

Referral Response - Public Domain Amenity & Safety

Application Number:	Rev23/0007
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 DA22/0213 for Construction of Part 13 and Part 31 Storey Mixed Use Development with One Level of Basement Car Parking, Five Storey Podium with Above-Ground Parking, Through-Site Link, Retail Tenancies, Supermarket, Child Care Centre, Indoor Recreation Facility and Two Residential Towers. Tower A has 241 Apartments and Tower B has 75 Apartments. Proposal includes an Offer to Provide Community Infrastructure being an Indoor Recreation Facility on Level One (Concurrent Review Application Rev23/0008 for DA22/0214).

Recommendation

No objections - subject to conditions

Detailed assessment

This review of determination Rev23/0007 for a mixed used development has been assessed in relation to its consideration of Crime Prevention through Environmental Design (CPTED) principles.

The CPTED information provided at Section 7.2.11 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.