From:	Andrew Hargreaves
To:	Kristie Vaughan; CommunityEngagement
Subject:	Council comments on Seniors Housing - 18-22 Mundamutta St Villawood - NB-3-2022 - SUB22-234173
Date:	Friday, 16 December 2022 3:12:58 PM
Attachments:	image015.png image016.png image001.jpg image002.png image003.jpg image004.jpg image005.jpg image006.jpg image007.png image008.png image009.png

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Hi Frances,
Thank you for your advice on 2 Dec 2022 seeking Councils comments on your proposal to develop 18-22 Mundamutta St, Villawood as twelve Seniors Housing dwellings (our ref: NB-3/2022 – your ref: SUB22/234173).
Council can provide the following:

1. **Streetscape:** While Council does not have any specific controls for Seniors Housing, develop of this type woud be considered attached dwelling and be assessed under Par C3 in Canterbury DCP 2012. Part C3.4 in the Canterbury Development Control Plan 2012 provides building design guidance to developers and encourages new buildings to be consistent or complimentary to the streetscape. The existing streetscape is typified by “brick and tile” finishes whereas the proposal relies heavy on rendered or treated grey finishes. LAHC is advised to reduce the quantity of grey finishes and increase the quantity of brick (medium colour range) finishes so as to provide a balanced street presentation that better compliments the streetscape.
2. **Ausgrid:** the application is unclear as to the need for Ausgrid facilities to be installed. You are invited the clarify if new Ausgrid facilities are required as part of, or as a consequence of, this development.
3. **Street tree:** the proposal includes the removal of street tree(s). As these are Council property they cannot be removed via this process and LAHC will require consent from Councils Tree Management unit for their removal (and replacement).
4. **Landscape:** The landscape plans are silent on site maintenance. How will LAHC maintain the site’s landscaping, including the nature strip?
5. **Development Engineer:** Your application remans under consideration by Councils Development Engineer, but once their comments are provided (expected by cob Fri 23 Dec 2022) they will be provided to you for your consideration.
6. **Resource Recovery:** This DA has been assessed in accordance with Section B9 (Waste Management), page 203 to 210, Canterbury DCP 2012. However, to achieve best practise and to cater for the future alignment of waste collection services, the requirements for this development may differ from the Canterbury DCP and aligned with the draft consolidated Canterbury Bankstown DCP and Waste Design Guide for New Developments (Guide B – Multi Dwelling Housing). Best practise will ensure that the waste management facilities benefit residents and achieve a high operational efficiency.

a. To assist during re-submission - use the template and guides provided for Demolition and Construction Waste Multi Dwelling Housing for New Developments - found here or URL:https://www.cbcity.nsw.gov.au/development/planning-control-policies/canterbury-bankstown-dcp-waste-management
b. A Waste Management Demolition/Construction Plan has not been submitted. Areas to address:
    i. Confirmation if the development involves the removal of asbestos, quantities, the licence details of asbestos removalist and the designated disposal site licensed to accept asbestos-related waste;
    ii. Details regarding the types of waste and likely quantities of waste to be produced;
    iii. Designation of appropriately licensed facilities (recycling and landfill) to receive the demolition and construction waste;
    iv. Confirmation that all waste going to landfill is not hazardous; and
    v. Ensure over 80% of this material is recycled. If not, explain why.
c. Waste Configuration: This development, containing 12 residential dwellings needs to increase the number of bins. Fortunately, these extra bins will fit in the proposed bin storage areas. Updated the WMP and architectural plans to reflect the correct number of bulk bins.
d.

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e. **First communal bin storage area**
    i. 2 x 660L bulk garbage bins (collected weekly)
    ii. 2 x 660L bulk recycling bins (collected fortnightly)
    iii. 1 x 240L garden organics bins (collected fortnightly)
f. **Second communal bin storage area**
    i. 2 x 660L bulk garbage bins (collected weekly)
    ii. 2 x 660L bulk recycling bins (collected fortnightly)
    iii. 1 x 240L garden organics bins (collected fortnightly)
g. **Garden Organics Bins :** It is the responsibility of the property manager or residents to present any provided garden waste bins to the kerbside for collection by Council the evening before the designated collection day. An area of at least 2m (l) x 1m (d) needs to be provided for this purpose.
h. **Bulky Waste Room**
    i. A bulky waste room is to be included in the building design. The room must be at least $4m^2$;
    ii. This is to be a separate room and signed as such on the door with

at least 2m wide door opening outwards;

iii. The area must be no more than 5m from kerbside collection point with no steps/excessive slopes/obstacles and must have a maximum grade of 1:30 (3%); and

iv. Servicing must not be within or outside the access way/driveway, as this is a conflict point for collection crews and vehicles.

v. (Location suggestion for bulky waste room)

vi.

Thanks and I look forward to hearing back from you on these matters.

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CBCity Highlights

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