and the turntable is the best planning outcome then no objection would be raised. There is not a prohibition on turntables in the context of this application and its history, just a preference for utilising vehicle manoeuvring to achieve forward entry/exit.

Regards,



Henry Burnett

Senior Town Planner

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From: Ellen Robertshaw [mailto:erobertshaw@dfpplanning.com.au]
Sent: Wednesday, 28 March 2018 11:43 AM
To: Henry Burnett
Subject: FW: Council Submission Kellyville Stage 3

Good morning Henry

Thanks for you time on the phone earlier.

Here is the email trail re: waste management for Stage 3 of the Gracewood development.

As discussed we have explored a number of options with respect to facilitating on site collection of waste (in lieu of street collection) and the most efficient method of this being undertaken is through the use of a turntable.

We understand that although it is Council's preference that on site collection be undertaken without the need for a turntable to be installed, if all alternatives have been assessed and this is considered to be the most appropriate method in order for collection vehicles to enter and leave the site in a forward direction, Council will not object to the turntable.

Could you please confirm that the above is correct.

Also, we are currently considering options with respect to managing the traffic movements on the driveway in the case that a vehicle can't get past the shutter.

Regards

Ellen Robertshaw | Partner

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From: Steven Bird <stevenb@impactgroup.com.au>

Sent: Monday, 26 March 2018 5:46 PM

To: Ellen Robertshaw <erobertshaw@dfpplanning.com.au>

Cc: Daniel Cutelli <DCutelli@baptistcare.org.au>; Joshua Brandon <JBrandon@baptistcare.org.au>; Sam Sirdah <sams@impactgroup.com.au>; Matthew Ritchard <Matthew.Ritchard@dko.com.au>

Subject: FW: Council Submission Kellyville Stage 3

Hi Ellen,

As discussed earlier please see below trail.

Please follow-up with Henry and let us know outcome.

Regards

Steven Bird | Project Director | Impact Group

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From: Leonardo Russi [<mailto:leo@leighdesign.com.au>]
Sent: Friday, 23 March 2018 4:28 PM
To: Sam Sirdah
Cc: 'Matthew Ritchard'; Joshua Brandon; Daniel Cutelli; Steven Bird
Subject: RE: Council Submission Kellyville Stage 3

Hi Sam,

Please find below Resource Recovery's response. It seems that the turntable comment originated from another department.

Kind regards,

Leo Russi, BEng (Mech), MEng (Env)
Senior Associate
Leigh Design Pty Ltd
PO Box 115, Carnegie VIC 3163
P: +61 3 8516 5399
www.leighdesign.com.au

From: Paul Zirilli [<mailto:pzirilli@thehills.nsw.gov.au>]
Sent: Friday, 23 March 2018 3:38 PM
To: Leonardo Russi <leo@leighdesign.com.au>
Subject: RE: Gracewood Village Stg 3 - 8 Free Settlers Dr Kellyville

Hi Leonardo,

Resource Recovery Team wouldn't have any objection to retaining the proposed turntable if it is the most practicable solution.

With this said, I'd also seek clarification from our Subdivision and Development Certification Team ('Subdivisions') via Henry as well as I believe Subdivisions may of raised concerns with the proposed turntable. It appears Subdivision's comments may of accidentally shown just as comments from the Resource Recovery Team.

Regards
Paul

From: Leonardo Russi [<mailto:leo@leighdesign.com.au>]
Sent: Friday, 23 March 2018 3:21 PM
To: Paul Zirilli
Subject: Gracewood Village Stg 3 - 8 Free Settlers Dr Kellyville

Hi Paul,

Hope you are well.

You may remember our brief discussions last year regarding the waste arrangements for the above proposal (see current WMP attached). In the recently-issued Council submission (also attached), there is a suggestion from Council's Resource Recovery Department to delete the proposed refuse truck turntable. The comment does not seem too prescriptive and, in fact, this suggested deletion of the turntable would pose significant issues from the design and planning points of view, as the head clearance required for the operation of the specified waste vehicle would create the need for a large turn-around area in the absence of the turntable. This in turn would leave the development with three basic potential strategies:

- Excavate deeper to allow for a larger circulation area for the waste truck at Basement Level, which would be prohibitively expensive.

- Raise the building further to achieve appropriate height clearances at Basement Level which would clash with prescribed planning building height limits.
- Seek for an alternative collection point at Ground Level next to Free Settlers Drive, which would create an unsightly temporary bin-holding area for the specified 24x660L bins with a potential loss of landscaping areas in favour of said bin-holding space.

Based on the above, please confirm whether Council's Resource Recovery Department would support the WMP in its current form or whether Council would have an alternative preferred solution to waste collection from the subject site. We believe the proposed arrangement is an adequate outcome for the site and for the amenity of the surrounds.

Also attached are Ground and Basement Level plans for your reference.

Please let me know your thoughts. Thank you.

Kind regards,

Leo Russi, BEng (Mech), MEng (Env)

From: Sam Sirdah [<mailto:sams@impactgroup.com.au>]

Sent: Thursday, 22 March 2018 5:22 PM

To: Leonardo Russi <leo@leighdesign.com.au>

Cc: Matthew Ritchard <Matthew.Ritchard@dco.com.au>; Joshua Brandon <JBrandon@baptistcare.org.au>; Daniel Cutelli <DCutelli@baptistcare.org.au>; Steven Bird <stevenb@impactgroup.com.au>

Subject: FW: Council Submission Kellyville Stage 3

Importance: High

Hi Leonardo

Council has suggested in their attached submission that we delete the turntable in the basement.

This is not ideal as it would require turning space for a large truck inside the basement, we had previously explored this option and considered it not feasible as we either needed to lower the basement level for significant extra cost, or raise the building higher resulting in max building height non-compliance.

Could you please contact Council's waste management officer, Paul Zarilli to confirm the following:

1. Confirm exactly what waste management strategy Council sees as acceptable for this site
2. Confirm the reasoning for the deletion of the turntable
3. Discuss any other available waste management options

Can you please touch base with Council as a matter of urgency

Thanks

Sam Sirdah | Senior Project Manager | Impact Group

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From: Sam Sirdah

Sent: Tuesday, 20 March 2018 11:43 AM

To: Matthew Ritchard <matthew.ritchard@dko.com.au>; Nick Byrne <nick.byrne@dko.com.au>; 'Ellen Robertshaw' <erobertshaw@dfpplanning.com.au>

Cc: Joshua Brandon <JBrandon@baptistcare.org.au>; 'Daniel Cutelli' <DCutelli@baptistcare.org.au>; 'Steven Bird' <stevenb@impactgroup.com.au>

Subject: Council Submission Kellyville Stage 3

Importance: High

Hi Ellen

Attached is Councils submission in relation to Stage 3.

There are some comments which I believe we can work through and not necessarily a cause for concern.

The standout issues from my reading of the submission are :

1. Building separation on level 5 does not comply with ADG
2. Councils proposal to delete the garbage truck turntable and
3. Density calculation

I understand from our previous meetings and discussions with Josh this morning that the building separation issue has been dealt with in your SEE as a deemed to comply proposal on the basis that level 5 of Cluster 4, is approx one storey higher than level 5 of Cluster 3.

Josh has also suggested that we request the waste management consultant to contact Councils engineering department for further clarity in relation to the proposed deletion of the garbage truck turntable, and how Council envisages waste managing occurring inside the basement (or above on street level?). we had explored this option during design development and it resulted in an increase headheight throughout the entire basement requiring either A – Additional basement excavation which was cost prohibitive or B – raising of the building with further creation of non compliance to building height.

Can you please consider and advise on what information you require from the consultants as soon as possible, including whether or not we should request the waste consultant to contact council directly.

Many thanks

Thanks

Sam Sirdah | Senior Project Manager | Impact Group

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