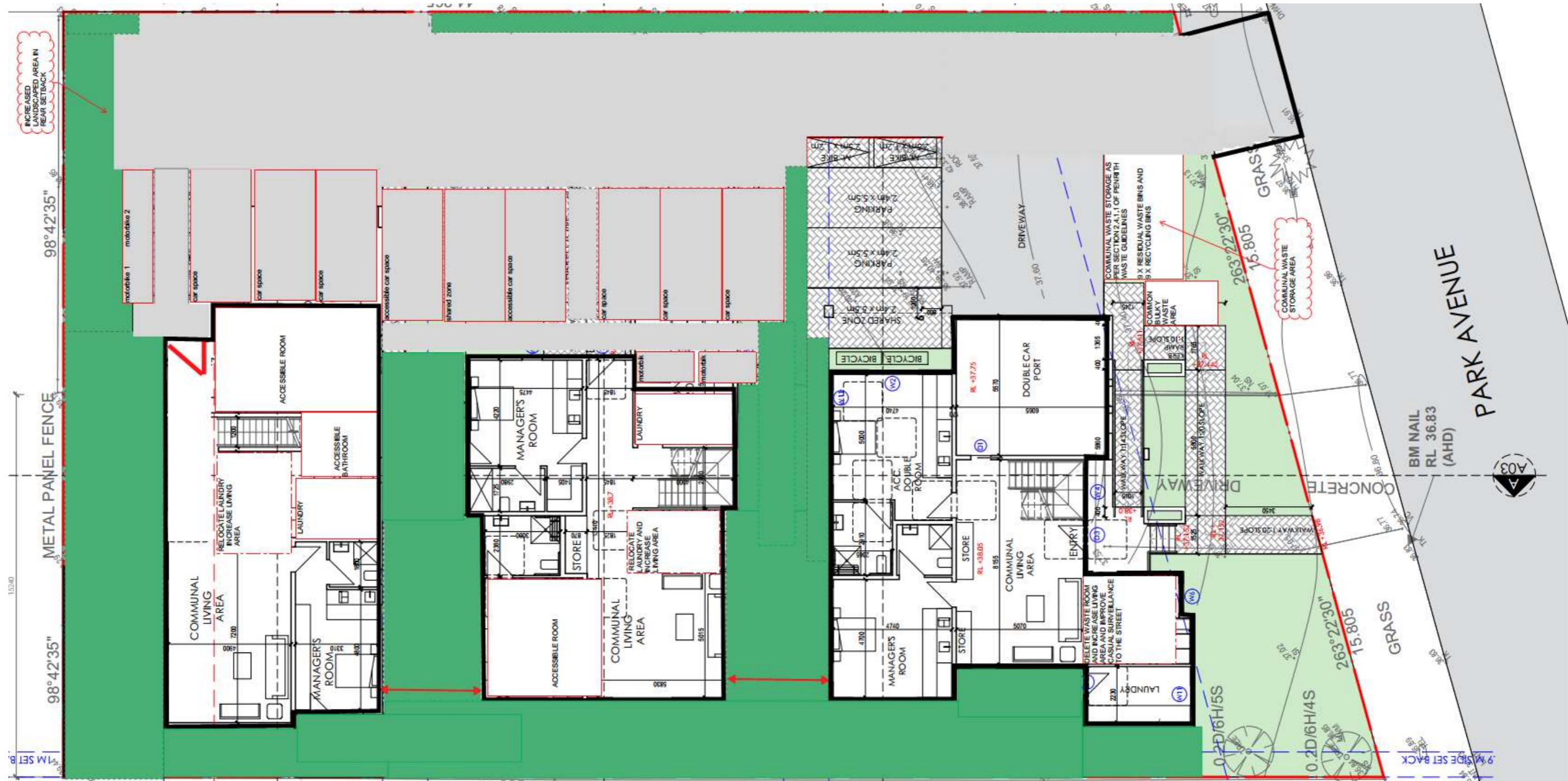






KEY CHANGES TO ADDRESS COUNCIL'S CONCERNS:

1. TORRENS SUBDIVISION DELETED
2. REVISED PARKING CONFIGURATION TO INCREASE REAR SETBACK LANDSCAPING AND PROVIDE LANDSCAPE STRIP ADJACENT TO DRIVEWAY
3. MINOR BUILDING ADJUSTMENTS TO INCREASE SEPARATION FROM 3.6M TO 4M AND IMPROVE ENTRY ARRANGEMENTS AND INTERNAL AMENITY
4. COMMUNAL WASTE STORAGE AREA ADJACENT TO DRIVEWAY AS PER COUNCIL'S REQUIREMENTS



## Penrith Council Local Planning Panel

31-32 Park Avenue Kingswood (DA20/0729)

The development application is requested to be deferred to allow the submission of amended plans to address the issues raised in Council's Major Assessment Report. Following the receipt of an issues letter on 18 December 2020, all requests to formally discuss the issues raised have been denied by Council staff. It is considered fair and reasonable to allow the opportunity to work with Council to resolve the issues in an expedient manner and ensure a positive planning outcome for the site. The proposed amendments to the proposal outlined below represent improvements with reduced impacts, would not warrant a new application, and can be dealt with by Council staff under delegation.

| <b>Key Issues Raised</b>   | <b>Amendments/Additional Information to address the Issues raised by Council</b>   |
|--|--|
| <b>Non-compliance with minimum lot size development standard</b>                 | <ul style="list-style-type: none"> <li>deletion of the Torrens Title subdivision from the proposal</li> <li>the non-compliance with the minimum lot size development standard under PLEP 2010 falls away.</li> </ul>   |
| <b>Clause 30A – ARH SEPP<br/>Compatible with the character of the local area</b> | <ul style="list-style-type: none"> <li>building separation is increased to 4m</li> <li>car park layout is reconfigured to provide additional landscape area at the rear setback and along the eastern boundary</li> <li>refer to the attached Contextual Analysis               <ul style="list-style-type: none"> <li>at-grade carparking screened from the public domain</li> <li>landscape area and site coverage comparable to other sites</li> <li>landscape front setback compatible with streetscape</li> <li>the built form provides overall shorter building lengths and greater total building separation compared to other developments in the locality</li> <li>outperforms the 2m side setback control (3-4m in some sections) providing more opportunity for landscape at the park frontage</li> <li>provides better articulation and surveillance of the local park frontage</li> </ul> </li> </ul> |
| <b>Car Parking Design and Layout</b>   | <ul style="list-style-type: none"> <li>the proposal complies with the parking requirements under the ARH SEPP. The parking demand generated by a Manager's room is included in the overall parking demand under the ARH SEPP, which is consistent with the interpretation in Kohler Bros Property Group Pty Ltd v Penrith City Council [2020] NSWLEC 1364</li> <li>car spaces widened by 100mm to a width of 2.5m</li> <li>updated swept path diagrams will be provided to demonstrate sufficient aisle width with maximum 3 turns</li> <li>the crossover can be re-orientated perpendicular to the kerb</li> <li>the bicycle spaces can be relocated inside the building</li> </ul>   |
| <b>Waste storage</b>   | <ul style="list-style-type: none"> <li>a collection point is provided at the front of the site adjacent to the driveway</li> </ul>   |
| <b>Solar Access</b>  | <ul style="list-style-type: none"> <li>shadow diagrams indicate windows on the western elevation achieve minimum 3 hours direct sunlight at the winter solstice</li> </ul>   |
| <b>Amenity/Access</b>  | <ul style="list-style-type: none"> <li>waste areas are relocated away from the entry and direct, obvious and secure access is provided to each building</li> </ul>   |
| <b>Stormwater</b>  | <ul style="list-style-type: none"> <li>stormwater infrastructure is contained within one lot</li> </ul>  |
| <b>Services</b>  | <ul style="list-style-type: none"> <li>a condition can be imposed requiring relocation of the services</li> </ul>  |
| <b>Acoustic</b>  | <ul style="list-style-type: none"> <li>an updated Acoustic Assessment will be provided, including noise levels associated with the use of the driveway/parking areas and communal areas.</li> </ul>  |