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Multi-Unit sites E, F and I
South Werrington Urban Village
Design Statement

Introduction

Tony Owen Partners has been commissioned by the Bathla Group; the owners of the site to prepare a Development Application for sites E,F and I within the South Werrington Urban Village. This statement accompanies a preliminary design submission prior to lodgment of the Development Application.

Master Plan

The site falls within the area covered by the South Werrington Urban Village DCP 2014.
The general objectives of this DCP include:

General Objectives
'To facilitate the sustainable development of residential, employment and open space areas of the South Werrington Urban Village.'

Built Environment

a) To maximise opportunities for higher density residential development in proximity to Werrington Station,

b) To respond to the physical, cultural and urban heritage of the area with plans and designs that respect the landform, climate and patterns of land use,
Penrith Development Control Plan 2014 E12 – Penrith Health and Education Precinct E12-42

c) To encourage a contemporary built form of well-designed buildings that consider the amenity of the occupants and neighbours, and

d) To ensure that the proposed development and built form comply with best practices in ESD and complies with the principles in Penrith Council's Water Action Plan 2005 and Penrith City Council's Green House Gas Reduction Plan.

Social
a) To provide diversity of housing choice, including affordable housing,

b) To provide places for recreation that will accommodate casual activities,

c) To encourage safety and security through passive surveillance of streets and open spaces,

d) To build on the existing sense of community by integrating with the existing community, and

e) To provide a range of passive open spaces that can act as meeting places for the existing and future communities.

12.8.2.3 Desired Future Character

Multi Dwelling Housing: *Development closer to the railway station is proposed to be medium density consistent with metropolitan planning policies and Council's Sustainability Blueprint for New Urban Areas. Development in the form of townhouses and apartments is proposed with a strong built edge to the street and a preference for dwellings that address the streets. This type of development will transition to the general residential area.*

Site

This application relates to multi-unit sites E,F and I as indicated on the site location plan attached. Sites E and F are combined with the provision of a shared through site link between them. The site is currently semi-rural land with no significant structures. According to the DCP master plan the surrounding areas will be developed as detached housing, medium density housing and other multi-dwelling developments. The site is close to Werrington Station and adjoins Wollemi College, Kurambee School and is cliose the the University of Western Sydney campus.

This site is a full block with 4 street frontages. It is bounded to the east by the road which is the extension of Lander Street which is to be 20m in width. It is bounded by the proposed 24m wide east/west Link Road to the south. The east and west roads will be 18m in width. The site has a combined area of 22,524m2. It is proposed that this site is to be subdivided into 4 separate lots. Each lot will be a self-contained development with its own parking access ramp and communal open space.

Site I is located to the east of the extension of Lander Street. This site has 3 road frontages It is bounded to the north by the drainage reserve and the east west Link Road and a proposed north south road to the east. The site has an area of 11,164m2. It is proposed that this site is to be subdivided into 2 separate lots. Each lot will be a self-contained development with its own parking access ramp and communal open space.

Design Strategy

We have designed these sites according to the principles set out in the ADG and according to best urban planning practice. Given the size of the lots it is possible to achieve all of the requirements of the DCP master plan including minimum block sizes, setbacks etc. The site has a 2om height control. This allows for a 5 storey development. There is no FSR control for the site.

Site Planning Principles

In principle, the buildings have been designed

Building Envelopes

The sites are divided into blocks with a maximum habitable width of 18m. These envelopes are aligned to reinforce the street grid and define internal public and communal space. The envelopes are typically 'H Shaped'. They are divided into thirds with 1/3 being 12m deep and 2/3 being 18m deep. This breaks up the facades as well as providing wider mid-block plazas or 'commons'.

Orientation and Communal Space

All of the buildings are oriented north south. This ensures that the east and west facing long facades will achieve min 2 hours of solar compliance. In addition, this configuration creates a series of north south facing courtyards. These courtyard, or 'commons' will contain a mix of open lawn areas for active recreation and more intensely landscaped areas with shade trees for passive recreation. These spaces will have no buildings to the north. This configuration maximises solar aspect to these courtyards. The 'H-shaped' building envelopes creates larger mid-block 'commons'.

Setbacks

The DCP requires a principle setback of 3m with secondary setbacks of 2m. We have designed the master plan to exceed these controls. We have provided a front setback of 3m to all frontages. In some areas a 6m setback is achieved and in many cases the setback exceeds 3m. This results in a general 4 storey massing with the 5th storey setback.

Building separation.
In all cases the MP meets the requirements of the ADG. As such all buildings have a minimum separation of 12m. This is increase to 16m-18m in many areas to create larger communal plazas or 'commons'. In general, the separation at L4 increases to 18m, however this is slightly reduced in some cases between habitable to non-habitable spaces. These separations ensure privacy between buildings. In addition the general 4 storey street wall creates communal courtyards of proportion a suitable for a human scale.

Proportion
The building envelopes are generally 42m long for site I and 72m long for site E+F. In all cases the envelopes are modulated with recesses to reduce the apparent length. The envelopes are typically 'H Shaped'. They are divided into thirds with 1/3 being 12m deep and 2/3 being 18m deep. This breaks up the facades as well as providing wider mid-block plazas. A different approach is taken with the perimeter facades on site E+F. In this case the building length is divided in thirds by the provision of deep 6mx6m recessed zones.

Circulation, Access and Servicing
The master plan is based on a clear legible access system. Wherever possible buildings have addresses to street fronts. A through site link is located running east west on both sites. This link will provide a public pedestrian link as well as restricted access for emergency vehicles. This provides public access to the main east-west central common on each site.

The concept creates a series of north-south lineal communal open spaces between each building. A north-south access path is located on either side of each green space to provide access to every ground floor unit. This there is an extensive system of pathways for the residents. These pathways are restricted to residents for safety and security. Each lot has its own car park entry ramp which is generally located on the northern and southern street frontages within the central landscape zones.

Waste Management
We note there are 6 basement ramps within the development. It is our preference that waste not be collected from the basement as this creates excessively long ramps and as there are a large number of them, it will unnecessarily impact communal space. Waste collection occurs at ground level in 6 waste holding and collection rooms which are accessed directly off the main streets. They contain turn-tables to ensure frontal loading. This solution was resolved through consultation with council waste staff. These areas will be contained within the buildings and not impact the communal space. This ensures that a waste truck can operate wholly within the site in a forward direction.

Passive surveillance and security
This sequence of public and communal access paths and linkages creates a simple and legible access system. All of these routes are viewed from units above. This also provides a high level of passive surveillance which along with a suitable lighting and safety will ensure a safe and secure environment.

Environmental principles.
The design has been based on active and passive sustainable principles including the following:

- The north south orientation of buildings to maximise solar amenity to units as well as communal open spaces
- The use of building overhangs to shade windows and balconies to minimise energy use
- The harvesting or rainwater for use in the irrigation of the extensive landscaped areas
- The use of external screening devices to provide sun shading to minimise energy use.
- The use of sustainable building products

Landscape Character

The design concept creates a hierarchy of communal and public spaces along a legible system of access paths. There is a hierarchy of larger central 'common' spaces as well as more passive linear spaces. Due to the site layout, this pattern has evolved a linear character. We have taken this linear character as the basis of the design character. The rectilinear geometry of the buildings is reflected in a break-up of the landscaped areas according to function and location. This has resulted in a 'mondrian'-like character. This patterning will be reinforced by planter bays, low walls, lines of trees and shrubs as well as pathways, fences and ramps. This geometry is ultimately reflected in the building facades to create a cohesive and striking architectural character.

Architectural Character
We have sought to design a series of contemporary buildings according to environmental and sustainable principles. Whilst it is early in the design stage we have proposed facades which demonstrate these principles including the following:

- The use of variety through the variation of facades throughout the development. This will be achieved by different treatments and modulation as well as varying the colours to differentiate different precincts within the development.
- The use of wide balconies to maximise private open space, views and solar amenity.
- The use of external screens to provide shading and privacy to minimise energy use as well as articulate the facades.
- The use of colour to enliven facades and differentiate buildings.
- The strong use of recesses and protrusions to modulate the facades and minimise bulk and scale.
- The use of ground floor fencing to provide privacy and articulate and define public space.
- The use of setbacks to create a human scale and well-proportioned public spaces.
- The use of durable and varied materials

Ultimately, the architectural character arose from the landscaped pattern. The linear nature of the master plan resulted in a 'mondrian'-like composition. This was then reflected in the break-up of the facades. This guides the modulation of recesses and protrusions to modulate the facades creating an active and attractive streetscape and minimise bulk and scale.

Conclusion
It is concluded that the proposal will ultimately result in a project that will exhibit a high architectural quality and make a positive contribution to this exciting urban development area.