

Ref: DA: 609/2010
Date: 24 January 2011

Billbergia Developments
Suite 101, 25 Angas Street
MEADOWBANK NSW 2114

Dear Sir / Madam,

Subject: Request for Further Information – Development Application
Ref: MP10_0105 / DA 609/2010
Property: 40 Walker Street RHODES 2138 (Sites 2A & 3A)

Reference is made to the abovementioned application.

Please be advised that comments have been received from internal departments of Council, the content of which is outlined below for your review and response.

Please note that information contained within is only that of internal departments of Council with subsequent findings of a complete planning assessment and urban consultant comments to be forwarded in due course. Requirements of external agencies and public submissions received will also be forwarded upon close of the exhibition.

1) Stormwater

The information submitted is insufficient. Additional information will be required for assessment. The additional information is described below.

- The stormwater drawings issued by Cardno ITC shows the location of downpipes but the sizes of these downpipes have not been identified. Please note that the minimum pipe size for charged lines (as where directed to the rainwater re-use system) is 150mm-dia, solvent welded uPVC pipes suitable for pressure applications will be required. Construction specifications must refer to this.
- The shape of the rainwater re-use tank is inconsistently detailed on the drawings. Note reference drawing no. N10957-H01 indicates a rectangular shape but drawing no. N10957-STW-H01 indicates a triangular shape. Therefore the correct dimensions and shape of the tank must be confirmed or amended.

- A cross sectional detail showing the sub-soil drainage around perimeter of building must be provided. Where discharge is not by gravity, the mechanical pump-out system (where required) is also to be provided and detailed.
- Surface water collected from weather exposed areas from all driveway ramps draining into the basement must be collected by trench drains. In this regard, details of trench drains if required are to be provided / shown.
- A typical cross section through the re-use tank is required. Such detail is to include but not limited to:
 - the tank dimensions
 - overflow configurations and invert level of out-flowing pipes
 - invert and finished levels
 - all connecting first flush devices
 - location of all access points
- The rainwater tank appears to be located in a landscaped area. Therefore the proposed depth of cover over the tank is required. Please note that a minimum of 1m cover over tank is required for deep soil planting. If this cover is less then it would be considered as impervious area.
- Supporting calculations are required to show how much site area is to be collected by the rainwater tank and what areas will bypass and be directly discharged to street drainage system. Please note that all stormwater from roof areas are to be drained to the rainwater re-use tank. Sub-surface water, water collected from balconies and on-ground areas not to be discharged into the rainwater re-use tank.
- The invert and surface levels of all street pits for which the site's drainage system will be discharged into is to be confirmed. This is to ensure that there is reasonable fall to the street.
- All internal stormwater drainage pits are to have silt / sediment traps installed. Details are to be provided.
- A Soil and Water Management Plan is to be provided.

Important Note:

- Subsoil drainage must not to encroach beyond site boundaries.
- Sub-surface water must not be discharge directly to the kerb and gutter.

Services

- No private services shall encroach beyond the proposed boundaries of the site.

- Details of irrigation services/conduits, re-use water line, etc. must be shown on a separate services plan.

Basement car parking directly under the proposed open space areas

- Adequate waterproofing above the roof of the car park is needed to ensure that any water penetration through the surface layer is able to be conveyed to the street drainage system and not cause additional / unnecessary loads on the roof of the car park. In addition, any tree roots penetrating the slab are also of concern.
- The car park roof therefore needs to be adequately designed structurally to include maximum surcharge loads on the slab due to structures and water not adequately removed. The slab would also need to be fully waterproofed to ensure that there is no stormwater penetration through the roof. Certification of the slab design is essential and not to mention quality control during construction to ensure that this objective is achieved. This may be difficult if the slab is constructed without Council's examination or input once DA released.
- There is a need to ensure the responsibilities for maintenance of the roof slab stays in private ownership with minimal or no liability to Council once the open space area is dedicated.
- Any agreement with the developer must include the indemnification (for Council) against common problems such as a leaky roof, seepage through the slab, any water damage to vehicles and structures etc.
- Sectional detail through the OSD tank also required. The OSD tank must not be located in the zone to be dedicated as open space.

The above items need to be adequately addressed / considered.

2) Vehicular Access / Parking

Vehicular Access

All new walls adjacent to vehicular crossings must be lowered to a height of 600mm above the internal driveway level for a distance of 1.50m within the site or splayed 1.5 metre by 1.5 metre to provide satisfactory sight lines. Details are to be submitted to the Certifying Authority prior to the release of the construction certificate showing compliance with this condition.

The access ramp leading into the level 1 basement carpark indicates a change in grade of 15% at the top of the ramp (summit). This does not achieve compliance with the

requirements of AS2890.1:2004 and may cause cars to scrape. Vehicular access shall achieve compliance with the requirements of AS2890.1:2004.

The applicant shall install a stop sign and a speed hump at the exit from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be set back by 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of all relevant Australian Standards. The building plans shall indicate compliance with this requirement prior to the issue of a construction certificate.

Vehicular access shall comply with the relevant provisions of AS/NZS 2890.1:2004. The applicant is required to provide the following details:

- Longitudinal sections through all proposed access ramps from the roads into the basement are to be submitted for assessment. The detail of the long-section shall include the dimensions and gradients to a natural scale and must comply with the scraping provisions and overhead height clearances as given in AS/NZS2890.1:2004 "Off Street Car Parking" Code.
- In relation to the circulation movements and dimensions of parking spaces and aisle widths within the basement areas, details are to be provided, including a certificate from a Qualified Traffic Consultant to indicate/verify compliance with AS/NZS2890.1:2004.

Parking Provision

Council's draft DCP- *Rhodes West* requires the provision of:

Residential

- A maximum of 1 resident space per dwelling (average)
- Maximum 1 visitors space per 10 apartments; and
- Maximum 1 service vehicle per 50 apartments.

Retail

- Nil.

Based on these requirements the development would provide a maximum of 810 spaces comprising of 736 resident spaces and 74 visitor spaces.

The submitted documentation indicates that 773 spaces will be provided comprising of 37 visitors spaces, 666 resident spaces and 70 adaptable spaces.

The reduced number of onsite parking spaces is inline with the State Government policies which aim to encourage public transport use by limiting the reliance on private motor vehicle travel.

Bicycle Storage

Council's draft DCP requires:

Residential

- Minimum of 1 residential space per 3 apartments
- Minimum of 1 visitor space per 12 apartments

Retail

- Minimum of 1 visitors space per 750m² GFA
- Minimum of 1 space per 300m² sales floor area for employee, and
- Minimum 1 space per 25m² retail public areas (assumed to be cafes).

Based on these requirements the development would have to provide 245 resident spaces, 62 visitor spaces and 42 retail (café) spaces. The proposal includes 90 resident spaces, 77 resident visitor spaces and 60 retail spaces. The submitted proposal **does not** satisfy Council's bicycle storage requirements. The submitted Transport Report indicates that pre lodgement meetings with Council allowed for concessions, however the Traffic Engineer is unaware of these discussions.

Motorcycle Parking

Motorcycle parking equivalent to 1 car parking space per 100 parking spaces, is to be provided in every building with onsite parking.

Based on parking provision of 774 passenger vehicles, a total of 16 motorcycle spaces are required to be provided. The development provides for 7 motorcycle spaces and therefore **does not** satisfy Council's motorcycle parking requirements.

Carpark Layout

Council's Draft DCP states that 'stack parking' is not permitted for residential development'. The proposed development indicates that 48 spaces will be stacked /

tandem. The traffic engineer does not object to the stack arrangement on the condition that any stacked parking spaces (maximum 2 spaces, nose to tail) must be attached to the same strata title comprising a single dwelling unit or commercial / retail tenancy, subject to the maximum parking limit applying. The stacked parking spaces must be designated (with appropriate signage) for employee or tenant parking only (not visitor parking), prior to an Occupation Certificate being issued and moving of stacked vehicles must occur wholly within the property.

The disabled parking spaces have not been clearly marked on the plans. The disabled spaces shall be clearly marked, shall not be allocated to any unit and shall achieve compliance with the requirements of AS2890.6:2009.

Parking spaces that are allocated to adaptable housing units shall achieve compliance with the requirements of AS4299:1995.

3) Contamination

The assessment undertaken by Architectus states that the remediation is not finalised yet and therefore a Validation Report, Site Audit Report and Site Audit Statement have not been finalised. Council understands that this is nearing completion however; this is all subject to the following being received and stating that the site is suitable for the proposed land use.

Potential Issues

- Where construction work commences prior to completion of remediation works on the site, a construction Environmental Management Plan shall be implemented - submitted to Council, approved by appropriate authorities, implemented. Clarification is required as to which one is to be relied upon. Is it the one prepared by Douglas Partners for site 1A or that prepared by Billbergia Developments?
- Environmental Management Plan does need to address OHS issues if remediation is not complete. Council requests a copy of this approved plan?
- The Occupation Certificate scenario discussed seems to be a very slim chance of happening however there should be a provision for this.
- In relation to on going management of the site, the site management plan / environmental management plan would need to be forwarded to Council for placement on the appropriate certificates etc.
- In relation to disposal of contaminated soils, there should be no excavation to a depth below that of the approved remediation level therefore the soils to be disposed of shall be managed / classified and disposed appropriately.

4) Waste Management

Construction and Demolition

No waste generation volumes have been supplied for the construction phase of the development. Council does require a completed Waste Management Plan for the construction phase of the development.

- As part of the Waste Management Plan, Council requires to be supplied the expected volumes of waste:
 - To be generated
 - To be reused on site
 - To be recovered at a recycling facility
 - To be disposed of to landfill
 - Tipping dockets for the disposal and/or recovery of wastes are required to be held on site and are subject to inspection/auditing by Council

Domestic – Ongoing Management

While the ongoing waste management part of the waste management plan is generally acceptable, the new Rhodes DCP allows for greater variety in bin sizes and collection frequencies. In particular the use of 660ltr recycling bins in the basement storage area and 240ltr recycling bins for use on individual floors. This ensures less floor space is required for storage of recycling bins and ensures efficient and effective waste removal.

The total number of bins required for the site should therefore be adjusted to;

Temporary recycling on each floor,

- 79 x 240ltr recycle bins required for permanent storage in the waste room on each residential floor, to be emptied into 660ltr bins for servicing as required.

Permanent storage in waste room/s in basement,

The following table states the number of bins required to be stored on site based on Councils standard waste generation rates;

- Garbage compacted at 2:1
- Twice weekly collection

| Building | No of units | 660ltr Garbage Bins | 660ltr Recycling bins | Permanent Storage |
|--------------|-------------|------------------------|--------------------------|-------------------|
| A | 253 | 14 | 23 | 37 |
| B | 65 | 3 | 6 | 9 |
| C | 160 | 8 | 15 | 23 |
| D | 208 | 10 | 19 | 29 |
| E | 50 | 3 | 5 | 8 |
| Total | 736 | 38 | 68 | 106 |

Bulk Household Items - Disposal/ Recovery Area

- No Storage area has been allocated per building for the storage of bulky household items requiring disposal. While Council will not be supplying the disposal / recovery service for bulky household items to this development it is a requirement of the DCP to have dedicated storage space for these items. Storage should be divided into sections to maximise resource recovery, i.e. whitegoods and metals, e-waste, furniture and mattress's, and to reduce ongoing disposals costs to residents.

The drawings and waste management plan need to be adjusted to show storage space for bulky household items

- Consideration should also be given to obtaining a Charity Clothing, Printer Cartridge and Mobile Phone bin as these items will be recovered free of charge by the supplier of the service.

Commercial Premises

The waste management plan states that the retail premises will dispose of their waste via the chute system, which combines with the domestic waste. Commercial Premises waste cannot be combined with the domestic waste.

It is a requirement of the DCP that Commercial and Residential Premises waste handling, storage and collection systems are to be completely separate and self contained. They must have separate keys and locking systems.

The drawings and waste management plan need to be adjusted to show separate storage for each commercial premises.

The following issues should be given consideration

Allocated space for the storage of garden organics bin/s

- While onsite composting facilities are required on site, there are items such a large / thick branches that are not appropriate to compost. Even if the maintenance of to grounds is outsourced and includes removal of non compostable organics they still need some storage space for organics generated between grounds maintenance servicing. Garden organics cannot be disposed of in Councils domestic waste garbage bins.

Council will not supply garden organics service to this type of development in Rhodes.

- An adaptable chute system for waste disposal / recovery of recycling
- At the present time recycling cannot be recovered via a chute system due to the breaking of glass. The recycling technology available at the present time cannot remove these shards however future technology may. If this were to eventuate, recycling bins on all floors and the need to rotate them would become obsolete saving considerable time and ongoing labour costs to the body corporate.

5) Landscaping

- The communal roof top garden areas should be on the Strata Management Plan for maintenance purposes and to ensure they don't become weed pits.
- *Acer negundo* is to be removed from the Indicative Plant Schedule.

Should you have any enquiries, please call Mr S Lettice on ph 9911 6449 between 8.30am to 10.00am Monday to Friday.

Yours faithfully

Coordinator
Statutory Planning Services

Per:

