



Architectural Statement

Design Verification Statement
SEPP 65 – Design Quality Statement
ADG Compliance Table

09/06/2016

28-32 Somerset Street
Kingswood

**DESIGN VERIFICATION STATEMENT**

Rainer Strunz

Mr Rainer Strunz, a director of Plus Architecture Sydney Pty Ltd, is registered as an architect in New South Wales, in accordance with the Architects Act 2003, Part 3 Section 17. Registration number 9355.

I confirm that in my professional opinion the proposed design is capable of achieving the design principles set out in the 'State Environment Planning Policy 65 – Design Quality of Residential Flat Development' and has been designed with regard to the publication 'Apartment Design Guide' (ADG).

Rainer Strunz
Registration Number: 9355



LOCATION

The site is located at the corner of Somerset and Hargrave St across from the Nepean Hospital and is within 460m from Kingswood train station. Currently it consists of 3 lots (28,30 & 32 Somerset Street). The proposal will amalgamate these 3 lots to 1 corner site with Somerset Road to the West and Hargrave Street to the South. The East boundary is shared with 30 Orth Street and 1 Hargrave Street and the North boundary is shared with 26 Somerset Street.

LEP/DCP SUMMARY

The site falls within B4 Mixed use zone. The relevant Penrith council LEP maps indicate a height limit of 18m to the subject site with a bonus of 21.6m available. The FSR control is 3.5:1

EXISTING SITE CONDITIONS

Currently the site is occupied by single storey weatherboard residences with pitched tiled roofs to 28 and 30 Somerset Street, Lot 57 at 32 Somerset St is currently undeveloped. None of the existing properties have been identified as having heritage value. There is approximately a 1.1m fall along the South boundary on Hargrave Street and a 0.8m fall along the West boundary along Somerset street.

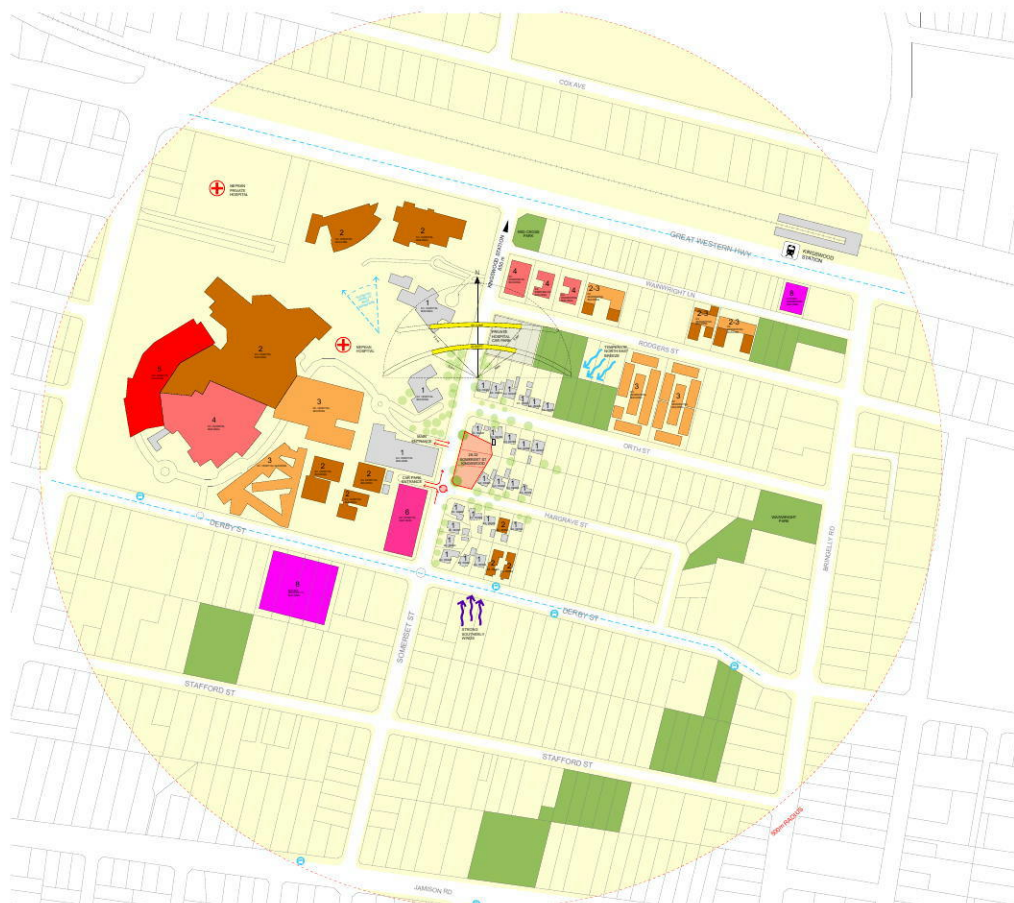
SITE KEY ISSUES

Through careful review of the DCP (with specific note of its location within the hospital precinct), LEP and feedback received from the Urban Design Review Panel meeting held on the 2nd of October 2015 several key site specific constraints were made apparent:

- FSR. The subject site has an FSR of 3.5:1 demonstrating a broader planning intention for higher density development in the precinct. The UDRP noted that this is a quantitative control however there is a need for the development to demonstrate compatibility with both the existing and desired context.
- Setbacks. It is necessary for the siting of the building to be appropriate for its neighbours and street context. Low level street setbacks should be appropriate for the proposed and potential future commercial tenancies given the Somerset Street address shared with the Nepean hospital. Setbacks to common boundaries need to be suitable to allow for future development of neighbouring lots. It was noted that the potential redevelopment of the property on the northern boundary would not be likely to have south facing apartments given the site constraints. Setbacks to the east boundary should accommodate future development in line with the guidance outlined in the ADG. All setbacks to ground and basement will need to be mindful of deep soil planting requirements.

- Massing and building forms. The proposal should have a carefully detailed facade design capable of integrating with the scale of the existing context yet still be appropriate to the anticipated higher density of the future streetscape. This should be achieved through material selection, facade articulation and floorplate design.

- Privacy. Residential floorplates will need to be considerate of overlooking both within the development and of future and existing neighbours. Careful consideration of balcony locations and screening elements should be pursued.





PROPOSED DEVELOPMENT SUMMARY

The proposed development will contain 54 apartments across 6 storeys with 1 commercial tenancy on ground floor at the corner of Somerset and Hargrave St. Roof level will have the lift overrun and plant equipment and be accessed from the stair core. The proposed development will also include 2 levels of basement car parking with a total of 74 car spaces including 11 visitor spaces, 6 accessible spaces and 5 spaces for the commercial tenancy. Vehicle access to the site will be through a new vehicle crossover located on Hargrave Street and two existing vehicle crossovers on Somerset Street which will be removed allowing for the potential for additional street parking. Pedestrian access will be via Somerset Street which will act as the properties street address.

DESIGN RESPONSE

The proposed design has evolved as a response to the opportunities and potentials made available by the site specific conditions while complying to the relevant controls as outlined by the DCP, LEP and ADG. Initial sketch designs immediately identified a need to breakup the massing of the Somerset elevations to reduce the bulk of the buildings longest and most prominent elevation. To achieve this the building entrance will extend up the full height of the facade effectively breaking the elevation in two. In addition to reducing the massing this cut in the facade will also provide natural light and ventilation to the common area corridors. Further articulation of the Somerset elevation is achieved through the facade treatment of the ground and level 1 apartments. The enclosure of the balconies at these levels is characterised by a stronger masonry architectural language that is unique to the remainder of the facade.

At the upper levels contrasting dark and light finishes are used to further articulate the facade by creating a wrapping effect. The white render finish alternates up the north and south facades, enveloping alternate balconies creating a dynamic treatment to the Hargrave and Somerset elevations. In this way the facade has been designed to be viewed in perspective as this articulation is not readily apparent in elevation.

The materiality of the proposal has been carefully considered with a variety of both applied finishes and facade types selected to help articulate the different elements of the building envelope. The materials selected will provide contrast across different facade elements while complementing each other through the use of concrete, timber, metals and rendered masonry.





PROPOSED APARTMENT MATRIX

Apt Number	N.Rooms	Adaptable	Internal Storage(Min)	Min Bsmt Storage(Min)	Total Storage (Min)	Internal Area	Balcony Area
G01	COMMERCIAL					184m2	59m2
G02	2 BED		4.8m3 (4m3)	4m3 (3.2 m3)	8.8m3 (8m3)	91m2	21m2
G03	2 BED	Yes	4.2m3 (3m3)	10.5m3 (1.8m3)	14.7m3 (8m3)	85m2	20m2
G04	1 BED + STUDY	Yes	3.6m3 (3m3)	3.3m3 (2.4m3)	6.9m3 (6m3)	66m2	17m2
G05	2 BED		5.1m3 (4m3)	3.7m3 (2.9m3)	8.8m3 (8m3)	82m2	14m2
G06	2 BED		3.7m3 (4m3)	6.9m3 (3m3)	10.6m3 (8m3)	76m2	16m2
G07	1 BED		3.7m3 (3m3)	3.63m3 (2.3m3)	7.3m3 (6m3)	53m2	8m2
101	3 BED		5.4m3 (5m3)	5.7m3 (4.6m3)	11.1m3 (10m3)	95m2	15m2
102	2 BED		10.6m3 (4m3)	No storage (-2.6m3)	10.6m3 (8m3)	87m2	24m2
103	2 BED		4.8m3 (4m3)	4m3 (3.2 m3)	8.8m3 (8m3)	92m2	21m2
104	2 BED	Yes	4.3m3 (4m3)	4m3 (3.7m3)	8.3m3 (8m3)	85m2	20m2
105	1 BED + STUDY	Yes	3.6m3 (3m3)	3.7m3 (2.4m3)	7.3m3 m3 (6m3)	66m2	18m2
106	2 BED		5.1m3 (4m3)	3.7m3 (2.9m3)	8.8m3 (8m3)	82m2	14m2
107	2 BED		7.5m3 (4m3)	3.1m3 (0.5m3)	10.6m3 (8m3)	76m2	13m2
108	2 BED		5.3m3 (4m3)	3.7m3 (2.7m3)	9m3 (8m3)	76m2	11m2
109	1 BED		6.4m3 (3m3)	No storage (-0.4m3)	6.4m3 (6m3)	56m2	8m2
110	2 BED		6.5m3 (4m3)	6.8m3 (1.5m3)	13.3m3 (8m3)	74m2	10m2
201	2 BED		7.63m3 (4m3)	3.4m3 (0.37m3)	11m3 (8m3)	83m2	10m2
202	2 BED		6.1m3 (4m3)	3.4 (1.9m3)	9.5m3 (8m3)	77m2	12m2
203	2 BED		4.63m3 (4m3)	4m3 (3.4m3)	8.63m3 (8m3)	81m2	10m2
204	2 BED		4m3 (4m3)	4m3 (4m3)	8m3 (8m3)	75m2	10m2
205	1 BED + STUDY		2.9m3 (3m3)	4m3 (3.1m3)	6.9m3 (6m3)	60m2	10m2
206	2 BED		5.16m3 (4m3)	3.8m3 (2.8m3)	9m3 (8m3)	81m2	11m2
207	2 BED		7.5m3 (4m3)	3.1m3 (0.5m3)	10.6m3 (8m3)	76m2	13m2
208	2 BED		5.3m3 (4m3)	4.5m3 (2.7m3)	9.8m3 (8m3)	76m2	11m2
209	1 BED		6.4m3 (3m3)	No storage (-0.4m3)	6.4m3 (6m3)	56m2	8m2
210	2 BED		9.24m3 (4m3)	No storage (-1.24m3)	9.24m3 (8m3)	78m2	10m2
301	2 BED		7.63m3 (4m3)	3.7m3 (0.37m3)	11.3m3 (8m3)	83m2	10m2
302	2 BED		6.1m3 (4m3)	4m3 (1.9m3)	10.1m3 (8m3)	77m2	11m2
303	2 BED		4.63m3 (4m3)	4m3 (3.4m3)	8.63m3 (8m3)	81m2	10m2
304	2 BED		4m3 (4m3)	4m3 (4m3)	8m3 (8m3)	75m2	10m2
305	1 BED + STUDY		2.9m3 (3m3)	4m3 (3.1m3)	6.9m3 (6m3)	60m2	10m2
306	2 BED		5.2m3 (4m3)	4m3 (2.8m3)	9.2m3 (8m3)	81m2	10m2
307	2 BED		7.5m3 (4m3)	3.8m3 (0.5m3)	11.3m3 (8m3)	76m2	13m2
308	2 BED		5.3m3 (4m3)	4.5m3 (2.7m3)	9.8m3 (8m3)	76m2	11m2
309	1 BED		6.4m3 (3m3)	No storage (-0.4m3)	6.4m3 (6m3)	56m2	8m2
310	2 BED		9.24m3 (4m3)	No storage (-1.24m3)	9.24m3 (8m3)	78m2	10m2
401	3 BED	Yes	7.3m3 (5m3)	5.9m3 (2.7m3)	13.2m3 (10m3)	106m2	14m2
402	2 BED		6.1m3 (4m3)	3.8m3 (1.9m3)	9.9m3 (8m3)	77m2	11m2
403	2 BED		4.63m3 (4m3)	4m3 (3.4m3)	8.63m3 (8m3)	81m2	10m2
404	2 BED		4m3 (4m3)	4m3 (4m3)	8m3 (8m3)	75m2	10m2
405	1 BED + STUDY		2.9m3 (3m3)	4m3 (3.1m3)	6.9m3 (6m3)	60m2	10m2
406	2 BED		5.2m3 (4m3)	3.3m3 (2.8m3)	8.5m3 (8m3)	81m2	11m2
407	2 BED		4.3m3 (4m3)	5.4m3 (3.7m3)	9.7m3 (8m3)	76m2	16m2
408	2 BED		4m3 (4m3)	4.3m3 (4m3)	8.3m3 (8m3)	75m2	10m2
409	1 BED		4.9m3 (3m3)	2.7m3 (1.1m3)	7.6m3 (6m3)	53m2	8m2
501	3 BED	Yes	7.3m3 (5m3)	5.3m3 (2.7m3)	12.6m3 (10m3)	106m2	15m2
502	2 BED		6.1m3 (4m3)	3.8m3 (1.9m3)	9.9m3 (8m3)	78m2	11m2
503	2 BED		4.63m3 (4m3)	4m3 (3.4m3)	8.63m3 (8m3)	81m2	10m2
504	2 BED		4m3 (4m3)	4m3 (4m3)	8m3 (8m3)	75m2	10m2
505	1 BED + STUDY		2.9m3 (3m3)	2.8m3 (3.1m3)	6.9m3 (6m3)	60m2	10m2
506	2 BED		5.2m3 (4m3)	4m3 (2.8m3)	9.2m3 (8m3)	81m2	10m2
507	2 BED		4.3m3 (4m3)	4.9m3 (3.7m3)	9.2m3 (8m3)	76m2	16m2
508	2 BED		4m3 (4m3)	4.3m3 (4m3)	8.3m3 (8m3)	75m2	10m2
509	1 BED		4.9m3 (3m3)	6.5m3 (1.1m3)	11.4m3 (6m3)	53m2	8m2

1. CONTEXT AND NEIGHBOURHOOD CHARACTER

DESIGN PRINCIPLE

(From the ADG) 'Good design responds and contributes to its context.

Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.'

PROPOSAL

The broader context for the proposals site identifies its location within the hospital precinct of Penrith. Penrith is a suburb and major centre in the metropolitan area of Sydney. It is located in Greater Western Sydney 50 kilometers west of the Sydney central business district on the banks of the Nepean River.

Penrith has a retail precinct with Westfield, restaurants, cafes and supermarkets, community facilities including a public library, showground, swimming centre, sporting facilities including gyms, sports grounds and Penrith Stadium.

The proposed development is located within close proximity of the Kingswood train station on the T1/T5 lines with regular services providing access to the Parramatta and Sydney City centres. Penrith station is also a stop on the intercity Blue Mountains Line with its own bus interchange including night rider buses. Additionally the site is also located within close proximity to the M4 Western Motorway

In the immediate context the site is located within the hospital precinct. The close proximity to the Nepean Hospital brings obvious potential for the proposal to provide accommodation for hospital workers and the commercial tenancy to be occupied by medical services.

To the subject sites western and longest boundary is Somerset St, a two way local road with parking on either side shared with the Nepean Hospital. To the southern boundary is Hargrave Street, a 1 lane two way road that will be used for vehicle access to the site. To the sites eastern boundaries can be found number 1 Hargrave Street and number 40 Orth Street and to the north is number 26 Somerset Street. All three of these properties are currently occupied with 1 storey detached residences however as they have the same zoning, FSR and height controls as the subject site it is anticipated that they will be redeveloped to a similar scale as the proposed development in the short to medium term.



2. BUILT FORM AND SCALE

DESIGN PRINCIPLE

(From the ADG) 'Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. 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.'

PROPOSAL

The floorplate of the proposal has been configured to maximise the number of apartments orientated towards Somerset St to take advantage of views towards the hospital, Penrith City and the Nepean River while utilising the access to natural light afforded by the north-westerly aspect.

The bulk of the Somerset St elevation has been broken up through the use of a light corridor that will also bring natural light to the common areas and ventilation to apartments locked into the East and West Facades.

The basement has been configured to occupy the footprint of the development to achieve the necessary deep soil planting areas.

The selected materials pallet will offer a contemporary addition to the local streetscape. Careful selection of contrasting finishes combined with different balcony details has enabled an articulated facade with a

wrapping effect permeating through the height of the facade. Screening elements to both balconies and glazing have been utilised to break up the elevation by creating a variety of architectural languages.

The varying setbacks to the street and side elevations in combination with this material pallet have been used to break down the bulk of the massing further with different languages being used for the ground and level 1 balconies at Somerset St before setting back further at the higher levels. The resulting effect is similar to the massing of a tower on a podium with the verticality broken down and a more appropriate scale of architecture offered at street level.





3. DENSITY

DESIGN PRINCIPLE

(From the ADG) 'Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

PROPOSAL

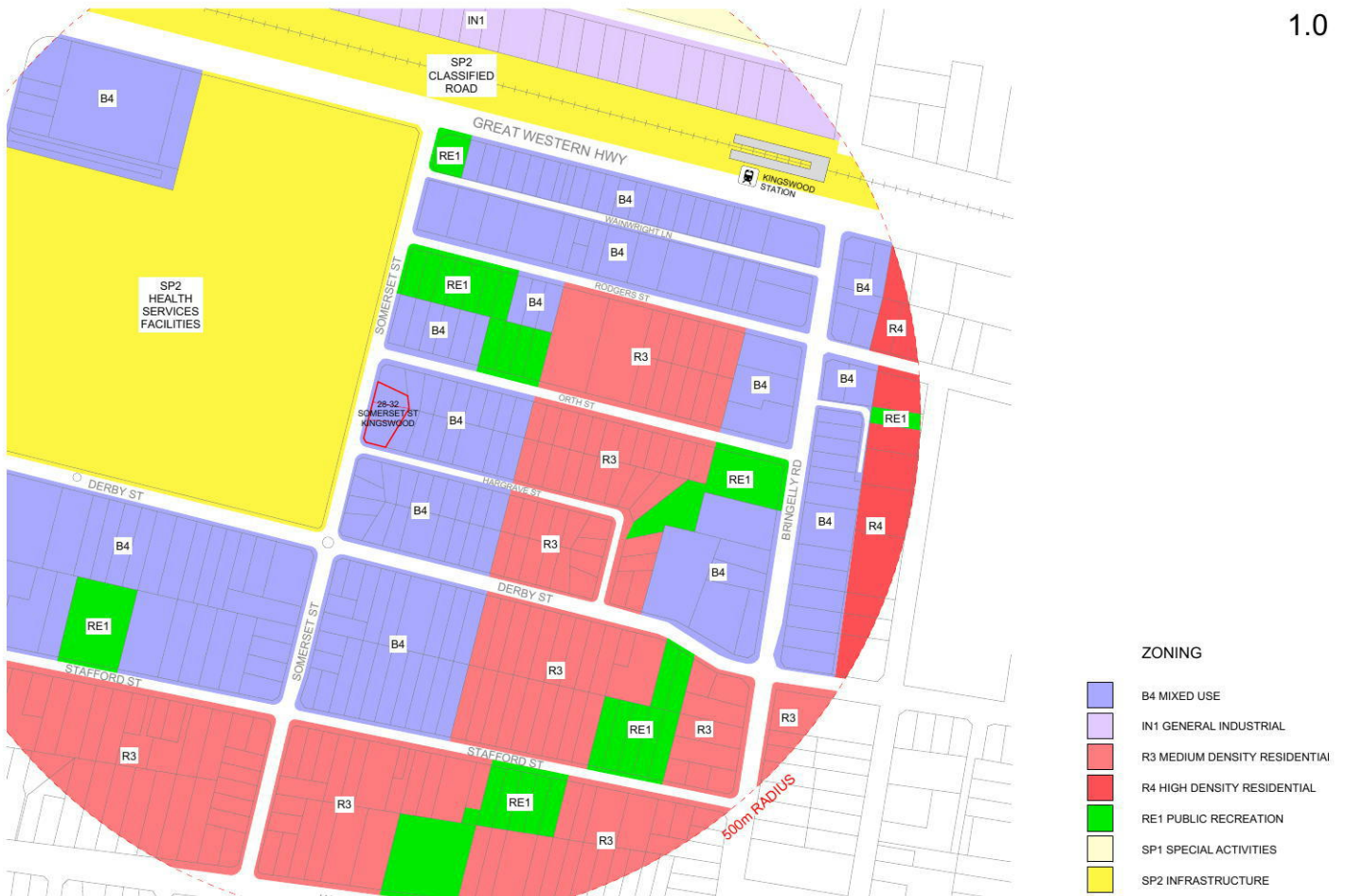
The proposed development provides a total of 54 apartments and 184m2 of commercial tenancy on ground level. The basement has been configured to occupy the footprint of the development to achieve the necessary deep soil planting areas.

The proposal has a density appropriate for the site location within the precinct planning policies. The development is within FSR's and HOB controls that are applicable to the site.

A higher density of development than is currently characteristic of the precinct is being encouraged through current planning controls. This higher density of architecture is appropriate due to the access to

existing infrastructure and its proximity to Penrith City services.

Proximity to extensive public transport and road networks capable of quickly connecting residents to key parts of Sydney as well as employment opportunities at Nepean Hospital and the Penrith CBD has driven a need for higher density living that is emerging in the area.



1.0



4. SUSTAINABILITY

DESIGN PRINCIPLE

(From the ADG) 'Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.'

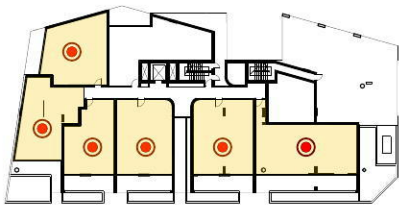
PROPOSAL

The proposal has been designed in accordance with the ESD principles outlined in the AGD with 70% of the apartments receiving cross ventilation and 74% receiving minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter.

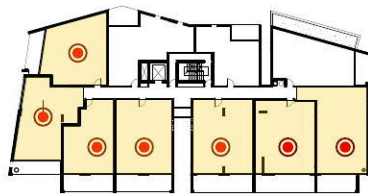
In order to minimise heatload on the glazing and subsequent dependence upon air conditioning shading devices have been applied to glazing across the façade. In addition to these screens, no apartment will have a solely southerly aspect reducing the buildings reliance upon artificial environment controls for heating.

The extent of glazing and material selection has been designed in conjunction with the BASIX consultant with window sizes to the eastern and western facades reduced to minimise summer heat loading. Materials and insulation have also been coordinated with BASIX to further reduce the residents reliance upon air conditioning for thermal comfort.

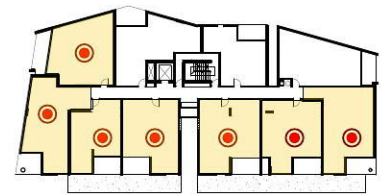
The deep soil areas for the site have been maximized where possible. The landscape design has attempted to incorporate as much hardscaping to the areas over the basement in order to minimize the impact upon the areas available for the planting for large trees.



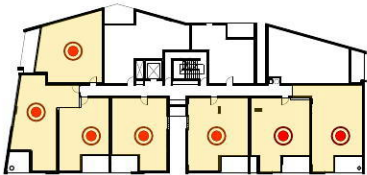
GROUND FLOOR



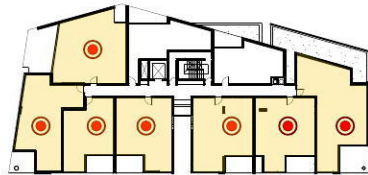
LEVEL 1



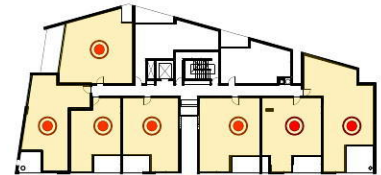
LEVEL 2



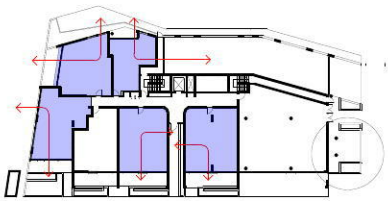
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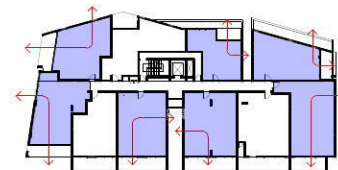
LEVEL 4



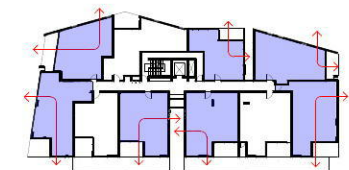
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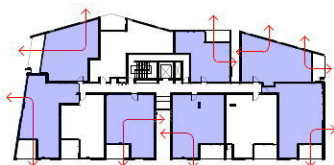
GROUND FLOOR



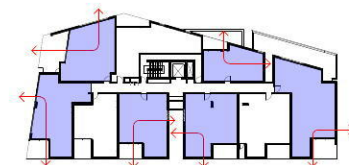
LEVEL 1



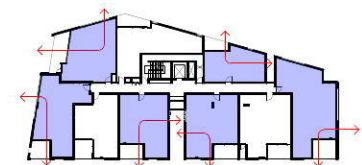
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



5. LANDSCAPE

DESIGN PRINCIPLE

(From the ADG) 'Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.'

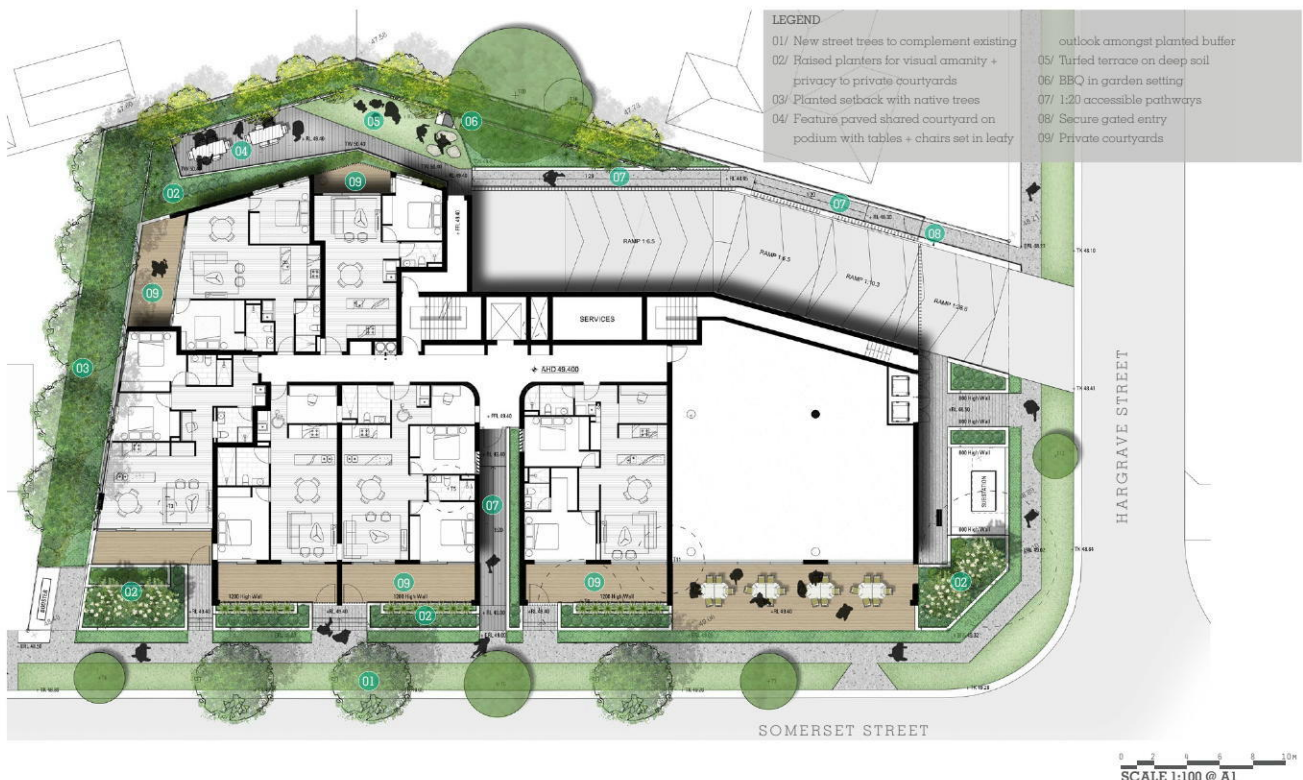
PROPOSAL

The proposals landscape design has been prepared by Arcadia Landscape Architecture. The landscape design prepared will encourage street activation by providing direct access to ground level apartments to Somerset Street allowing for the opportunity for interaction at the apartment balconies. The landscaping has also been used to provide privacy to the living areas to ground level apartments through use of buffer zones and dense planting within planter boxes where necessary. These planters have been held back at the commercial tenancy to encourage a greater street exposure.

To the rear of the site common area facilities have been provided for residents. These areas are kept secure through gated access. The siting of these areas will allow for private open spaces with deep soil planting and good solar access while their design provides screening to the boundary and the ground level apartments for improved privacy.

Following Pre-DA discussions with Penrith Council staff it was decided that vehicle loading including waste trucks and similar would be required to be provided onsite and that trucks would need to enter and leave the site traveling in a forwards direction. To achieve this the basement has been substantially redesigned to allow for truck loading areas to be accommodated within eliminating the need for large sealed areas required for trucks to maneuver.

For more details refer to the landscape plans submitted with the DA prepared by Arcadia.





6. AMENITY

DESIGN PRINCIPLE

(From the ADG) 'Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.'

PROPOSAL

The proposal has undergone extensive planning analysis in relation to the amenities. The design results from carefully considered solar access, cross ventilation, external spaces, storage and access to building services, all of which comply with the guidelines established in the ADG.

Balcony proportions and locations have been designed to improve privacy and usability of the apartment resident. They have also been located with direct access to living areas and proportioned with suitable depth to allow for the placement of outdoor furniture.

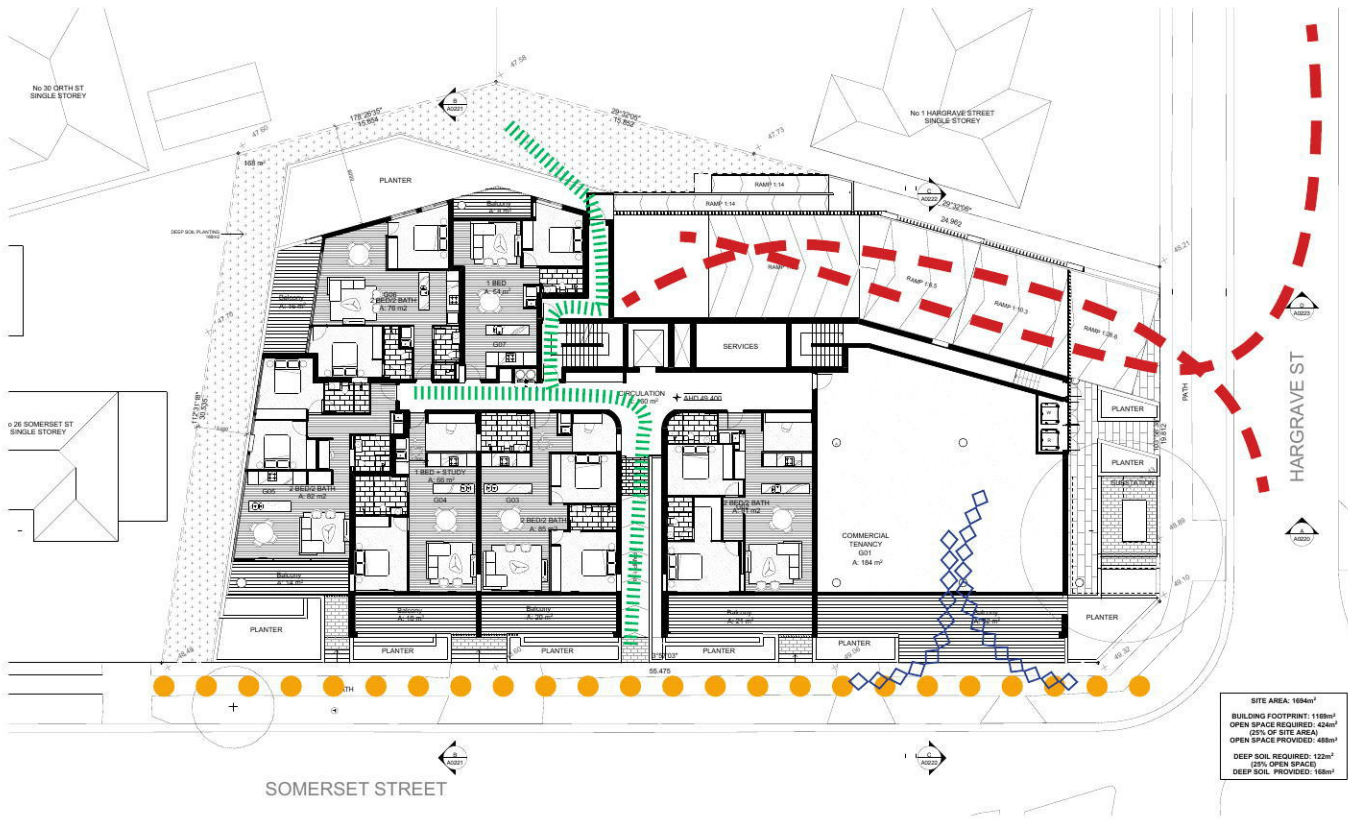
All 1 bedroom balconies are between 8m² and 18m², all 2 bedroom balconies are between 10m² and 24m² and all 3 bedroom balconies are between 14m² and 15m². Although all 1 and 2 bedroom balconies are a minimum 2m deep and all 3 bedroom balconies are a minimum 2.4m deep, many exceed the minimum requirement with a square configuration preferred for improved usability of the outdoor space. Most balconies are also configured so that they are accessible by both living and master bedrooms to improve the quality of both spaces.

The apartments within the proposal have incorporated area requirements for storage, bedrooms and living. Several apartments have significantly greater storage than the minimum requirements that can be accessed from the apartment living areas as outlined in the ADG such as apartments 310, 307, 209 and 107.

The living areas have been designed with a maximum depth of 6m to the glazing line and the overall apartment sizes are in accordance with the appropriate areas (50m² for 1 bedroom, 70m² for 2 bedrooms, etc.) Each bedroom has an operable window sufficient to provide adequate amounts of natural light and ventilation.

The floorplate has been designed to maximise access to natural light so that none of the 54 apartments have only a southern aspect. Two light corridors have been cut into the facade, 1 to the east and another to the west ensuring that 40 (74%) of the apartments receive adequate natural light, 38 (70%) receive cross ventilation and that each common area corridor has sources of natural light and ventilation.

The building section and finished floor levels have been designed with structure and services in mind to accommodate 2700mm ceilings to the living areas and 2400mm ceilings to the wet areas while maintaining a parapet level under the LEP height limit.



7. SAFETY

DESIGN PRINCIPLE

(From the ADG) 'Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.'

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.'

PROPOSAL

The proposal has a clearly defined pedestrian access point located on the more heavily trafficked Somerset Street. The pedestrian entrance will have secure swipe card access and will benefit from both active surveillance through the use of security cameras and passive surveillance through apartments and common areas that overlook the pedestrian entrance. Appropriate lighting and secure access will be provided to the common areas including basement and car park entrance on Hargrave Street. The building pedestrian entrance will also be glazed with clear lines of sight to improve security.

Each ground floor apartment fronting Somerset Street will feature secure pedestrian entrances direct from the street. This will generate street activation as well improving the residents interactivity with Somerset street. The interaction of residents at street level will create a greater local presence at ground level improving security.

Due to the natural fall of Somerset the commercial tenancy will be at ground level at the corner of Hargrave and Somerset Streets resulting in the ground level apartments being elevated by up to 800mm above street level towards the northern edge of the building. This combined with the planters will enable privacy for the ground level residents will allowing for passive surveillance at street level.

Ground level common areas are to be kept secure through gated access. This has been indicated in the landscape plan prepared by Arcadia.





8. HOUSING DIVERSITY AND SOCIAL INTERACTION

DESIGN PRINCIPLE

(From the ADG) 'Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.'

PROPOSAL

The proposal provides a range of unit typologies and sizes that will appeal to different price points with 1, 2 and 3 bedroom options available. There will also be 1, 2 and 3 bedroom options offered in an adaptable configuration.

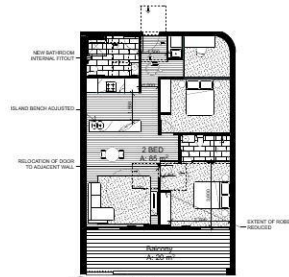
The transport network that is easily accessed from the proposed development will also encourage a wide demographic of residents with convenient access to Nepean Hospital and UWS as well as people attracted by the easy commute to business districts including Penrith, Parramatta and the CBD by rail, car or bus.

Raised gardens to street level will provide a positive contribution to the neighbourhood street character while ground level apartments will create an opportunity for resident interaction within the neighbourhood.

Facilities such as an outdoor BBQ area will be provided to further encourage communal environment within the development itself.



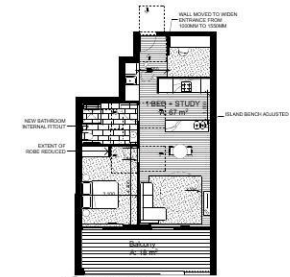
1 T03 PRE ADAPTED
SCALE 1:100@A1
Apartment Number: G03



2 T03 ADAPTED
SCALE 1:100@A1



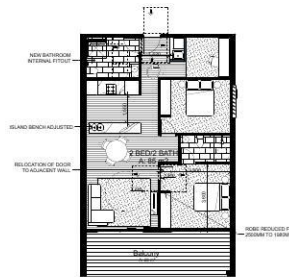
3 T04 PRE ADAPTED
SCALE 1:100@A1
Apartment Number: G04, 105



4 T04 ADAPTED
SCALE 1:100@A1



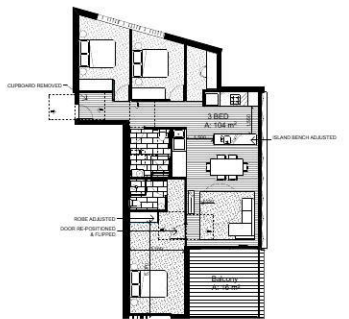
5 T10 PRE ADAPTED
SCALE 1:100@A1
Apartment Number: 104



6 T11 ADAPTED
SCALE 1:100@A1



7 T01 PRE ADAPTED
SCALE 1:100@A1
Apartment Number: 401,501



8 T02 ADAPTED
SCALE 1:100@A1

9. ARCHITECTURAL EXPRESSION

DESIGN PRINCIPLE

(From the ADG) 'Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.'

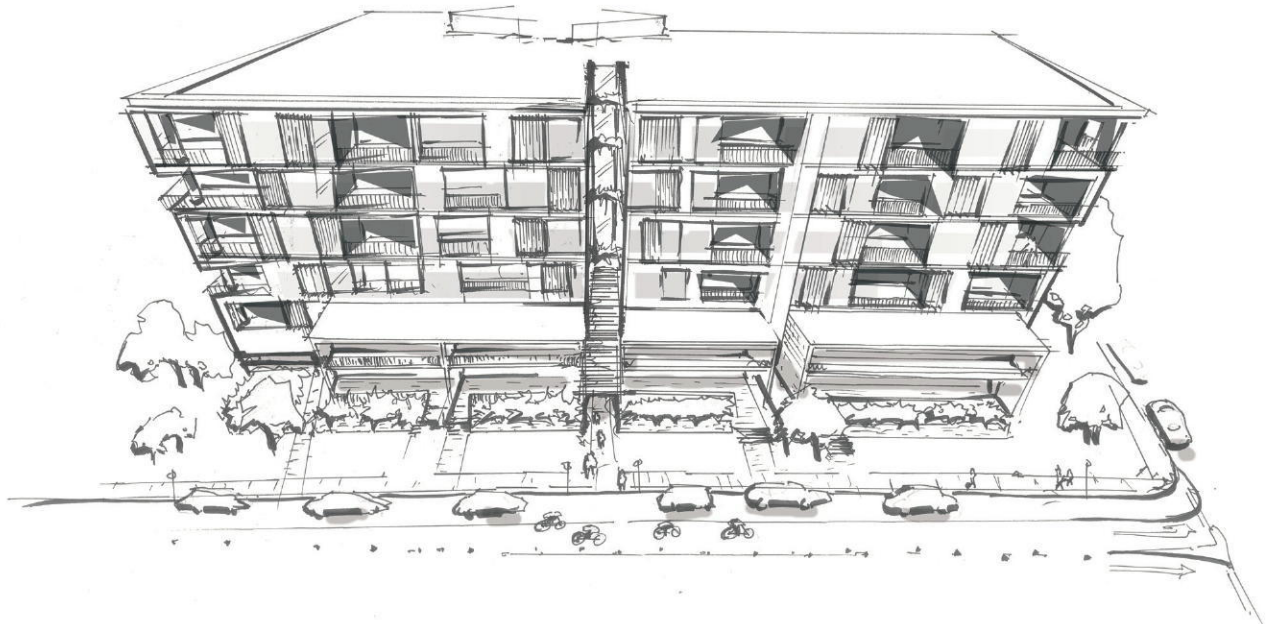
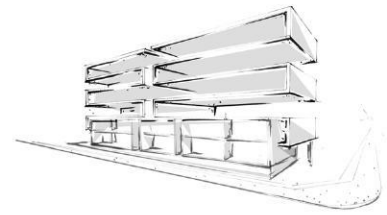
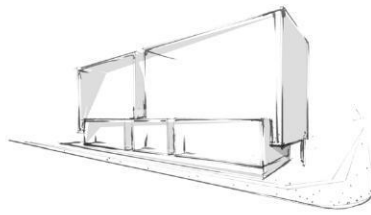
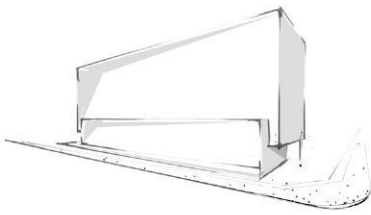
The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.'

PROPOSAL

The architectural treatment of the facade has been carefully considered to achieve a development that is sensitive to its context and makes a positive contribution to the local urban character of Kingswood, both in its present form and its projected future.

The challenge of maintaining an appropriate scale for the existing context and the proposed higher density future for the development has been addressed through the massing and materiality of the architectural languages prevailing in the design. Detailing and materiality to Somerset St varies from ground level to the buildings higher levels. The appearance of 2 storey massing and masonry construction to ground and level 1 reduces the massing and gives a contextually suitable scale to Somerset and Hargrave Streets. At higher levels areas of full height glazing, light weight screening and exposed balconies dominate the architectural language more suitable for high density apartment living.

The planning and articulation of the design has also been carefully considered to ensure that the development provides for an appropriate street level activation. The proposed configuration of the ground floor is for a mix of apartments as well as commercial space cornering Somerset and Hargrave Street, with the provision of a landscaped transition zone between the apartment living areas and the public areas.





PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
3A-1 OBJECTIVE	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	The Development has been designed to respond to the site analysis undertaken in relation to lot size, orientation, views, internal apartment amenity and both the current surrounding context as well as the projected future context for the area.	Yes
3B-1 OBJECTIVE	Building types and layouts respond to the streetscape and site while optimising solar access within the development	The proposed development allows for a defined streetscape 'edge' along both Somerset and Hargrave Street, with a majority of apartments having their primary living spaces oriented towards the street. Solar access within the site has also been carefully considered with most apartments either facing East, North and West	Yes
3B-2 OBJECTIVE	Overshadowing of neighbouring properties is minimised during mid winter	The development takes advantage of its corner location, with public roads to the west and south, where the majority of overshadowing will take place during the day. The overshadowing to the adjacent lot to the East has been considered with the building largely set-back along the Eastern boundary. Given this, the proposed overshadowing to adjacent properties is proposed to be as minimal as possible.	Yes
3C-1 OBJECTIVE	Transition between private and public domain is achieved without compromising safety and security	There is a defined entry point from Somerset St for the building occupants that is proposed to be secure. The ground level apartments are proposed to have low rise planter boxes along the street edge that allow for a transition from 'public' to 'private' while also providing security, as well as visual permeability. The landscaped set-backs between the built form and the property boundaries will be secured with fencing with gates only operable by building users.	Yes
3C-2 OBJECTIVE	Amenity of the public domain is retained and enhanced	The proposed development has been designed to allow for a maximum amount of ground level activation along both Somerset and Hargrave Street., allowing for an attractive and open aspect. Ground floor apartments have been designed to have direct access off the street. The proposed commercial tenancy at the South-west corner will serve to attract users to the site and allow for the mixed use aspect of the development to be fulfilled. Service zones and the carpark entry have been grouped together and integrated into the architectural language of the overall development, serving to minimise their presence.	Yes
3D-1 DESIGN CRITERIA	<p>1. Communal open space has a minimum area equal to 25% of the site.</p> <p>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).</p>	<p>The site area is 1694m², 424m² (25%) of which is required to remain as communal open space. Although the proposal will comply with the DCP for maximum site coverage with a building footprint of 1164m² (31% total open space) the development will only achieve 272m² of communal open space (16% of the total site area).</p> <p>The communal open space that will be provided will have good quality amenity with communal facilities such bench seating and BBQ facilities being provided and access to deep soil areas. Since the open space is not currently surrounded by buildings it will receive over 50% of direct sunlight and for a duration greater than 2 hours between 9am and 3pm in mid winter. Many of the apartments in the development have balconies greater than the minimum required providing additional private open space to the residents. In this regard the proposal complies with the objectives of the ADG's open space requirements.</p>	Partial



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
3D-2 OBJECTIVE	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The communal open space is located on ground floor, at the North-East corner of the site. The space is directly accessible from the ground floor lobby, is secure, allows for a significant level of solar amenity while being protected from strong winds and incorporates seating areas as well as an outdoor barbeque.	Yes
3D-3 OBJECTIVE	Communal open space is designed to maximise safety	The communal open space is located away from the street interface and is sited behind fencing, allowing for a safe, secure space. Apartments on upper levels will overlook the space, allowing for opportunities for passive surveillance.	Yes
3D-4 OBJECTIVE	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A
3E-1 OBJECTIVE	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality		Yes
3E-1 DESIGN CRITERIA	<p>Deep soil zones are to be a minimum of 7% of the site area.</p> <p>Minimum dimensions are to be as follows:</p> <ul style="list-style-type: none"> - 3m for site area 650m²-1,500m² - 6m for site area greater than 1,500m² - 6m for site area greater than 1,500m² with significant existing tree cover. 	7% of the site area (1694m ²) is 118m ² , we have provided 174m ² area for deep soil to achieve over 10% of the site area. This exceeds the ADG and is in accordance with the Penrith Council Hospital Precinct DCP (10%).	Yes
3F-1 OBJECTIVE	<p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</p>	Separation distances between the development and adjoining lots have been carefully considered in light of the precinct's changing nature from a low-rise, suburban context to a higher density, mixed-use precinct. The pattern of anticipated development for adjoining lots has been considered when formulating proposed setbacks. It is anticipated that the adjoining lot to the north, given its limited width will support a pattern of development that has the majority of apartments either oriented north or west, with the lift core/service spaces oriented along the shared boundary. Similarly, the pattern of anticipated development directly to the East of the subject site would have apartment primary living areas (living/dining) oriented either towards the street or directly north. Given the pattern of anticipated future development on adjoining lots, it is considered that the proposed setbacks along the northern and south-eastern interface for the subject site will provide adequate visual and acoustic separation.	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
3F-1 DESIGN CRITERIA	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved.</p> <p>Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <ul style="list-style-type: none"> - habitable rooms and balconies 6m and non-habitable rooms 3m for building height up to 12m (4 storeys) - habitable rooms and balconies 9m and non-habitable rooms 4.5m for building height up to 25m (5-8 storeys) - habitable rooms and balconies 12m and non-habitable rooms 6m for building height over 25m (9+ storeys). <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	<p>Building setbacks have been ascertained by assessing the potential for future development of the relevant neighbouring sites. Future development of 26 Somerset St on the North boundary of the proposed site is appropriate for apartments orientated to the North-West and East boundaries with services and non-habitable spaces orientated towards the South. Similarly future development of the sites at 40 Orth Street and 1 Hargrave Street would be orientated towards their respective street boundaries resulting in minimum impacts upon privacy. It is through these anticipated development patterns that the appropriate building separation will be achieved.</p> <p>The Floorplate has been designed to mitigate the impact upon current and future neighbours. Only 3 apartments in a typical floorplate are orientated towards common boundaries. These apartment have deep balconies with the extent of glazing on the relevant facades minimised.</p> <p>It was noted in the Pre-DA that the rationalised (ie reduced) setbacks for the proposal were not inappropriate. As the development is within the 3.5 FSR that it is zoned for the setbacks require careful consideration to meet the desired density for this site.</p>	Partial





PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
3F-2 OBJECTIVE	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	The communal open space, common areas and access paths have been designed to be either physically separated from apartment zones (eastern interface), be at a lower level (northern interface) or screened from apartments through the use of planter boxes (communal zone).	Yes
3G-1 OBJECTIVE	Building entries and pedestrian access connects to and addresses the public domain	Multiple entry points along the street interfaces are provided. There is a primary entry to the building, as well as additional entries to the ground floor apartments. The primary entry, in its articulation is clearly signposted.	Yes
3G-2 OBJECTIVE	Access, entries and pathways are accessible and easy to identify	The primary building entry point is clearly visible from the public domain. Any ramps and steps have been integrated into the overall articulation of both the building and landscape design. Level changes across the site have been minimised by providing a uniform level for the ground floor and careful consideration of the ground floor/footpath interface.	Yes
3G-3 OBJECTIVE	Large sites provide pedestrian links for access to streets and connection to destinations	N/A	N/A
3H-1 OBJECTIVE	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The carpark entry has been carefully considered. The articulation of the carpark gates ties in with the screen elements used along Somerset St and serve to provide an integrated approach to the design of the building, allowing for a more attractive streetscape.	Yes
3J-1 OBJECTIVE	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		Yes
3J-1 DESIGN CRITERIA	For development in the following locations: <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	Although the site is within 800m of Kingswood Railway Station parking is to be provided in accordance with Penrith DCP and the recommendations outlined in the traffic report prepared by TPP. Car parking will be provided as follows: <ul style="list-style-type: none"> 1:1 bedroom apartment (12 required) 1:2 bedroom apartment (39 required) 2:3 bedroom apartment (6 required) 1 visitor per 5 apartments (11 required) 1 car per 40m² of commercial space (5 required) 73 total required with 74 provided Included in this will be one visitor space to act as a car wash bay and 6 accessible spaces.	Yes
3J-2 OBJECTIVE	Parking and facilities are provided for other modes of transport	The basement level carpark will provide secure undercover bicycle parking spaces for residents and commercial tenants. These spaces will be located in Basement 2 and accessed from common areas via swipe card access to the carpark.	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
3J-3 OBJECTIVE	Car park design and access is safe and secure	The Basement has been designed to maximise efficiency within the floorplate while maintaining site lines where possible. Storage cages and bicycle parking will be accessed from dedicated pedestrian areas. There is a clear line of site to the loading area where mirrors will be installed in accordance with the traffic engineers recommendations.	Yes
3J-4 OBJECTIVE	Visual and environmental impacts of underground car parking are minimised	The extent of excavation required to the basement levels has been kept as much as possible within the envelope of the ground level plan. This has been achieved through an efficient carpark layout with double loaded corridors throughout. The height of the levels to the carpark have been designed to ensure that the FFL of the ground level commercial tenancy is at street level for improved accessibility. Due to natural falls across the site this has resulted in the carpark not extending above the natural ground level by more than 0.8m across the Somerset or Hargrave Street elevations. Natural ventilation to the basement is achieved through the vehicle entrance door and the palisade style screens that on the eastern façade adjacent the carpark ramp. These screens are not readily apparent from Hargrave Street and will be designed to match the screening on other parts of the façade.	Yes
3J-5 OBJECTIVE	On-grade car parking should be avoided	No on-grade parking will be provided on site	Yes
3J-6 OBJECTIVE	Visual and environmental impacts of above ground enclosed car parking are minimised	N/A	N/A
4A-1 OBJECTIVE	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space		Yes
4A-1 DESIGN CRITERIA	<p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p> <p>2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter.</p> <p>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.</p>	<p>40 (74%) of the 54 apartments will receive a minimum of 3 hours direct natural sunlight between 9am and 3pm at mid winter.</p> <p>No Apartment within the development will have only south facing windows to living areas ensuring every apartment will receive some direct natural light between 9am and 3pm in mid winter.</p>	Yes
4A-2 OBJECTIVE	Daylight access is maximised where sunlight is limited	74% of the apartments are achieving good solar access without the need for courtyards	Yes
4A-3 OBJECTIVE	Design incorporates shading and glare control, particularly for warmer months	The proposed design incorporates overhangs to all balconies to allow shading from summer sun. The western façade is further shaded through the use of external vertical screen elements over glazed areas. The design will incorporate the provision for internal operable blinds for all glazed areas as a means for building occupants to control the level of external light.	Yes
4B-1 OBJECTIVE	All habitable rooms are naturally ventilated	All habitable rooms are naturally ventilated. In the case of a small proportion of apartments with internal studies, the study is proposed to be open to the living area, allowing for natural ventilation.	Yes
4B-2 OBJECTIVE	The layout and design of single aspect apartments maximises natural ventilation	Single aspect apartments have been designed to have limited depth in order to facilitate airflow within the apartment.	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
4B-3 OBJECTIVE	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		Yes
4B-3 DESIGN CRITERIA	<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	38 (70%) out of 54 apartments are naturally cross ventilated.	Yes
4C-1 OBJECTIVE	Ceiling height achieves sufficient natural ventilation and daylight access	Complies	Yes
4C-1 DESIGN CRITERIA	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> - 2.7m for habitable rooms - 2.4m for non-habitable rooms <p>- two-story apartments: 2.7m for main living area floors and 2.4 metres for second floor, where its area does not exceed 50% of the apartment area</p> <p>- attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope</p> <p>- if located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use.</p> <p>These minimums do not preclude higher ceilings if desired.</p>	<p>The minimum ceiling heights have been accommodated with 2.7m for habitable rooms and 2.4m for non-habitable rooms.</p> <p>3.5m floor to floor between ground and level 1 has been provided for flexibility in potential future use for commercial tenancies. This will allow for up to 3.3m ceilings while maintaining a parapet level under the height limit for the subject site.</p>	Yes
4C-2 OBJECTIVE	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	The hierarchy of rooms within apartments will be emphasised by providing 2.7m ceiling heights for habitable rooms such as bedrooms and living areas, with 2.4m ceilings to service zones such as bathrooms.	Yes
4C-3 OBJECTIVE	Ceiling heights contribute to the flexibility of building use over the life of the building	The ground floor has a floor to floor height of 3.5m, facilitating potential future conversion of the ground floor apartments to commercial or retail use.	Yes
4D-1 OBJECTIVE	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity		Yes
4D-1 DESIGN CRITERIA	<p>1. Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> - 35m² for studio apartments - 50m² for 1 bedroom apartments - 70m² for 2 bedroom apartments - 90m² for 3 bedroom apartments. <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</p>	<p>All of the apartment internal areas are greater than the required areas sizes necessary to comply.</p> <p>Apartments range from;</p> <ul style="list-style-type: none"> 1bed 53m² - 60m² 2bed 74m² - 92m² 3bed 95m² - 106m² 	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
4D-2 OBJECTIVE	Environmental performance of the apartment is maximised		Yes
4D-2 DESIGN CRITERIA	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height. 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Habitable room depths are all equal to or less than 2.5x ceiling height (2.7m) in all the apartments. None of the room depths are equal to or greater than 8m from a window.	Yes
4D-3 OBJECTIVE	Apartment layouts are designed to accommodate a variety of household activities and needs		Yes
4D-3 DESIGN CRITERIA	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space). 3. Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All bedrooms meet the required minimum areas where the master bedrooms are all greater than 10m ² and other bedrooms larger than 9m ² . The combined living/dining areas in all the apartments also meet the requirements of being at least 4m wide. Furthermore the building does not contain any cross-through apartments.	Yes
4E-1 OBJECTIVE	Apartments provide appropriately sized private open space and balconies to enhance residential amenity		Yes
4E-1 DESIGN CRITERIA	All apartments are required to have primary balconies as follows: - studio apartments: minimum area of 4m ² - 1 bedroom apartments: minimum area of 8m ² and minimum depth of 2m - 2 bedroom apartments: minimum area of 10m ² and minimum depth of 2m - 3+ bedroom apartments: minimum area of 12m ² and minimum depth of 2.4m. The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.	All of the apartments balcony areas are equal to or greater than the required areas and proportions. Balcony sizes range from; 1bed 8m ² - 18 m ² 2bed 10m ² - 24m ² 3bed 14m ² - 15m ²	Yes
4E-2 OBJECTIVE	Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	Yes
4E-3 OBJECTIVE	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The design of the balcony areas are an integral part of the overall design. Balustrades on Level 1 are proposed to be largely solid along the main street frontages in order to enhance the privacy of building occupants, with upper level balustrades being glass. Any living areas underneath balconies above will be insulated. Balcony drainage and downpipes are proposed to be concealed and/or recessive (i.e. not on the primary façade projection line)	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
4E-4 OBJECTIVE	Private open space and balcony design maximises safety	Complies	Yes
4F-1 OBJECTIVE	Common circulation spaces achieve good amenity and properly service the number of apartments		Yes
4F-1 DESIGN CRITERIA	1. The maximum number of apartments off a circulation core on a single level is eight. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	The proposal does not comply with the design criteria as it has up to 9-10 apartments per level and a single core. It does comply with the design guidance providing less than 12 apartments per core. Through the use of 2 sources of natural light including a window at the lift lobby combined with bench seating and planter boxes at each level, a good quality environment and amenity will be provided to the common areas supporting the proposals use of up to 10 apartments per core complying with the design guidance and intent of the criteria.	Partial
4F-2 OBJECTIVE	Common circulation spaces promote safety and provide for social interaction between residents	The proposal incorporates a clear and legible entry procession from the entrance to each apartment door. Upper level common spaces are linear, without corners. There is the provision for bench seating directly opposite the lift, encouraging social interaction.	Yes
4G-1 OBJECTIVE	Adequate, well designed storage is provided in each apartment		Yes
4G-1 DESIGN CRITERIA	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: - 1 bedroom apartments: 6m ³ - 2 bedroom apartments: 8m ³ - 3+ bedroom apartments: 10m ³ . At least 50% of the required storage is to be located within the apartment.	The proposal will accommodate the recommended amount of storage per apartment. 50% or greater of the required area being accessible from with the apartment living areas. Apartment storage allocation at this stage is as follows: 1 bedroom 7m ³ min - 11m ³ max 2 bedroom 8m ³ min - 13m ³ max 3 bedroom 10m ³ min - 13m ³ max	Yes
4G-2 OBJECTIVE	Additional storage is conveniently located, accessible and nominated for individual apartments	Additional storage not located in apartments will be located in basement levels in secure storage 'cages'. These stores will be clearly allocated to specific apartments and be readily accessible from common aisles or from adjacent allocated car spaces.	Yes
4H-1 OBJECTIVE	Noise transfer is minimised through the siting of buildings and building layout	Complies	Yes
4H-2 OBJECTIVE	Noise impacts are mitigated within apartments through layout and acoustic treatments	Will comply in accordance with acoustic report recommendations.	Yes
4J-1 OBJECTIVE	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	N/A	N/A
4J-2 OBJECTIVE	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Will comply in accordance with acoustic report recommendations.	Yes
4K-1 OBJECTIVE	A range of apartment types and sizes is provided to cater for different household types now and into the future	A variety of apartment types are offered, including 1 Bed, 1 Bed + Study, 2 Bed and 3 Bed apartments. This allows for the development to cater for a wide demographic mix, and is reflective of the market demand in Penrith.	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
4K-2 OBJECTIVE	The apartment mix is distributed to suitable locations within the building	The apartment mix is distributed throughout the building. There are larger 3 bed apartments on both lower and upper levels and each level accommodates a diversity of apartment types.	Yes
4L-1 OBJECTIVE	Street frontage activity is maximised where ground floor apartments are located	Direct street access has been provided to all ground floor apartments, in addition to internal access. Ground floor apartments have their private open space where possible fronting the street, encouraging activity. There is a commercial tenancy proposed, which will attract users and generate street activity.	Yes
4L-2 OBJECTIVE	Design of ground floor apartments delivers amenity and safety for residents	Privacy and safety for ground floor apartments is delivered by providing raised landscaped planter beds between footpath and the private open space of the apartments facing the street. In addition to the planter beds, a 'picket' type fencing is also proposed to be used. Ground floor apartments have a floor-floor of 3.5m, allowing solar access to be maximised.	Yes
4M-1 OBJECTIVE	Building facades provide visual interest along the street while respecting the character of the local area	The building façade is articulated to provide visual interest to the streetscape and provides a contemporary outlook, with alternating bands of light and dark materials to break down the visual bulk of the building. Slots and indentations are utilised to avoid a monotonous and uniform bulk.	Yes
4M-2 OBJECTIVE	Building functions are expressed by the facade	The building functions are clearly expressed in the façade. In addition to the primary Somerset St façade, the southern façade has been given visual prominence, given its corner location, and the northern façade has also been carefully considered, given the potential for the adjoining lot to not be developed for some time.	Yes
4N-1 OBJECTIVE	Roof treatments are integrated into the building design and positively respond to the street	The roof design proposes a flat parapet line that is sympathetic to and continues the 'banding' expression of the lower floors.	Yes
4N-2 OBJECTIVE	Opportunities to use roof space for residential accommodation and open space are maximised	N/A	N/A
4N-3 OBJECTIVE	Roof design incorporates sustainability features	The roof is designed to project over the balconies of the apartment level below, providing shading from summer sun.	Yes
4O-1 OBJECTIVE	Landscape design is viable and sustainable	Complies	Yes
4O-2 OBJECTIVE	Landscape design contributes to the streetscape and amenity	Complies	Yes
4P-1 OBJECTIVE	Appropriate soil profiles are provided	Complies	Yes
4P-2 OBJECTIVE	Plant growth is optimised with appropriate selection and maintenance	Complies	Yes
4P-3 OBJECTIVE	Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	Yes
4Q-1 OBJECTIVE	Universal design features are included in apartment design to promote flexible housing for all community members	Will comply	Yes
4Q-2 OBJECTIVE	A variety of apartments with adaptable designs are provided	Complies	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
4Q-3 OBJECTIVE	Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	Yes
4R-1 OBJECTIVE	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	N/A
4R-2 OBJECTIVE	Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	N/A
4S-1 OBJECTIVE	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The development proposed includes a commercial tenancy anchoring the corner and addressing both Somerset and Hargrave St. It is anticipated that the tenancy will attract users to the site and enliven the local streetscape	Yes
4S-2 OBJECTIVE	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Due to site size constraints, there is only one entry point for both commercial and residential uses, although it should be noted that the basement levels are predominantly for residential use. The commercial car spaces and spaces for visitors have been concentrated on the first level of the basement, near the entry to the carpark, allowing for increased privacy for residential users.	Yes
4T-1 OBJECTIVE	Awnings are well located and complement and integrate with the building design	N/A	N/A
4T-2 OBJECTIVE	Signage responds to the context and desired streetscape character	Signage zones for the commercial tenancy that are sympathetic of and integrated with the building articulation have been proposed along both Somerset and Hargrave St.	N/A
4U-1 OBJECTIVE	Development incorporates passive environmental design	Complies	Yes
4U-2 OBJECTIVE	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The development embodies a number of passive solar design features, including an insulated façade and roof, balcony overhangs, the provision for shading devices through the use of external screens along the northern and western facades and sealed windows and openings.	Yes
4U-3 OBJECTIVE	Adequate natural ventilation minimises the need for mechanical ventilation	Complies	Yes
4V-1 OBJECTIVE	Potable water use is minimised	It is proposed to use water efficient fixtures within the development to minimise potable water usage. Landscape zones will use drought tolerant, low water use planting. Apartments will be individually metered.	Yes
4V-2 OBJECTIVE	Urban stormwater is treated on site before being discharged to receiving waters	The project team comprises a qualified professional who is addressing issues of stormwater generated on site and strategies for discharge.	Yes
4V-3 OBJECTIVE	Flood management systems are integrated into site design	Complies	Yes
4W-1 OBJECTIVE	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	The waste storage area is proposed to be in the basement, with a dual chute system serving all levels. In addition to the waste area, a bulky goods area is also provided adjacent. Mechanical ventilation of these rooms will be provided to combat odour	Yes
4W-2 OBJECTIVE	Domestic waste is minimised by providing safe and convenient source separation and recycling	Each floor will have two chutes for either general waste or recycling. The residential waste has been separated from the commercial waste holding area.	Yes



PAGE	DESIGN CRITERIA/OBJECTIVE	PROPOSED	COMPLIANCE
4X-1 OBJECTIVE	Building design detail provides protection from weathering	The building in its articulation and detailing is intended to be robust and low maintenance. Drip lines along leading slab edges will be used, there is a limited material palette that is long-lasting and there is intended to be the inclusion of harness points on the roof to ensure façade maintenance.	Yes
4X-2 OBJECTIVE	Systems and access enable ease of maintenance	The majority of the glazed elements of the facade are able to be cleaned from the inside or from balcony areas. Where external fixed screening is proposed in front of glazing, inward opening windows are proposed. An accessible centralised roof plant zone, as well as readily accessed service zones in the basement are also provided.	Yes
4X-3 OBJECTIVE	Material selection reduces ongoing maintenance costs	The building façade is intended to be robust and hard-wearing. Materials such as masonry with render and metal panelling systems are proposed. Internally, common areas will be resilient in order to accommodate high traffic patterns, particularly around the lift lobby. Common areas will also have lighting that is triggered by motion detectors.	Yes