



Our Ref: UDRP16/0029  
Contact: Robert Craig  
Telephone: (02) 4732 7593

19 August 2016

Nasr Atie  
CAD Plans Pty Ltd  
39 Cumberland Road  
AUBURN NSW 2144

Dear Nasr

**Urban Design Review Panel Advice  
Proposed Residential Flat Building - 22 Units  
Lot 2 DP 1190616  
29-31 Castlereagh Street, PENRITH NSW 2750**

We welcome your initiative to undertake a project in the Penrith Area.

Thank you for taking part in Council's Urban Design Review Panel meeting on 3 August 2016. The meeting was useful for Council in gaining an understanding of your proposal.

You are advised that should the items in the attached information be addressed, your application should be suitable for submission and consideration.

As I am sure you are aware, Council's full assessment and determination can only be made after you lodge an application.

If we can help you any further regarding the attached advice, please feel free to contact me on (02) 4732 7593.

Yours sincerely

Robert Craig  
**Acting Development Assessment Co-ordinator**

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## Urban Design Review Panel Advice

<b>Date of Issue</b>	19 August 2016
<b>Reference Number</b>	UDRP16/0029
<b>Proposal</b>	Residential Flat Building - 22 Units
<b>Address</b>	Lot 2 DP 1190616 29-31 Castlereagh Street, PENRITH NSW 2750
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>▪ The subject site is partly situated within, and is adjacent to, the Hornseywood Avenue Heritage Conservation Area. The site is adjoined by two recently renovated single storey cottages to the south which are contributory items to the conservation area. The site is also adjoined by a two storey flat building to the north which has a limited side setback. In view of this existing context and notwithstanding the maximum 18m height control applicable to the site, the proposed building form is excessive and needs to be reduced.</li> <li>▪ A minimum 6m side setback is required to the southern side boundary to provide a better transition from the proposed six storey building to the adjoining single storey cottage. The fifth and sixth storeys will require a 9m side setback to this boundary in accordance with the Apartment Design Guide (ADG). Under the current arrangement, bedrooms and living areas of apartments would be looking directly onto the adjoining cottage and its private open space areas. The provision of 6m and 9m side setbacks is therefore warranted in this instance.</li> <li>▪ Side setbacks of 6m (up to 4 storeys) and 9m (above 4 storeys) are also required to the northern side boundary as the current arrangement will compromise outlook and privacy for residents of the adjoining two storey flat building and result in a sense of enclosure for these residents.</li> <li>▪ The basement driveway should be wholly located under the building to reduce amenity impacts on the adjoining property to the north. Where this is not achievable, a minimum 1m landscaped setback should be provided adjacent to the northern property boundary.</li> <li>▪ The proposed front building setback of 5.5m should be retained in the development scheme to maintain the existing streetscape character. The front setback area requires deep soil planting opportunities to achieve a quality streetscape outcome.</li> <li>▪ Additional deep soil planting opportunities are required along the northern and southern side property boundaries to assist with providing a more amenable interface with adjoining properties.</li> <li>▪ Minimum 3.1m floor to floor heights are required. This may warrant removal of the sixth storey of the building from the scheme to satisfy the 18m height control applicable to the site.</li> <li>▪ The lift overrun for the building needs to be shown on the architectural plans.</li> <li>▪ Apartment sizes need to comply with the minimum areas specified under the ADG, including provision of an additional 5sq.m where units are provided with a second bathroom.</li> <li>▪ Storage areas for apartments need to be in accordance with the ADG requirements and documented on the plans.</li> <li>▪ The proposed ground floor bin store should be re-oriented to</li> </ul>



	<p>have its narrowest elevation facing the street. This will enable the adjacent unit to have a street facing terrace and living area and improve the streetscape presentation of the building. This arrangement will also address the poor outlook and amenity of the current terrace for this unit which is situated above the basement driveway entry point.</p> <ul style="list-style-type: none"><li>▪ The proposed courtyard fencing to the street needs to be permeable and reduced in height to improve natural surveillance opportunities.</li><li>▪ The architecture of the building shall be further developed and refined.</li><li>▪ A landscape plan is required for the proposal.</li><li>▪ Overall, it is suggested that a more rational layout for the development be pursued including a four unit building form with centralised access and common open space at the rear of the site.</li></ul>
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**\*\* Important Note \*\***

*The Urban Design Review Panel will endeavour to provide information which will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.*

*Information given by the Urban Design Review Panel does not constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.*

*It is noted that there is no Development Application before the Council within the meaning of the Environmental Planning and Assessment Act 1979. This response is provided on the basis that it does not fetter the Council's planning discretion and assessment of any Development Application if lodged. It is recommended that you obtain your own independent expert advice.*

*The response is based upon the information provided at the time of the meeting.*