

Our Ref: UDRP15/0041  
Contact: Peter Wood  
Telephone: (02) 4732 7577

25 November 2015

C Khoury  
Level 15/60 Station Street  
PARRAMATTA NSW 2150

Dear Mr Khoury

**Urban Design Review Panel Meeting  
Proposed development - Residential Flat Building  
Address - 115 Derby Street PENRITH NSW 2750**

Thank you for attending Council's Urban Design Review Panel on 18 November 2015

The attached minutes are provided as a summary of the key points raised during the Panel meeting. We hope that you have found participation in the Panel process beneficial and that it will assist both yourself and Council reaching a determination of your proposal.

If you require any further assistance regarding the attached advice please contact me on (02) 4732 7577.

Yours faithfully



**Peter Wood**  
Environmental Planner

## Urban Design Review Panel Advice

<b>Date of Issue</b>	25 November 2015
<b>Reference</b>	UDRP15/0041
<b>Proposal</b>	Residential Flat Building
<b>Address</b>	115 Derby Street PENRITH NSW 2750
<b>Key Issues</b>	<p><b>Design features</b></p> <p>The proposed development displays competent space planning together with a confident manipulation of building forms which is complemented by effective architectural design of facades. In terms of urban design quality, there are no serious concerns in relation to setbacks which are less than specified by the <i>Apartment Design Guide</i>, and small portions at the rear of the building which exceed maximum height. However, the following design refinements and amendments are recommended in order to satisfy applicable requirements of state and local planning controls:</p> <ul style="list-style-type: none"> <li>i Provide improved analysis of the site and surroundings: <ul style="list-style-type: none"> <li>– Show the proposed development in the context of existing neighbours and future development which is likely.</li> </ul> </li> <li>ii Adjust the configuration of deep soil in order to accommodate medium-sized trees that would contribute to streetscape quality and residential amenity: <ul style="list-style-type: none"> <li>– Provide pockets of deep soil at corners of the site as well as at midpoints of side and rear boundaries.</li> <li>– Reconfigure basement stairs in order to accommodate the desired pockets of deep soil, and indent basement walls in order to accommodate deep soil in conjunction with the indented sides of residential storeys.</li> </ul> </li> <li>iii Adjust the landscape concept to enhance character and amenity: <ul style="list-style-type: none"> <li>– Existing streetscape character requires varied clusters of trees rather than hedgerow plantings.</li> <li>– Configuration of trees and planting around communal open spaces should create outdoor rooms.</li> <li>– Adjacent to ground level residential terraces, screen and amenity plantings should contribute to transition of territory from public to semi-private, as well as providing privacy and a sense of security.</li> </ul> </li> <li>iv Reconfigure common areas on the ground floor to enhance amenity and provide for servicing: <ul style="list-style-type: none"> <li>– Delete unit 8 in order to provide direct access from the atrium to the communal open space which is located next to the</li> </ul> </li> </ul>

rear boundary, and design this open undercroft to accommodate communal recreation.

- Reconfigure garbage storage and provide for on-site collection in line with the Council's current policy: delete the one bedroom unit 2 and move unit 1 eastwards to provide an open driveway that would accommodate on-site loading of garbage trucks and furniture deliveries - but which can function as a 'part time' pedestrian plaza in conjunction with the main building entry.

v Refine the atrium layout to enhance amenity

- Investigate alternative locations for the lift in order to consolidate landscaping and open air space.

vi Refine the layout of certain apartments to achieve reasonable amenity:

- Reconfigure one bed units which currently have bedroom windows that open onto the atrium walkways.
- Redesign three bed units on levels 4 and 5 which currently have adjoining or opposing windows.
- Provide screening along access balconies on levels 4 and 5.
- Provide screen plantings together with security-fencing around the terraces of ground level apartments.

vii Confirm proposed materials and finishes:

- Provide large-scale sections and elevations that confirm dimensions, construction, finishes and drainage for typical facades (consistent with Schedule 1 of the *EPA Regulations*).



Peter Wood  
Environmental Planner