Monday, 19 June 2023

Penrith City Council
601 High Street
Penrith NSW 2750

Attention: Kate Smith
Email: kate.smith@penrith.city

Dear Kate,

Project: PROPOSED MULTI DWELLING HOUSING DEVELOPMENT AT 9-11 STAPLETON PARADE, ST MARYS NSW 2760

Thank you for providing Council comments (as below in *Italic*) on the abovementioned proposed.

> *The scale and form of the buildings containing unit 1-4 & 5-8 are overly bulky and do not suitable integrate with the streetscape.*
> *The develop does not include the features that typical of traditional housing in St Marys including project verandahs, pitched room forms, eaves, shadow and casting elements, variety od materials and a first-floor plan that is smaller than the ground floor plan.*
> *It is noted that the first-floor plan is larger than the ground floor plan and cantilevers is part over the ground floor. This emphasizes the buildings bulk and scale.*

We are pleased to present our design methodologies for your review and consideration.

In terms of building scale and form, we have deliberately focused on the street frontage aspect, ensuring that all dwellings face the street and optimize the panoramic view towards Bennett Park. Additionally, we have divided the development into two separately building blocks, each with a frontage width of less than 20 meters. By adopting this approach, our building form remains smaller in comparison to existing developments, such as the multi-dwelling structure located at 1 Brock Avenue, St Marys NSW 2750, which spans approximately 29 meters in width. Moreover, our design adheres to the height limit and remains within the boundaries of the Building Envelope, as specified by the Penrith Council Development Control Plan (DCP).

Please find the below photographs of the neighbouring property at 1 Brock Avenue, St Marys for your reference.


Google
Image capture: Oct 2015 © 2023 Google Australia Terms Privacy


Lethbridge St
Google
Image capture: Oct 2015 © 2023 Google Australia Terms Privacy

Building façade depth creates by portal frame/vertical blade element, which contributes a rhythmic aesthetic to the façade. The design of the awning aligns with the requirements outlined in the Development Control Plan, ensuring that they do not exceed 50% of the façade length. Additionally, the awning design is the sculptured element apply to façade which is juxtaposed again strong portal frame feature surrounding each terrace house. The combination of the portal frame and the awning element presents a cohesive and organised façade to the street.

In the immediate local vicinity, there has been a rise in the construction of residential flat buildings featuring concrete flat roofs, as exemplified by the developments at 23-25 Lethbridge Street and also at 1 Brock Avenue, where metal skillion roofs have been utilized. Taking this into consideration, we have chosen face-brick walls for our development, which is a commonly used material in the area. Furthermore, we have carefully selected colours both blend in with the local surroundings while creating distinct articulation between each dwelling.

Please refer to the below image of the development at 23-25 Lethbridge Street, which showcases similar materials and a colour scheme comparable to our proposed design for your perusal.

Although the first-floor plan surpasses the ground floor in size, with a cantilevered portion extending beyond the ground level, however this part is situated at the rear of the development and remain concealed from view when observing the property from the street.

We believe that our design not only complies with the guidelines outlined in the Penrith Development Control but also contributes significantly to the enhancement of the local area.

We express out sincerest gratitude for considering out proposal and anticipate your support for out proposed development.

Yours faithfully

Morson Group
Peter Morson
Director

CC: Land and Housing Corporation
Department of Planning and Environment

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Our Ref: 22194

16 June 2023

Sunny Mai
Morson Group

Dear Suny

9-11 Staple Parade, Penrith (Project)
Response to Council Letter

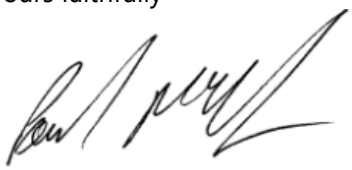
We write in response to Councils letter dated 14 April 2023 in particular items relating to the stormwater system. These items relate to the snapshot of the council letter Annexure A.

Response as follows.

e) Design reviewed and water quality added. MUSIC model supplied in email and in accordance with Councils DCP requirements.
f) MUSIC model provided and attached to email. MUSIC modelling provided to meet councils Biodiversity Conservation SEPP 2021.
g) BASIX certificate adjusted and plans amended in accordance with the BASIX report.
h) The maximum discharge to the kerb and gutter has been limited to 25l/s.
i) positive covenant to be applied for on completion of installation.
j) maintenance programmes and schedules to be developed and agreed upon completion of the installation.
h) bond to be lodged with Council at beginning of works on site relating to the stormwater crossover through council land.

If you have any questions please contact me to discuss.

Yours faithfully



Paul McDonald
Director
Inline Hydraulic Services Pty Ltd
HCAA Full Member
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Accredited Certifier C3 C4 C14 C15 C16 - BPB3461
Design Practitioner – DEP0000327

Annexure A.

In addition, the development does not incorporate any stormwater treatment or addressed water quality and conservation:

e) The proposed development is not consistent with Council's Water Sensitive Urban Design (WSUD) Policy or DCP requirements as no

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treatment of stormwater is proposed. A Stormwater WSUD Strategy prepared in accordance with Council's WSUD Technical guidelines requirements. This will need to include details of how the development meets the requirements of Council's WSUD Policy and development controls in relation to stormwater treatment and water conservation.

An electronic version of the MUSIC Modelling which complies with Council's WSUD Technical Guidelines, and a site-specific operation and maintenance manual shall be prepared.

f) The application has not addressed the recent changes to the State Environmental Planning Policy (Biodiversity Conservation) 2021.

Chapter 6 includes updated water management requirements which need to be considered. As such, an updated Stormwater management report supported with MUSIC Modelling should be prepared to demonstrate that the post development (i.e., additional works including additional hardstand and buildings etc.,) has a neutral or beneficial effect on receiving waterways as compared to the existing / predeveloped site (i.e., previously approved structures).

g) The BASIX certificate indicates 5x3kL tanks are to be provided but the engineering plans only indicate 1 tank.

Notwithstanding the above, the following requirements have been provided from Council's Engineering Services Team to ensure any works associated with the development meet the relevant Council standards for stormwater & roadworks:

h) The maximum discharge to the kerb shall be 25L/s in the 10% AEP storm event. The on-site stormwater detention with regard to permissible site discharge and site storage requirement shall be subject to any adjustment necessary to ensure this is met.

The stormwater management system must be designed in accordance with Penrith City Council's Stormwater Drainage Specification for Building Developments and Water Sensitive Urban Design (WSUD) Policy.

i) A restriction on the use of land and positive covenant relating to the stormwater management systems (including on-site detention and water sensitive urban design) shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Penrith City Council's standard wording as detailed in Council's Stormwater Specification for Building Developments - Appendix F.

j) The stormwater management system shall continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan.

Regular inspection records are required to be maintained and made available to Penrith City Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

k) Section 138 Roads Act applications, including payment of application and Council fees together with any applicable bonds, shall be lodged with and

approved by Penrith City Council (being the Roads Authority for any works required in a public road).
All works shall be carried out in accordance with the Roads Act Approval and the conditions outlined in the Roads Act Applications and Penrith City Council's Driveway and Road Reserve Restoration Works Specification, guidelines and engineering best practice.

l) An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to commencement of any works on site or prior to the issue of any Construction Certificate, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

Design statement in response to RFI

PAUL SCRIVENER

Date: 20 June, 2023

To: **LAHC (**ref: BGWUH)

Cc: Morson Architects

Site address: 9, 10 & 11 Stapleton Parade. St Marys NSW

Our document ref: 2438 – Issue K (sheets 1-3) *dated 20.6.2023*

c) 2.4.16 Garden Design

- *The proposal provides in adequate areas for landscaping along the rear setback and throughout the development site to ensure the healthy growth of new trees and shrubs and to create a green corridor between developments.*

A: The issue 'K' landscaping plan and the architectural plans have now been slightly modified and are coordinated. The rear retaining wall articulation has been modified to increase available soil areas at ex. Ground level along the rear boundary. The wall-lengths not adjacent to the carpark are proposed to be concrete sleeper and galv. Steel posts to avid the need for a strip footing which otherwise reduces available soil areas. The alignment of the wall has been both moved further from the rear boundary and articulated to maximize available planting opportunities at the existing ground level along the rear boundary above the low wall.

A mix of fastigiate habit native screen plants including *Elaeorcarpus eumundii, Syzygium Resilienc*e and *Murraya paniculata* are selected for these narrower areas. These are mixed medium heights typically suitable for single story developments. I addition to these in the wider northern landscape zones are taller and broader species including *Backhousia myrtifolia, Banksia intergifolia* and *Melaueca quinquenervia* supplemented with additional *Elaeorcarpus reticulatus.* These all combine to provide substantial plating to the northern boundary and site the development into a landscaped settings.

Substantial existing trees # 5, 7 & 9 contribute to the overall canopy cover of the site. In additional suitable trees including Elaeocarpus reticulatus, Banksia integrifolia and lower height trees such as *Callistemon spp, Magnolia 'Little Gem'* and *Lagerstroemia indica 'Biloxi'* reinforce a green corridor through the central zones of the site suitable for a single story scale development.

- *Tree locations conflict with stormwater pits, pipes and retaining walls and paved areas compromising the soil volume for root development and healthy mature trees. The areas nominated on the landscape plan are insufficient to permit the growth of the landscaping (trees) to maturity with natural shape and form and provide adequate canopy coverage. The areas between building blocks are insufficient to provide an adequate landscape separation between buildings as they are compromised due to fencing, drainage, paving and pathways.*

A: Some refinement of the design has been undertaken to ensure the proposed plantings will thrive in their intended locations. Smaller height and generally fastigiate habit species are located between the development building groupings. To assist in the growth opportunities a 'Strat Vault' subsoil system is proposed under the central paved paths therefore connecting the various adjacent garden beds. This system us regularly used in areas where constrained soil availability occurs such as paved street tree situations.

The sheet 2 planting plan also nominates the design intent to have the connecting stormwater pipes laid directly behind the concrete sleeper retaining wall so as to maximize the available soil opportunities in that location.

Yours sincerely,

Paul Scrivener Bach. App Sc (Env. Des) Bach Land Arch. LDI (registered 0285)

Paul Scrivener Landscape

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