

RESIDENTIAL DEVELOPMENT

NEPEAN GREEN, 164 STATION STREET, PENRITH

(RESIDENTIAL COMPONENT)

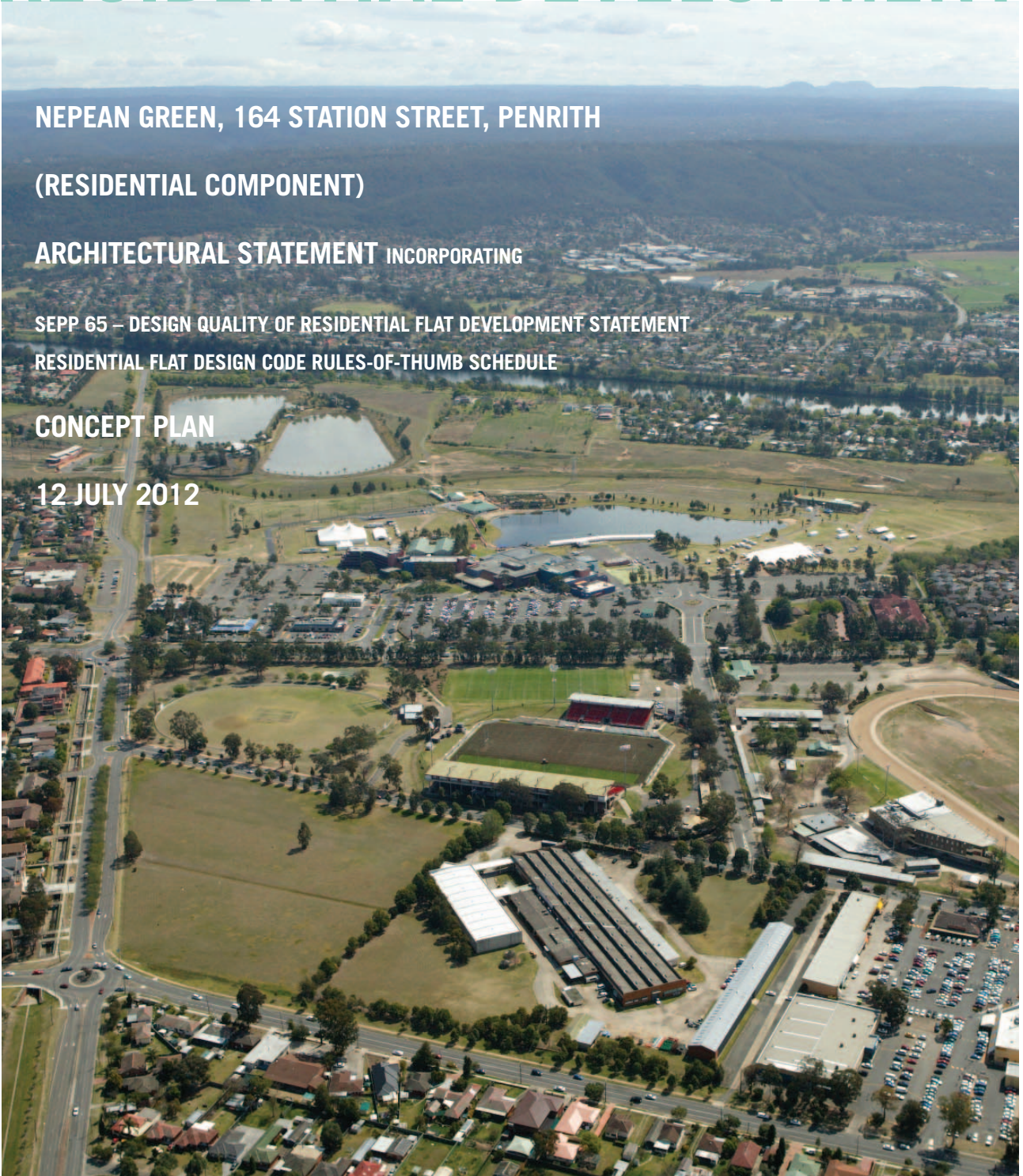
ARCHITECTURAL STATEMENT INCORPORATING

SEPP 65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT STATEMENT

RESIDENTIAL FLAT DESIGN CODE RULES-OF-THUMB SCHEDULE

CONCEPT PLAN

12 JULY 2012



01

SEPP 65 STATEMENT

INTRODUCTION

This statement has been prepared by Turner + Associates Architects for Parkview Penrith Pty Ltd. This statement applies to the residential portion only which comprises a portion of the Concept Plan; refer also to the Project Application documentation for the retail component prepared by Leffler Simes.

The submission incorporates the proposal to develop the former Panasonic site into a staged residential development, incorporating a new network of new streets between Woodriff Street and Station Street, a new public Plaza, a tavern, and local shops/restaurants.

The new Masters home improvement store will be located to the south of the site addressing Jamison Road, Station Street and Woodriff Street. The residential development will occupy the remainder of the site between Station Street and Woodriff Street.

DIRECTOR GENERAL REQUIREMENTS RELEVANT TO ARCHITECTURE

4. BUILT FORM AND URBAN DESIGN

The built form is designed to give definition to the new street network within the site, and to give clear delineation to the communal courtyards. The orientation of the buildings is designed to maximise solar access, privacy and views.

The heights are varied between 4-, 5-, 6- and 8-storeys so as to provide an animated skyline. The lower buildings are generally to the perimeter of the site to respond to the existing 1-, 2-, 3- and 4-storey existing context. The taller buildings face onto the new public plaza in response to the civic nature of the space.

Deep soil setbacks are provided to the perimeter of the lots to provide soft landscaping opportunities to all building perimeters.

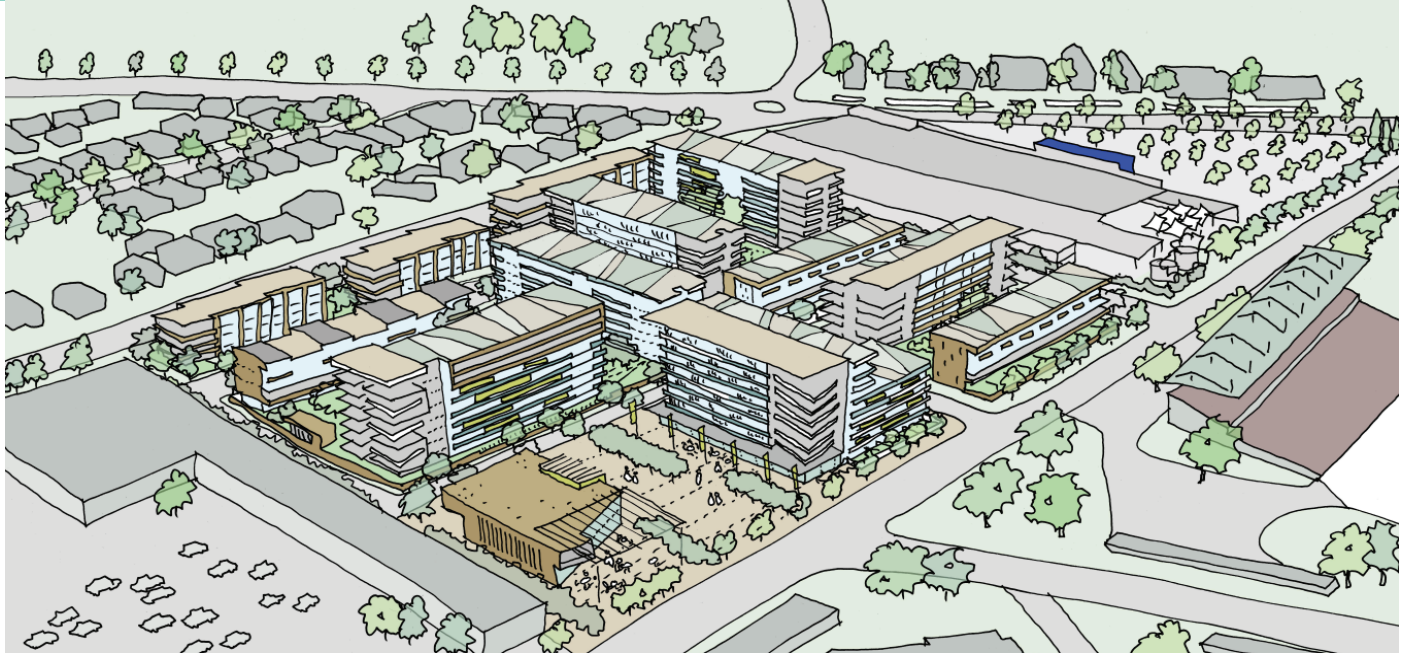
The drawings within the EA submission address the detail of the envelopes, as well as providing 3D views of the proposal in its context. Options for the site were considered as part of the design process, and are included in the package.

5. ENVIRONMENTAL AND RESIDENTIAL AMENITY

The layout, proportion and height of the envelopes for the new residential buildings have been considered in relation to the principles of the Residential Flat Design Code, exceeding the minimum requirements in terms of building separation.

The buildings are separated within the lots by large communal courtyards that typically include deep soil zones for large trees. The road widths are to Council requirements, and include minimum 2m setbacks; the verges and setbacks are also deep soil, giving the opportunity for large trees to develop. This will all provide for both acoustic and visual privacy in the detail design of the buildings.

There are currently no existing view corridors through the site; the northern boundary



has a continuous building on the neighbouring site for the full length of the boundary; most of the site to be occupied by the residential uses is currently taken up with a single, large building form that precludes views through the site. The new street network within the site, reinforced by perimeter block building forms, will provide clear view corridors through the site, improving the visual permeability.

The only existing residential uses external to the site adjacent to the residential component of the proposal are to the east on Woodriff Street. The existing residential properties are between 38m to 52m away from the proposed building envelopes. The buildings to the perimeter of the proposal on this side of the site are 4-storeys in height, which is 17m high relative to the street level. This provides a proportion of space that is a minimum 2:1 (width:height), which will be acceptable from the point of view of privacy and solar access. The location and orientation of the proposed building forms have been considered in relation to the existing Centro development to the north and the proposed Masters home improvement store to the south. The primary outlook to all but a handful of units is away from these aspects. To the south, the slender building forms deliver living room aspects away to the north. Adjacent to Centro, it is only building ends that address the existing wall, so all units have the opportunity for their primary aspect to be perpendicular to this.

10. SEPP 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

Refer to the following pages of this report for a detailed response in relation to the 10 principles of SEPP 65 and the rules-of-thumb from the Residential Flat Design Code.

13. PUBLIC DOMAIN

The proposal incorporates a new public street network that links Woodriff Street and Station Street. This will provide increased permeability, breaking the existing large block of land into lots into a better proportion in relation to their surroundings.

A new public plaza will provide active open space for use by both the new residents and the existing community. It sits at the end of Ransley Street, near to Penrith Stadium. This civic open space is therefore well-placed to respond to the very public nature of this corner of the site.

The ground level uses to the plaza are retail and entertainment in nature to provide active uses. The streets, by contrast, are more private in nature with the residential ground levels an average of 1m above street level for privacy and security. The delineation between the public streets and communal courtyards will be very legible. The streets will have active frontages due to the potential for multiple entry points.

PRINCIPLE	DESIGN QUALITY	PROPOSAL
1	<p>CONTEXT</p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<ul style="list-style-type: none"> • The site is located in Penrith and is bound by Woodriff Street, Station Street, Jamison Road and the existing Centro retail development. • The immediate context is characterised by houses and apartments of one- to four-storeys to the south and east, and the stadium building to the north. • The residential proposal responds to the surrounding urban area whilst developing a new and appropriate high density residential centre. It is expected that the architecture of the new buildings will contribute to the quality and identity of the existing area whilst at the same time addressing the wider objectives of the City Centre Vision for Penrith as one of the six Regional Cities. • The proposal reflects Council's expectation for the site in providing new high density housing.



PRINCIPLE	DESIGN QUALITY	PROPOSAL
2	SCALE <p>Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<ul style="list-style-type: none"> • This development consists of approximately 570 apartments divided between 12 buildings on a podium of parking that is semi-submerged in the ground. The average 1m level change to the podium provides privacy and security to the ground level apartments, while still providing street activation. • A new network of streets between Woodriff Street and Station Street gives a grain to the development as well as providing street frontage. • The buildings are typically four- to eight-storeys in height above the podium. They are arranged so as to give a varied skyline and to prevent overshadowing. The lower buildings tend to be at the perimeter of the site as a transition to the existing context. • The overall masterplan and specific building design has been considered to ensure that the buildings are proportional to the spaces around them.



PRINCIPLE	DESIGN QUALITY	PROPOSAL
3	BUILT FORM <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building's elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<ul style="list-style-type: none"> • The alignment, scale, articulation and separation of building forms work together to reinforce streetscape, create perceptible urban spaces and bestow a variety of urban experiences. • The new street network provides for a range of lot sizes that can be developed in stages. The lots are generally configured on the basis of a perimeter block form to reinforce the street edge and to provide large communal courtyards to the centre of the lots. All streets are provided with landscaped setbacks. The new plaza to Station Street provides open space for use by the wider community, as well as giving a sense of openness at the edge of the development. • The Alignment, scale, articulation and separation of all building envelopes work together to reinforce streetscape, create perceptible urban spaces and bestow a variety of urban experiences. • Appropriate building separations and setbacks have been applied throughout the master plan and all building envelopes are aligned and scaled to reinforce streetscapes and the public domain.



PRINCIPLE	DESIGN QUALITY	PROPOSAL
4	DENSITY <p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<ul style="list-style-type: none"> The overall site area is 78,550sqm. The proposal has an overall GFA of 76,398sqm, generating an FSR of 0.98:1. This is less than half of that permissible under the current control of 2:1. There are 570 units anticipated (shown within the illustrative plans) with a range of 1 bed and 2 bed apartments to allow for a typologies and living patterns that will respond to the needs of the local market. The development includes ground floor retail amenity, a new Tavern and Masters home improvement store that will support both the new residents and the existing community, without detracting from the range of retail and entertainment already provided in Penrith. The density of the proposed development is appropriate for its location given its access to public transport, community facilities and employment opportunities.



PRINCIPLE	DESIGN QUALITY	PROPOSAL
5	RESOURCE, ENERGY AND WATER EFFICIENCY <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<ul style="list-style-type: none"> • The development is designed to embrace ESD principles. The use of appropriate built form generates a minimum 60% cross-ventilated apartments that result in slender buildings with a range of single-storey and maisonette typologies. • The massing, and orientation have been organised so as to provide good natural daylighting and solar access into the primary living spaces, external living areas and courtyards. • Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources. Refer to report by Cundall. • The development will include tanks for the retention of stormwater to be re-used for irrigation and car wash bays. • The non-residential areas will be assessed in relation to the BCA Section J.

PRINCIPLE	DESIGN QUALITY	PROPOSAL
6	LANDSCAPE <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</p> <p>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.</p>	<ul style="list-style-type: none"> • There are many layers of open space providing a hierarchy that responds to the need for a variety of different activities to occur within the site. • The new Public Plaza will provide amenity for the greater public and ties the site into local street network. • The new streets network will both provide new pedestrian routes as well as giving scale to the overall site. All streets include tree planting, verges and landscaped setbacks. • The edges to the existing Centro development and the new Masters home improvement store will have a wide, densely landscaped buffer to provide quality edges to the development. • The generous communal courtyards of the residential buildings will offer amenity for residents, as well as providing a good outlook spaces for those living above. All of the common courtyards have open sides, allowing views out of the the courtyards. In turn, people in the public areas will enjoy views into the common courtyards and their landscaping. • Each apartment will have a balcony of generous depth that has been located to maximise light and views, whilst considering privacy. • Refer to the report and drawings by Site Image for more detail.



PRINCIPLE	DESIGN QUALITY	PROPOSAL
7	AMENITY <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlook and ease of access for all age groups and degrees of mobility.</p>	<ul style="list-style-type: none"> • The master plan employs a public space framework, incorporating good generous street widths, coupled with good building separation to maximise the relationship of built form to the public realm. • The spatial relationship throughout the development delivers generous quality landscaped spaces, with clear edge definition created by the building forms. • Apartments will be a mix of unit typologies, providing a high degree of cross-ventilation with dual aspect orientation. A minimum of 60% of apartments are targetted to be cross-ventilated in each apartment building. • Layouts have been developed to allow the maximum of units face north and enjoy the distant and local views. • A minimum of 70% of the apartments in each building shown in the illustrative plans are targetted to receive greater than 2 hours of sunlight to the living room glazing during the winter solstice. • Privacy is maintained between apartments through orientation and internal layouts. • Adaptable apartments will be provided throughout the building in different typologies to offer variety to potential purchasers.

PRINCIPLE	DESIGN QUALITY	PROPOSAL
8	SAFETY AND SECURITY <p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces whilst maintaining internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private open space.</p>	<ul style="list-style-type: none"> • Safe access is achieved by clear pedestrian routes within the site, utilising the new and existing street network. • There will be legible, well-lit, secure street entries to each of the buildings. • Active street frontages will be provided by multiple residential building entry points. • There will be a clear delineation between public spaces and communal/private spaces. • Passive surveillance is afforded by balconies and windows at the higher levels, taking in all aspects. • The tavern and retail uses will provide for active uses to the new public Plaza. • There will be appropriate lighting to all exterior areas, both public and communal. • Landscape treatment will be provided to ensure that visibility is maintained, as well as deterring graffiti on existing blank walls to the north. • Refer to the CPTED assessment by Urbis for further detail.

PRINCIPLE	DESIGN QUALITY	PROPOSAL
9	SOCIAL DIMENSIONS <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.</p> <p>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</p>	<ul style="list-style-type: none"> • The scheme provides a range of unit typologies and sizes that shall appeal to different price points. • The outdoor public and communal spaces are designed to engender community spirit for residents within the development by offering areas for congregation and activity. • Housing diversity and affordability will be enhanced in the locality through the provision of a range of unit sizes, including adaptable housing, to cater for the full life cycle of tenants and enabling people to age in place without the need for specialised aged accommodation. One and two bedroom units will cater for young professional single persons or couples as well as older “empty nesters”. • The development is supported by new retail and Tavern for use by residents and the wider community. This range of retail and entertainment uses will balance the site’s residential uses with the additional social dimension of supporting services and activities to ensure that a dynamic mix of activity creates and engenders a social framework for both the existing and future context of an emerging high-density residential development.

PRINCIPLE	DESIGN QUALITY	PROPOSAL
10	AESTHETICS <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should also relate to the context, particularly responding to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<ul style="list-style-type: none"> • The aesthetics of the proposal do not form part of the Concept Plan, these will be addressed in detail in a subsequent DA submissions. • This submission, however, includes illustrative plans and perspectives to give an indication of the type of approach that may be given in order to represent the overall scale of the buildings relative to their context. • The design, materials and colours shown are purely indicative at this stage.



RULES-OF-THUMB FROM RULES OF THUMB THE RESIDENTIAL FLAT DESIGN CODE

PAGE	RECOMMENDATION	CURRENT
7	Relating to local context	YES The surrounding context will benefit from the new mix of uses, street network, and public plaza. Lower buildings are placed towards the perimeter of the site to respect the existing context.
27	In general a depth of building 10-18m (glass-to-glass) wide is appropriate. If wider, demonstration of satisfactory daylighting and natural ventilation.	YES Generally the indicative envelopes provide for the opportunity for the buildings to deliver these distances.
28	Distance between buildings: Up to 4-storeys (12m) 12m between habitable / balconies 9m habitable / balconies to non-habitable 6m non-habitable to non-habitable Over 5- to 8-storeys (25m) 18m between habitable / balconies 13m habitable / balconies to non-habitable 9m non-habitable to non-habitable	YES The envelopes provide for these requirements to be met.
44	Minimum 25% open space area to be deep planting	YES The area of the plaza is 2,300sqm; the area of the new roads is 12,300sqm; the area of the communal open space is 11,000sqm. The total open space area is therefore 25,600sqm of which 9,500sqm is deep soil. This equals 37% of the open space area.
49	Communal open space to be 25-30% of site area	YES The residential overall site has an area of 43,505sqm of which 25,600sqm is public or communal open space. This equals 58% of the site area. The new residential lots (residential overall site area, less the roads, plaza and tavern) has an area of 26,945sqm of which 11,000sqm is communal open space. This equals 40% of the residential site area.

PAGE	RECOMMENDATION	CURRENT
49	Minimum recommended area of private open space for each apartment at ground level or on a structure such as podium or car park is 25sqm; minimum preferred dimension in one direction is 4 metres.	YES The units shown are only indicative at this stage and have not been designed in detail. The current design would allow for ground floor terraces of the required area and dimensions to the courtyards.
50-51	Site configuration – orientation	YES The relevant section of the RFDC relates to aligning with streets and maximising the number of units facing north; this proposal reflects both of these requirements.
56-57	Site amenity - safety	YES The RFDC requires secure ground level access, passive surveillance, reinforcing the building boundary, orientating entrances to streets, providing clear lines of site from the lobbies to the street, provision of adequate illumination. The proposal responds positively to all of these requirements.
58-59	Site amenity – visual privacy	YES The buildings are typically orientated such that units face predominantly away from those in the opposite building. All other units are orientated such that there are no proximity issues with other windows and balconies.
69	8m max to rear of kitchen from glass. If more, demonstration of satisfactory daylighting and natural ventilation.	N/A The units have not been yet been designed for this stage and are indicated in block form
69	8m maximum depth to single aspect units. If more, demonstration of satisfactory daylighting and natural ventilation.W	N/A The units have not been yet been designed for this stage and are indicated in block form.
69	Minimum unit sizes	N/A The specific unit sizes for each building will be detailed in subsequent DA submissions
72	2m min balcony width, unless furniture layout can be demonstrated	YES All primary balconies will have minimum 2.0m depth.

PAGE	RECOMMENDATION	CURRENT
74	2.7m min ceiling height in habitable areas	YES 3.1m floor-to-floor, therefore 2.7m is achievable to ceilings.
74	2.25-2.4m ceiling height in non-habitable	YES
78	Optimise the number of ground level units with separate entries.	YES The apartments at ground level could be designed to have separate entries.
79	In general, maximum 8 apartments off of a double-loaded common area (except where amenity provided through crossover, dual aspect apartments)	YES, WITH QUALIFICATIONS The illustrative plans show fewer than 8 apartments for the taller buildings; the 4-storey buildings exceed this on some levels, but in this instance the corridor is on the face of the building, enjoying views of the courtyard on one side, and the apartments are dual-aspect, maisonettes where deviation from the rule-of-thumb is permitted.
82	Storage provision – 1 bed: 6 cu m; 2 bed: 8 cu m; 3 bed: 10 cu m. Minimum 50% within unit	N/A The units have not been yet been designed for this stage and are indicated in block form
85	70% of units to receive 2 hours of direct sunlight in winter to living rooms and private open spaces	YES The design of the buildings for this stage are only indicative. The illustrative scheme acheive a minimum of 2hrs solar to the living spaces. Refer to diagram.
87	60% of units to be cross-ventilated	YES The design of the buildings for this stage are only indicative. The illustrative scheme acheives a minimum of 60% of units being cross ventilated. Refer to diagram.

