

Our reference: P-1130674-R9R6
Contact: Robert Craig
Telephone: (02) 4732 7593

8 April 2026

Edwina Ross
NSW Department of Planning, Housing and Infrastructure

Email: edwina.ross@dpie.nsw.gov.au

Dear Edwina,

SSD-78665709-Mod-1 – Design Amendments to Proposed In-Fill Affordable Housing at 160-172 Lord Sheffield Circuit, Penrith

Thank you for providing Penrith City Council with the opportunity to comment on the above referenced modification application.

Council staff have reviewed the information referred for comment on 24 March 2026 and the following comments are provided for the Department's consideration.

1. Design Review Panel Consideration

- a) The project Design Review Panel should review the proposed design amendments to confirm the proposed (modified) development retains the potential to achieve design excellence.

2. Car Parking Allocation

- a) The proposed arrangement of car parking provides for staff and visitor car parking which is co-located on basement levels 1 and 2. Consideration should be given to separate and consolidated parking areas for these different parking types to assist with wayfinding and to improve the efficacy of directional and wayfinding signage.

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrith.city

3. Access, Manoeuvring and Parking

- a) An additional ground floor planter box is proposed adjacent to the site access driveway. The height of the planter box must not obstruct driver sightlines as per AS 2890.1 and AS 2890.2.
- b) Storage cages are proposed in basement level 2 at the bottom of the ramp to basement level 1. This is an unsafe location due to the potential safety risks to residents using the storage cages, the risk of vehicles hitting the storage cages and the potential for storage cages to obstruct driver sightlines.
- c) A swept path analysis shall be undertaken to demonstrate that vehicles will be capable of entering and exiting car spaces located adjacent to security control points via no more than three point turns when security access gates are closed.
- d) Accessible parking spaces shall be located closer to lift access points.
- e) Several basement level storage cages appear to include designated bicycle parking. The suitability of remaining storage cage areas and dimensions should be reviewed.

Should you wish to discuss any aspect of Council's comments, please contact me on (02) 4732 7593.

Yours sincerely,



Robert Craig

Principal Planner

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