

30 August 2021

Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Attention: Sandra Fagan (Senior Development Assessment Officer)

Dear Sandra,

Response to Request for Further Information  
Proposed Hotel Development with Roof Top Food & Drink Premises  
at Nos. 28 – 32 Somerset Street Kingswood

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I refer to Council's email dated 26/03/2021 and subsequent emails requesting further information in relation to the abovementioned Development Application (DA) and the Urban Design Review Panel (UDRP) meeting recommendations dated 17 March 2021 to be addressed in the assessment of the DA.

Significant consideration has been given to the matters identified by Council and the UDRP that need to be addressed. These matters relate to planning, engineering and landscaping and in response additional documents and plans, amended documents and amended plans have been uploaded to the NSW Planning Portal including the following:

- Amended Architectural Plans
- Amended Landscape Plans
- Amended Stormwater Management Report,
- Amended Traffic Report
- Amended cl4.6 Request
- Amended Acoustic Report
- Addendum to Amended Acoustic Report
- Amended Geotechnical Report
- Amended Access Report
- Amended BCA Report

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The following table provides a brief summary of the response to the matters raised by Council:

PLANNING MATTERS	RESPONSE
<b>Building Envelope</b>	<p><b>Amended Architectural Plans</b> provided detailing how the proposed development has been amended to adequately address the matters raised by Council.</p> <p>In summary the following key design changes have been incorporated in the revised documentation in response to the issues raised in Council's RFI and in recent discussions:</p> <ol style="list-style-type: none"> <li>1. Footpath levels, and driveway level amendments to suit councils Engineering feedback with:               <ol style="list-style-type: none"> <li>a. A positive cross fall to the street has now been achieved.</li> <li>b. Compliant ramp grades are proposed from the street to the ground floor level allowing guest to traverse the proposed landscape arbour as an entry device</li> <li>c. Ground floor level remains at current RL as lodged.</li> <li>d. Driveway ramp grades amended throughout to meet councils engineering guidelines</li> </ol> </li> <li>2. Neighbouring properties tree has now been accounted for in design and will not require removal with:               <ol style="list-style-type: none"> <li>a. Basement carpark footprint has been revised to suit.</li> <li>b. Landscape zone added to neighbouring boundary.</li> <li>c. Internal layouts of carparking have been amended to suit.</li> </ol> </li> <li>3. An additional quantity of parking has been provided by constructing a new</li> </ol>
<b>Streetscape Quality</b>	
<b>Impacts to Neighbouring Amenity</b>	

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	<p>B3 basement level with corresponding amendments to Hotel services.</p> <ol style="list-style-type: none"><li>4. A new Green Arbour structure now included over main driveway entry for enhanced screening to neighbouring properties.</li><li>5. Level 5 and Level 6 Eastern facades have been adapted to further reduce shadowing on properties to the south. This extent is now shown on amended solar access drawings.</li><li>6. Floor to Floor has been compressed on Level 1 by 500mm to 3.2m. This level is proposed as hotel rooms only and will enable significant reduction in overall height breach given the Hotel use located on the top floor.</li></ol> <p>With regards to the amendments, the following additional suite of design information has also been provided:</p> <ul style="list-style-type: none"><li>• Shadow Diagrams<ul style="list-style-type: none"><li>○ Additional solar analysis regarding hourly sun shadow diagrams onto buildings to the south, clearly marking a compliant building envelope impact versus the design proposal</li><li>○ The portions of the building above the height plane that create additional overshadowing have been marked</li><li>○ The portions of the building that slightly project beyond the DCP setback have been marked in terms of shadow cast.</li></ul></li><li>• Detailed height drawing showing the quantum of building projecting through the height plane and its location on plan.</li><li>• 3-D Views from surrounding streets demonstrating visual impact of the top floor of the building.</li></ul>
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	<ul style="list-style-type: none"> <li>• 3-D views showing the change to the ground floor entry position nominated.</li> </ul>
<b>Building Height Non-Compliance &amp; Clause 4.6 Considerations</b>	An <b>Amended Clause 4.6 Request</b> is provided demonstrating sufficient justification for consideration to be given to the request to vary the building height standard and the floor to ceiling height standard (to be read in conjunction with <b>Amended Architectural Plans</b> ).
<b>ENGINEERING MATTERS</b>	<b>RESPONSE</b>
<b>Stormwater Engineering</b>	An <b>Amended Stormwater Management Report</b> is provided detailing appropriate stormwater management requirements for the amended proposal. The findings of the report and associated concept designs <i>"indicates effective stormwater management measures can be integrated into the proposed development, in accordance with the Penrith City Council's engineering standards, and that no major factors relating to stormwater management would preclude the proposed development of the site"</i> .
<b>Insufficient acoustic information and further clarification required</b>	<p>A <b>Technical Memorandum</b> prepared by Pulse Acoustics is provided and provides a response to the acoustic queries raised by Council.</p> <p>In response to the additional information an <b>Amended Acoustic Report</b> is provided and should be read in conjunction with the information provided in the Technical Memorandum.</p>
<b>Traffic Engineering</b>	<p>Changes have been made to the provision of car parking including an additional level of basement car parking increasing the number of car parking spaces from 46 to 63 with associated loading bay. An <b>Amended Traffic Impact Assessment</b> is provided that concludes:</p> <ul style="list-style-type: none"> <li>• the proposed development will have acceptable impacts on the</li> </ul>

	<p>operation of the surrounding road network.</p> <ul style="list-style-type: none"> <li>• Based on comparison with requirements for similar developments in health precincts, the proposed provision of 63 car parking spaces is expected to accommodate the demand generated by the proposed medi-hotel accommodation and</li> <li>• publicly-accessible ancillary facilities</li> <li>• The layout of the proposed car parking and loading dock meets the general requirements of the Australian Standards 2890.1 and 2890.2.</li> <li>• adequate lighting to be provided for the proposed bicycle parking spaces; and</li> <li>• convex mirrors (and/or other management measures) be installed to assist sight lines between the drivers of service vehicles and cars approaching on the adjacent ramp.</li> </ul>
<p><b>Geotechnical Investigations</b></p>	<p>Amended <b>Geotechnical Investigation Report</b> is provided in response to the addition of an extra basement level of car parking and provides comments and advice in relation to:</p> <ul style="list-style-type: none"> <li>• Site Preparation and Earthworks</li> <li>• Excavation Support</li> <li>• Groundwater and Seepage</li> <li>• Foundations</li> <li>• Seismic Loading</li> </ul> <p>The advice provided in the Report will be implemented as part of the overall management of the project and can be included as conditions of consent where practicable.</p>
<p><b>Accessibility</b></p>	<p>An <b>Amended Accessibility Report</b> is</p>

	provided in support of the proposed amendments to the built form.
<b>BCA</b>	An <b>Amended BCA Compliance Report</b> is provided in support of the proposed amendments to the built form.
<b>LANDSCAPING MATTERS</b>	<b>RESPONSE</b>
<b>Landscape Plan</b>	Amended <b>Landscape Plan</b> is provided addressing issues identified by Council and changes to the built form as detailed in the amended <b>Architectural Plans</b> .

Following on from the additional information having been uploaded on to the NSW Planning Portal we believe the matters identified by Council and the Urban Design Review Panel have been adequately addressed to enable the assessment of the proposed development to be completed.

We look forward to Council's favourable consideration of the proposed hotel development with roof top food & drink premises at Nos. 28 – 32 Somerset Street, Kingswood.

Yours sincerely

**Tony Polvere**



Director