

# MEMORANDUM

---

Reference: PPSSWC-121 (Council Reference: DA20/0824)  
To: Sydney Western City Planning Panel  
From: Robert Walker, Senior Development Assessment Planner  
Date: 28 March 2022  
Subject: **Proposed Residential Flat Buildings at No. 46 Evan Street, Penrith**

---

I refer to the subject Development Application, listed for determination at the Sydney Western City Planning Panel meeting 28 March 2022.

On Friday 25 March 2022, Council received supplementary material from the applicant who has requested that the Panel defer the determination of the matter subject to acceptance of the material as listed below:

**Appendix A – Applicant’s request to defer determination of application**  
**Appendix B – Additional Biodiversity Assessment**  
**Appendix C – Amended Ground Floor Plan**  
**Appendix D – Amended Elevations**  
**Appendix E – Amended Sections**  
**Appendix F – Amended Ramp Sections**  
**Appendix G – Amended Pathway Plan**  
**Appendix H – Amended Landscape Arrangement**

In relation to the supplementary material provided, the following is noted:

## **1. Biodiversity Assessment and 5 Part Test**

This information has been reviewed by Council’s Senior Biodiversity Officer (Ecologist), and it is still considered that the application has failed to demonstrate that the development would not result in a significant impact on Cumberland Plain Woodland and that it is unclear if the proposal exceeds the biodiversity offsets scheme threshold (pursuant to the provisions of Part 7 of Biodiversity Conservation Act 2016).

## **2. Amended Ground Floor Plan**

The amended plan provides a direct accessible path, including for people with a disability, from Evan Street to the main foyer of the ground floor of the front core of 'Building A'.

This has been achieved through reducing the size of apartment no. G12A and it becoming a one bedroom apartment rather than a two bedroom apartment. Issues of amenity remain across the ground and upper levels such as cross viewing and impacts from common open space.

Foyer entryways are narrow, indirect and not supported.

# MEMORANDUM

## **3. Amended Landscape Plan**

While the amended Landscape Plan has removed superfluous pathway elements and has rationalised other sections, pathway elements and deck type areas are of insufficient width for two-way movement and miss opportunities for usable common area.

Furthermore, no changes have been made to the proposed palette of trees and therefore concern remains in relation to such, as it is considered that they do not compliment the scale of the development.

## **4. Amended pathway structures plan - Stormwater**

The amended pathway plan still involves the positioning of columns associated with the suspended pathway either within or directly alongside the alignment of the Council's Trunk Drainage System (drainage channel / easement).

Furthermore, the relationship between the proposed underground bin tunnel (located at the Lower-Level Basement) and infrastructure of Council's Trunk Drainage System (which it crosses) remains unclear.

## **5. Amended Flood Statement**

The further flood statement is provided responding to the impact of the proposal on flood behaviour and characteristics as a result of future climate change.

This information has been assessed by Council's Senior Engineer - Major Developments, who has found such to be satisfactory in respect to Clause 5.21 (3) (a) of the Penrith Local Environmental Plan 2010.

## **6. Amended Ramp Section**

While the amended ramp section has clarified that adequate vehicle clearance is provided to the waste collection point, details have not been provided to indicate that the tunnel between the basement of 'Building A' and the basement of 'Building B' meets the maximum grade requirements (of 1:24) for use by a bin tug device.

## **Conclusion**

Unresolved issues remain in relation to stormwater and biodiversity and as such Council's engineers and biodiversity officer are unable to support of the proposal in its current form.

Whilst so, it is understood that the outstanding matters may be addressed through the provision of amended reports and plans and through further discussions with the relevant Council officers.

In relation to architectural and urban design matters, there is no objection to the request to defer the determination of the application, should the Panel be supportive.

It is raised however, that the Applicant should confirm their willingness to address the matters raised in the assessment report which will require amendments to the unit arrangement.



# MEMORANDUM

In particular, it would be expected that meaningful amendments would be made to the floor plates to address the following:

- Issues related to ramps, walkways and balustrades and levels in the Lethbridge Street front setback.
- Interface between private courtyards, opposing units, unit windows and foyer approaches.
- The indirect nature of the accessible pathway to the rear core of 'Building B' and accessible paths of travel in general.
- The circulation spaces and associated entry points to the foyer areas and streetscape presence.

Additionally, in order for the written request which has been made pursuant to Clause 4.6 of the Penrith Local Environmental Plan 2010, to be supported, the proposal overall must achieve a better planning outcome, and demonstrate that the proposal will be in the public interest, meet the objectives for the 'height of buildings' development standard the objectives of the R4 High Density Residential zone.

Robert Walker  
**Senior Development Assessment Planner**



24 March 2022

Justin Doyle

Chair

Sydney Western City Planning Panel

Department of Planning, Industry and Environment,

Locked Bag 5022

Parramatta NSW 2124.

Dear Mr Doyle

**RE: DA20/0824 No.46 Evan St Penrith**

I refer to the Assessment Report prepared in relation to the above-mentioned Development Application (DA) for consideration by Sydney Western City Planning Panel (SWCPP).

The report identifies numerous planning issues that are unresolved and as such represent the basis of the planning officer's recommendation for refusal. These are identified below together with further commentary advice to assist the Panel in their determination:

However, please note that we also provide the following attached information which also addresses these planning issues raised in the planning assessment report:

- Additional Biodiversity Assessment and 5 Part Test
- Amended ground floor plan
- Amended pathways and landscape plan
- Additional detail on private and public domain interface
- Amended pathway structures plan
- Amended elevations
- Vehicle ramp vertical clearance sections
- Updated engineering flood advice



- ***The applicant has failed to demonstrate that the development would result in a significant impact upon Cumberland Plain Woodland***

A new test of significance (5 Part test) has been completed pursuant to the *Biodiversity Conservation (BC) Act 2016*. This test concludes that the development would not have a significant impact on Cumberland Plain Woodland. This assessment accompanies this advice.

In our view this issue is now **RESOLVED**.

- ***It is unclear if the proposal exceeds the biodiversity offset scheme threshold pursuant to the Biodiversity Conservation Act, 2016***

The relevant area clearing threshold under the BC Act is 2500m<sup>2</sup>.

A detailed assessment has been undertaken and clearly demonstrates that the development does not breach the 2500m<sup>2</sup> threshold and therefore does not trigger the requirement for a BDAR. This assessment accompanies this advice.

In our view this issue is now **RESOLVED**.

- ***The proposed height of 20.93m contravenes the maximum building height and the applicants request to vary the development standard is not supported***

A clause 4.6 request to vary the development standard was lodged as part of the DA. The request provides a compelling case in support of the variation including the following site specific environmental planning grounds.

- Reduced building footprint and limited increase in height is a site responsive approach to accommodate the site overland flood flows
- increased setback to adjacent heritage item
- reduced building footprint allows for retention of existing trees and this retains landscaped character and mitigates impacts from urban heat island effect
- increased landscaped area (46.4% of site and 35% deep soil planting) which significantly exceeds the 7% required by the ADG's.

In the entire period of time since the lodgement of the DA we have never had any feedback or commentary from Council planners that they would not support accept the request to vary the development standard.

The commentary in the planning assessment report would suggest that the only concern with the request to vary the development standard pertains to a lack of large scale tree plantings in the landscape plan. This is addressed at the following item.

In our view this issue is now **RESOLVED**.

- ***The proposal does not include sufficient tree planting of suitable scale***

An amended landscape plan has now been prepared that provides six (6) trees species that form part of the Cumberland Plain Woodland (CPW) ecological community and tree that have the potential to obtain heights between 12 and 40m. This plan accompanies this advice.

In our view this issue is now **RESOLVED**.

- ***Elements of the development require further design resolution owing to level changes and narrow deep pathways***

An amended landscape plan has been prepared that rationalises pathway and removes superfluous pathway throughout the site which in itself resolves many of the identified concerns.

The pathway now is generally well removed from any balcony or window at the ground level and the balcony balustrades now all have solid finishes that provide visual screening and mitigate adverse privacy or potential overlooking impacts.

This amended plan accompanies this advice and includes sections that also demonstrate an improved outcome at the interface of the public and private domain.

In our view this issue is now **RESOLVED**.

- ***The proposal does not adequately respond to the locally listed Heritage Item***

Our response is as follows:

- The DA was accompanied by a Statement of Heritage Impact that concludes:  
*The proposal is permissible on the site and fulfills Council's desired future character for the surrounding area. The impacts of the proposal on the setting of the adjoining Victorian period cottage at No. 163 Derby Street are managed by providing a setback from the common boundary that allows the retention of existing mature*

*trees that contribute to the setting of the cottage and provides for the planting of new trees. The ground floor of the new building closest to the item lies below the level of the cottage and the upper floors are setback. The elevation addressing the heritage item uses a limited material palette and is well articulated. The retention of mature canopy trees across the subject site and the planting of new ones means that the building will sit within the tree canopy. The existing view corridors towards this item at street level are retained. The public will still be able to view and appreciate this item as a Late Victorian period cottage set on a suburban allotment.*

- At no point during the assessment have Council planner ever raised heritage as a concern.
- The planning assessment report provides no commentary on matters of heritage other than the development complies with the Heritage Section of the DCP.
- The planning assessment report actually states that the internal referral to raises no objections.

We are somewhat bewildered by the inclusion of this as a key unresolved planning issue but are of the view that it either **RESOLVED** or readily RESOLVABLE.

- ***The application fails to address and determine the impact of flood behaviour as a result of climate change***

The subject LEP clause that referenced 'climate change' did not exist in the Penrith LEP 2010 at the time of lodgement of the DA. My client, Council engineers and the broader industry are still coming to terms with the full implications and requirements of the relevant LEP clause.

Nevertheless, additional modelling has been undertaken and demonstrates that additional volumes of water can be accommodated within the stormwater system that forms part of the development proposal. This information accompanies this advice.

In our view this issue is now **RESOLVED**.

- ***The proposal includes works within alignment of Council's Trunk Drainage system***

This concern related simply to structural elements of the pedestrian pathway that traverses the Council drainage easement.

The amended landscape plan shows the structural elements have now been removed from the easement. This plan accompanies this advice.

In our view this issue is now **RESOLVED**.

- ***The applicant fails to demonstrate that the layout adequate from an operational waste management and collection perspective.***

Discussion with Council's planning officer indicate that this relates solely to a concern that an element of the development does not provide a vertical clearance of 3.1m as required by the DCP.

The relevant plan section demonstrate that the development actually achieves a minimum 3.5m vertical clearance. These sections are provided overpage.

In our view this issue is now and has always been **RESOLVED**.

- ***The proposal fails to comply with various sections of the Penrith DCP.***

We have addressed all DCP matters as part of the DA and are of the view that this is simply a generic reason for Councils non-support of the development.

However, one further not of relevance is that the amended plans now include a new accessible entry from Evan St.

## **CONCLUSION**

None of the key unresolved planning issues identified in the planning assessment report are fundamental planning issues that would warrant a refusal of development.

As demonstrated in this advice and the accompanying information these issues have now been resolved.

We therefore request that the SWCPP do not accept the recommendation presented by the Council planning assessment report. Instead, we would request that the SWCPP make one of the following decisions:

- Direct Council planning officers to prepare conditions for approval
- Defer the application until the next meeting of the panel

Thank you for the opportunity to make a submission on this matter. Please do not hesitate to contact me should you wish to discuss any aspect of this matter further.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'V. Hardy', with a stylized flourish at the end.

**Vince Hardy** (BTP, RPIA)

Urban Planning Consultant





Mr Matthew Freeburn  
Freeburn Surveying  
Suite 2, 1<sup>st</sup> Floor "Surveyor House"  
2 Castlereagh St  
PENRITH NSW 2750

21<sup>st</sup> March 2022

Dear Matthew

**Re: Flora & Fauna Assessment for 40 - 46 Evan St, Penrith**

Please find herewith additional information to address points 14 to 19 of the letter from Penrith City Council, dated 23<sup>rd</sup> December 2021, and Council's DA Assessment Report (undated), concerning the above.

**Biodiversity Offset Scheme**

Biodiversity Values Map

No part of the property is shaded on the NSW Government's Biodiversity Values Map (BVM). Therefore, the Biodiversity Offset Scheme (BOS) is not triggered by the BVM. The biodiversity values mapping is shown below in Figure 1.

Area of Clearing Threshold

Under the Penrith LEP 2010 the minimum lot size for the property is 400m<sup>2</sup>. Therefore, under Clause 7.2 of the *Biodiversity Conservation Regulation 2017*, the area of clearing threshold for triggering the BOS is 2,500m<sup>2</sup>.

The Site Tree Plan (Urban Link, 2021) identifies the trees proposed for removal and those proposed for retention. Based on the Site Tree Plan and using the Tree Survey Report (About Trees, 2021a) that identifies the species of all trees on the property, the native trees proposed for removal are shown in Figure 2.

Site assessments undertaken by Martin James of SIAEEP on the 2<sup>nd</sup> February 2022 and 18<sup>th</sup> March 2022 determined that across much of the property the groundcover is either not vegetation or not native vegetation. Some small areas of groundcover could be regarded as native vegetation, but in most cases the native plants there represent only a small proportion of the total plants present, a large proportion being introduced species. Additionally, these areas are small in size, being surrounded either by not vegetation or non-native vegetation. The native species that are present comprise Basket Grass (*Oplismenus aemulus*), Kidney Weed (*Dichondra repens*), *Hydrocotyle acutiloba*, *Oxalis perennans*, Weeping Grass (*Microlaena stipoides*), *Carex inversa*, Couch (*Cynodon dactylon*), Scurvy Weed (*Commelina cyanea*), White Root (*Pratia purpurascens*) and Wonga Wonga Vine (*Pandorea pandorana*). Elsewhere on the property the groundcover vegetation comprises planted ornamental introduced species, weeds or lawns of introduced grasses such as Durban Grass (*Dactyloctenium australe*\*), Buffalo Grass (*Bouteloua dactyloides*\*) and Narrow-leaved Carpet Grass (*Axonopus fissifolius*\*). *Note:* Council's DA Assessment Report refers to a row of the native Koda (*Ehretia acuminata*) on the property. No such row was observed during either site assessment, the second assessment looking specifically for this row. A row of the introduced Large-leaf Privet (*Ligustrum lucidum*\*) occurs beside the White Cedar (*Melia azedarach*) along boundary between the two residences fronting Lethbridge St that could be mistaken for Ehretia and this may be what Council's report is referring to.





**Figure 1:** Biodiversity Values Mapping with property marked in red.



**Figure 2:** Native trees proposed for removal.



Examining aerial imagery reveals that the native tree crowns do not exactly coincide with the plan drawings. Taking this into consideration and adding all of the areas of native groundcover vegetation that is not beneath trees to be retained results in Figure 3 that shows the total area of native vegetation that would be removed as a result of the proposal. This area comes to 2,085 m<sup>2</sup>. As this is below the area of clearing threshold, the proposal would not trigger the BOS. *Note:* this area includes planted native tree species that are not characteristic of CPW.



**Figure 3:** Total area of native vegetation proposed for removal.

#### Significant Impact on Threatened Entities

The Flora and Fauna Assessment (About Trees, 2021b) states there would be no significant impact to threatened flora or fauna. The discussion below, including a Test of Significance (5-part test) for Cumberland Plain Woodland, provides further information to that contained in the Flora and Fauna Assessment (About Trees, 2021a) demonstrating there would be no significant impact to threatened ecological communities. As there would be no significant impact to threatened entities the proposal would not trigger the BOS.

*Note:* The study area for threatened entities is typically taken as a 10km x 10km square centred on the project site, as this is the area searched for records of threatened entities when assessing the impact of a proposal on threatened entities. The *Threatened species assessment guidelines: The assessment of significance* DECC (2007) defines the local occurrence of an ecological community is that which occurs within the study area.

#### **Macadamia integrifolia**

This species that occurs on the property is listed as Vulnerable under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1991* (EPBC Act). The species occurs naturally in north-eastern NSW. It does not occur naturally in the Sydney region and was planted on the property. It is, therefore, not considered to be part of the EPBC Act listed natural populations of this species.

## Cumberland Plain Woodland

Three trees of Grey Box (*Eucalyptus moluccana*), one tree of Mugga Ironbark (*E. sideroxylon*), one tree of White Feather Honey-myrtle (*Melaleuca decora*), and one tree of White Cedar (*Melia azedarach*) occur on the property. These tree species are characteristic of Cumberland Plain Woodland (CPW). Additionally, and as discussed above, there are areas containing native groundcover plants that are characteristic species CPW. The total area of vegetation that could be regarded as CPW encompasses the canopies of the CPW trees and the areas of CPW groundcover plants. These areas total 2,007 m<sup>2</sup>. Cumberland Plain Woodland is listed under both the NSW *Biodiversity Conservation Act 2016* (BC Act) and the EPBC Act as a Critically Endangered Ecological Community. However, the area of CPW on the property does not meet the minimum size threshold of 0.5ha specified under the EPBC Act to be considered a patch of CPW. Therefore, no further assessment is required for CPW under the EPBC Act. To satisfy the requirements of the BC Act a Test of Significance (5-part test) needs to be undertaken to determine whether the proposal would have a significant impact on CPW. The 5-part test follows.

### Test of Significance (5-part test) for Cumberland Plain Woodland

*(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*

N/A.

*(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*

- (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*

The proposal would clear a small area (approx. 0.15 ha) of poor quality CPW. Much of this area is arguably not CPW, but rather some native groundcover plants of CPW that have persisted at a site that has been almost completely transformed into a collection of residential dwellings with an area of manicured gardens comprised almost entirely of introduced species of plants, and an abundance of weeds. The poor quality of the remnant is such that it was not mapped as CPW by OEH (2013) (VIS\_ID 4207). There are many similarly poor quality remnants of CPW throughout western Sydney that were not mapped by OEH as CPW. Importantly, there are numerous proper remnants of CPW that were mapped by OEH (2013) within the study area and, hence, that constitute the local occurrence of CPW. These include relatively large remnants of CPW within the Wianamatta Nature Reserve and Mulgoa Nature Reserve. A large area is also conserved at the former ADI site at Orchard Hills through the biocertification of the area. Nearer to the project site a remnant of CPW covering approximately 5ha is located at Kanangra Reserve approx. 1.2 km to the northeast of the subject property. Another remnant more than 6ha in size occurs at Peppermint Reserve, located approx. 1.9 km to the south-east. A remnant covering approx. 2.7ha is located at Kingswood High School approx. 1.6 km to the southeast. The two nearest mapped remnants of CPW are both less than 200m from the subject property, both covering an area of approx. 0.5ha. These mapped remnants are all local occurrences of CPW. Taking the above into consideration it is not likely that the proposal would place at risk of extinction the local occurrence of this ecological community.

- (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*

The proposal would not adversely modify the composition of the local occurrence of the ecological community. The CPW species that would be removed on the property occur in most remnants of CPW, and there are many similarly poor quality, un-mapped remnants throughout western Sydney, as well as many relatively large mapped remnants in good condition conserved within reserves, so the removal of a small number of these plants would not modify the composition of the ecological community such that it is likely to place at risk of extinction the local occurrence of the ecological community.

*(c) in relation to the habitat of a threatened species, population or ecological community:*

- (i) *the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*

Approximately 0.17 ha of poor quality Cumberland Plain Woodland would be removed. The quality of the remnant is so poor that it was not mapped as CPW by OEH (2013) and much of this area is arguably not CPW.

- (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*

The proposal would not impact any mapped remnants of CPW or fragment these areas. It may increase the fragmentation to a minor extent of un-mapped areas of poor quality CPW, but there are many such areas throughout western Sydney, and the impact of this on CPW would be negligible.

- (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,*

The proposal would impact a small area that contains species characteristic of CPW. Due to its highly altered condition much of this small area is arguably not CPW. Furthermore, area was not mapped as CPW by OEH (2013). The species impact occur in most remnants of CPW. There are many relatively large areas of CPW that were mapped as such by OEH (2013) in the locality and that are located within reserves that will ensure their conservation into the future. The importance of the area impacted for the long-term survival of the community in the locality is low.

- (d) *whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*

The proposal would not affect any declared areas of outstanding biodiversity value.

- (e) *whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

The proposal involves 'clearing of native vegetation' that is identified as a key threatening process. However, native species characteristic of CPW would be replanted on the site as part of the proposal landscaping.

### **Conclusion**

Based on the above assessment it is concluded that the proposed development would not have a significant impact on Cumberland Plain Woodland.

Please contact me if you have any questions or wish to discuss the above.

Yours sincerely



Martin James  
BSc (Hons) Geographical Ecology  
Director/ BAM Accredited Assessor  
**SIA Ecological & Environmental Planning Pty Ltd**

### References:

- About Trees, 2019.** *Draft Preliminary Tree Survey & Report at 40-46 Evan St & 96-98 Lethbridge St Penrith.* About Trees Urban Tree & Bushland Management.
- About Trees, 2021.** *Flora & Fauna Assessment and 5-part Test of Significance at 40-46 Evan St & 96-98 Lethbridge St Penrith.* About Trees Urban Tree & Bushland Management.
- DECC, (2007).** *Threatened species assessment guidelines: The assessment of significance.* NSW Department of Environment and Climate Change.
- Urban Link, 2021.** *Site Tree Plan.* Drawing DA-005 Revision B, dated 21/09/2021.





GROUND FLOOR PLAN  
SCALE 1:200

Copyright URBAN LINK PTY LTD ©

- Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
  2. DO NOT SCALE DRAWINGS.
  3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.



## Legend

---> PATH TO ACCESS BALCONY

## REV C

C DEVELOPMENT APPLICATION	090222	ZB
B DEVELOPMENT APPLICATION	210921	ZB
A DEVELOPMENT APPLICATION	021220	ZB
Rev Description	Date	App'd

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**FLOOR PLANS**

Checked/Approved

###  
Scale  
**1:200**  
@A1 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-102**

Revision  
**C**

1907 96-98 Lethbridge St and 42-46 Evan Street Penrith\_Council Response 24/03/20200505 PH



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



MATERIALS & FINISHES LEGEND

PA1	PAINT 01 SLAB EDGE PAINTED DULUX LEXICON HALF
PA2	PAINT 02 EXTERNAL WALL PAINTED DULUX JASPER (TO MATCH COLORBOND)
PC	PC - POWDERCOAT ALUMINIUM WINDOWS & DOORS VERTICAL LOUVRES COLORBOND JASPER
JASPER®	
ST	ST- STONE PLANTERS & EXTERNAL WALLS PENRITH LOCAL STONE
	COLORBOND STEEL FENCE HEIGHT 1800MM COLORBOND JASPER

**BASIX**  
**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (>4.5 but-6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



BLDG A NORTH  
SCALE 1:150



BLDG A SOUTH  
SCALE 1:150

REV C		
C DEVELOPMENT APPLICATION	090222	ZB
B DEVELOPMENT APPLICATION	210921	ZB
A DEVELOPMENT APPLICATION	021220	ZB
Rev Description	Date	App'd
Project		

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**ELEVATIONS**  
BLDG A NORTH & SOUTH  
Checked/Approved

###  
Scale  
1:150  
A4 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-201**  
Revision  
**C**





BLDG A EAST  
SCALE 1:150

Copyright URBAN LINK PTY LTD ©

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

**REAL BEFORE YOU DIG**

MATERIALS & FINISHES LEGEND	
PA1	PAINT 01 SLAB EDGE PAINTED DULUX LEXICON HALF
PA2	PAINT 02 EXTERNAL WALL PAINTED DULUX JASPER (TO MATCH COLORBOND)
PC	PC - POWDERCOAT ALUMINIUM WINDOWS & DOORS VERTICAL LOUVRES COLORBOND JASPER
JASPER®	
ST	ST - STONE PLANTERS & EXTERNAL WALLS PENRITH LOCAL STONE
	COLORBOND STEEL FENCE HEIGHT 1800MM COLORBOND JASPER

**BASIX**  
**BASIX REQUIREMENTS**  
Fixtures - All dwellings - Shower heads 4" (>4.5 but <6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



BLDG A WEST  
SCALE 1:150

REV C	
C DEVELOPMENT APPLICATION	090222 ZB
B DEVELOPMENT APPLICATION	210921 ZB
A DEVELOPMENT APPLICATION	021220 ZB
Rev Description	Date App'd
Project	
RESIDENTIAL FLAT BUILDING	
96-98 LETHBRIDGE ST & 42-46 EVAN ST	
PENRITH NSW 2750 AUSTRALIA	
<b>URBAN LINK</b>	
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134	
Postal Address: PO BOX 2223 Burwood North NSW 2134	
Phone Number: +61 29745 2014	
Nominated Architects: Ziad Boumelhem Reg no 8008	
Youssef El Khawaja Reg no 8933	
Drawing Title	
<b>ELEVATIONS</b>	
<b>BLDG A EAST &amp; WEST</b>	
Checked/Approved	
###	
Scale 1:150	
A4 Sheet Size	
Project Number	Drawing Number
19107	DA-202
Status	C
<b>DEVELOPMENT APPLICATION</b>	

96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Reference 24/02/2022/26.99





BLDG B EAST  
SCALE 1:150

Copyright URBAN LINK PTY LTD ©

Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

**MATERIALS & FINISHES LEGEND**

PA1 PAINT 01  
SLAB EDGE PAINTED  
DULUX LEXICON HALF

PA2 PAINT 02  
EXTERNAL WALL PAINTED  
DULUX JASPER  
(TO MATCH COLORBOND)

PC PC - POWDERCOAT  
ALUMINIUM  
WINDOWS & DOORS  
VERTICAL LOUVRES  
COLORBOND JASPER

JASPER®

ST ST- STONE  
PLANTERS & EXTERNAL  
WALLS  
PENRITH LOCAL STONE

COLORBOND STEEL  
FENCE HEIGHT 1800MM  
COLORBOND JASPER

**BASIX**  
BASIX REQUIREMENTS  
Fixtures - All dwellings - Shower heads 4" (<4.5 but >6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.

REV C

C DEVELOPMENT APPLICATION 090222 ZB  
B DEVELOPMENT APPLICATION 210921 ZB  
A DEVELOPMENT APPLICATION 021220 ZB

Rev Description Date App'd  
Project

**RESIDENTIAL FLAT  
BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**ELEVATIONS  
BLDG B EAST & WEST**  
Checked/Approved

####  
Scale  
1:150  
A4 Sheet Size

Project Number Drawing Number Revision  
**19107 DA-203 C**  
Status  
**DEVELOPMENT APPLICATION**

9607 96-98 Lethbridge St and 42-46 Evan Street Penrith\_Coastal Resource 24/02/2022(25.00)



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



MATERIALS & FINISHES LEGEND

PA1	PAINT 01 SLAB EDGE PAINTED DULUX LEXICON HALF
PA2	PAINT 02 EXTERNAL WALL PAINTED DULUX JASPER (TO MATCH COLORBOND)
PC	PC - POWDERCOAT ALUMINIUM WINDOWS & DOORS VERTICAL LOUVRES COLORBOND JASPER
JASPER®	
ST	ST- STONE PLANTERS & EXTERNAL WALLS PENRITH LOCAL STONE
	COLORBOND STEEL FENCE HEIGHT 1800MM COLORBOND JASPER

BASIX

BASIX REQUIREMENTS

Fixtures - All dwellings - Shower heads 4" (>4.5 but<6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All  
dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof  
manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



BLDG B SOUTH  
SCALE 1:150



BLDG B NORTH  
SCALE 1:150

REV C

C	DEVELOPMENT APPLICATION	090222	ZB
B	DEVELOPMENT APPLICATION	210921	ZB
A	DEVELOPMENT APPLICATION	021220	ZB

Rev	Description	Date	App'd
Project			

RESIDENTIAL FLAT  
BUILDING

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA



Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title

ELEVATIONS  
BLDG B NORTH & SOUTH

Checked/Approved

####

Scale

1:150

A4 Sheet Size

Project Number Drawing Number Revision

19107 DA-204 C

Status

DEVELOPMENT APPLICATION



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



**BASIX**

**BASIX REQUIREMENTS**

Fixtures - All dwellings - Shower heads 4" (>4.5 but<6L/min)  
Flushing Toilet system - 4" All Kitchen Taps 3" All Bathroom taps 3" All dishwashers 4"  
Hot water system - gas instantaneous 6"  
Bathroom ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Kitchen Ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Laundry ventilation system - individual fan, ducted to facade or roof manual switch on/off  
Cooling - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Heating - 1 phase airconditioning living areas  
1 phase airconditioning Bedroom areas  
Kitchen - gas cooktop & electric oven.  
For details refer to Basix Certificate.



LETHBRIDGE  
SCALE 1:200

**REV C**

C	DEVELOPMENT APPLICATION	090222	ZB
B	DEVELOPMENT APPLICATION	210921	ZB
A	DEVELOPMENT APPLICATION	021220	ZB

Rev	Description	Date	App'd
-----	-------------	------	-------

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

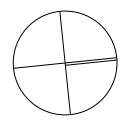
Drawing Title  
**ELEVATIONS**  
**LETHBRIDGE ST**  
Checked/Approved

####

Scale

1:200

640 Street Size



Project Number	Drawing Number	Revision
19107	DA-205	C
Status		
<b>DEVELOPMENT APPLICATION</b>		



Notes  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



EVANS  
SCALE 1:250

REV C			
C	DEVELOPMENT APPLICATION	090222	ZB
B	DEVELOPMENT APPLICATION	210921	ZB
A	DEVELOPMENT APPLICATION	021220	ZB
Rev Description		Date	App'd

Project  
**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

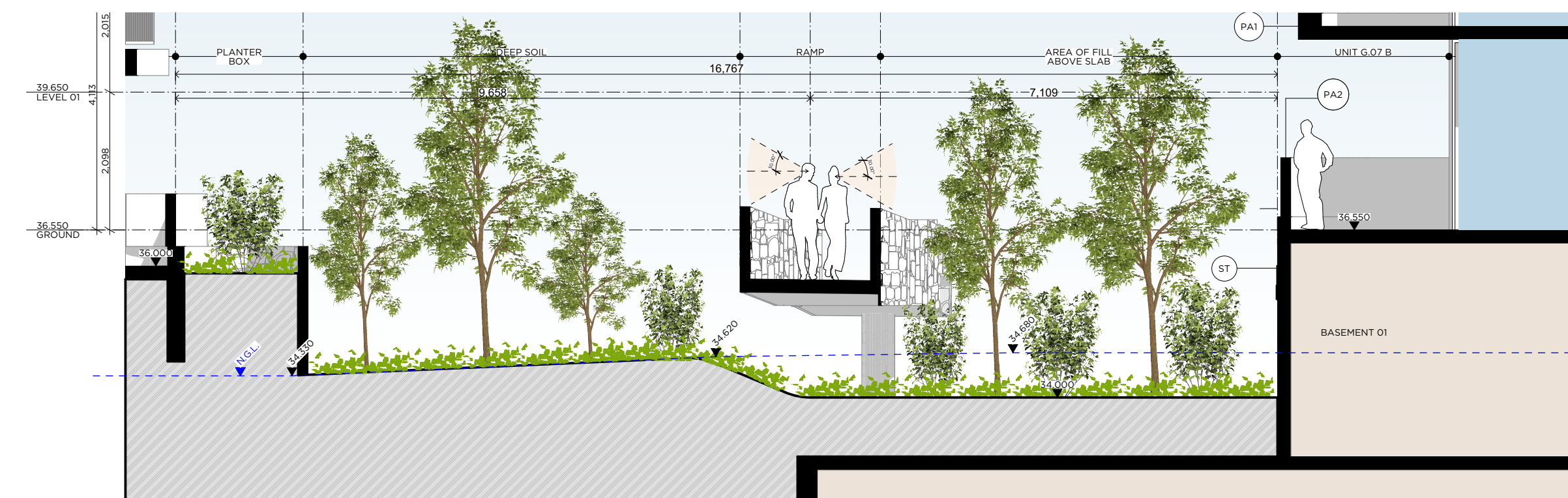
Drawing Title  
**ELEVATIONS**  
**STREETSCAPE EVANS ST**  
Checked/Approved

####  
Scale  
**1:250**  
@A1 Sheet Size

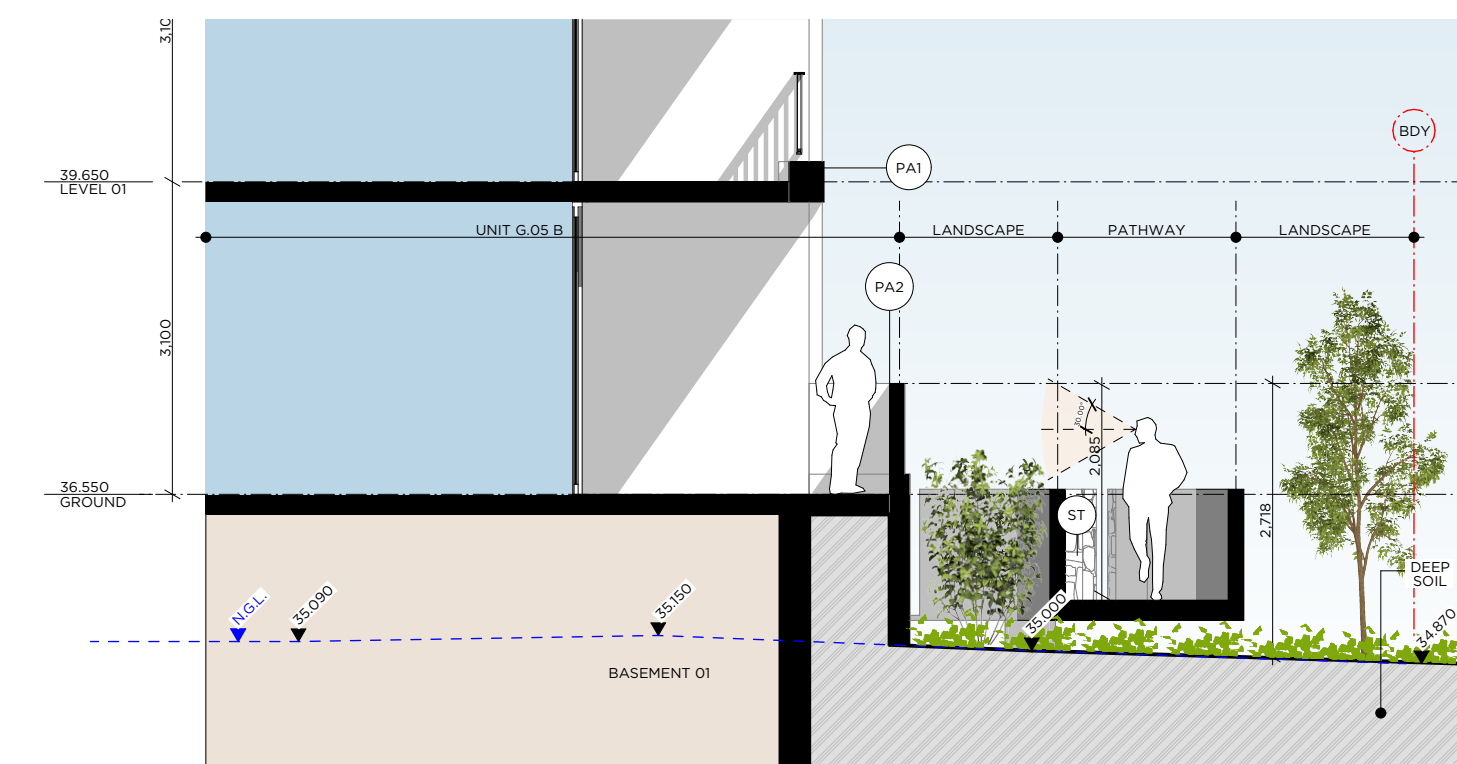
Project Number	Drawing Number	Revision
<b>19107</b>	<b>DA-206</b>	<b>C</b>
Status	<b>DEVELOPMENT APPLICATION</b>	



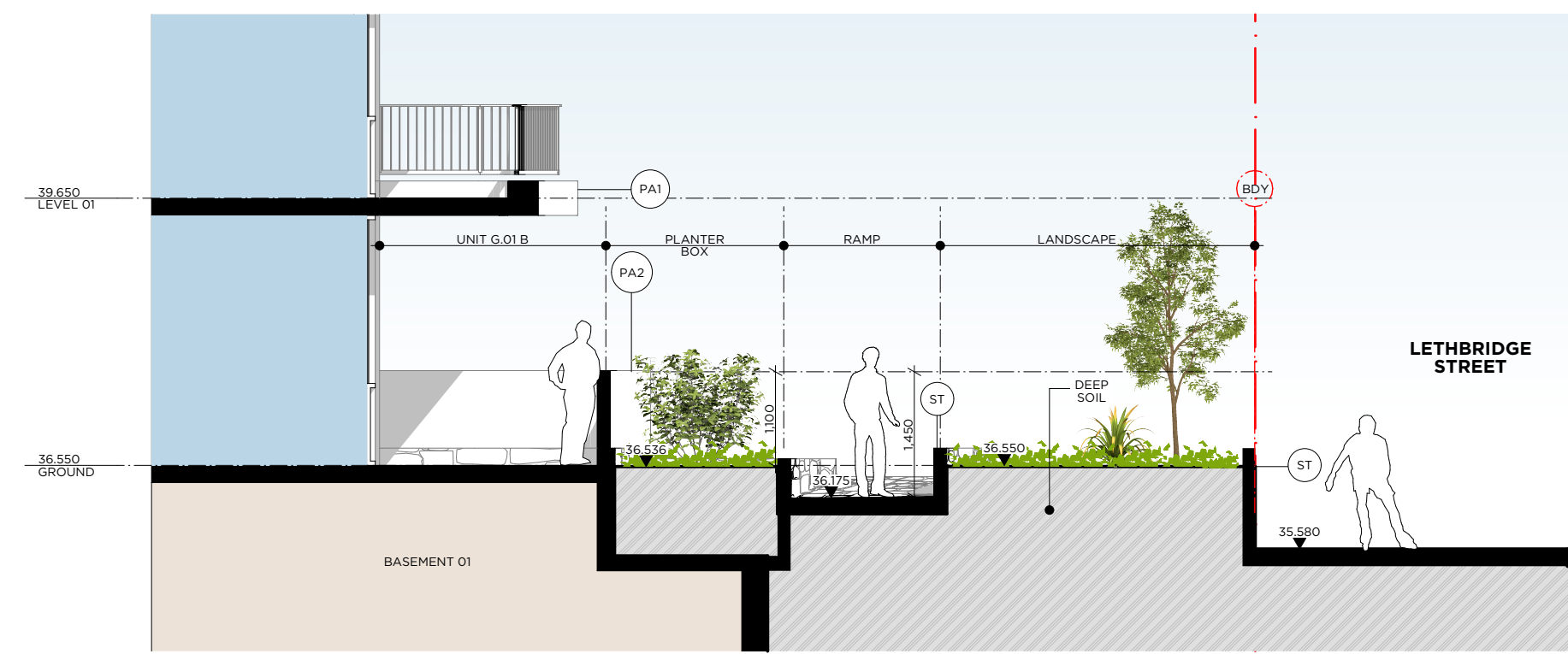
Notes:  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



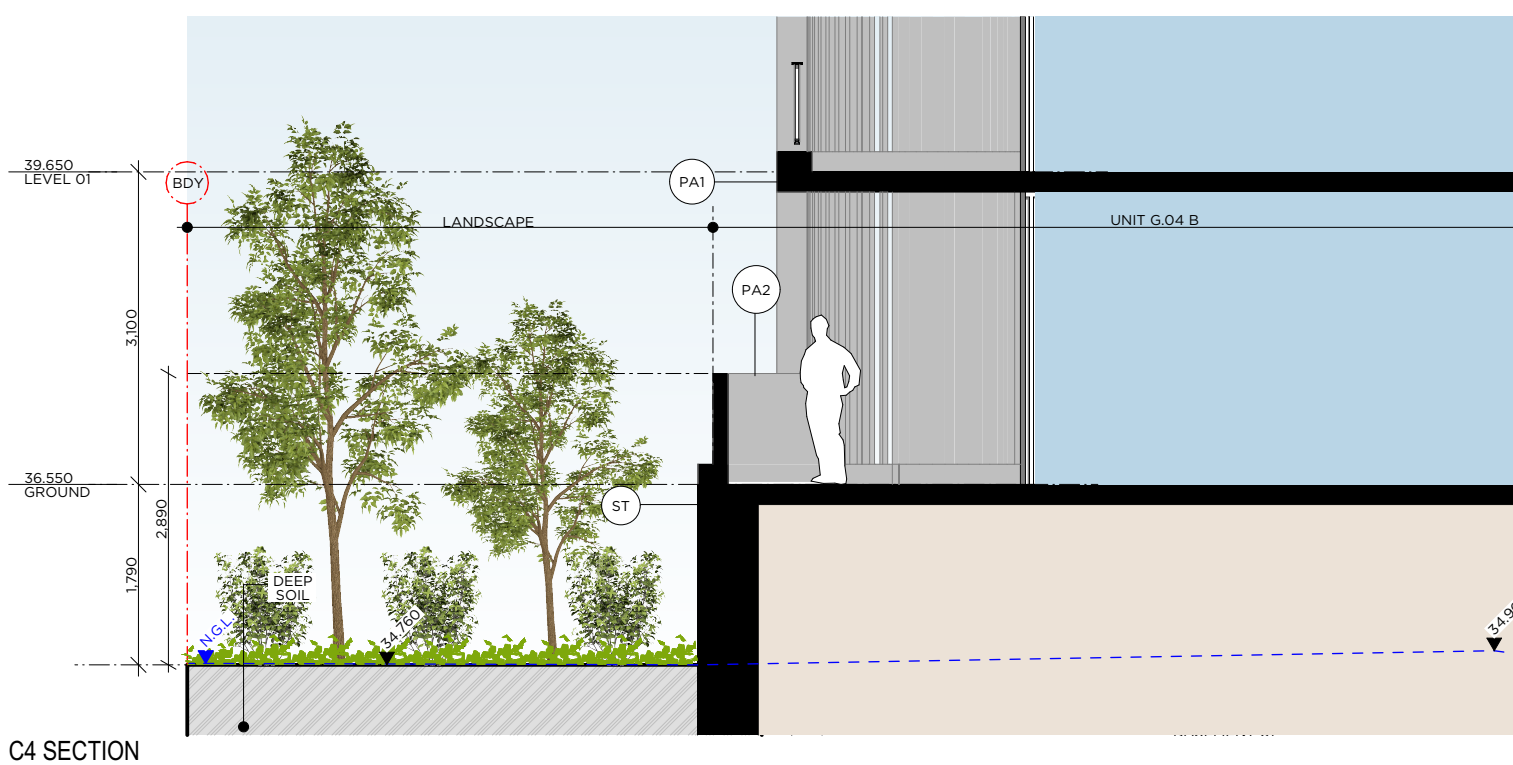
C1 SECTION



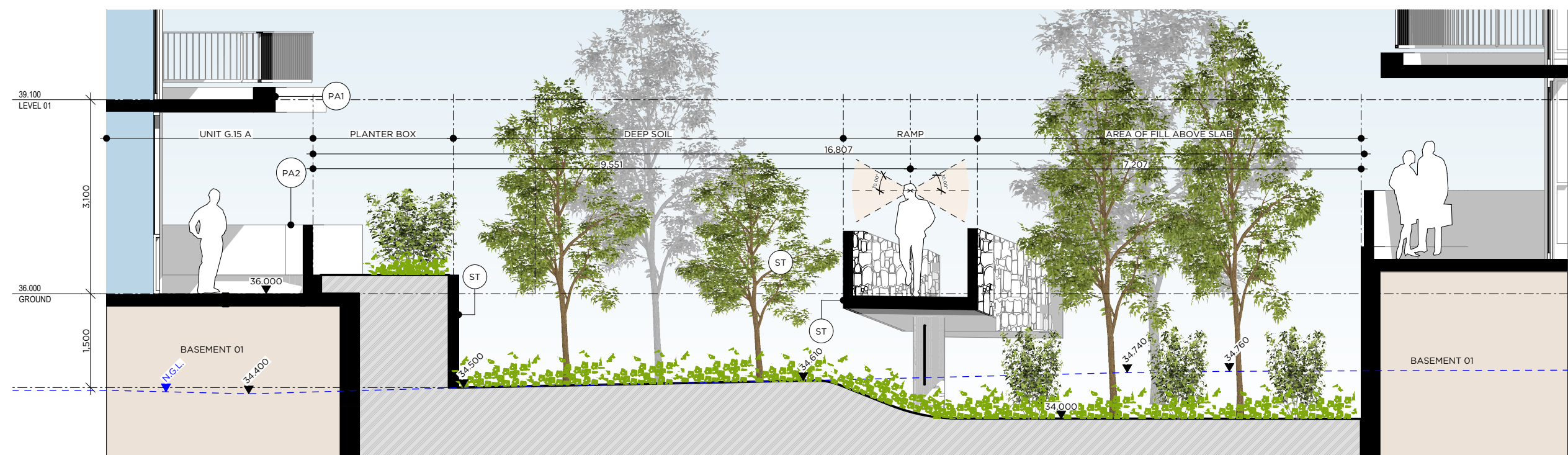
C2 SECTION



C3 SECTION



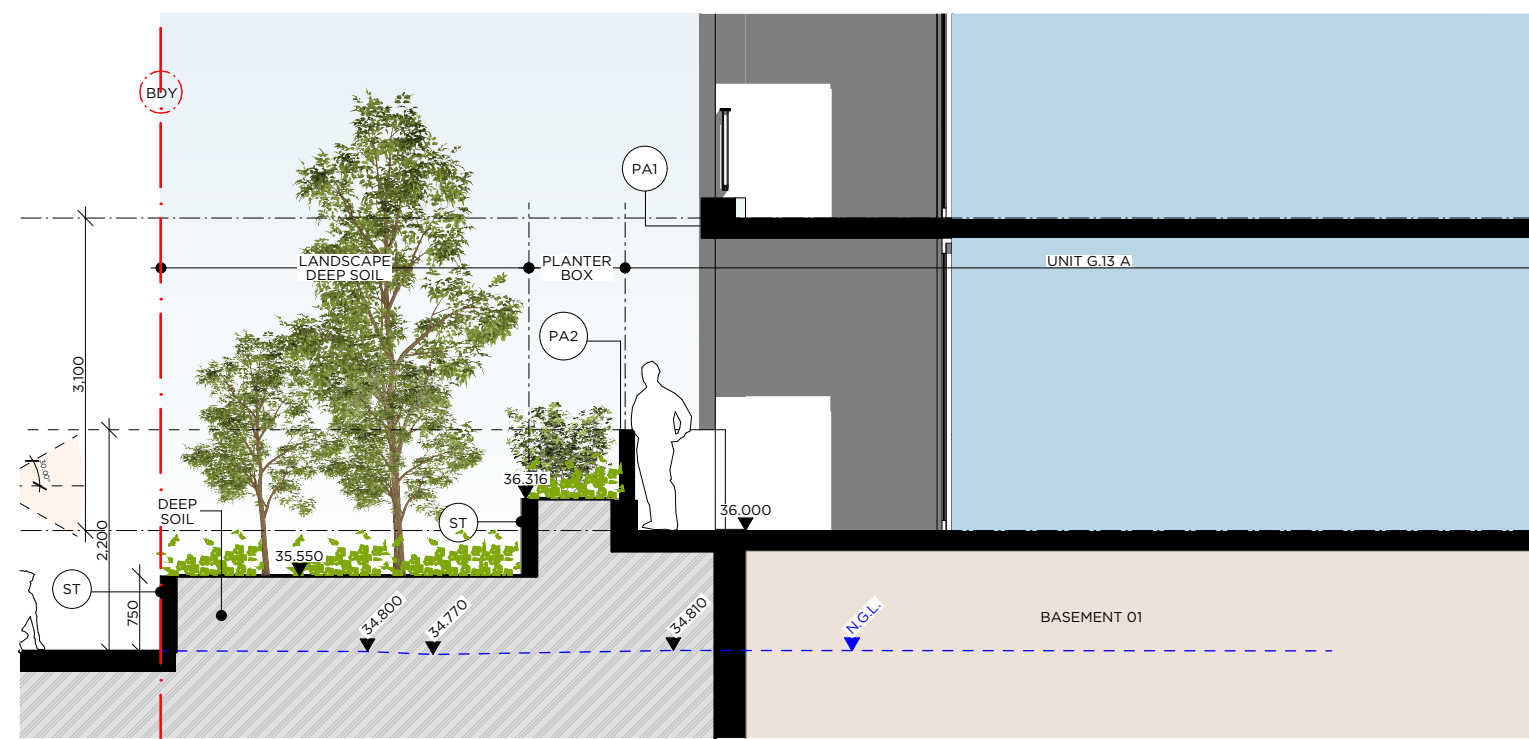
C4 SECTION



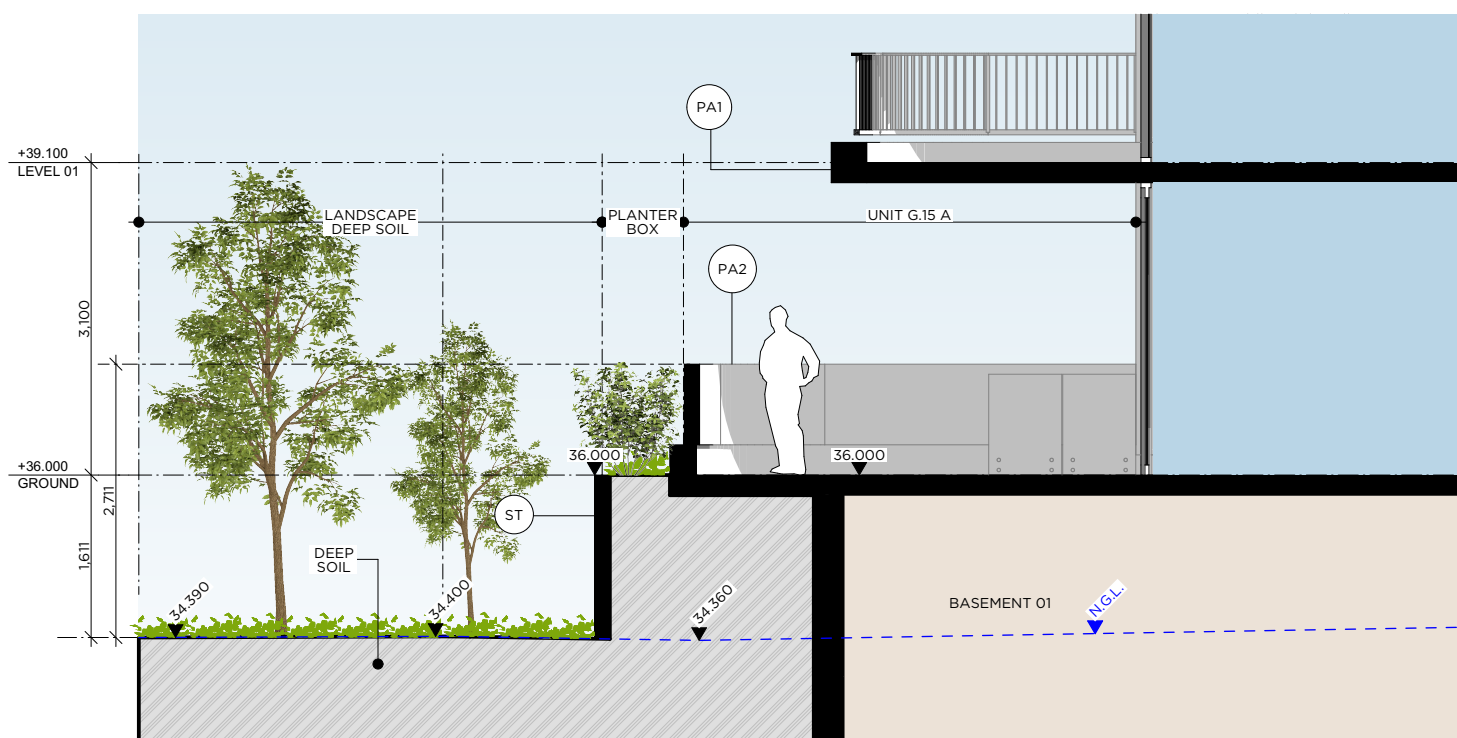
C5 SECTION



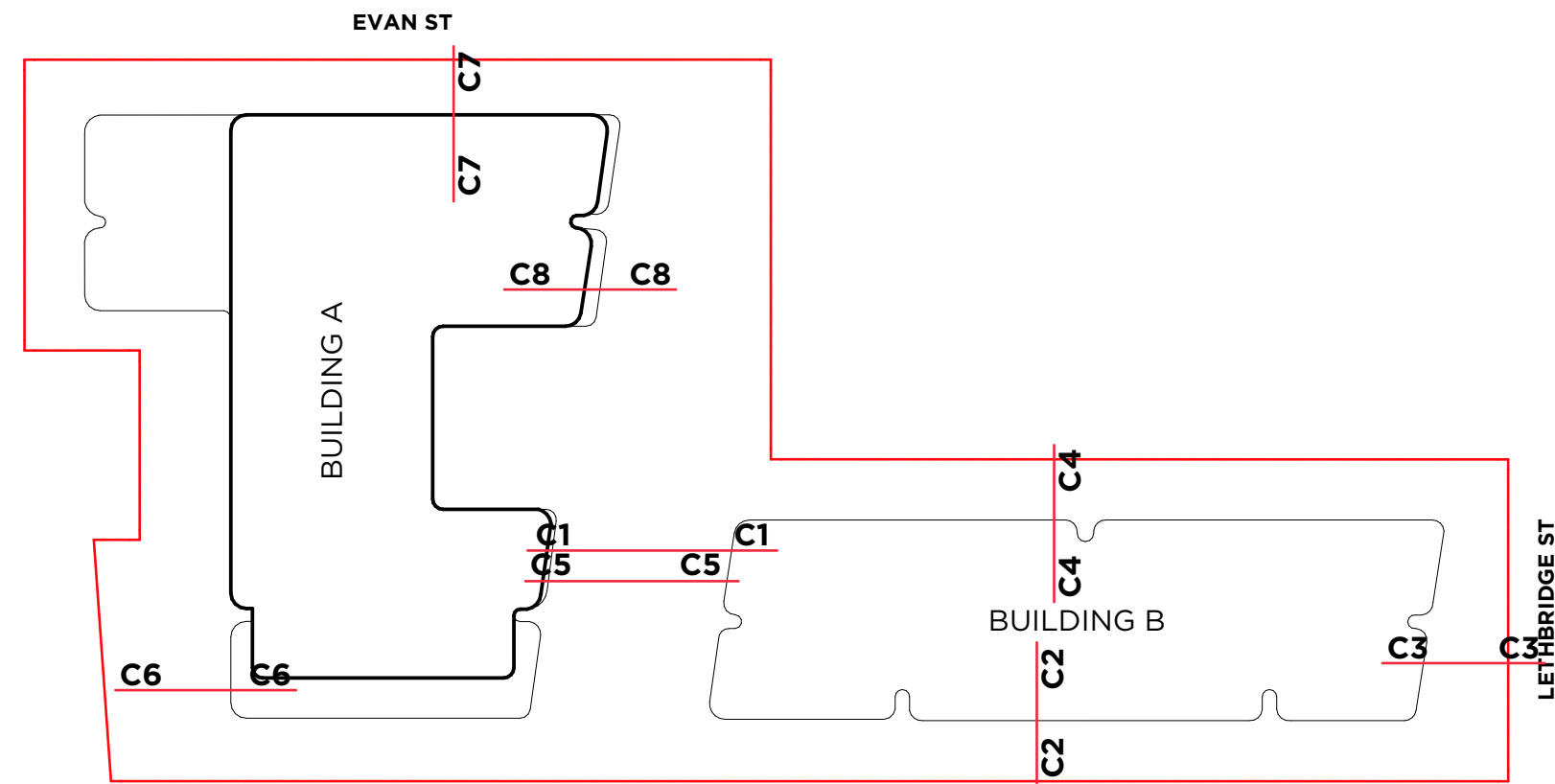
C6 SECTION



C7 SECTION



C8 SECTION



KEY SITE PLAN

SCALE 1:700

MATERIALS & FINISHES LEGEND

PA1	PAINT 01 SLAB EDGE PAINTED DULUX LEXICON HALF
PA2	PAINT 02 EXTERNAL WALL PAINTED DULUX JASPER (TO MATCH COLORBOND)
PC	PC - POWDERCOAT ALUMINIUM WINDOWS & DOORS VERTICAL LOUVRES COLORBOND JASPER
JASPER®	
ST	ST- STONE PLANTERS & EXTERNAL WALLS PENRITH LOCAL STONE
	COLORBOND STEEL FENCE HEIGHT 1800MM COLORBOND JASPER

REV C	
C DEVELOPMENT APPLICATION	090222 ZB
B DEVELOPMENT APPLICATION	210921 ZB
A DEVELOPMENT APPLICATION	021220 ZB
Rev Description	Date App'd
Project	

**RESIDENTIAL FLAT BUILDING**  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 297 45 2014  
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**SECTIONS**  
**GROUND INTERFACE**  
Checked/Approved

###  
Scale  
1:75, 1:700  
(A4) Sheet Size

Project Number  
**19107**  
Status

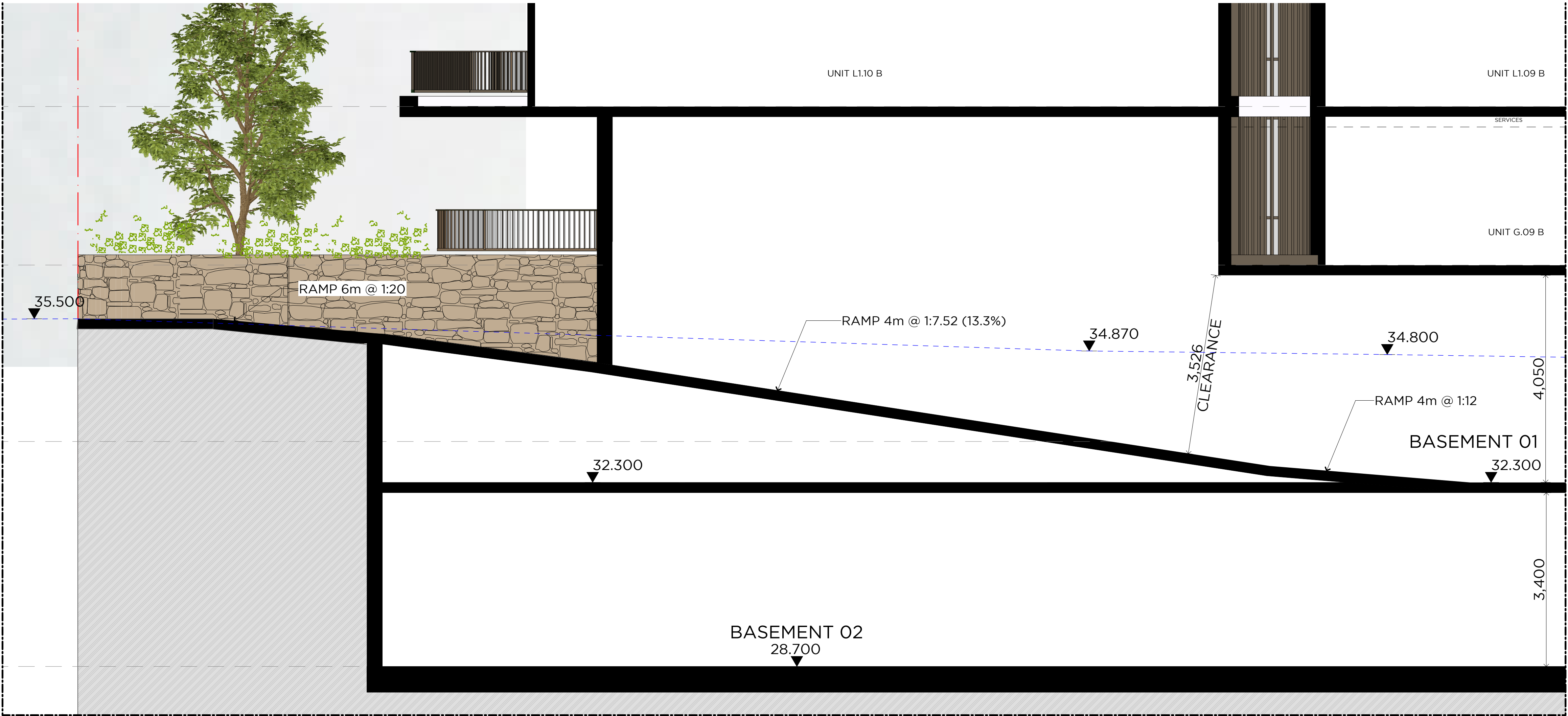
Drawing Number  
**DA-307**

Revision  
**C**

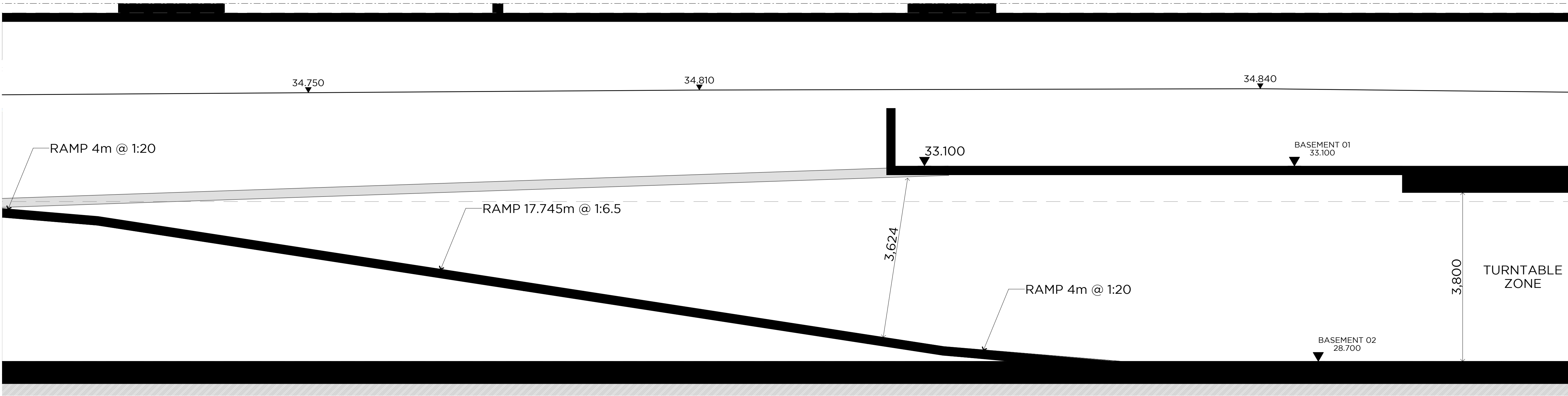
**DEVELOPMENT APPLICATION**

96-98 Lethbridge St and 42-46 Evan Street Penrith, Council Reference 24/02/2024/41 PM





D-01 - SECTION CC  
SCALE 1:50

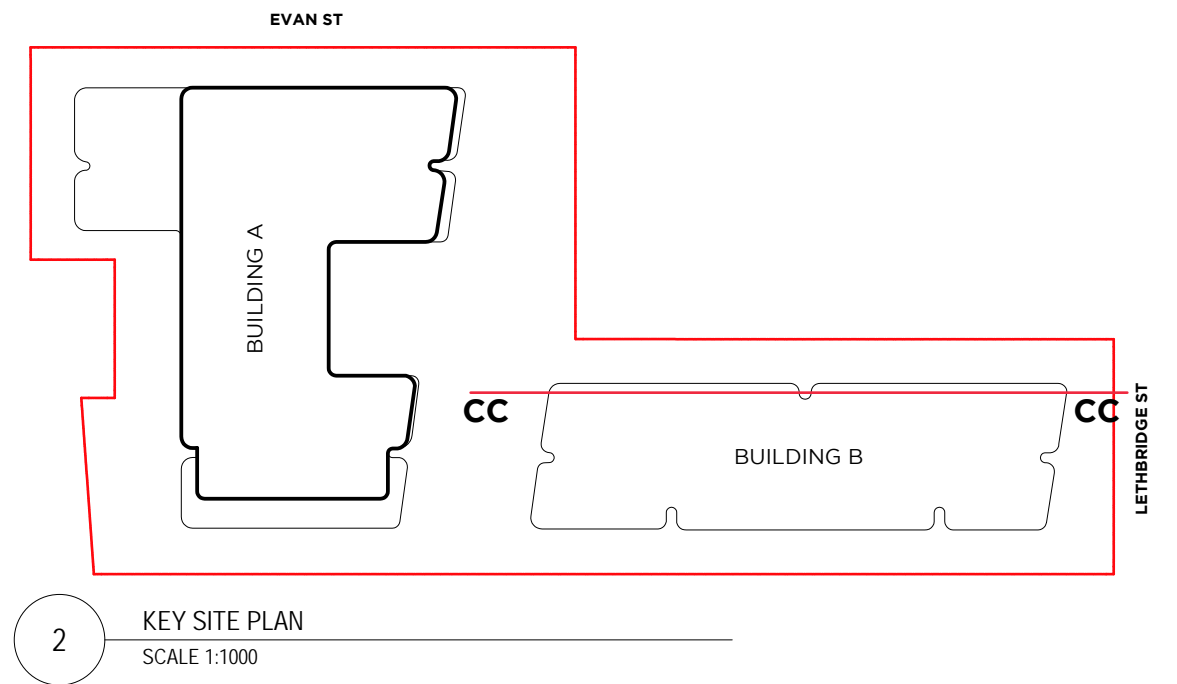


D-02 - SECTION CC  
SCALE 1:50

Copyright URBAN LINK PTY LTD ©

Notes:  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.

**DIAL BEFORE YOU DIG**



REV C

C	DEVELOPMENT APPLICATION	090222	ZB
B	DEVELOPMENT APPLICATION	210921	ZB
A	DEVELOPMENT APPLICATION	021220	ZB

Rev Description Date App'd

Project

**RESIDENTIAL FLAT BUILDING**

96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**

Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title

**SECTIONS**

**RAMP DETAILS**

Checked/Approved

####  
Scale  
1:50, 1:1000  
@A1 Sheet Size

Project Number  
**19107**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Number  
**DA-308**

Revision  
**C**

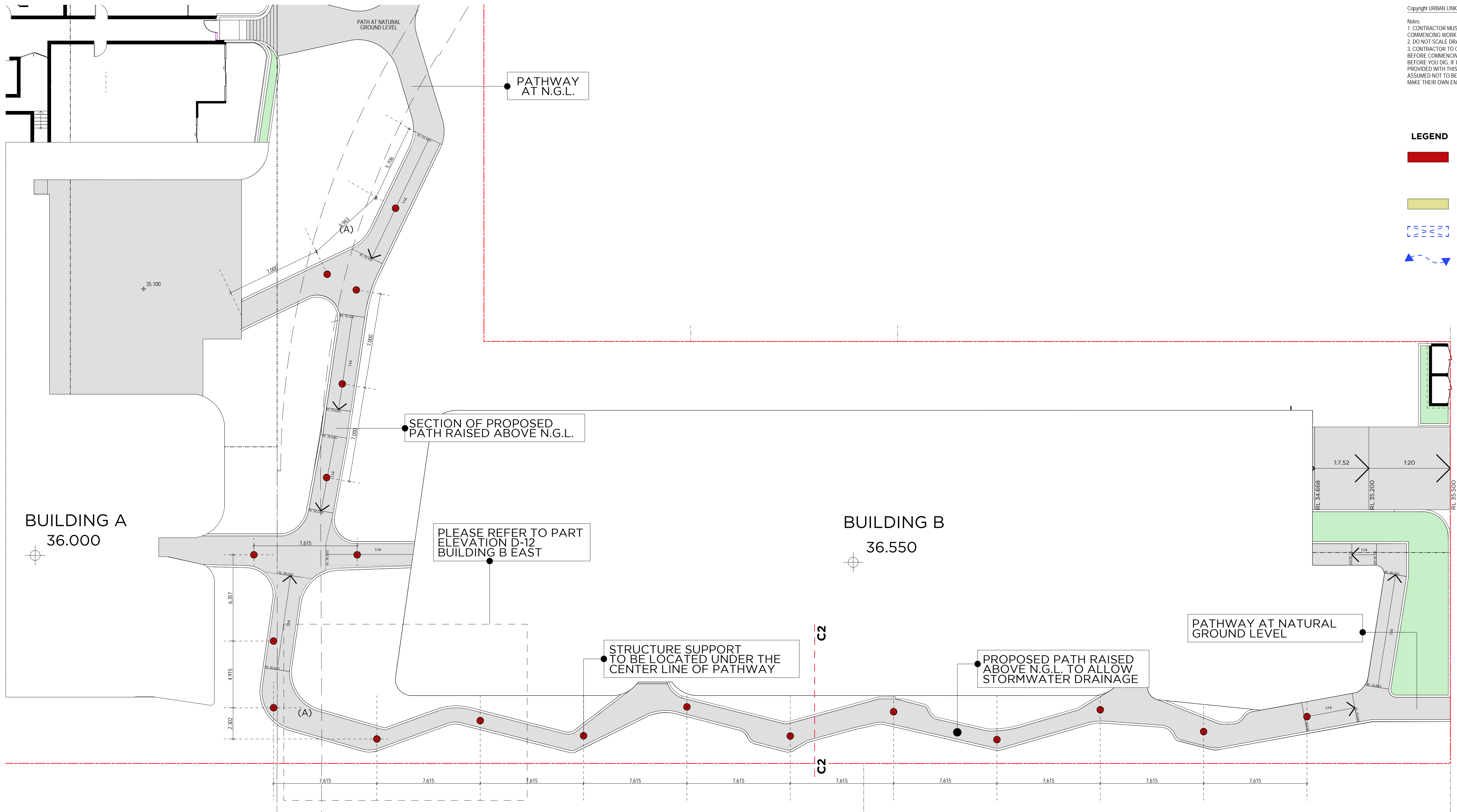


Notes:  
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

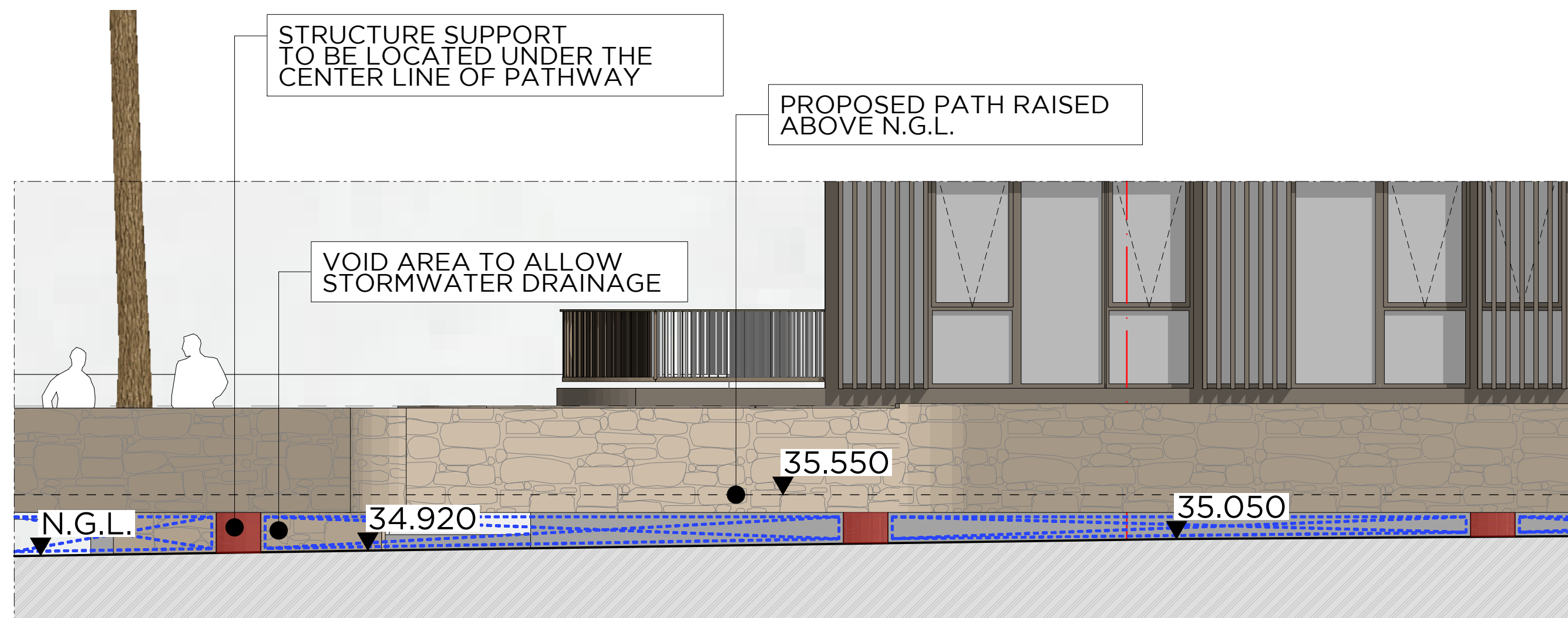


LEGEND

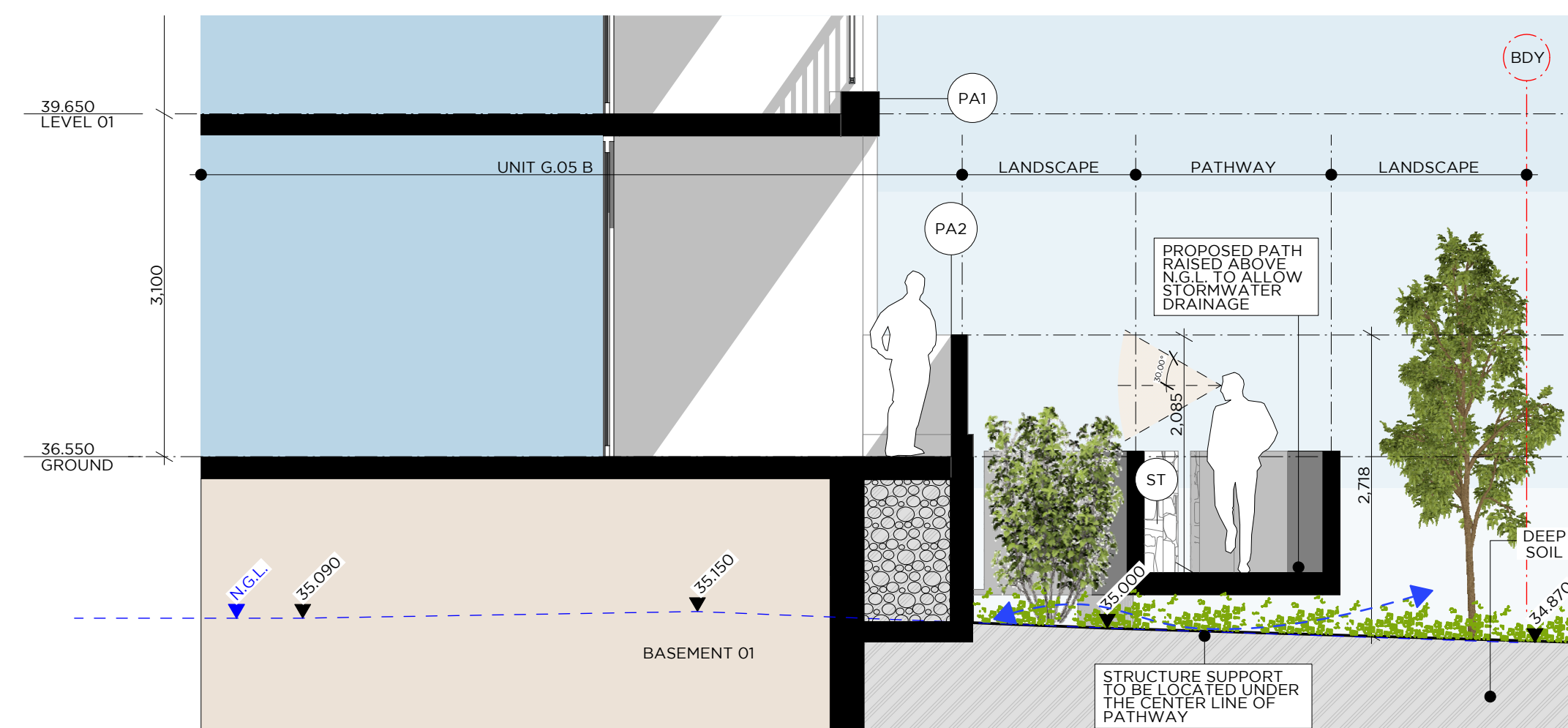
- STRUCTURE AS PER STRUCTURAL ENGINEER'S DETAIL AND DESIGN
- SECTION OF RAISED PATH WHICH ALLOWS STORMWATER TO FLOW UNDERNEATH
- VOID TO ALLOW STORMWATER TO FLOW UNDERNEATH
- WATER FLOW



PEDESTRIAN PATHWAY STRUCTURE  
SCALE 1:150



D-12 - BUILDING B EAST  
SCALE 1:50



C2 - RAISED PATH DETAIL  
SCALE 1:50

A DEVELOPMENT APPLICATION 090222\_ZB  
Rev Description Date App'd  
Project

RESIDENTIAL FLAT  
BUILDING  
96-98 LETHBRIDGE ST & 42-46 EVAN ST  
PENRITH NSW 2750 AUSTRALIA

**URBAN LINK**  
Business Address:  
Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933

Drawing Title  
**COMPLIANCE**  
PATH STRUCTURE  
Checked/Approved

####  
Scale  
1:150, 1:50  
@A3 Sheet Size

Project Number Drawing Number Revision  
**19107 DA-1417 A**  
Status  
**DEVELOPMENT APPLICATION**





Drawing Title  
LANDSCAPE PLAN

Project  
96-98 LETHBRIDGE ST & 42-46  
EVANS ST PENRITH NSW

Landscape Architect  
**NBR**SARCHITECTURE.  
LANDSCAPE  
Sydney  
61 2 9922 2344  
Any form of replication of this drawing in full or in part without the written  
permission of NBR&PARTNERS Pty Ltd constitutes an infringement of  
the copyright.  
Nominated Architects:  
Andrew Duffin NSW 5602  
NBR& Partners Pty Ltd VIC 51197  
© 2019  
ABN 16 002 247 565  
nbsarchitecture.com

Date /11/2020  
Scale 1:200 @ A1  
1:400 @ A3

Drawing Reference  
LDA- 011

Revision  
01

0 10 20 30 40 50 60 70 80 90 100