



Our Ref: UDRP16/0026  
Contact: Gavin Cherry  
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27 July 2016

BISHI Constructions Pty Ltd  
2/2 Belmore Street  
BURWOOD NSW 2134

Attention: Bhabishan Tancev

Dear Mr Tancev,

**Urban Design Review Panel Meeting  
Proposed development - Residential Flat Building  
Address – 15 - 17 Dent Street JAMISONTOWN NSW 2750**

Thank you for attending Council's Urban Design Review Panel on 13 July 2016

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 8125.

Yours faithfully

**Gavin Cherry**  
Principal Planner

*Please note: this advice is to assist you with your development proposal. It is not a full assessment of the proposal. The applicant is responsible to address all relevant requirements.*

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## Urban Design Review Panel Advice

<b>Date of Issue</b>	27 July 2016
<b>Reference</b>	UDRP16/0026
<b>Proposal</b>	Residential Flat Building
<b>Address</b>	15 Dent Street JAMISONTOWN NSW 2750
<b>Introduction</b>	<p>The UDRP discussed a development concept for a residential flat building containing six levels, upon a site which is surrounded by existing residential flat buildings that have three or four occupied levels.</p> <p>In relation to design quality, the applicable controls include <i>SEPP No 65 - Design Quality of Residential Apartment Development</i> which is supported by the <i>Apartment Design Guide (ADG)</i>, <i>Penrith LEP 2010</i> and <i>Penrith DCP 2014</i>.</p>
<b>UDRP Advice</b>	<p>Although the concept building form and elevations appear to be well-composed, this concept relies upon setbacks from side and rear boundaries which are less than specified by the <i>ADG</i>.</p> <p>While roof forms exceed the permissible building height of 18m, this is reasonable in terms of design quality because the majority of non-compliances relate to elements that satisfy definitions of "architectural roof features".</p> <p>However, in order to demonstrate satisfactory design quality, several amendments to the current concept are necessary, and certain additional information must be provided:</p> <ul style="list-style-type: none"> <li>i Comprehensive information is required to confirm whether proposed setbacks from side and rear boundaries are satisfactory: <ul style="list-style-type: none"> <li>– The Site survey should identify windows, balconies and habitable rooms in all developments that adjoin the Site.</li> <li>– Floorplans, sections and the street elevation should identify neighbouring buildings and key elements of neighbouring developments.</li> <li>– Shadow diagrams (plans and, where necessary, elevations or axonometric views) should identify impacts in relation to neighbouring developments.</li> <li>– A landscape concept should demonstrate scope to accommodate medium-height trees in positions that would 'frame' the proposed building form.</li> </ul> </li> <li>ii Side and rear walls on level four should be realigned to match level five in order to demonstrate satisfactory relationships with</li> </ul>

neighbouring developments in terms of built form and scale.

- iii Substantial amendment of the ground floor is necessary to provide satisfactory amenity for residents and to ensure most-appropriate locations for service areas.
- iv Amendment of the basement in order to accommodate sufficient carparking should not result in reduced setbacks that would compromise potential for landscaping.

Plans of the amended concept should be reviewed by the UDRP in order to confirm whether recommendations in this report have been addressed appropriately.

### ***Context: the Site and surroundings***

The Site comprises two detached dwelling allotments which are surrounded on three sides by existing RFBs.

Detailed survey information is required, and should be incorporated on amended plans:

- i Identify windows, balconies and habitable rooms in buildings that adjoin the Site in order to enable assessment of amenity impacts that might arise from the proposed side and rear setbacks together with interior layouts.
- ii Identify 'street profiles' of the two RFBs that flank the Site in order to enable assessment of scale relationships between the proposed development and its neighbours.

### ***The ground floor***

The current ground floor layout contains a number of shortcomings which compromise overall amenity of the development concept. Substantial amendments are necessary in order to encourage positive social interaction between residents, to deliver satisfactory safety and security, and to provide for most-appropriate servicing of the development:

- i The lobby should be reconfigured to provide direct sight lines from the lift toward common open spaces on the Site:
  - The lobby should be entered via the northern side setback which provides the opportunity for a landscaped backdrop, together with a direct line of sight toward open spaces which are located along the northern side and rear boundaries.
  - The relocated lobby entrance could include a covered undercroft from the street.
  - The lobby entrance should not be narrower than the internal corridor, but could be widened to include a seating area, and also could be co-located with rooms that provide secure storage for bikes and garbage bins.
  - In order to accommodate these changes, dwellings G.01 and G.02 should be reconfigured as one bedroom apartments -

which would increase the range of housing choices that are provided by the development.

- ii The garbage store should be relocated within the main building form:
  - The outdoor garbage store currently compromises potential for landscaping adjacent to the neighbouring driveway, and size of the proposed facility might not accommodate sufficient bins.
  - The storage area should be relocated to adjoin the amended lobby entry - which would allow convenient access for residents and movement of bins along the main entry path for kerbside collection.
  - An undercroft pathway from the street to the lobby entry would allow convenient storage of bins close to the street frontage on collection days.
- iii Basement exit stairs should be relocated within the building's footprint:
  - The outdoor exit stair currently compromises potential for landscaping, blocks sight lines between the recommended lobby entry and rear common open space, and also creates a potential point of concealment.
  - Stairs should be relocated flush with the building form (in conjunction with the recommended reconfiguration of unit G.02 to accommodate a more-appropriate lobby entrance.

### ***Landscaping***

As well as contributing to streetscape quality and residential amenity, appropriate landscaping is essential to confirm the suitability of proposed side and rear setbacks which are less than specified by the ADG.

Although basement setbacks appear to retain deep soil along three of the Site's boundaries (front, rear and southern side), some amendments to the current concept are necessary so that landscape plans may achieve the following outcomes:

- i Reconfiguration of the lobby and building entrance, together with relocation of outdoor garbage store and fire stairs, have been recommended.
- ii As noted previously, amendment of basements to accommodate sufficient parking should not prevent effective landscaping of the Site.
- iii Landscape plans should provide medium-sized trees in positions that would frame the proposed building and that also would enhance the amenity of common open spaces:
  - At the four corners of the Site, and
  - Flanking the driveway, and

- Near the center of the rear boundary.

iv Landscaping should include:

- Screen and amenity plantings along side and rear boundaries in order to provide 'green corridors' between neighbouring buildings, and
- Screen plantings around courtyards of ground floor dwellings which would contribute to privacy and security.

vi Landscape plans should confirm that dimensions of proposed deep soil would be sufficient to accommodate proposed trees and shrubs:

- Proposed landscaping might require minor amendments to the basement.

***Built form and facades***

Although the concept building form and elevations appear to be well-composed, some amendments to the current concept are recommended, and certain detailed information should be provided as part of the future development application:

i Side and rear walls of level four should be realigned to match level five:

- Realignment would ensure more-appropriate scale relationships with neighbouring buildings that contain three storeys or three storeys plus attic levels.
- Realignment also would result in a more-balanced building form, where the penthouse element would contain two storeys above a four storey base (as opposed to the current single storey arrangement which is 'perched' upon a five storey form).

ii Roof forms should be refined in order to minimise the visual impacts of elements that exceed the maximum building height:

- Although non-compliances do not raise serious concerns in terms of urban design, town planning considerations must be addressed.
- Non-compliances either must be eliminated, or must be justified by a well-founded variation request under clause 4.6 of the LEP, and / or by satisfying definitions in clause 5.6 which relate to "architectural roof features".

iii Development application plans should include detailed sections and elevations which describe construction, dimensions and finishes for typical facades:

- Such details are required by Schedule 1 of the *EP and A Regulation*.