
Subject: FW: Thornton North Penrith

From: Olivia Hyde [<mailto:olivia.hyde@finance.nsw.gov.au>]

Sent: Thursday, 28 May 2015 12:08 PM

To: Andrew Harvey

Cc: Lemm Paul; Ben Hewett

Subject: Thornton North Penrith

Hi Andrew,

Following from our conversations with Penrith council we are able to confirm the following:

Lot 3008. Serviced apartment building and commercial office building.

- As there has been previous communication with Council and Councils Urban Design Panel and as the site has only recently been incorporated into Councils consolidated LEP, a process whereby the use of Councils Urban Design Panel in lieu of an architectural design competition is considered reasonable.
- This is subject to the continuing use of DKO architects through the design **and construction** process (as architects with a track record of sound architectural and urban design outcomes for the Thornton Estate to date).
- Council have expressed concerns that there is frequently a significant discrepancy between the quality of materials / detailing indicated in design drawings, and the constructed reality. This is a concern we share. We understand that Urban Growth are seeking a high quality result at Thornton, with the potential to set a new benchmark for developments in Penrith. We would like to speak with your design and development team to agree on a process that will address these concerns, potentially utilising the Penrith DRP.

Thornton Stage 3 (two buildings)

- To undergo an architectural design competition. Urbis / the proponent to provide context for the request for a single rather than two competitions.
- The shortlist, competition structure and brief to be reviewed and approved by the Government Architects Office with input from Councils Urban Design Panel. As per above, the brief to include provisions to ensure the achievement of end to end design outcomes throughout the development i.e. removing design creep as a consequence of minor amendments and maintaining quality through construction.
- As Urbis have experience with City of Sydney Council competition brief preparation this should be used as a benchmark. Jury composition etc. to follow DG Design Excellence recommendations.
- We recommend that as DKO have now completed a number of projects at Thornton, a fresh group of designers be approached to ensure diversity.

Happy to discuss,

Kind regards,

Olivia

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