



# Development Application Statement of Environmental Effects



## North Penrith

### Small Lot Housing Subdivision

Submitted to Penrith City Council  
On Behalf of Urban Growth NSW

Volume 1 of 1

July 2013 ■ 13145

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Date 19/07/13

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*Various builders*

## 1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council in support of a Development Application (DA) for subdivision of small housing allotments within the North Penrith project, also known as Thornton.

This DA seeks approval for subdivision of Lots 1341, 1342 and 1343 in DP 1171493 to create 30 Torrens Title lots.

The SEE has been prepared by JBA Planning on behalf of Urban Growth NSW, and is based on the subdivision plans and building envelope drawings appended to this report (see Table of Contents).

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

### 1.1 Planning Background

The Minister of Planning approved concurrent Concept Plan (MP 09-04536) and Stage 1 Project Application (MP 10-0078) in November 2011, and assented inclusion of Part 7 of Penrith City Centre Local Environmental Plan 2008 to underpin the redevelopment of the North Penrith site.

#### 1.1.1 Concept Plan and Rezoning

The Concept Plan (MP 09/04536) and the Penrith City Centre LEP 2008 are intended to facilitate the development of a transit oriented and cohesive mixed uses development incorporating residential, retail, commercial, business, civic, community, industrial and recreation uses.

The statutory elements of the Concept Plan are contained in the Instrument of Approval and the Penrith City Centre LEP 2008.

The Part 7 of the Penrith City Centre LEP 2008 replaced the former local environmental planning instruments applying to the land and will rezone the land to R1 General Residential, B2 Local Centre, IN2 Light Industrial, RE1 Public Recreation and R2 Low Density Residential (Heritage listed Thornton Hall and heritage curtilage).

Part 7 of the City Centre LEP 2008 identifies:

- principal development standards that broadly guide yield and density of future development across the site, including building height and minimum allotment size;
  - heritage items and nominated matters for consideration for future development to, on or within the vicinity of the heritage items must address; and
  - the future consent role and approvals requirements/responsibilities.
- Therefore unless the proposed development involves extensive subdivision and associated infrastructure works, Penrith Council are the consent authority for all other development.

The Concept Plan Approval includes the following:

- land use type and distribution;

- approximately 900 – 1,000 dwellings, comprising a minimum of:
  - 100 seniors living/aged care dwellings;
  - 44 affordable/social housing dwellings; and
  - 44 adaptable dwellings;
- a range of dwelling typologies, building heights and densities;
- a Village Centre located adjacent to the Penrith Railway Station and centred around a public square;
- up to approximately 4,500m<sup>2</sup> of retail space and 10,650m<sup>2</sup> of business and commercial floor space;
- up to approximately 7,000m<sup>2</sup> of light industrial floor space;
- up to approximately 7 ha of open space and associated infrastructure;
- the retention and protection of land for Thornton Hall, a 19<sup>th</sup> Century homestead building and its associated curtilage;
- appropriate interpretation of the European and Aboriginal heritage values of the site including retention of Thornton Hall;
- an open space network (including water bodies) of approximately 7ha including the general location, level of embellishment and function of passive and active areas to serve the future residential and worker population;
- a road network and hierarchy for the site and a pedestrian, cycle and public transport network;
- a water cycle management strategy for the development; and
- strategies for the provision of other associated infrastructure including water and sewer (including a new sewer pumping station), power, telecommunications and gas.

### 1.1.2 Project Application

The North Penrith site has been the subject of various staged Project Applications. Relevant to the site being the subject of this DA is the Stage 1 Project Application (MP 10-0078).

The Stage 1 Project Application comprises the following scope of works:

- subdivision to create 120 lots comprising:
  - 97 future residential lots;
  - 1 Village Centre lot;
  - 16 super lots;
  - 2 open space lots;
  - 1 sales centre lot
  - 1 sewer pumping station lot; and
  - 2 residue lots;
- site establishment and perimeter security measures;
- establishment of environmental and safety controls and traffic control measures;
- preparatory works, including small building demolition, trees/shrub removal, topsoil stripping and stockpiling for later reuse and the disposal of unsuitable topsoil material, and taking up and stockpiling existing concrete and asphalt hardstands and roads for later reuse in other stages of the construction works;
- bulk earthworks – cut and fill, including the importation of material to raise levels;

- traffic control measures;
- sections of the retaining wall next to the Penrith Training Depot;
- roads and road intersections;
- drainage and storm water management infrastructure;
- utilities servicing infrastructure, electrical, sewerage (including a sewer pumping station), telecommunications, potable water and gas;
- lots formation;
- minor works external to the site, such as footpaths;
- construction of the community pavilion;
- landscaping;
- erecting informative signage; and
- site de-establishment and handover.

The site of the subject DA is located within Lots 1341, 1342 and 1343 in DP 1171493. These lots were created as part of the Stage 1 Project Application works. The Stage 1 Project Application works have included the construction of roads and provision of infrastructure services to support the construction of future dwellings for the proposed allotments to be created by this DA.

## 1.2 Project Background

Urban Growth's vision for North Penrith:

*"North Penrith will be a village of well-designed spaces that engage and activate its community for living and working.*

*These spaces will include cool leafy urban landscapes and a responsive built form.*

*A new village centre will be urban in nature and complement the railway station and Penrith CBD."*

Urban Growth's Concept Plan is intended to create an urban design framework to achieve this vision. Specifically, in terms of housing choice, they sought to create *"Diverse yet cohesive housing products that allow adaptability to ever changing household needs and formations"*.

## 1.3 Product Diversity

As discussed, Urban Growth NSW has created an urban framework under the Concept Plan that will deliver housing choice and diversity. This application will facilitate the provision of many of these dwellings to be delivered at North Penrith such as attached dwellings, semi-detached, detached and apartment type dwellings.

These abovementioned housing types have been specifically designed for North Penrith, in so far as their required rear lane access, their urban nature and the particular streetscape quality.

## 1.4 Demonstration DA

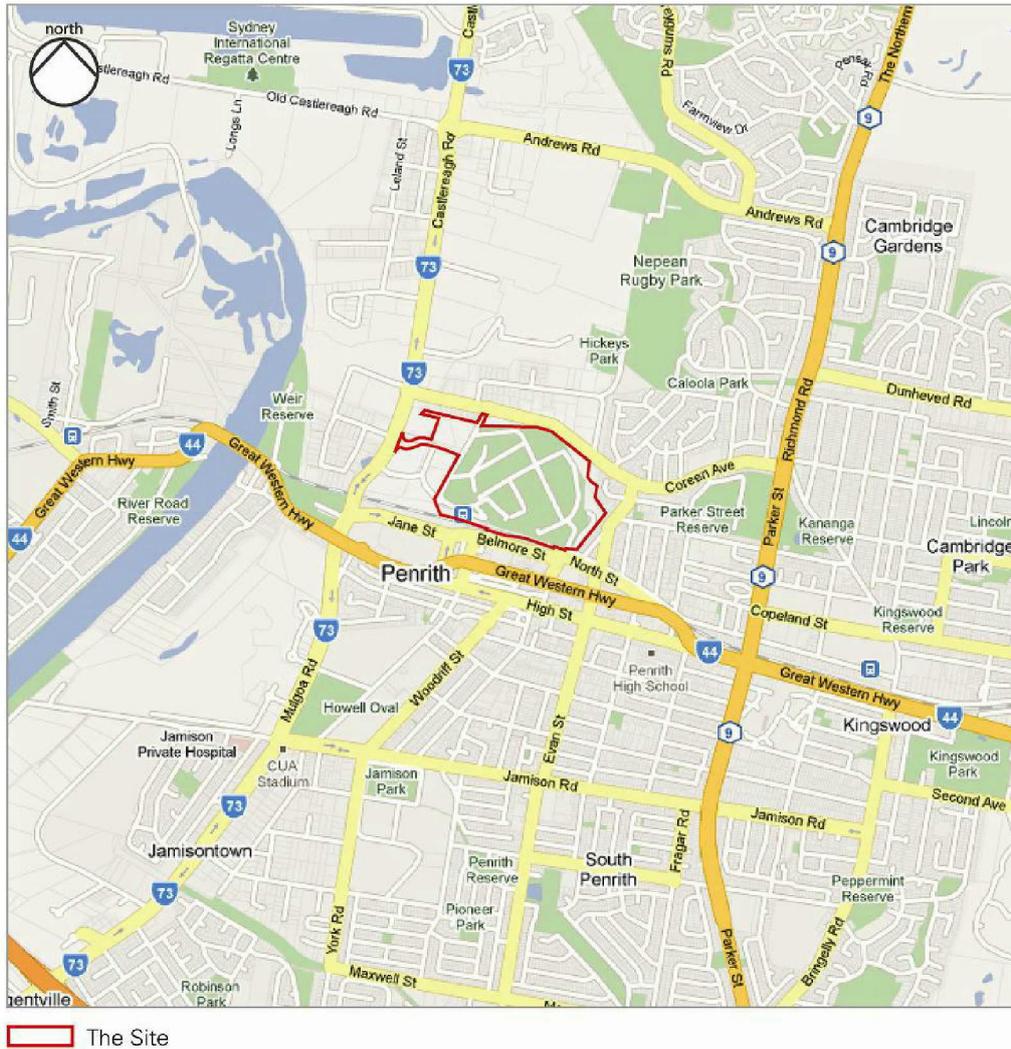
This DA is the second in a series of DAs that will seek approval for small lot layouts that will support the provision of small lot housing. The first DA (DA11/1182) provided a detailed demonstration of how these diverse dwelling designs will achieve the intent of the Concept Plan to deliver housing density in various forms while setting the benchmark for high level of design standards that will replicated throughout North Penrith.

This first DA represented a significant proportion of product types Landcom wishes to provide at North Penrith. Section 2.0 provides a comparison of the product types that will be developed for each proposed lot, being subject to this application, and the depth of product choice available as part of the North Penrith development. This diversity provides for a sophisticated streetscape, urban outcome and amenity that are clearly offered as part of this application.

## 2.0 Site Analysis

### 1.5 Site Location and Context

The North Penrith site is located approximately 50 km to the west of Sydney CBD on the northern side the Penrith CBD. It adjoins the Penrith Railway Station to the south and is situated between Lemongrove Road to the east, Castlereagh Road to the west and is accessible via Coreen Avenue to the north – see **Figure 2-1**.



**Figure 2-1** – Location of North Penrith site

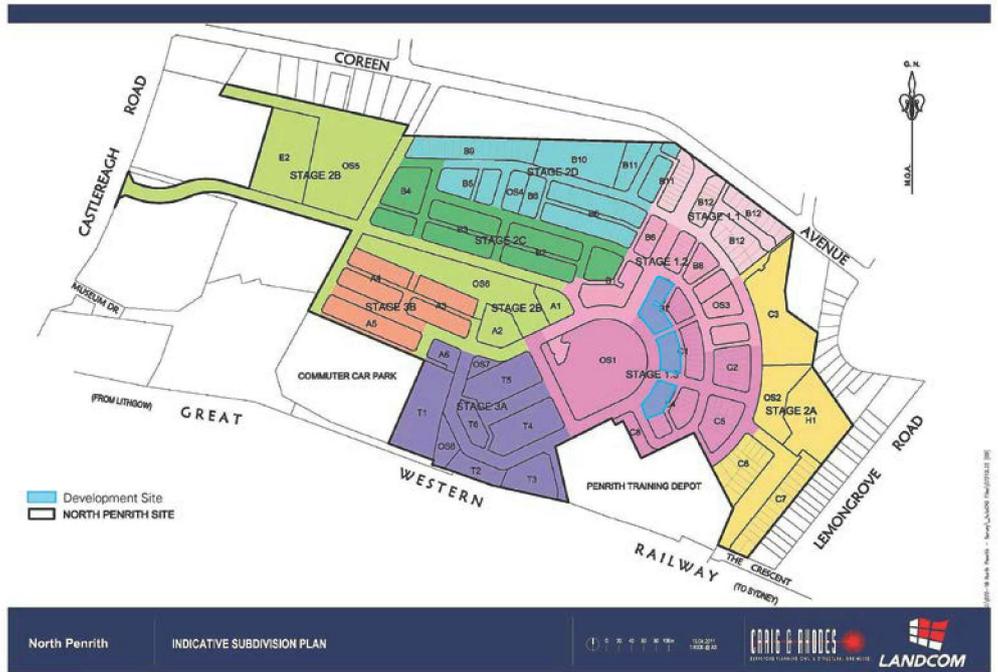
### 1.6 Site Description

The site of the proposed subdivision development (herein referred to as ‘the development site’) is located within the Stage 1 Project Application development site. This site is located within the central portion of the North Penrith site, which forms the northern border to the large public open space, known as Smith’s Paddock (see **Figures 2-2** and **2-3**).

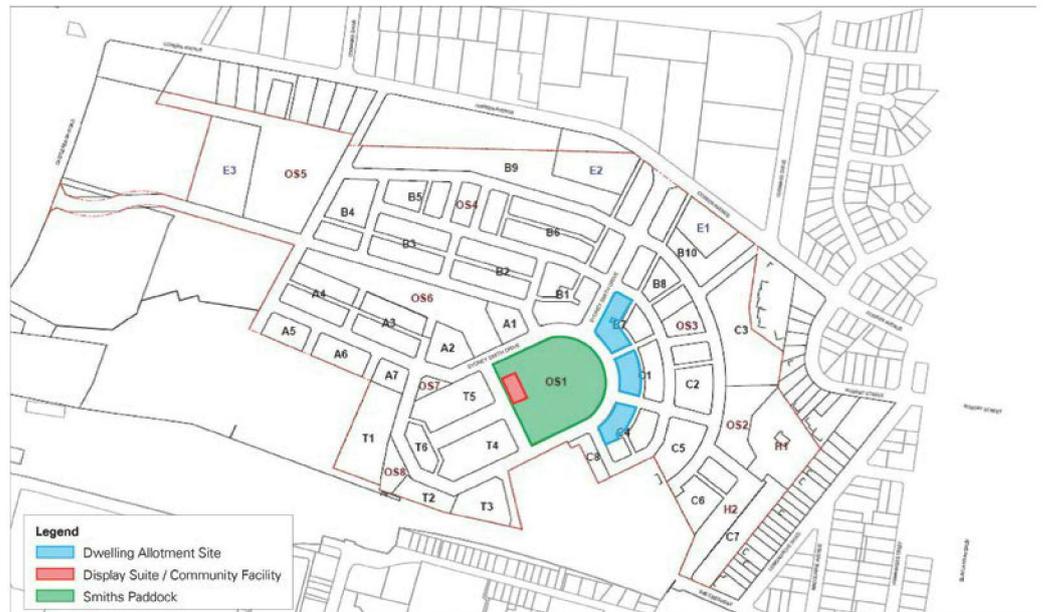
The development site is situated to the eastern side of Sydney Smith Drive. The rear of the site fronts Seymour Lane, situated east of to the overall development site.

The proposed subdivision is partially located within residential areas known as Precincts B7, C1 and C4 within Stage 1 (see **Figure 2-3**).

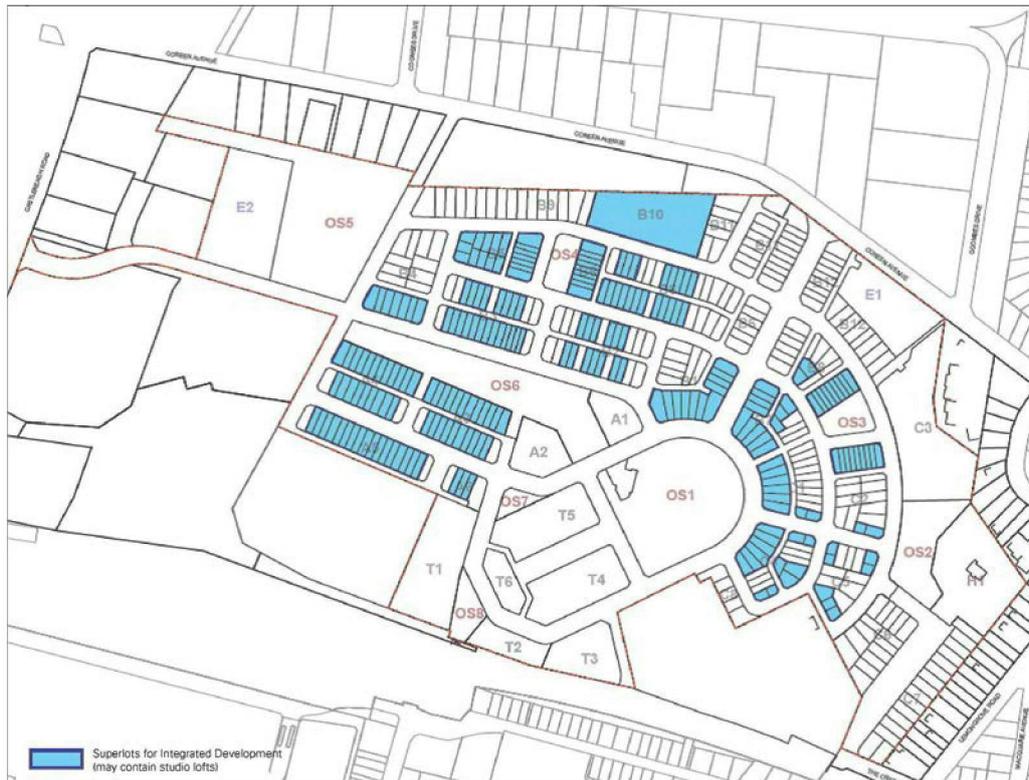
The location of the development site with respect to the Concept Plan site is shown on the Location Plan at **Figure 2-4**.



**Figure 2-2** – Staging Plan for North Penrith



**Figure 2-3** – Location Plan



**Figure 2-4** – Location of integrated development lots identified in the approved North Penrith Concept Plan

The development site is owned by Urban Growth NSW (formerly known as Landcom) and is legally described as Lots 1341, 1342 and 1343 in DP 1171493.

The approved Stage 1 works have included bulk earthworks, remediation and the delivery of the adjoining road and infrastructure system that will service the proposed subdivision, and later the corresponding residential development on the proposed allotments. These adjoining roads include Sydney Smith Drive, Lord Sheffield Circuit, William Hart Crescent, Cannonball Lane and Seymour Lane and are situated directly adjacent to the development site.

These Stage 1 works are now complete such that the development site now gradually sloping north to south and cleared of existing vegetation and any remaining structures.

The development site has direct frontage to Sydney Smith Drive and rear access via Cannonball and Seymour Lanes. Sydney Smith Drive is the main road connecting to Coreen Avenue and provided direct access to the development site.

## 1.7 Surrounding Development

Currently there is only the terrace development to the east of the development site and the community facilities and oval within the Smith’s Paddock that are concurrently constructed on the North Penrith site. However, the future development will consist of medium density dwellings surrounding the development site to the north and the east, Smith’s Paddock oval directly to the south and the proposed North Penrith village centre further south west.

The broader surrounding land uses to North Penrith as shown in **Figure 2-1** comprise residential, business and industrial uses including:

- industrial development north of Coreen Avenue;
- the Penrith Railway Station and the Penrith Town Centre CBD to the south; and
- the existing residential suburb of Lemongrove to the east.

Further south to the Penrith centre is the Motorway 4 that provides a direct transit link to Sydney CBD and west to the Blue Mountains.

## 1.8 Site Opportunities and Constraints

The site's opportunities and constraints are considered to include the following:

- The site's irregular shape presents challenges to ensure the layout of the subdivision facilitates the delivery of dwellings that achieve not only a high level of amenity for occupants but delivers dwellings that are compact and of high quality;
- The site's good aspect provides good opportunities for solar access for indoor and outdoor living areas;
- The site provides opportunities for direct views to Smith's Paddock;
- The site is not affected by, or in the vicinity of heritage items, nor is it located within a heritage conservation area; and
- The site does not contain any acid sulphate soil and now that Stage 1 earthworks are complete, is now not subject to flooding.

## 2.0 Description of Proposed Development

This application seeks approval for the following development:

- Subdivision of Lot 1341 in DP 1171493 to create 13 residential allotments.
- Subdivision of Lot 1342 in DP 1171493 to create 9 residential allotments; and
- Subdivision of Lot 1343 in DP 1171493 to create 8 residential allotments.
- The creation of various easements over some of the abovementioned proposed allotments.

The proposed subdivision plans for the development are included at **Appendix A**.

No physical works are proposed as part of the proposed subdivision.

Subsequent development applications (DAs) will be submitted to Council for groups of dwellings for the proposed allotments to be created by the subject application. The consequential impacts such as privacy, solar access and amenity associated with these dwelling designs will be assessed as part of these future applications. However, in preparing the subdivision layouts proposed, consideration has been given to appropriate lot dimensions, orientation and access to adjoining streets to then facilitate good design outcomes for the future dwellings.

### 2.1 Subdivision

The proposed development seeks approval for a paper lot subdivision only. No physical or construction works are proposed as part of the development. The proposed subdivision relates to three super-lots Lots 1341, 1342 and 1343, which are all located to the eastern side of the Smith's Paddock Oval and Lord Sheffield Circuit. **Table 1** below provides the detailed dimensions for each of the proposed allotments.

**Table 1** – Proposed Lot Dimensions and Type

Original Lot (& Concept Block)	Proposed Lot	Lot size	Lot/ Dwelling Type
1341 (B7)	37	175.9m <sup>2</sup>	Patio
1341 (B7)	38	174.3m <sup>2</sup>	Patio
1341 (B7)	39	232m <sup>2</sup>	Detached
1341 (B7)	40	232m <sup>2</sup>	Detached
1341 (B7)	41	292m <sup>2</sup>	Detached
1341 (B7)	42	328.3m <sup>2</sup>	Terrace
1341 (B7)	43	151.8m <sup>2</sup>	Terrace
1341 (B7)	44	162.6m <sup>2</sup>	Terrace
1341 (B7)	45	246.6m <sup>2</sup>	Terrace
1341 (B7)	46	246.7m <sup>2</sup>	Terrace
1341 (B7)	47	173.5m <sup>2</sup>	Terrace
1341 (B7)	48	145.4m <sup>2</sup>	Terrace
1341 (B7)	49	270.1m <sup>2</sup>	Terrace
1342 (C1)	50	315.3m <sup>2</sup>	Terrace
1342 (C1)	51	145.4m <sup>2</sup>	Terrace
1342 (C1)	52	220.6m <sup>2</sup>	Terrace
1342 (C1)	53	226.7m <sup>2</sup>	Terrace

1342 (C1)	54	157.5m <sup>2</sup>	Terrace
1342 (C1)	55	226.7m <sup>2</sup>	Terrace
1342 (C1)	56	220.6m <sup>2</sup>	Terrace
1342 (C1)	57	145.4m <sup>2</sup>	Terrace
1342 (C1)	58	327.8m <sup>2</sup>	Terrace
1343 (C4)	59	279.5m <sup>2</sup>	Terrace
1343 (C4)	60	145.9m <sup>2</sup>	Terrace
1343 (C4)	61	246m <sup>2</sup>	Terrace
1343 (C4)	62	293.3m <sup>2</sup>	Terrace
1343 (C4)	63	256m <sup>2</sup>	Terrace
1343 (C4)	64	256.4m <sup>2</sup>	Terrace
1343 (C4)	65	187.1m <sup>2</sup>	Terrace
1343 (C4)	66	287.6m <sup>2</sup>	Terrace

Traditionally to obtain development approval for small lot housing has required concurrent assessment of both the proposed allotments and respective dwelling designs to ensure that both the proposed lot and house layouts and designs are compatible. This process is often referred to as 'integrated housing'.

However, the proposed development seeks to implement a new approach where development approval for each dwelling over each allotment will be sought separately. Each dwelling will still be subject to detailed assessment (as would be the case for any integrated housing development) in accordance with the relevant planning instruments and the approved Design Guidelines.

To this end the approval for the subdivision layouts sought as part of the proposed development does not then provide any guarantee of future approval for each of the dwellings over each created allotment. However, Urban Growth NSW has been working closely with its partner builders to design dwelling designs that reflect the expected built outcomes sought by the Design Guidelines and the prescriptive subdivision and easement pattern sought by the subject proposed development.

To provide Council with an understanding of the likely dwelling footprints over each proposed allotment JBA has prepared a Building Envelope Plan (BEP) (included at **Appendix B**) to then illustrate the likely and indicative built form and open space arrangements over each allotment. This also helps to illustrate which allotments are preferred to include ancillary dwellings.

## 2.2 Easements

As illustrated on the subdivision plans and included within the draft Section 88B Instrument at **Appendix A**, several easement types are to be created as part of the subdivision.

The easements set out within the draft Section 88B Instrument for Lot 1341 comprise:

- **A** – Right of carriageway 7 metres wide over Lot 42 to benefit Lot 43;
- **B** – Easement for access, maintenance and overhang 0.9m wide over Lots 39-43, 45-46 and 48 to benefit various lots. This easement is to facilitate zero lot boundary built development for the detached dwellings over Lots 39-41;
- **C** – Easement for support services 0.3m wide over Lots 38 and 39 to benefit each respective lot; and
- **D** – Easement for shared footway of 0.9m wide over Lots 45 and 46 to benefit Lots 44 and 47 respectively.

The easements set out within the draft Section 88B Instrument for Lot 1342 comprise:

- **A** – Easement for access, maintenance and overhang 0.9m wide over Lots 51-53 and 55-57 to benefit various lots.

The easements set out within the draft Section 88B Instrument for Lot 1343 comprise:

- **A** – Right of carriageway variable width over Lot 64 to benefit Lot 65; and
- **B** – Easement for access, maintenance and overhang 0.9m wide over Lots 60 and 63 and existing Lot 1307 in DP 1171493 to benefit Lots 61 and 64-66.

Adjoining terrace dwellings will be later constructed with shared party walls and will be subject to the legislative provisions and obligations required for these walls.

## 3.0 Assessment of Planning Issues

This chapter contains our assessment of the environmental effects of the proposed development as described in the preceding chapters of this report.

Under Section 79C(1) of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

A number of planning issues which would usually be considered as part of a DA were addressed as part of the Concept Plan and Project Application Environmental Assessments. As the proposed development is consistent with the Concept Approval these issues do not require further assessment (see Section 4.2). These issues include:

- Social and Economic Issues
- Community Services and Facilities
- Transport and Accessibility
- European Heritage
- Indigenous Heritage
- Geotechnical, Soil and Contamination
- Biodiversity
- Visual Impact
- Water and Hydrology
- Ecological Sustainable Development
- Utilities and Infrastructure
- Crime and Public Safety

Pursuant to Section 75P(1)(a) of the EP&A Act, Schedule 3 of the North Penrith Concept Approval sets out specific future environmental assessment requirements that apply to future development under Part 4 of the EP&A Act.

Accordingly, the assessment provided in this SEE includes the aforementioned matters in addition to other potential planning issues which are relevant to the detailed design of the building under the Concept Approval.

### 3.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The following legislation, strategies and planning instruments, which are relevant to the proposed development to be addressed:

- State Environmental Planning Policy 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy (State and Regional Development) 2005 (S&R SEPP);
- Sydney Regional Environmental Plan Hawkesbury Nepean River;
- Penrith City Centre Local Environmental Plan 2008; and
- North Penrith Design Guidelines 2013.

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 2** below. Variations to, and non-compliance with, the key standards and guidelines highlighted in the table are discussed in detail in the following sub-sections of this environmental assessment.

**Table 2** – Summary of consistency with key strategic and statutory plans and policies

<b>Instrument/Strategy</b>	<b>Comments</b>	
<b>State Planning Instruments and Controls</b>		
<b>SEPP 55</b>	The Stage 1 Project Application has undertaken the necessary works to ensure the site is suitable for the proposed residential use.	
<b>S&amp;R SEPP</b>	Clause 11 of Schedule 2 sets out certain types of development in North Penrith that is State Significant Development. The proposed development for subdivision is not a type of development specified. As such it would not be State Significant Development and is therefore a DA to Council.	
<b>SREP No. 20 Hawkesbury Nepean River</b>	<p>The proposed development complies with the broad aims and objectives of the SREP in that it will not have any direct impact on any environmentally sensitive areas, or the water quality or quantity of the aquatic ecosystem on the site, which the SREP seeks to preserve.</p> <p>Consideration of the impacts of proposed development has been undertaken in accordance with the aims of the SREP and its strategies.</p> <p>Impacts of this proposal were considered Concept Plan and Stage 1 Project Application before the preparation of this application.</p>	
<b>Local Planning Instruments and Controls</b>		
<b>Penrith City Centre LEP 2008 (Part 7)</b>	Clause 49 - Zoning	The site is zoned as R1 General Residential.
	Clause 50 – Land Use Table – Zone R1 General Residential	The proposed subdivision is permissible in the R1 General Residential Zone.
	Clause 51 - Height of Buildings	It is intended that the subsequent dwellings (that will be the subject of future and separate DAs) will be expected to comply with the 12m height maximum.
	Clause 53 – Architectural Roof Features	The proposed development does not include any built forms. Hence this provision is not applicable for this DA.
	Clause 54 – Heritage Conservation	The site is not on land where a heritage item is located or in the vicinity of a heritage item.
	Clause 55 - Earthworks	The proposal does not include any earthworks and consequently is not applicable.
<b>North Penrith Design Guidelines</b>	Housing Density and Diversity	As intended by the approved Concept Plan the proposed subdivision pattern will facilitate the delivery of small lot housing over each allotment created. This will then provide the opportunity for 30 or more dwellings that will contribute to the overall dwelling target of 900-1000 over the North Penrith

Instrument/Strategy	Comments
	<p data-bbox="940 275 1043 297">precinct.</p> <p data-bbox="676 309 810 331">Subdivision</p> <p data-bbox="940 320 1398 544">It is noted that the provisions of Section 3.2 require that corresponding dwelling designs are to accompany any subdivision sought as Torrens Title if the site identified as a super lot shown in Figure 7 of the Design Guidelines. The entire development site is located in the super lots identified in Figure 7.</p> <p data-bbox="940 589 1398 723">The proposed DA does not provide the corresponding dwelling designs for each proposed allotment. Adequate justification for this approach is outlined in Section 3.3 of the SEE.</p> <p data-bbox="940 768 1398 969">All proposed easements that support the proposed subdivision have been nominated to then facilitate future zero lot boundary and shared access arrangements. This approach is the same as that applied for the Demonstration Homes.</p> <p data-bbox="940 1014 1398 1417">Aside from proposed Lots 37 and 38, all other proposed allotments provide adequate lot depths of greater than 25m and are generally rectangular in shape as required by Section 3.2 of the Design Guidelines. The exception for proposed Lots 37 and 38 is considered suitable on the basis that the future dwellings for these allotments will be orientated northward to then achieve great solar access outcomes as is the case for the other Patio homes now constructed as part of the Demonstration homes west of the site.</p> <p data-bbox="940 1462 1398 1541">As required by Section 3.2 the Design Guidelines all proposed lots are equal to or greater than 4.5m in width.</p>
	<p data-bbox="676 1559 895 1581">Building Envelopes</p> <p data-bbox="940 1559 1398 1865">The building envelopes shown in the Building Envelopes Plan (BEP) at <b>Appendix B</b> generally complies with the building envelope controls in Section 3.3 of the Design Guidelines. It should be noted however approval is not sought for the building envelopes shown in the BEP, rather this is indicative to illustrate the capacity for future dwellings to be comply with Section 3.3 of the Design Guidelines.</p>
	<p data-bbox="676 1888 903 1933">Building Design and Articulation</p> <p data-bbox="940 1888 1398 2054">Detailed architectural features of dwellings for each proposed lot will be included in separate and future DAs for each respective lot. Features and colours will be required to comply with the Residential Design Palette appended</p>

Instrument/Strategy	Comments
	to the Design Guidelines.
Private Open Space and Landscaping	The BEP at <b>Appendix B</b> illustrates that the each allotment proposed is capable of providing adequate and suitably embellished private open space for each future dwelling.
Fencing	Details of boundary fencing will be provided with each respective and future dwelling DA.
Garages, Site Access and Parking	With exception of the proposed Patio Lots 37 and 38 all other future dwellings will be serviced by a rear garage that will be directly accessible from either Cannon Ball Lane or Seymour Lane. This is illustrated in the BEP included at <b>Appendix B</b> . Detailed design aspects of these garages will be included in the subsequent DAs for each of the dwellings.
Visual and Acoustic Amenity	Detailed dwelling designs will look to address interface with adjoining properties to then address visual and acoustic privacy matters.
Specific Provisions - Key Sites	<p>The proposed lots are located within the 'Dress Circle' Park Lots show in Figure 14 of the Design Guidelines. The proposed subdivision pattern will facilitate the desired outcomes sought by Section 3.10 by:</p> <ul style="list-style-type: none"> <li>- Orientating lots to face and overlook Smith's Paddock Oval.</li> <li>- Orientating lots to back onto adjoining Cannon Ball and Seymour Lanes.</li> <li>- To provide consistency in subdivision pattern while allowing for flexible design outcomes.</li> </ul>
Specific Provisions - Ancillary Dwellings	The proposed subdivision pattern enables the provision of ancillary dwellings in the same manner as has been provided in the Demonstration housing to the west of the proposed site. The designs for these will be the subject of separate DAs for the respective dwellings.

## 3.2 Consistency with the Concept Plan and Stage 1 Project Application

The North Penrith Concept Plan and Stage 1 Project Application Approvals have established the vision and planning framework, which is to be used by Penrith Council to assess the detailed design of the future development within the North Penrith site.

The Concept Plan Approval contains:

- Terms of Approval;
- Future Environmental Assessment Requirements;
- Statement of Commitments; and
- North Penrith Design Guidelines.

Whereas the Stage 1 Project Application provides the infrastructure framework that will support the delivery of residential development as intended by the Concept Plan.

The proposed residential subdivision development is consistent with the Concept Plan Terms of Approval and Statement of Commitments and the Stage 1 Project Application in that:

- the indicative proposed pattern of residential subdivision is consistent with than anticipated by the Concept Plan;
- it will facilitate small lot/medium density housing as intended to be developed within this part of the North Penrith site; and
- it aligns with the block and street pattern that is approved and delivered as part of the Stage 1 Project Application.

## 3.3 Urban Design and Future Built Form

In exchange for the provision of dwelling designs with this DA, a Building Envelopes Plan (BEP) has been provided to illustrate the likely layout and pattern of future residential development for each allotment. This BEP is indicative only, so to provide Council with an understanding of the likely dwelling orientation, access arrangements, building footprints and open spaces for each dwelling. Is it intended that the BEP will not establish the building footprints for which future dwelling development over the subject lots will be required to adhere to.

The indicative layouts show in the BEP are considered appropriate as they are very similar and compatible with the pattern of subdivision and development achieved for the Demonstration Development, directly west of the development site. Furthermore, the design of each dwelling is required to consider and adhere to the relevant objectives and controls of the Design Guidelines to then complete the built form picture anticipated by the Concept Plan and is subject to further Council assessment.

In addition to this, Urban Growth's partner builders for the future proposed dwellings for the proposed allotments has provided copies of the architectural plans for the corresponding dwellings (see **Appendix C**). These plans and the BEP have been submitted for information purposes, to assist Council in its assessment of the proposed subdivision layout sought by the subject DA.

The proposed layout for the subdivision is considered suitable given that:

- the provision of more compact and efficiently shaped allotments will facilitate affordable, yet amenable dwelling designs to be constructed;
- each proposed allotment has capacity to provide adequate private open space for each dwellings; and
- the subdivision pattern maximises the opportunity for a greater number of dwellings to obtain views across the public open space and the public domain.

### 3.3.1 Streetscape

The proposed subdivision pattern and anticipated dwelling arrangements shown in the BEP will have a positive impact upon the built environment and streetscape in that:

- it will allow for future dwellings to be orientated to appropriately respond to the microclimate including sun, shade, breeze and general weather;
- it ensure that dwellings will have direct views over the public domain;
- each future dwelling is capable of being provided with a suitable private outdoor space in the form of courtyards or soft landscaped areas and that is can be located to the rear of each dwelling; and
- will similarly replicate the pattern of residential terrace development to the west of the site to facilitate the desired "Dress Circle" streetscape sought by the Design Guidelines.

### 3.3.2 Amenity

The BEP demonstrates that each proposed allotment will be able to provide suitable at grade private open space areas for most future dwellings and ability for rear lane access to most allotments. These outcomes and the orientation of each lot towards the public domain will ensure that corresponding dwelling designs will have the capacity to be designed to:

- achieve suitable outlook to the public domain;
- provide alternative vehicle and pedestrian access; and
- provide adequate private open spaces for each dwelling.

## 3.4 Contamination

Investigations undertaken as part of the Concept Plan assessment have concluded that the site is suitable for the proposed development without need for further investigations or remediation. Hence, the site is suitable for the proposed development with regard to the issue of contamination.

## 3.5 Social and Economic Impacts

This proposal will further commence the transformation of vacant and disused land into a functioning and attractive residential community.

During construction, construction personnel are likely to patronise local shops and services - providing a temporary economic benefit to these businesses. New residents will also patronise local shops and services and start to develop a residential community as envisaged.

### 3.6 Site Suitability

The site is considered suitable for the proposed development on the basis that it:

- does not contain any heritage items, nor is it associated with heritage values;
- contains the necessary services to support future residential development such as water, sewer reticulation, electricity and telecommunications;
- includes the necessary infrastructure provision of roads and stormwater measures that is configured to suit the proposed subdivision layout sought as part of this DA.

The proposed development is suitable for the site in that it:

- is permissible with consent pursuant to SEPP Major Development;
- facilitates the delivery of diverse and affordable housing development to be delivered throughout the North Penrith site;
- marries with the desired streetscape pattern for this part of the North Penrith site;
- the development generally complies with the relevant development controls within the North Penrith Design Code; and
- will contribute to providing additional housing choice for local populations.

### 3.7 Public Interest

The development proposed in this application will contribute to the overall delivery of a unique residential development that will complement and support the Penrith Town Centre as envisaged by the approved Concept Plan and North Penrith Design Guidelines. Hence, no element of the proposal will be detrimental to the public interest.

## 3.0 Conclusion

This DA seeks approval for residential subdivision of part of Stage 1 of the North Penrith Project.

The proposed development is consistent with the approved Concept Plan and the LEP Penrith City Centre 2008.

Furthermore, the development:

- is consistent with the objectives of SREP No. 20 – Hawkesbury – Nepean River;
- is generally consistent with the relevant provisions of the North Penrith Design Guidelines;
- will deliver an efficient subdivision layout that is consistent with the expectations set by the Concept Plan and Stage 1 Projection Application;
- will help further commence the transformation of predominantly vacant land into a functioning and attractive residential community which will have economic and social benefits to the wider community;
- will facilitate dwelling designs that are of a high quality contemporary architectural design and generally comply with Design Guidelines built form development controls;
- will contribute to delivering a diverse streetscape within North Penrith site; and
- will facilitate the delivery of additional affordable dwelling designs that will also add to a greater range of housing choice to the Penrith community.

Where the development does not achieve the controls outlined in the Design Guidelines, it has been considered that these minor variances are acceptable in these instances, primarily as the development will continue to facilitate quality design outcomes and provide dwelling diversity.

In light of the merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, we have no hesitation in recommending that the proposed development application be approved subject to standard conditions of consent.