

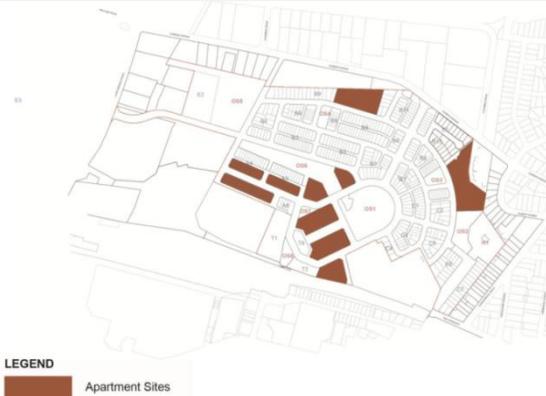
## NORTH PENRITH: PLANNING COMPLIANCE TABLE DA02

### North Penrith Design Guidelines

MATTER	STANDARD	PROPOSAL	COMPLIANCE
<b>3.0 RESIDENTIAL DEVELOPMENT</b>			
<b>3.3 Building Envelopes</b>	(1) The maximum number of storeys for residential development on the site is six storeys	The proposal presents two buildings of 7 storeys and four storeys. Refer to Section 6.1 of the SEE for appropriate justification.	✓
	(2) For all residential development (excluding residential flat buildings), the floor area of the third storey is to be no more than 60% of the second storey.	Residential flat buildings are proposed. Therefore this does not apply to the proposal.	✓
	(3) The location and siting of the third storey is to ensure adequate solar access and privacy for the lot and adjacent residential lots.	Appropriate solar access and privacy is provided, refer to <b>Section 6.2</b> of the SEE for additional detail.	✓
	(4) Development adjacent to a laneway (ie ancillary dwelling) is to be no more than 2 storeys.	NA	NA
	(5) A minimum floor to ceiling height of 2,700mm is to be provided for all ground floor living spaces.	Proposal complies. 3.1 metre floor to ceilings are proposed.	✓
<b>3.5 Private Open Space and Landscaping</b>	5) The majority of dwellings within any given Development Block should receive at least 2 hrs of sunlight between 9am and 3pm at winter solstice (June 21).	Proposal complies. Refer to SEPP 65/RFDC review attached at <b>Appendix F</b>	✓
<b>3.8 Visual and Acoustic Amenity</b>	1) Direct overlooking of main habitable areas and private open spaces or adjacent dwellings should be minimised through building layout, window and balcony location and	The proposed design has been carefully designed to protect residential amenity of adjacent sites. Comprehensive landscaping has been provided.	✓

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	design, and the use of screening devices, including landscaping.	Refer to the Architectural Design Statement and the Landscape Plans attached at <b>Appendix B and D</b> for detail of the design and proposed landscaping.	
<b>3.11 Specific Provisions – Residential Flat Buildings</b>	Residential flat development is to be generally consistent with the guidelines and 'rules of thumb' set out within the NSW Residential Flat Design Code and the development controls in the table below. If there is any inconsistency, the development controls below prevail.	The proposal is generally consistent with the rule of thumb standards of the NSW Residential Flat Design Code. Refer to the Design Verification at <b>Appendix F</b> for details.	✓
<b>Min. lot size -</b>	650m2	The proposed lot size is greater than 650sqm.	✓
<b>Max. building height</b>	Maximum 6 storeys, except for Block C3 which is 3 storeys	To provide the Council with strategic context and an overview of how the apartment and town centre precinct may develop over the coming years, the applicant has prepared an indicative masterplan which provides guidance for potential height, massing and public domain improvements. This does not seek to replace the North Penrith Design Guidelines, but rather provides Council with an overview of the applicant's more detailed evaluation of the site conditions, constraints and opportunities based on a more thorough review of the precinct.  With regard to the first development applications	

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		<p>(i.e. DA01 and DA02) in the apartment precinct, the proposed design has focused on providing two apartment building typologies within each application. Firstly, a taller apartment building (of 7- 8 storeys) to the north to optimise solar access, views and amenity and a garden apartment building (of 4 storeys) which provides a more pedestrian scale to the boulevard type streetscape to the south.</p>	
<p><b>Max car parking rates</b></p>	<p>Studio 0.5 space / dwelling            1-2 bedroom 1 space / dwelling            3+ bedroom 2 spaces / dwelling            Visitor parking on street</p>	<p>Parking spaces have been proposed under two options. The complying option proposes 66 spaces provided within the first basement level which is 2 spaces less than the maximum allowable. The higher two bedroom parking option proposes 101 spaces within the first and second basement levels which equates to approximately 1.5 spaces per two bedroom apartment parking in addition to one space per one bedroom apartment and two spaces per three bedroom apartment. This is higher than the maximum provision in the <i>North Penrith Design Guidelines</i> but is supportable with regard to traffic generation in the local area. 10% of spaces are designed for people with disabilities under both options to match the 10% universal access apartments within the development.</p>	

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<b>Car parking location and design</b>	At grade or within basement levels.  At grade / undercroft parking is to be visually attractive, easily accessible to the dwelling entry and incorporate passive surveillance	No above ground parking is proposed as part of this application.	✓
<b>Universal dwellings</b>	Maximum site cover 100% - for Blocks A1, A2 and T1 - T5 50% - for Block C3	The site is located within T5. The proposal is below Council's maximum site coverage control	✓
	Minimum deep soil zone 0% for Blocks A1, A2 and T1 - T5 15% for Block C3	A large landscaped area is proposed which provides opportunities for mature plant growth.	✓
	Minimum communal open space 0% for Blocks A1, A2 and T1 - T5, 20% for Block C3.	Communal open space is provided and as such the proposal exceeds Council's minimum standard	✓
<b>(2) Development on the residential flat development sites nominated at Figure 15 is to achieve the desired outcomes specified below.</b>  <b>Note: Residential flat buildings may occur on sites other than those nominated.</b>		The proposal site is identified as T5 which specifies that apartments are a preferred use. Accordingly the proposal responds to this objective.	✓

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<b>Blocks T3-T5</b>	<p>Residential uses at ground floor should be designed as 'live/ work' spaces.</p> <p>The residential component is to be consistent with relevant controls in Section 4.0.</p>	The proposed design is flexible and provides the potential for live/work spaces as identified in the guidelines.	✓
<b>4.0 THE VILLAGE CENTRE</b>			
<b>4.1 Built form Controls</b>	(1) The location of preferred land uses within the Village Centre is to be generally consistent with the Figure 18. The nominated 'Opportunity Site' may be developed for commercial, educational uses and the like should the demand arise.	The site is identified as High Density Residential. Proposed design is consistent with this land use.	✓
	(2) Building heights with the Village Centre are to be a minimum of 2 storeys, excluding the supermarket, and a maximum of 6 storeys.	To provide the Council with strategic context and an overview of how the apartment and town centre precinct may develop over the coming years, the applicant has prepared an indicative masterplan which provides guidance for potential height, massing and public domain improvements. This does not seek to replace the North Penrith Design Guidelines, but rather provides Council with an overview of the applicant's more detailed evaluation of the site conditions, constraints and opportunities based	

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		<p>on a more thorough review of the precinct.</p> <p>With regard to the first development applications (i.e. DA01 and DA02) in the apartment precinct, the proposed design has focused on providing two apartment building typologies within each application. Firstly, a taller apartment building (of 7- 8 storeys) to the north to optimise solar access, views and amenity and a garden apartment building (of 4 storeys) which provides a more pedestrian scale to the boulevard type streetscape to the south.</p>	
	<p>(3) The ground floor of all mixed-use buildings is to have a minimum floor to ceiling height of 3.6m in order to provide for flexibility of future use. Above ground level, minimum floor to ceiling heights are 3.3m for commercial office, 3.6m for active public uses, such as retail and restaurants, and 2.7m for residential.</p>	<p>3.1 floor to ceiling heights are proposed</p>	<p>✓</p>
	<p>(4) Building setbacks / build-to lines within the Village Centre are to be consistent with Figure 19.</p> <p>Buildings are generally to be built to the street / square alignment. No upper level setbacks are required.</p>	<p>Building setbacks are consistent with Councils control.</p>	<p>✓</p>
	<p>(5) Building frontage types within the Village Centre are to be generally consistent with Figures 20-21 and the table</p>	<p>Building frontages are consistent with the design guidelines.</p>	<p>✓</p>

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	below.		
	(6) Street frontages are required at ground level of buildings as shown at Figure 22 and the table below.	Both residential flat buildings have dual frontages at ground level.	✓
	(7) Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.	Main entry points are provided to both buildings via the central courtyard, entrances are clearly visible. The proposal complies.	✓
	(8) Mixed use buildings within the Village Centre are to: <ul style="list-style-type: none"> <li>provide direct 'front door' access from ground floor residential units,</li> <li>provide clearly separate and distinguishable commercial and residential entries and vertical circulation, and</li> <li>provide multiple entrances for large developments including an entrance on each street frontage.</li> </ul>	NA	NA
	(9) To facilitate the future conversion of ground floor residential uses to non-residential uses, the s88B instrument is to include a provision stating that the body corporate is not to unreasonably restrict or limit the ability for such a conversion to occur.	Proposed ground floor uses are for residential purposes	NA
	(10) The design and provision of facilities for persons with a disability including car parking must comply with Australian Standard AS 1428 Pt 1 and 2 (or as amended)	An accessibility report has been prepared and attached at <b>Appendix M</b> , demonstrating the proposed access provisions are appropriate for	✓

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	and the Commonwealth Disability Discrimination Act 1992 (as amended). A report from an accredited access consultant is to be submitted with a development application (where relevant), indicating the proposal's compliance.	the site. Refer to <b>Section 6.2.5</b> of the SEE for detail.	
	(12) The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building, and in residential buildings may be screened by roof pergolas.	Lift overruns and roof plants are integrated into the architectural design and does not create any unreasonable visual impact.	✓
	(15) All dwellings, including those dwellings in a mixed-use building and serviced apartments which are intended to be or are capable of being strata titled, are to demonstrate compliance with the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.	A BASIX assessment has been undertaken, refer to <b>Appendix H</b> . The proposal complies.	✓
<b>4.2 Access, Parking and Servicing</b>	<p>Maximum parking rates are to be in accordance with the table below. The preferred location of and access to car parking within the Village Centre is shown at Figure 23.</p> <p>Development Type Maximum Car Parking Rate</p> <p><u>Residential</u></p> <ul style="list-style-type: none"> <li>- Studio (0.5 space / dwelling)</li> <li>- 1-2 Bedroom (1 space / dwelling)</li> <li>- 3+ bedroom (2 spaces / dwelling)</li> </ul>	<p>Parking spaces have been proposed under two options. The complying option proposes 66 spaces provided within the first basement level which is 2 spaces less than the maximum allowable. The higher two bedroom parking option proposes 101 spaces within the first and second basement levels which equates to approximately 1.5 spaces per two bedroom apartment parking in addition to one space per one bedroom apartment and two spaces per three bedroom apartment. This is higher than the maximum provision in the <i>North Penrith Design Guidelines</i> but is supportable with regard to traffic generation in the</p>	

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	<p>- Visitors (On-street only)</p> <p>- Car wash bay (1 space for car washing for every 50 units, up to a maximum 4 spaces per building)</p> <p>Other uses - As per Section Part 2 2.11 of Penrith DCP 2006</p>	<p>local area. 10% of spaces are designed for people with disabilities under both options to match the 10% universal access apartments within the development.</p>	
	<p>(4) Where above ground parking is proposed, the location of the parking area must:</p> <ul style="list-style-type: none"> <li>▪ be located on the side or rear of the site, and not be visible from the street and street frontage;</li> <li>▪ be landscaped or screened so that cars parked in the parking area are not visible from adjoining buildings or the street/street frontage; and</li> <li>▪ allow safe and direct access to the building's entry points.</li> </ul>	<p>No visitor parking is proposed as part of this application.</p>	<p>✓</p>
	<p>(5) Where possible, natural ventilation is to be provided to underground parking areas with ventilation grilles and structures that are:</p> <ul style="list-style-type: none"> <li>▪ integrated into the overall façade and landscape design of the development,</li> <li>▪ Located away from the primary street facade, and oriented away from windows of habitable rooms and private open space areas.</li> </ul>	<p>The proposed residential flat buildings receive natural cross ventilation. Refer to the SEPP 65 assessment attached at <b>Appendix F</b>.</p>	

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	(6) Car parking above ground level is to have a minimum floor to ceiling height of 2.8m so it may be adapted to another use in the future.	No parking is proposed above ground level.	✓
	(7) All parking provided on site is to meet AS 2890 and where, appropriate AS 1428.	Refer to the Traffic Assessment attached at <b>Appendix E</b>	✓
	<p>(8) All loading and unloading areas are to be: North Penrith Design Guidelines 2013 40</p> <ul style="list-style-type: none"> <li>▪ integrated into the design of developments,</li> <li>▪ separated from car parking and waste storage and collection areas,</li> <li>▪ located away from the circulation path of other vehicles,</li> <li>▪ provided separately for commercial/retail and residential uses, where part of a mixed use development, and</li> <li>▪ designed for commercial vehicle circulation and access complying with AS 2890.2.</li> </ul>	No loading facilities are incorporated into this DA given the proposed uses are residential.	✓
	(9) Vehicular access to the loading / unloading area(s) is preferred off rear lanes, side streets and right of ways. Where appropriate, consider a single vehicular access point for the loading/unloading area(s) and waste collection area(s).	Vehicular access to the site is proposed in accordance with the direction provided by the design guidelines.	✓

## Penrith DCP 2006

MATTER	STANDARD	PROPOSAL	COMPLIANCE
<b>2.2 Crime Prevention Through Environmental Design</b>	<p>DA's should follow the four CPTED principles to minimise the opportunity for crime:</p> <ol style="list-style-type: none"> <li>1) Surveillance</li> <li>2) Access control</li> <li>3) Territorial reinforcement</li> <li>4) Space management</li> </ol>	The proposal incorporates a design which provides passive surveillance of the surrounding area including the provision of an internal courtyard. Effective lighting and landscaping has been provided which will enhance the safety of public spaces.	✓
<b><u>6.22 North Penrith</u></b>			
<b>2.1 ESD</b>	<p>- Remediation must be undertaken in accordance with the detailed terms and provisions of:</p> <ul style="list-style-type: none"> <li>• The Remediation Action Plan (RAP) prepared by consultants CMPS&amp;F, which has been environmentally audited by Dames and Moore and endorsed by Penrith Council</li> <li>• Penrith Council's draft Contaminated Lands Policy</li> </ul>	<p>The proposed site has previously been remediated as detailed in the SEE.</p> <p>Appropriate ESD measures have been incorporated into the proposed design. Please refer to <b>Section 6.2.3</b> of the SEE.</p>	✓
<b>2.3 Urban Development</b>	- Adopt effective urban design strategies in order to maximise densities of employment and residential development	The proposal is of a higher density in accordance with specific objectives of the design guidelines. The proposal does not result in unreasonable amenity impacts.	✓