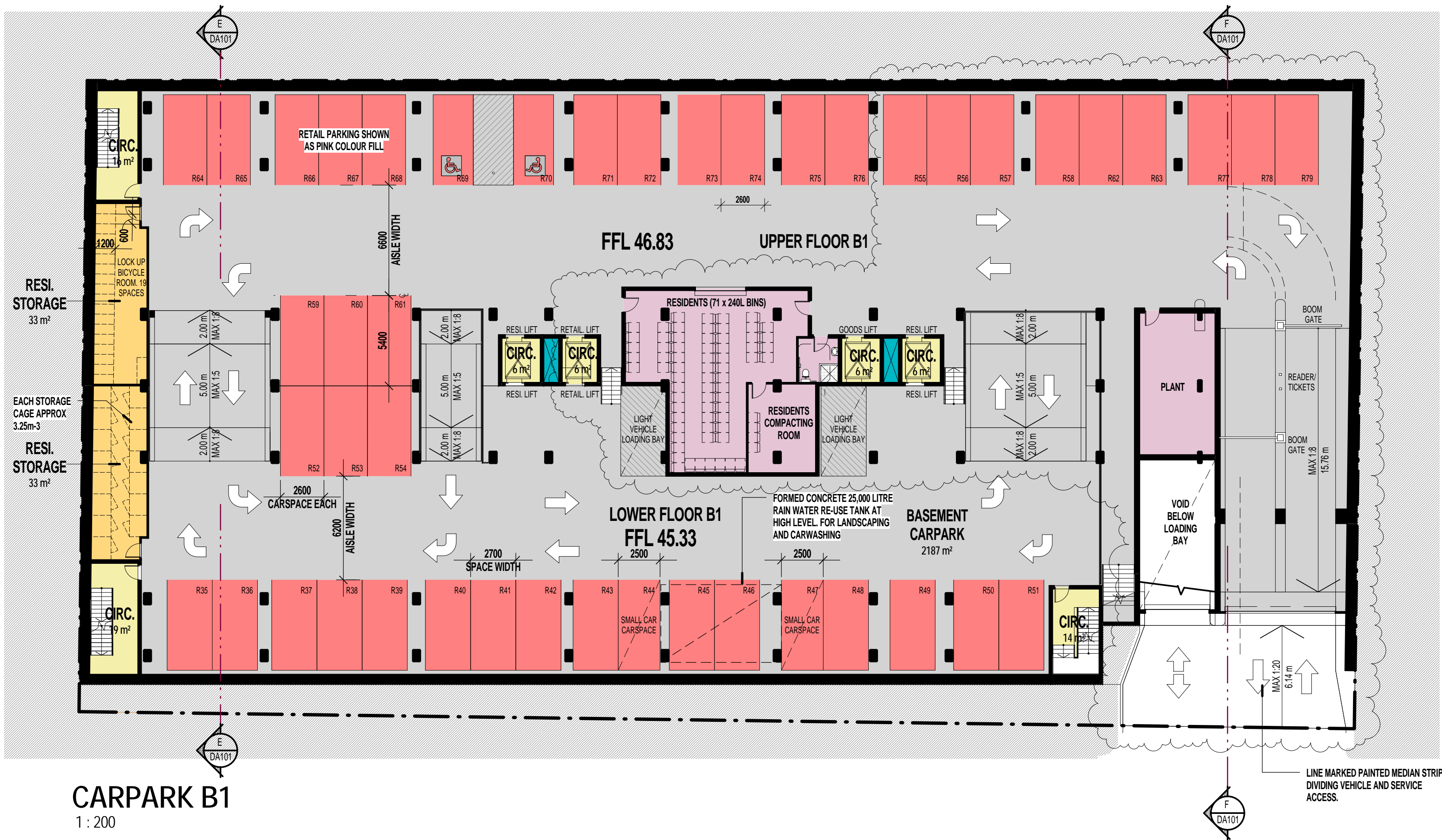


## Appendix 1 – Locality Plan



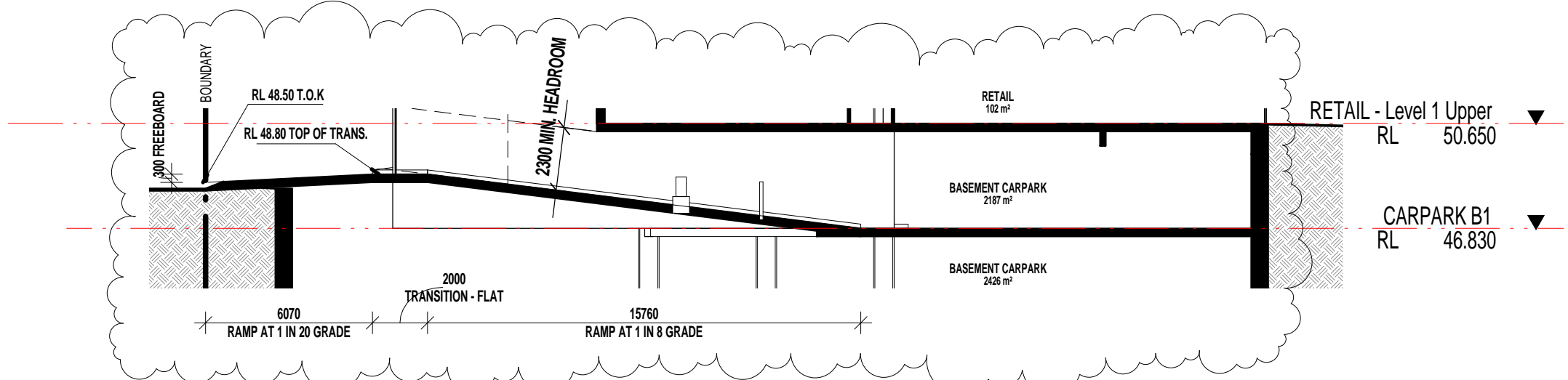
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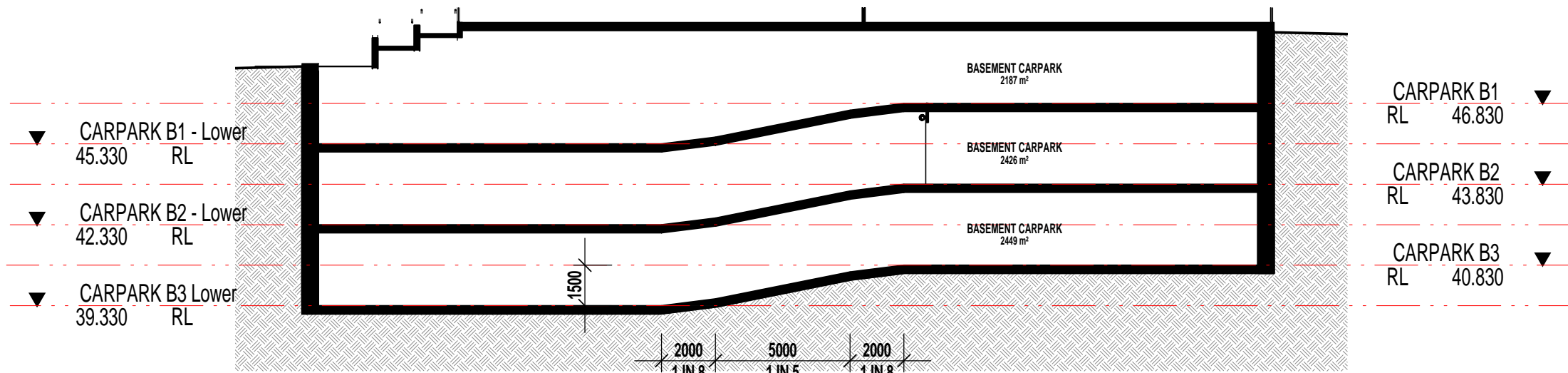


CARPARK B1  
1 : 200

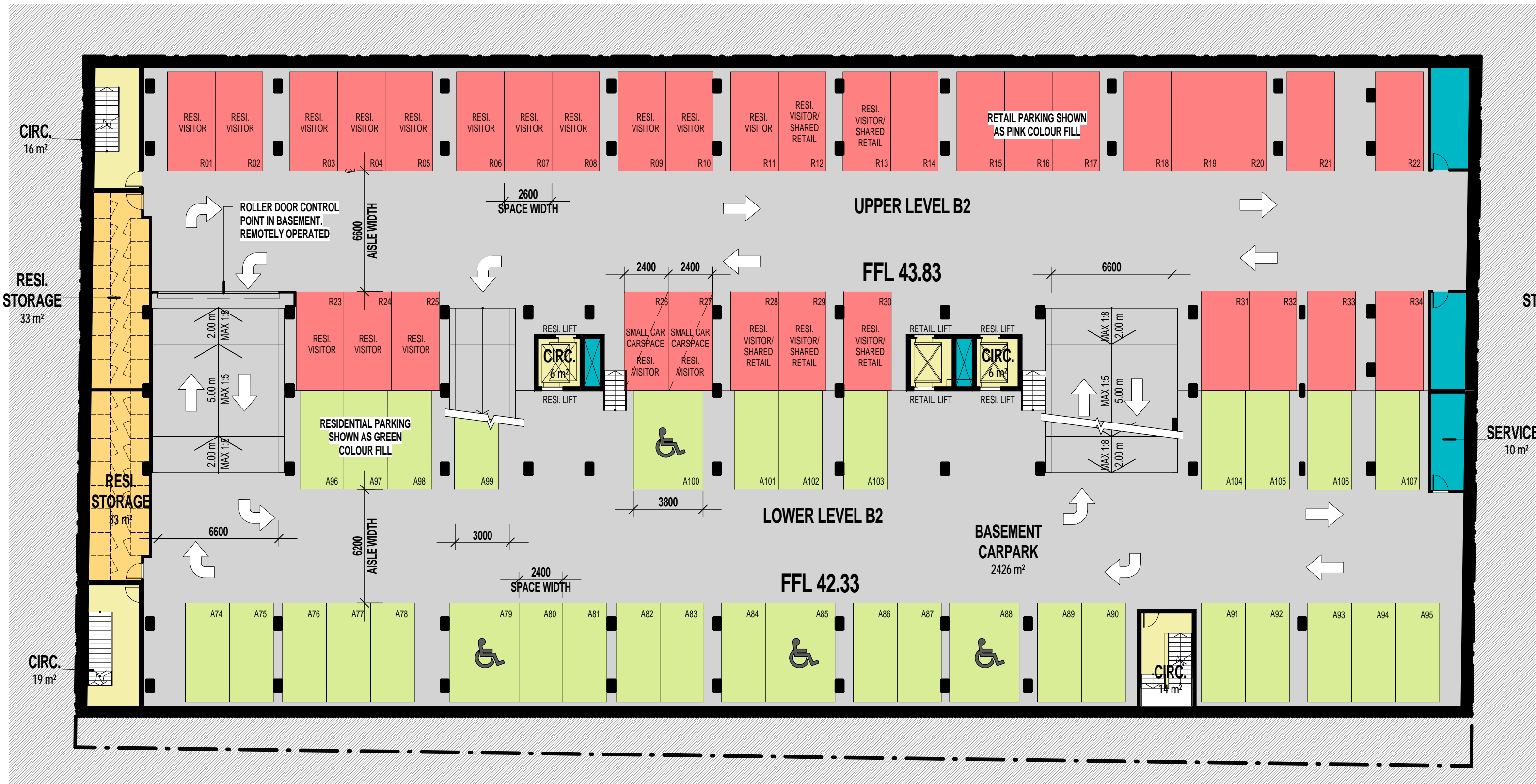
CARPARK SCHEDULE			
ALLOCATION	QUANTITY	ACCESSIBLE	RESIDENTIAL VISITOR
RETAIL (R)	79	2	16 DEDICATED, 5 SHARED WITH RETAIL SPACES
RESIDENTIAL (A)	107	10	NIL (CONTAINED WITHIN RETAIL PARKING AREA)
<b>TOTAL</b>	<b>186</b>		
LIGHT VEHICLE LOADING BAY	2		
MRV LOADING BAY	1		
EXTERNAL LOADING BAY	ON STREET AS DETERMINED BY PENRITH CITY COUNCIL		



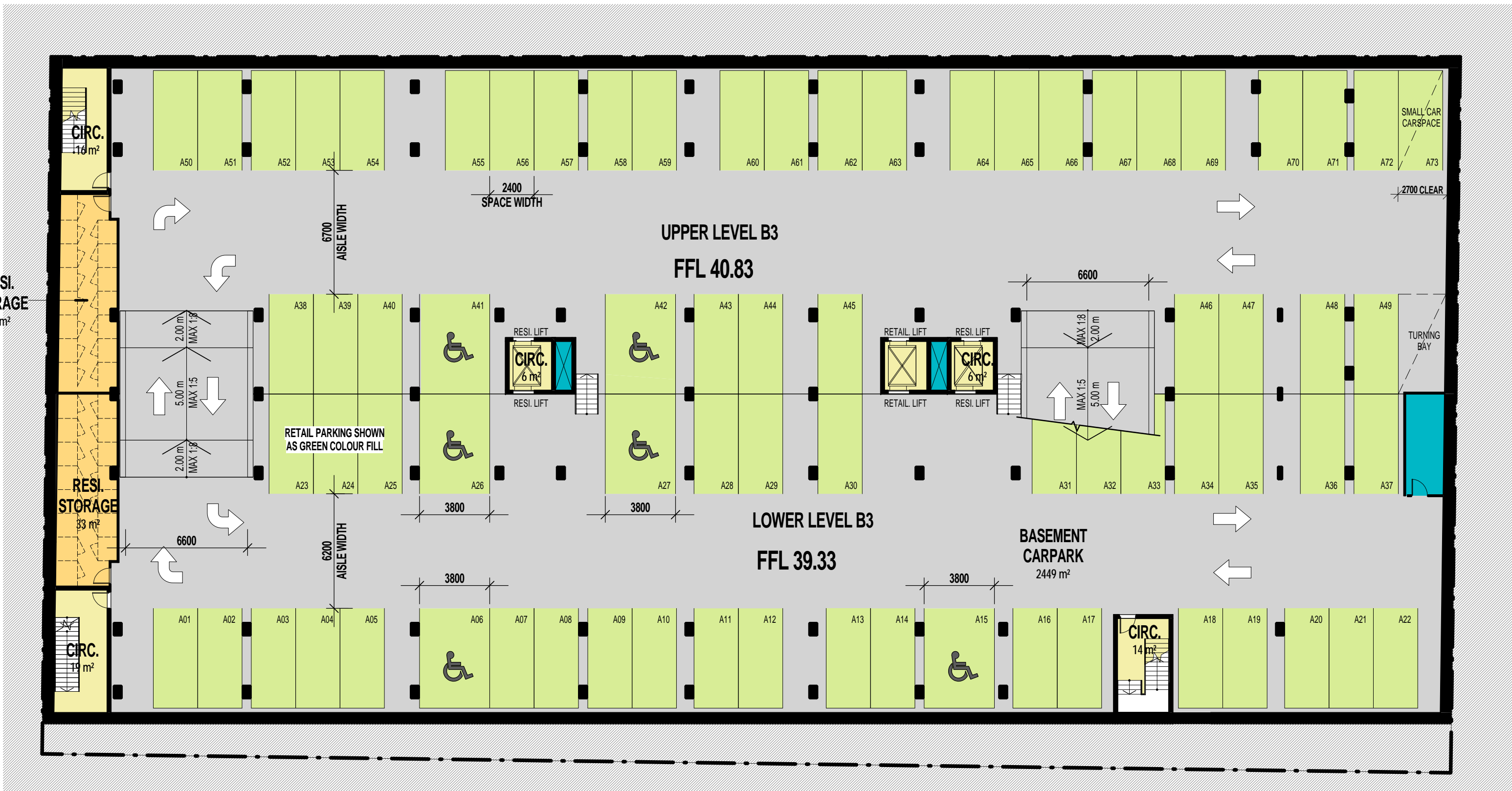
CARPARK RAMP SECTION F-F  
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CARPARK RAMP SECTION E-E  
1 : 200



CARPARK B2  
1 : 200



CARPARK B3  
1 : 200







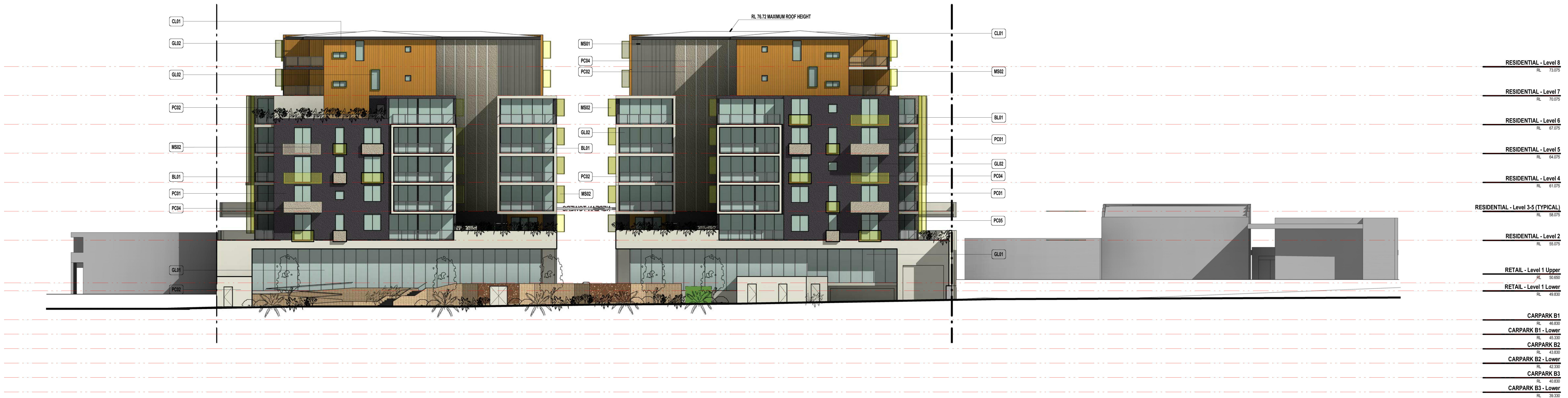


SECTION C - C  
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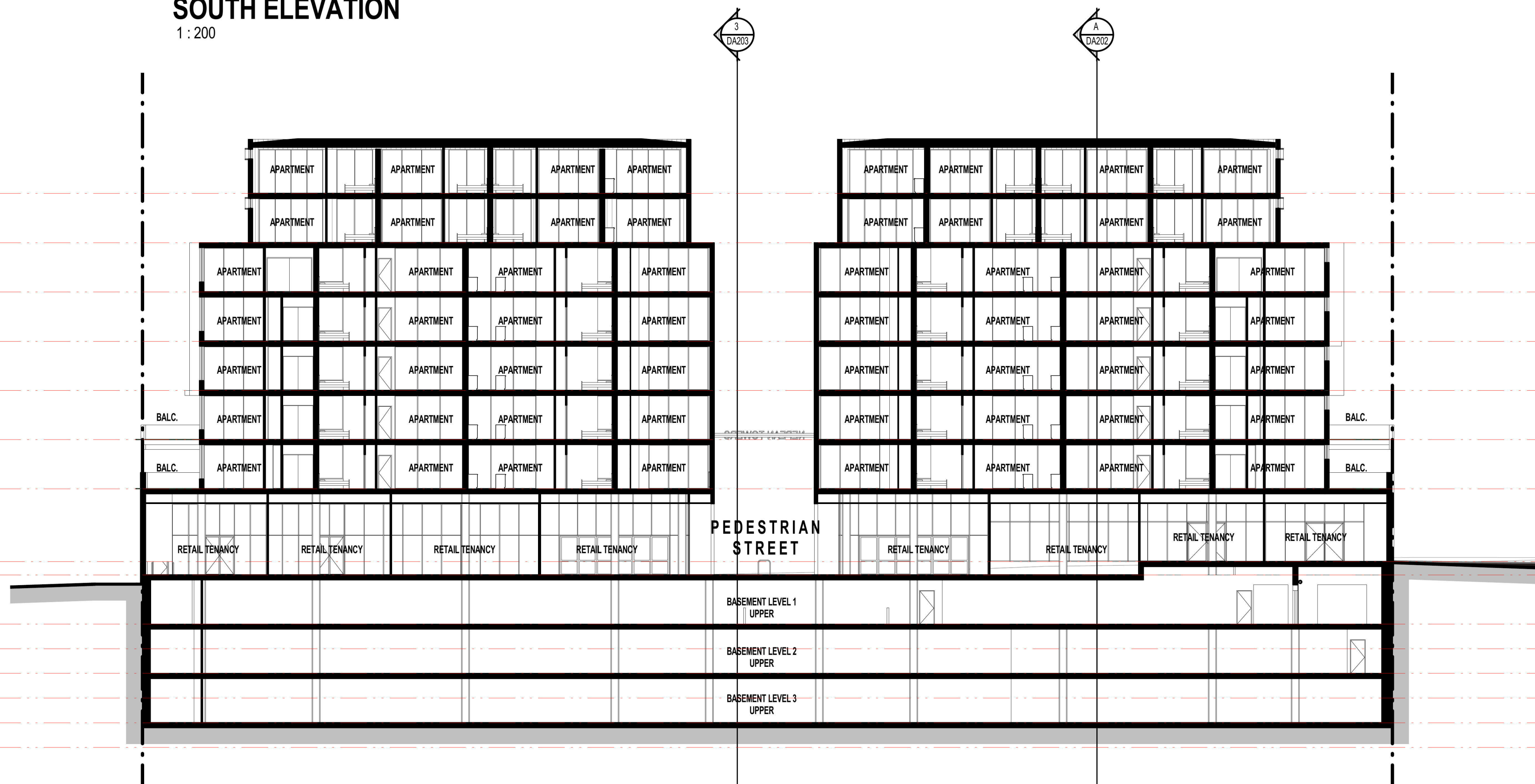


SECTION D - D  
1:200





**SOUTH ELEVATION**  
1 : 200

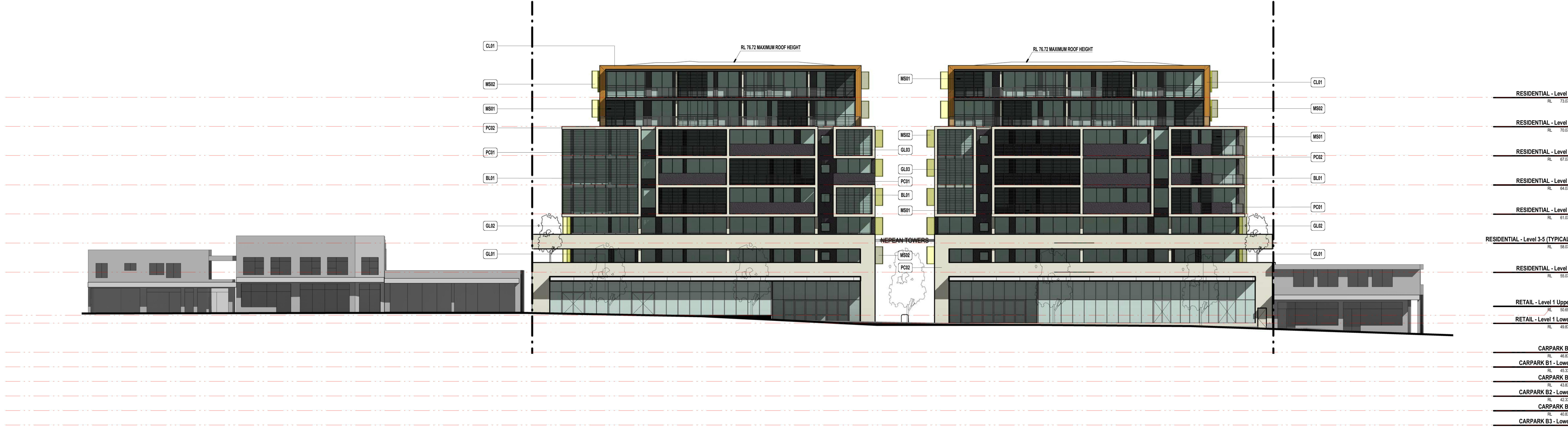


**SECTION B - B**  
1 : 200



**SECTION A - A**  
1 : 200





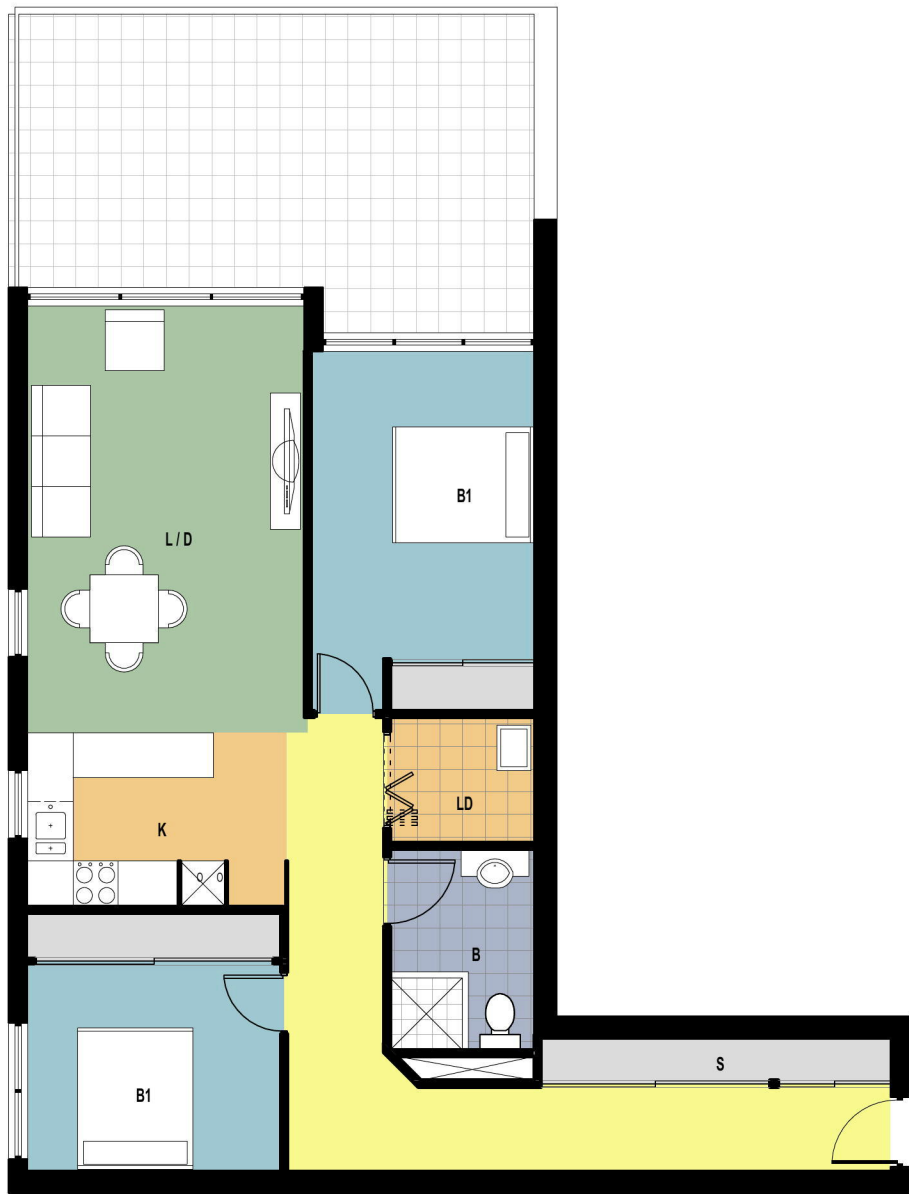
NORTH ELEVATION  
1:200



WEST ELEVATION  
1:200

EAST ELEVATION  
1:200





PRE ADAPATION  
1 : 100

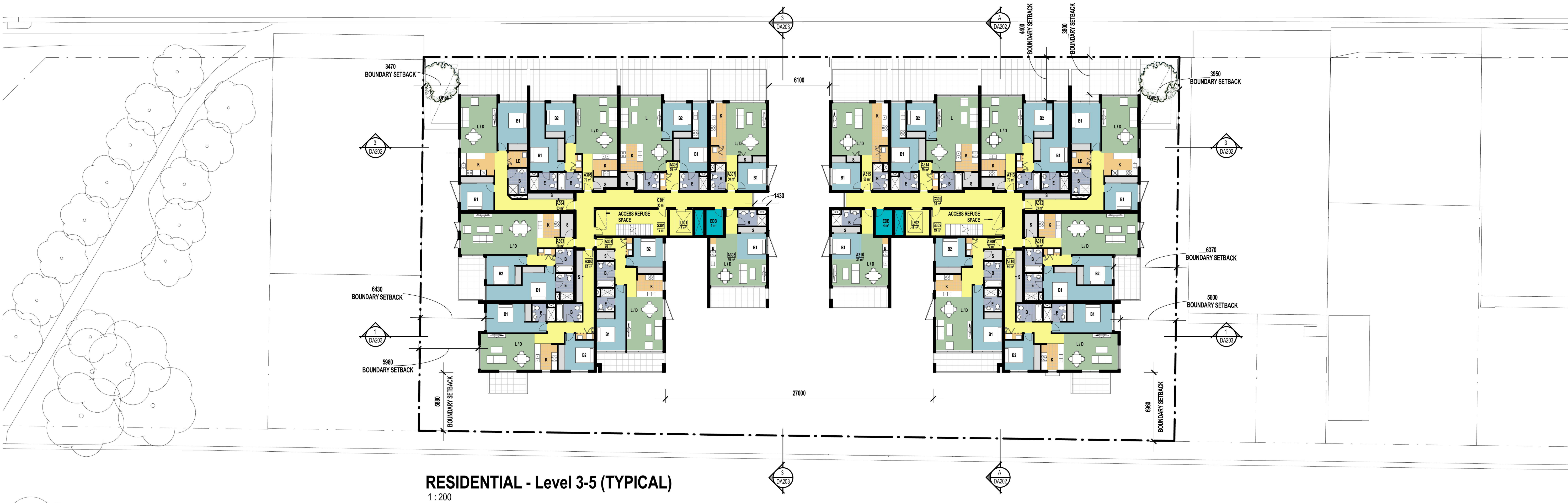


POST ADAPATION  
1 : 100











**Penrith DCP 2006 (Residential land): APARTMENT development**

<b>3</b>	<u>Major Constraints to Development</u>	
	<b>Item</b>	<b>Comments</b>
3.1	Permissible uses	The proposed use is permissible with consent under the provisions of IDO 9.
3.2	Remnant Native vegetation	The subject site contains no native remnant vegetation.
3.3	European Heritage	The site is not affected by an item of European heritage.
3.4.1	Flooding	The land is not subject to flooding
3.4.2	Geo-technical stability	Unlikely
3.4.3	Contamination	The application is accompanied by a Contamination Report and Detailed Site Investigation. The excavation of the site to accommodate the proposed three basement levels will, in itself, effectively remediate the site. No other remediation works will be required outside of the footprint of the basement levels. Appropriate conditions of development consent will ensure compliance in this regard.
3.5	Soil Salinity	Unlikely
3.6	Noise	The site is located on the Great Western Highway and opposite the main western railway line. The application has been accompanied by Acoustic Impact Statement. Providing the recommendations in the report are correctly implemented, the development is predicted to comply with noise control requirements for the residential component of the development. Appropriate conditions of consent are recommended to ensure compliance.
3.7.1	Drainage	Acceptable
3.7.2	Roads	Capable of coping with additional traffic
3.7.3	Water and Sewer	Available

<b>4</b>	<u>Residential Character</u>	
	<b>Item</b>	<b>Comments</b>



4.4	Does the development adopt elements of the preferred configuration for multi-unit developments?	The proposal incorporates a contemporary design style with strong geometrical proportion and expression. The development is located in a future mixed use area and the design is consistent with Council's desire to achieve high quality design developments along the Great Western Highway. The proposal is considered acceptable.
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5 <u>How much floor space is appropriate to your site?</u>			
	Item	Required	Comments
5.2	Urban Form	Advisory controls relating traditional suburban streets.	The development is located in the Kingswood shopping precinct fronting the Great Western Highway. The development design is compatible with the existing commercial and future mixed use development in the area. The form of development has regard for adjoining development and appropriate architectural design elements help achieve a quality urban form.
5.3	Front and rear setbacks	<ul style="list-style-type: none"> <li>▪ <b>Rear</b> setback = 6m</li> <li>▪ <b>Front</b> setback = 5.5m or average the setbacks of immediate neighbouring setbacks.</li> <li>▪ Some encroachments into the setback are permissible .</li> <li>▪ No garage/parking within front setback or encroachment by basement/above ground to rear setback area</li> </ul>	<p>The development satisfies the rear boundary setback with only a small encroachment at the western boundary for stairs.</p> <p>The front setback requirement is not considered relevant in this location given that the site is located within a future mixed use zone, within the Kingswood shopping precinct, along the Great Western Highway. The front setback is consistent with the existing setbacks.</p> <p>Basement car parking provided. The rear setback area is not encroached by the basement parking.</p>
5.4	Driveways and Parking	<ul style="list-style-type: none"> <li>▪ 1 space per 2 or 1 bed unit</li> <li>▪ 1 visitor space for every 5 dwellings on site or subject to available capacity, on street.</li> <li>▪ Parking to be located to basement;</li> <li>▪ Basement may rise up to</li> </ul>	<p>Refer to the discussion on car parking under the heading of <i>DCP 2006, Part 2.11 – Car Parking</i> and under the heading <i>Traffic, Access and Parking</i>.</p> <p>All car parking spaces are provided within the basement.</p>



		<p>1.5m for natural ventilation;</p> <ul style="list-style-type: none"> <li>No excavation to front, rear, and within 2m to side boundaries;</li> <li>Manoeuvrability</li> <li>2.2m vertical clearance;</li> <li>Ramp Grade:</li> <li>Vehicles to enter and exit in a forward direction;</li> <li>Provide landscaping on continuous verges.</li> </ul>	<p>Council Traffic Engineers have reviewed the application and have raised no objections.</p>
5.5	Landscaped Area	<ul style="list-style-type: none"> <li>Provide communal open space for a development containing more than 10 dwellings;</li> <li>35% overall LOS</li> <li>Easements exceeding 10% of the site area not to be included within the landscaped area.</li> </ul>	<p>Communal open space areas for residents are provided in the form of balconies on level 2 and level 6. (with two separate communal open space balconies provided on level 2). Communal open space is provided for the public on level 1. Communal open space totals 24.03%. A variation to the requirement for communal open space is acceptable given that surrounding gardens will contribute to the design of open space areas. Further, the site is located within reasonable distance to nearby sporting fields off Santley Crescent to the west.</p>
5.6	Building Envelope and side setbacks	<ul style="list-style-type: none"> <li>max cut and fill = 500mm</li> <li>Max roof pitch = 25° for 2 &amp; 3 storey buildings;</li> <li><b>Side</b> setback = 2.0m min for not more than 50% of boundary and no closer than 10m from the front boundary.</li> <li>Floor above basement not to exceed 1.5m above ground.</li> </ul>	<p>The development provides three (3) levels of basement car parking which is appropriate for the style , scale and location of development.</p> <p>The roof pitch complies.</p> <p>Zero side setbacks are provided for the retail / commercial ground floor level of the development. Side setbacks are increased for the residential floors. Side setbacks are acceptable given the mixed use nature of the development and the location of the site within the Kingswood shopping precinct.</p> <p>The site falls to the rear. At the south-western corner of the building the basement is approximately 1.8 metres above ground level. This is acceptable given the slope and overall design features of the development.</p>



5.7	Visual and Acoustic Privacy and outlook	<ul style="list-style-type: none"> <li>▪ Windows to be oriented to the private garden areas;</li> <li>▪ At least 9m between any windows;</li> <li>▪ Where habitable rooms having direct outlook onto windows of habitable neighbouring rooms: <ul style="list-style-type: none"> <li>▪ Offset windows; or</li> <li>▪ Sill heights of 1.7m above floor level; or</li> <li>▪ Fixed obscure glazing in any part of window below 1.7m;</li> </ul> </li> <li>▪ No bedroom windows within 3m of driveways and parking areas;</li> <li>▪ No bedrooms: <ul style="list-style-type: none"> <li>▪ adjoining the garage on same level;</li> <li>▪ adjoining the living room of adjoining dwelling;</li> <li>▪ main entrance to a building;</li> </ul> </li> <li>▪ Check noise control requirements in the DCP.</li> </ul>	<p>The living areas for the majority of the units have been orientated to the front and rear boundaries. Units with living areas to the side boundaries have increased side boundary setbacks to ensure the privacy and amenity of the adjoining properties is maintained.</p> <p>Provision for privacy control screens has been provided for balconies.</p>
5.8	Solar planning	<ul style="list-style-type: none"> <li>▪ 4 hours to living zones</li> <li>▪ 3 hours to 40% of the POS</li> <li>▪ No further reduction in sunlight by more than 20% to already non-compliant situation.</li> </ul>	<p>Solar access satisfies solar access requirements under SEPP 65. Shadow diagrams are suitable.</p>

<b>6</b>	<b><u>Urban Design – important details</u></b>		
	<b>Item</b>	<b>Required</b>	<b>Comments</b>
6.1	Significant townscapes and	<ul style="list-style-type: none"> <li>▪ Conserve significant vegetation.</li> <li>▪ Adopt predominant</li> </ul>	<p>No significant vegetation is located on the site.</p> <p>The development successfully</p>



	landscapes	<p>building characteristics in the area.</p> <ul style="list-style-type: none"> <li>Minimise visual impact of driveways and garages.</li> </ul>	<p>integrates with existing commercial development adjoining and likely future mixed use development along the Great Western Highway.</p> <p>The basement driveway and located dock have been located in Wainwright Lane to the rear of the development.</p>
6.2	Corner Sites and park Frontages	<ul style="list-style-type: none"> <li>Building envelope measured from longest boundary</li> <li>Front and rear setbacks measured from shortest boundaries</li> </ul>	Not applicable.
6.3	Building design	<ul style="list-style-type: none"> <li>Walls and alignments to be stepped in both plans and elevations;</li> <li>Windows/doors on all visible elevations;</li> <li>Variety of roof pitch;</li> <li>Projecting parts of lower storey to be capped by roofs;</li> <li>Top storey to be designed as penthouse with extensive glazing and surrounded by terraces;</li> <li>Variety of overhangs that cast shadows.</li> <li>Variations in architectural features and building materials.</li> </ul>	<p>The development includes the following measures as a part of its building design:</p> <ul style="list-style-type: none"> <li>Articulated walls in both plan and section in all elevations of the building;</li> <li>Windows and balconies within all elevations of the building;</li> <li>A variety of building materials and finishes within the external façade of the building;</li> <li>A variety of roof forms</li> <li>Balconies and eaves to provide shading of windows and doors and the provision of varying shadowing within the building.</li> </ul>
6.4	Energy Efficiency	<ul style="list-style-type: none"> <li>NatHERS certificate indicating 3.5 star rating</li> <li>3.5 star rated hot water system.</li> <li>Thermally massive walls and floors.</li> <li>Roof and top floor ceiling insulation with R3 rating.</li> <li>Wall insulation with R1.5 rating.</li> <li>Shading devices for</li> </ul>	<p>BASIX Certificate has been provided.</p> <p>Appropriate standard conditions have been suggested in this respect to ensure that the proposal achieves the relevant ratings as required by the DCP.</p>



		<p>windows, doors and skylights including eaves of 450mm.</p> <ul style="list-style-type: none"> <li>▪ Employ effective glazing</li> <li>▪ Cross ventilation to rooms</li> </ul>	
6.5	Design of dwellings and private courtyards	<ul style="list-style-type: none"> <li>▪ Common corridors at least 1.2m wide;</li> <li>▪ Stairs and landings at least 1.2m deep</li> <li>▪ Private open space for dwellings at ground level which includes terraces at no higher than 1.5m above ground level: 20m<sup>2</sup></li> <li>▪ Above ground balconies: 10m<sup>2</sup></li> </ul>	<p>Corridors, stairs and landing comply.</p> <p>No residential units are provided at ground level.</p> <p>Balconies are at least 10m<sup>2</sup>.</p>
6.6	Garage design	<ul style="list-style-type: none"> <li>▪ Garages concealed from the street.</li> <li>▪ Provide secure parking;</li> <li>▪ Ensure vehicles enter and exit in a forward direction;</li> <li>▪ Accommodate storage etc;</li> <li>▪ Basements to have low appearance rising no more than 1.5m;</li> <li>▪ Provide natural ventilation with a maximum of 500mm step;</li> </ul>	<p>Secure basement car parking is provided for residents with all vehicles able to enter and exit in a forward direction.</p> <p>Storage for individual residential units is provided in the basement.</p> <p>The site falls to the rear. At the south-western corner of the building the basement is approximately 1.8 metres above ground level. This is acceptable given the slope and overall design features of the development.</p>
6.7	Garden Design	<ul style="list-style-type: none"> <li>▪ Rear boundary setback to provide private garden courtyards;</li> <li>▪ Conservation of existing corridor of matured trees;</li> <li>▪ Side boundary planting to consist of small to medium sized trees for sun shading and</li> </ul>	<p>The controls for garden design are not relevant for mixed use development. Suitable planting is proposed to complement the development and improve the amenity. A detailed landscape plan is provided. Council's Landscape Officer has reviewed the application and appropriate conditions of development consent are recommended in response.</p>



		<p>privacy.</p> <ul style="list-style-type: none"> <li>▪ Street frontage plantings to consist of private gardens, civic garden frontages, and accent plantings.</li> </ul>	
6.8	Paving design	<ul style="list-style-type: none"> <li>▪ Hard surface should: <ul style="list-style-type: none"> <li>▪ Maximise the availability of soft landscaping;</li> <li>▪ Impose no adverse effect on any vegetation preserved;</li> </ul> </li> </ul> <p>Provide attractive address to the dwelling in general;</p>	Compliant
6.9	Fences and retaining walls	<ul style="list-style-type: none"> <li>▪ Max height = 1.8m (2.4m on sloping sites).</li> <li>▪ Any fencing visible from the street shall not be constructed of metal panels</li> <li>▪ 1.2m high max forward of building line.</li> <li>▪ Solid walls taller than 1.2m should be setback at 2m from the front boundary but not more than 50% of the site width;</li> <li>▪ Fences along driveways/public parks and separating existing multi-unit housing should be 1m tall, if taller then see through construction.</li> <li>▪ Retaining walls should be no taller than 500mm, should not cut through tree roots, should provide a 500mm wide planting bed between it and the fence and should be separated from any</li> </ul>	<p>These requirements are particularly suitable for residential streetscapes. The design of the development incorporates an appropriate retaining wall/design element facing Wainwright Lane. No fencing is required. Solid walls along the side boundaries are suitable given the commercial nature of the development and adjoining development.</p>



		driveway by a landscaped verge of 500mm.	
6.10	Safety and security	<ul style="list-style-type: none"> <li>Each common stairwell not to serve more than 10 dwellings.</li> <li>Common pathways, public street should be overlooked by Entrances, kitchen or living room windows, private terraces and balconies;</li> <li>Fences to allow filtered views, Uniform lighting to driveway area, No hidden recesses in layout, Plants to allow visibility.</li> </ul>	Safety and security issues have been adequately addressed by orienting commercial areas towards the street frontages in order to provide adequate passive surveillance. Residential balconies will provide surveillance opportunities at both the front and rear of the development. Details of external lighting, security and CCTV have been provided with the application. NSW Police have completed a CPTED assessment and their recommendations will be incorporated into conditions of consent as appropriate.
6.11	Accessibility and adaptability	<ul style="list-style-type: none"> <li>Design does not prevent access by people with disabilities</li> <li>Design to meet needs of aging population</li> </ul>	Ten (10) of the proposed units have been designated as adaptable units and will be fitout appropriately. All floors are accessible by lifts.
6.12	Storage and services	<ul style="list-style-type: none"> <li>10m<sup>3</sup> of storage per household</li> <li>provision of waste areas</li> <li>provision of letter boxes</li> <li>provision of electrical meters</li> <li>Provision of telecommunication facilities</li> <li>1 common TV antenna</li> </ul>	<p>Compliant with the storage and service area requirements.</p> <p>Full compliance with the telecommunication facilities and TV antenna can be achieved by way of a Condition</p>

7 <u>Construction and Site Management</u>			
	Item	Required	Complies ?
7.1	Civic improvements	<ul style="list-style-type: none"> <li>1 street tree/ 10m of site frontage</li> <li>waterproof path to development entrance</li> <li>street tree planting to be</li> </ul>	Appropriate conditions of consent are recommended to address these requirements.



		maintained by the applicant for 6 months.	
7.2	Landscape and Construction	<ul style="list-style-type: none"> <li>▪ planting to be maintained by the applicant for a period of 6 months,</li> <li>▪ species are not to include noxious weeds.</li> </ul>	This matter can be ensured by imposing standard condition L003.