

From: Craig Robert <rcraig@penrithcity.nsw.gov.au>
To: "fiona.gibson@planning.nsw.gov.au" <fiona.gibson@planning.nsw.gov.au>
Date: 3/04/2014 11:48 AM
Subject: Modification Application - Stage 3B, North Penrith Defence Suite (SSD 5349 MOD 1)
CC: Wood Peter <PWood@penrithcity.nsw.gov.au>, McMurtrie Amanda
<amcmurtrie@penrithcity.nsw.gov.au>

Fiona,

I refer to Planning & Infrastructure's request for comments regarding the subject SSD modification application.

It is noted that proposed Lots 3101 to 3105 are located within the area nominated as the "opportunity site" in the North Penrith Design Guidelines (Figure 14). It is also noted that proposed Lots 3103 to 3105 are nominated as "apartment sites" in the Design Guidelines (Figure 15).

While it is acknowledged that the location of the proposed laneway is consistent with the North Penrith Concept Plan, the provisions of the Design Guidelines in relation to the opportunity site and apartment sites need to be given due consideration. Due consideration also needs to be given to the minimum 3 storey building height which is "strongly encouraged" in the Design Guidelines for the "canal edge lots" (i.e. proposed Lots 3101 and 3102).

The JBA letter dated 10 March 2014 indicates that the intention is to deliver rear-loaded terrace housing (presumably 2 storeys in height) on proposed Lots 3101 to 3104. Terrace housing on these sites is considered to represent an underutilisation of the land where higher density residential development (and some non-residential uses where appropriate) should be pursued in such close proximity to the Penrith City Centre and public transport links.

The proposed laneway and subdivision scheme in addition to Urban Growth's intentions as outlined in the JBA letter will impinge on future opportunities to achieve the intent of the Design Guidelines in relation to the opportunity site, apartment sites and canal edge lots. Further information should be sought from Urban Growth demonstrating the revised subdivision scheme will not preclude the achievement of these objectives.

Council will discuss this matter with Urban Growth at the next North Penrith project meeting scheduled for next Tuesday, 8 April.

Thank you for providing Council with the opportunity to comment on the revised proposal.

Regards.

Robert Craig
Principal Planner

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