

Referral Response - Public Domain Amenity & Safety

Application Number:	Rev23/0008
Referral Officer	Olivia Kidon
Referral Unit	Public Domain Amenity & Safety
Date of referral	13 February 2024
Land to be developed (Address):	Lot 3003 DP 1184498 184 Lord Sheffield Circuit PENRITH NSW 2750
Proposed Development:	Review of Determination (Refusal) of DA22/0214 for Construction of Part 13 and Part 25 Storey Mixed Use Development, One Level of Basement Car Parking, Five Storey Podium with Above-Ground Parking, Retail and Commercial Tenancies and Two Residential Towers. Tower C has 74 Apartments and Tower D has 163 Apartments. Proposal includes an Offer for Community Infrastructure for Further Embellishment Works to Proposed Through-Site Link (Concurrent Review Application Rev23/0007 for DA22/0213).

Recommendation

No objections - subject to conditions

Detailed assessment

This application for Rev23/0008 has been reviewed concurrent to Rev23/0007. The same comments are provided with the key amendments (enhancements to through site link and the offer of community infrastructure) impacting the developments simultaneously.

The CPTED information provided at Section 7.2.11 of the Statement of Environmental Effects is thorough and outlines design features and management principles that endeavor to enhance user safety throughout this area. These elements are supported and must be conditioned on the development. The conditions previously provided (August 2022) remain applicable and are also recommended for this development.

The proposed changes to the through site link are noted and supported. Specifically, the change to the link being accessible 24/7 with no physical access control measures available (as previously indicated). This link in its current state provides a high use pedestrian thoroughway to the commuter car park. Adequate lighting of this link will be imperative to provide a positive user experience, particularly after dark.

The inclusion of community infrastructure, being an indoor recreation facility, potentially operated by PCYC with ownership remaining with the building owner, is supported. This type of facility would contribute towards filling the gap in the availability of safe, accessible spaces, in particular for young people in Penrith. A Plan of Management for the facility must be provided to Council for review.

Please contact me should you wish to discuss any of the above further.

Kind regards

Olivia Kidon
Community Safety Lead

Recommended Conditions:

General

- 1 Refer to conditions previously provided for DA22/0213 & DA22/0214.