

28 October 2021

Streetscape Character Analysis – 31-32 Park Avenue Kingswood

Further to the Streetscape Character Analysis provided within the submitted Statement of Environmental Effects, the proposal as amended has been designed to be compatible with the local character and surrounding streetscape.

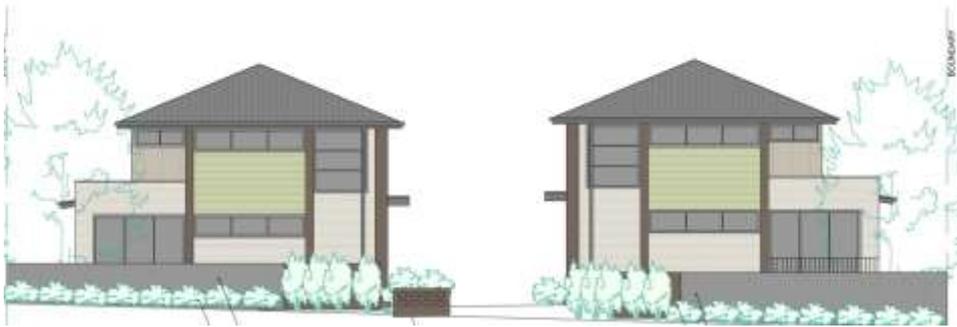
Images of the existing streetscape character are provided below.



The image above shows the recently constructed existing two storey townhouses at 29-30 Park Avenue approved under DA15/0171.



The image aboves shows the existing two-storey townhouse development adjacent to the northern boundary of the public reserve and the existing screen planting adjacent to the western boundary of 32 Park Avenue.



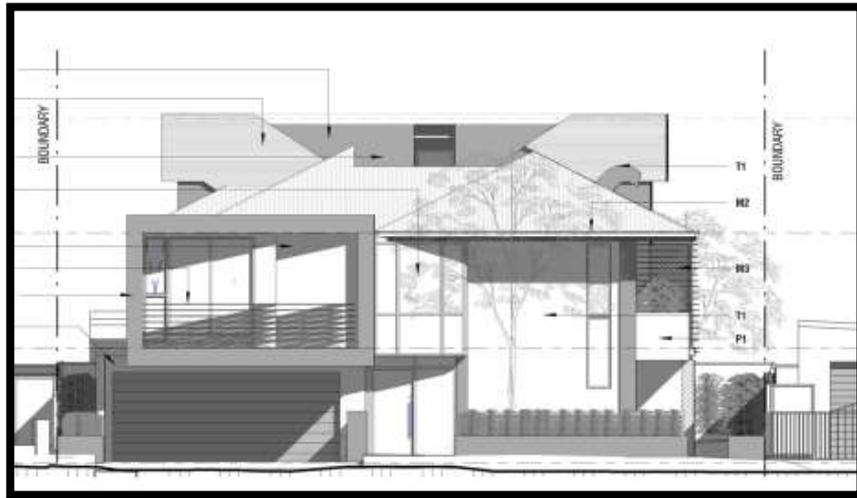
The image above shows the approved two-storey townhouses at 25-26 Park Avenue under DA18/1171.



The image above shows the existing single storey post-war fibro clad dwellings from 37 to 39 Park Avenue.



The image above shows the recently constructed two-storey townhouses at 44 Park Avenue approved under DA18/0292.



The image above shows the approved three-storey boarding house at 45 Park Avenue currently under construction.



As shown in the street perspective view above, the bulk, form, and massing of the proposal as amended is generally consistent with the requirements of Penrith DCP and provides a high degree of contextual fit within this section of Park Avenue with a landscaped front setback as viewed from the street and results in an improvement to the existing streetscape with no courtyard fencing within the front setback and minimal hardstand and driveway areas.



Furthermore, as shown in the proposed park frontage 3D view above, the proposal has been designed to provide suitable surveillance, orientation and articulation to the park frontage above the existing dense screen planting along the western boundary, which is considered an improvement to the existing context.

Your prompt determination of this application would be greatly appreciated. If you require any further information please do not hesitate to contact me.

Yours truly,

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