

C/O Gavin Cherry
Development Assessment Planner
Penrith City Council
PO Box 60, Penrith NSW 2560

RE: DA17/0559 72 Park Avenue Kingswood
Development Application DA17/0559

In response to the comments from the Urban Design Review Panel meeting at council on 20th May 2018 Urban Link Pty Ltd has amended the development application architectural regarding the following comments as follows;

As part of the submission the following amended Architectural and reports have been included;

Drawing No:	Description
DA-000	DRAWING LIST
DA-001	SITE ANALYSIS
DA-002	SURVEY PLAN
DA-003	STREETSCAPE
DA-004	PHOTOMONTAGE
DA - 009	SITE PLAN
DA - 010	BASEMENT 02 PLAN
DA - 011	BASEMENT 01 PLAN
DA - 012	LOWER GROUND
DA - 013	UPPER GROUND
DA - 014	LEVEL 1 PLAN
DA - 015	LEVEL 2 PLAN
DA - 016	LEVEL 3 PLAN
DA - 017	ROOF
DA - 021	SOUTH ELEVATION AND MATERIALS & FINISHES
DA - 022	EAST ELEVATION AND MATERIALS & FINISHES
DA - 023	WEST ELEVATION AND MATERIALS & FINISHES
DA - 024	NORTH ELEVATION MATERIALS & FINISHES
DA - 031	SECTION A - G
DA - 032	SECTION B - B
DA - 033	SECTION D - E
DA - 034	SECTION C - F
DA - 035	DETAIL SECTIONS
DA - 041	ACCESS DRIVEWAY PROFILE
DA - 061	SHADOW DIAGRAMS 21ST JUNE
DA - 071	ADAPTABLE UNIT LAYOUTS
DA - 081	HEIGHT PLANE DIAGRAM
DA - 082	SEPP65 COMPLIANCE TABLES AND UNIT SCHEDULE
DA - 083	GFA/FSR CALCULATIONS
DA - 084	LANDSCAPE & DEEP SOIL AREA CALCULATIONS
DA - 085	COMMUNAL OPEN SPACE CALCULATIONS
DA - 086	CROSS VENTILATION DIAGRAMS
DA - 091	SOLAR ACCESS DIAGRAMS
DA - 092	SOLAR ACCESS DIAGRAMS (21ST JUNE 1PM-3PM) & CALCULATION SCHEDULE
DA - 093	PERSPECTIVE



Council Comments	Urban Link Response
<p>A revised car parking calculation is required that addresses Council's DCP rates for child care centre parking. The plans indicated RMS compliance however a DCP assessment is required. Opportunity exists to argue dual use arrangements between visitor parking for the residential units as well as visitor parking for the child care centre. This is important to consider a reduction in parking to enable increased basement setbacks to the corners of the site for deep root landscaping as well as along the western boundary where a nil basement setback is proposed.</p>	<p>Basement parking layout amended to allow for deep soil pockets. It is proposed that 3 car spaces on basement 01 will be dual use between the residential visitors and child care. This arrangement would allow residential visitor spaces to be available between the AM/PM peak times when pick up/drop off would occur. Planter beds along the western boundary have been proposed to increase privacy and a landscaped edge.</p>
<p>Sufficient deep soil pockets to accommodate a tree (canopy and root spread) is required. Canopy trees are required within the setback zones to form a green edge to the development.</p>	<p>Deep soil pockets have been provided at all corners and to the middle of the proposal to frame and disguise the bulk and scale of the development. The larger canopies allow the development to harmonise within the current streetscape.</p>
<p>Increased side setbacks associated with the middle units is required to coincide with the required increased / inset basement setback and tree planting requirements adjacent to the western property boundary. This will assist to provide a suitable green edge to the development with opportunity for tree planting/retention and breaks the mass of the building by way of tree canopy height.</p>	<p>Increased setbacks have been provided to the middle dual oriented units to allow for a visually setback form and to provide for substantial green edge to the development.</p>
<p>Cross sectional detail is required (east / west) at 3 4 locations to accurately understand the changes in existing ground level vs proposed finished floor levels.</p>	<p>Additional cross sections have been provided as well as detailed sections of balconies.</p>
<p>A reduction in hard stand elements in the front setback is required as the sandstone walls, staircase, ramp, fire stairs etc. are undermining landscaping opportunities in the setback area. Deletion of the stairs could be a measure to maximise landscaping with reliance on the ramp (provided the adjacent unit is reconfigured to be amended to remove privacy and amenity impacts). The fire stairs require relocation or amendment to discharge onto the ramp is possible to maximise landscaping.</p>	<p>The front setback landscaping has been redesigned to have a softer more meandering quality to the design. The reduction of the hard sandstone walls allow increased deep soil areas and landscaping.</p>
<p>Planting on top of the waste collection area should be depicted to compliment required deep root zone planting requirements at the north-western corner of the site.</p>	<p>Refer to landscape plan – planting to the north eastern corner of the site has been provided.</p>
<p>The child's play area with pergola adjacent to the eastern boundary requires a landscaped buffer to the adjacent development.</p>	<p>Refer to landscape plan – landscaping buffer added to the child's play area along eastern boundary.</p>