



18/08/2020

To whom it may concern:

Subject: 90-96 Glenmore Ridge Drive, Glenmore

We refer to recent correspondence Deferred Commencement from Penrith Council pertaining to the proposed development at 90-96 Glenmore Ridge Drive, Glenmore

We have considered the correspondence and have proceeded to make some modifications to the plans to address the issues raised. We provide a summary/reply of address of issues raised in the table below.

1. CORRIDOR LENGTH:

Block A Corridor.

As per ADG Objective 4F-1 Design Criteria.

Whilst 8 units per core is recommended the ADG advised the following:

“Where design criteria 1 is not achieved (8 units per core), no more than 12 apartments should be provided off a circulation core on a single level.

The way the building A is designed provides for two cores at each opposing end of the built form whereby the common circulation corridor is linked throughout. This corridor follows all ADG principles in ensuring maximum amount of natural light and ventilation is provided to the space via openings at each end of the corridors as well as adjacent to Lift Lobbies as well as Centrally located along the length of corridor whereby a break in built form is proposed adjacent a common congregation point for occupants. Whilst the common corridor circulation width is wider than normal at 2m, the marked up sketch attached also identified locations along the length of corridor whereby further widening can occur to create seating and common congregation points as advised in the ADG.

See drawings DA 1208-1209 (clouded in in red)

- a) Our Proposal to Block A – typical floor is 21 apartments with 2 core at the both end of the corridor or approx.10.5 apartments per core (within the maximum ADG recommendation of max 12 per core);
- b) Provide greater corridor width 1.82m-2.0m is provides with articulation proposed articulation points widening the corridors to create gathering and congregation spaces for occupants.
- c) Provide daylight and natural ventilation every 12m -15. in the corridor – openings to light and ventilation has been designed to the ends of each corridor, at Lift Lobby

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- Locations as well as mid-way along the corridor where the break in built form occurs – all this creates a variety of zones as you move through the space.
- d) Series of foyer area or seating with windows every 12m -15m.

2. Car Wash & Café

The car wash and café is located on the corner of Glenmore Ridge Drive and Glenholme Drive nominated as a nodal point to the site. This location provides a beacon identifier for vehicles along the main vehicle route to the arrival point for access to the site.

This corner is best suited for signage and a beacon building. The built form is simple, low lying and uses high quality materials in its architectural expression to provide an aesthetic pleasing visual gateway to the development. The building being low lying in nature blends in to the surrounding context and is shrouded by landscape elements which assist in grounding the building into the landscape. The built form is more of a pavilion than a building with two semi enclosed pods beneath a floating roof form.

One Pod will accommodate a Café element which will cater to patrons as well as provide activation around the corner setting which the other pod will accommodate office space for the car wash facility. These two uses will feed off each other.

3. Please see drawing DA 1101 showing which particular car parking bays can be increased to accommodate 2500mm wide parking for residential parking.

We trust the reply and address of all issues raised and amended plans submitted satisfy the raised issues and look forward to favourable and timely determination of the application.

Please do not hesitate to contact our office, should you have any further questions or comments regarding the above-mentioned application.

Regards

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