

10-14 LETHBRIDGE STREET | PENRITH  
DVS + SEPP65 | 13 DEC 2021

PBD | ARCHITECTS



# PBD | ARCHITECTS

10-14 LETHBRIDGE STREET | PENRITH

## PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the revised Development Application.

## PBD | DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.

*Paul Buljevic*  
*Managing Director*  
*Registered Architect NSW, No. 7768*

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# INTRODUCTION

## TO DESIGN QUALITY PRINCIPLES

*"The design quality principles for residential flat development are the principles set out in this Part.*

*Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.*

*Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.*

*Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.*

*The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions."*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

## PROPOSAL

In this Report the proposal for 10-14 Lethbridge Street, Penrith is explained by using the Design Quality Principles listed in the State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979.

## DESIGN PROPOSAL

Construction of a 6 storey shop top housing comprising a total of 36 apartments (8 x 3 bed, 19 x 2 bed & 9 x 1 bed) with two floors of basement car parking, accommodating a total of 53 car parking spaces catering residential, visitor, commercial and accessible bays.





Front view subject site viewed from the north at Lethbridge St  
Source: Google



Front view subject site and neighbour (8 Gladstone St) viewed from the north east at Lethbridge St  
Source: Google



Internal view inside the subject site at 10 -14 Lethbridge Street



Source: Sixmaps

# THE SITE

## 10-14 LETHBRIDGE STREET, PENRITH

The subject site is located in a suburban area of Penrith, on Lethbridge St a short distance from A9/Parker Street. It is 2.1 km east of Penrith Station and Penrith CBD, and 1.1 km west from Kingswood Station. It sits in a residential area dominated by 1-2 storey homes, but also a number of newer large residential flat buildings, which are become more common in the neighbourhood.

The site has rectangular shape, and compromising of an empty grass lined lot surrounded by a red corrugated fence. A single older tree is located at the back of the site.

Flanked on the west, is a residential development, with a 2 blocks of 2 storey cream coloured brick townhouses. To the east is currently a single storey timber clad house, however there is currently a DA lodged for a 5 storey Residential Flat Building on the 4 lots at 2 - 8 Lethbridge Street. Opposite and behind the site are a number of brick and timber 1 -2 storey houses, with gardens and lawns to both the front and rear.

The single frontage to Lethbridge St is 45.72m wide, and the site has a depth of 39.62m north to south. There is a slight fall from the east to the west at the northern boundary of 1.6m. Along the southern boundary the fall is 1.73m in the same direction. Along the eastern boundary, there is a slight 90mm drop from north to south, whilst along the western boundary this is approximately 220mm.

The site is approximately 1811sqm in area.





Brick townhouse development to the west of the subject site (16 Lethbridge St)  
Source: Google



Timber and brick houses opposite site (13 - 15 Lethbridge St)  
Source: Google



6 storey Residential Flat Buildings in the street parallel, showing growing typology (36 - 40 Barber Ave)  
Source: Google



6 storey Residential Flat Buildings down the street from Subject Site (16 & 18 Colless St)  
Source: Google



6 storey Residential Flat Building on A9/Parker Street (5 Lethbridge St)  
Source: Google



Approved DA for 2-8 Lethbridge St adjacent to our site

# PRINCIPLE 1

## CONTEXT & NEIGHBOURHOOD CHARACTER

*“Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.*

*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.”*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The site is located in a suburban area that was originally characterised by largely 1 -2 storey brick and timber domestic houses. As can be seen with the developments adjacent and opposite site, these houses are predominantly raw brick in materiality with pitched roofs lined with ceramic tiles, and gardens to the front and rear.

However, the area is currently zoned R4 - High Density Residential, and the neighbourhood has been in a transition for last few years, with a number of 5 -6 storey residential flat building being developed not only on Lethbridge Street, but also in parallel and adjoining streets. These are often characterised with articulated concrete forms, large balconies stretching across the face of the buildings and a series of screening elements.

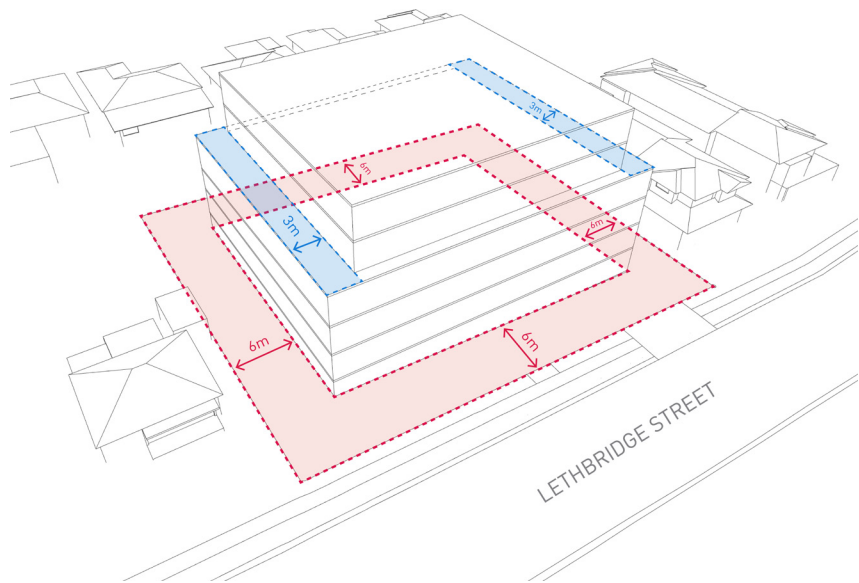
The proposal seeks to sit in line with this evolving character, proposing a 6 storey concrete residential flat building, that takes some notes from the domestic homes. It maintains the common feature of balconies stretching across the primary facade, engaging with the street and maintaining a strong presence and connection. This is furthered with ground floor units that have direct gated access to the street and are lined with planting along the boundary evoking a front garden appeal.

By maintaining raw off-form materiality that is in line with the largely unpainted raw brick domestic homes, and also bringing in some planting within upper levels of the building, reflecting that garden house quality of the neighbourhood, the proposal aims to sit in harmony with the streetscape and not create a high contrast to the natural palette present in many neighbouring buildings.

The building is setback 6m from the front and rear and also to the east and west facing units along the side boundaries, maintaining the characteristic setbacks of the context and also in line with ADG. A majority of the units face the street to give more privacy to adjacent units, with screening elements also incorporated to respect to the context.

The proposal development seeks to respond with a complimentary and thoughtful design that respects the existing context, whilst also adopting something new that adds to the growing character of the area.

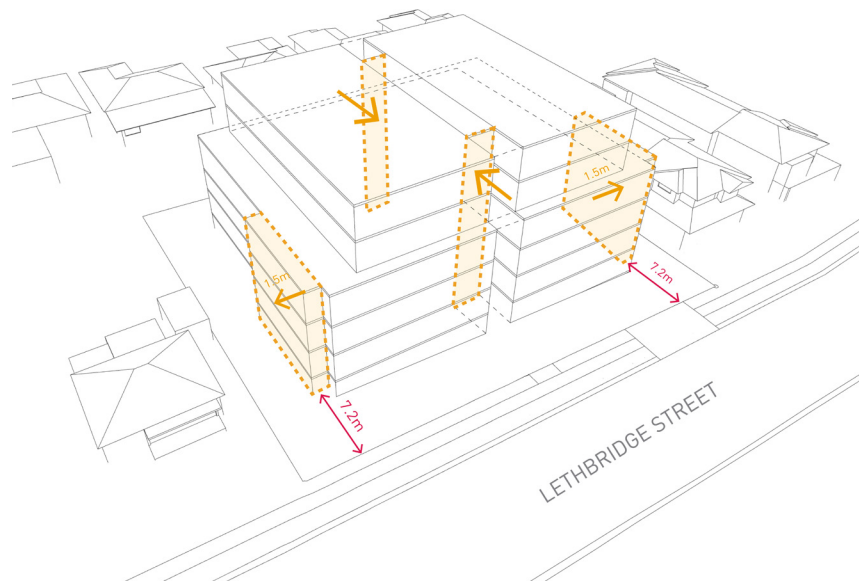




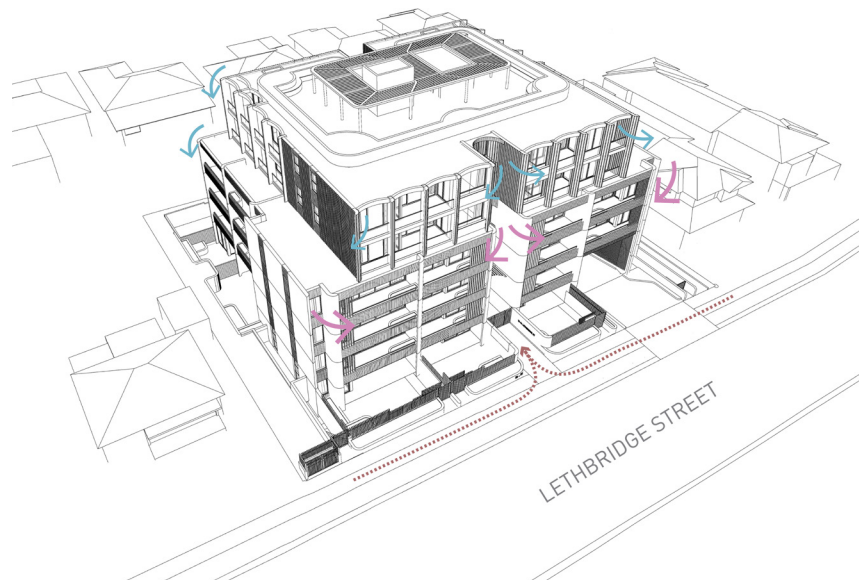
**Built Form Diagram 1.** General Building envelope is established by providing suitable setbacks to the neighbouring developments, that align with the ADG standards.



**Built Form Diagram 3.** A Vertical and horizontal language is developed to express dividing walls and balconies. Vertical elements are repeated on upper levels and horizontal elements reduced to give a thinner less bulky appearance.



**Built Form Diagram 2.** Sides extend out to give more space for additional units and setback behind facade to reduce the width and bulk of the front facade. Lobby introduced at the centre and is setback to break up the facade and create an identifiable entry.



**Built Form Diagram 4.** Blade Walls are curved to soften the robust forms and give a contemporary expression. Upper levels curve out to draw attention to the central entry, while side facing units are curved towards the north. Further articulation on walls and balconies, including battens and planting are introduced to create further articulation, visual interest and reduce bulk.

## PRINCIPLE 2

### BUILT FORM & SCALE

*“Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.*

*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.”*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

Sitting in the R4 - High Density Residential Zone, the proposed development adopts a bulk and scale appropriate for the growing density in the area.

Massing and scale is determined by establishing appropriate setbacks to the boundary and creating an envelope that will be respectful or neighbours, but also allow for a suitable number of apartments, in line with the increasing populations desired within the Penrith locale.

- 6m setbacks are proposed along the front and rear boundaries, with 4.5 and 6m setbacks to the sides for the first 4 storeys, giving adequate distance to the current and potential future buildings adjacent to the site.
- The front facing facade is articulated at the ends with a further setback of 1.2m, reducing the scale and width of the front presenting facade to the street.
- The Upper levels are setback to 9m from the side boundary, in line with ADG, establishing a massing that is respectful of neighbouring developments and appropriate for the area. The Roof communal open space is setback even further from the boundary, ensuring visibility of those higher areas are limited from the street. The roof planter is not visible when close to the building.
- The central entryway was established to maximum opportunity for units along the boundaries whilst maintaining open and light filled common lobby areas. This is also setback from the facade, splitting the building into two masses that helps break up the bulk of the development and draw people in.
- The curved edges of the concrete blade walls help soften the mass and draw attention inwards, whilst the vertical battens and screens help break up the large solid elements.

A human scale is maintained in the detailing, and forms of specific elements.

- Solid balconies stretch along the facade, presenting a series of loggia type forms, giving a familiar human scale and identity.
- The central entryway and lobbies are lined with extruded metal battens that stop at the entry to form an awning structure. This helps ground the building and create a gentle transition from the open public domain into the building.
- Landscaping and open fencing also help ground the development, and present a humble and familiar presence along the street.
- Landscaping growing over balconies on upper levels help soften and bring a human scale to those long fluted balustrades.

## PRINCIPLE 3

### DENSITY

*“Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).*

*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.”*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

36 units are proposed on the site, which is in line with the a building on a site this size, in a High Density Residential zone, and also consistent with similar developments in the area. With no FSR, the density has been maximised whilst maintaining comfortable ADG compliant unit sizes and also respecting setbacks and concerns around bulk and scale.

- There is a mix of 1 bed, 2 bed and 3 bed apartments, catering to a variety of different occupants and household sizes.
- As a largely suburban area, a majority of the apartments are 2 bedroom units, catering for small families or couples who are looking for a bit more space.
- The units are appropriately sized for a suburban area, and accommodate a reasonable amount of comfort, whilst still considering what the market demand is for apartments in the area.
- Located outside major commercial areas and a reasonably long walk to major train stations, an appropriate level of parking has been included in the development, complying with DCP requirements. Each unit has at least 1 car space, with 3 bedroom units achieving 2 car spaces each. Spaces to park bicycles have also be included in the basement.



# PRINCIPLE 4

## SUSTAINABILITY

“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

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.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

A comprehensive analysis of the building has been undertaken as part of the BASIX assessment, however we note the following general inclusions as part of the proposal:

- Natural light and cross flow ventilation maximized where possible
- Recessed balconies provide shade in summer and promote thermal heat gain during winter months.
- A majority of units have a northern aspect, allowing all units to achieve solar access during colder months reducing need for heating.
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources.
- Low maintenance, long life cycle and reusable materials proposed
- Communal recycling and waste management facilities provided

# PRINCIPLE 5

## LANDSCAPE

“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.

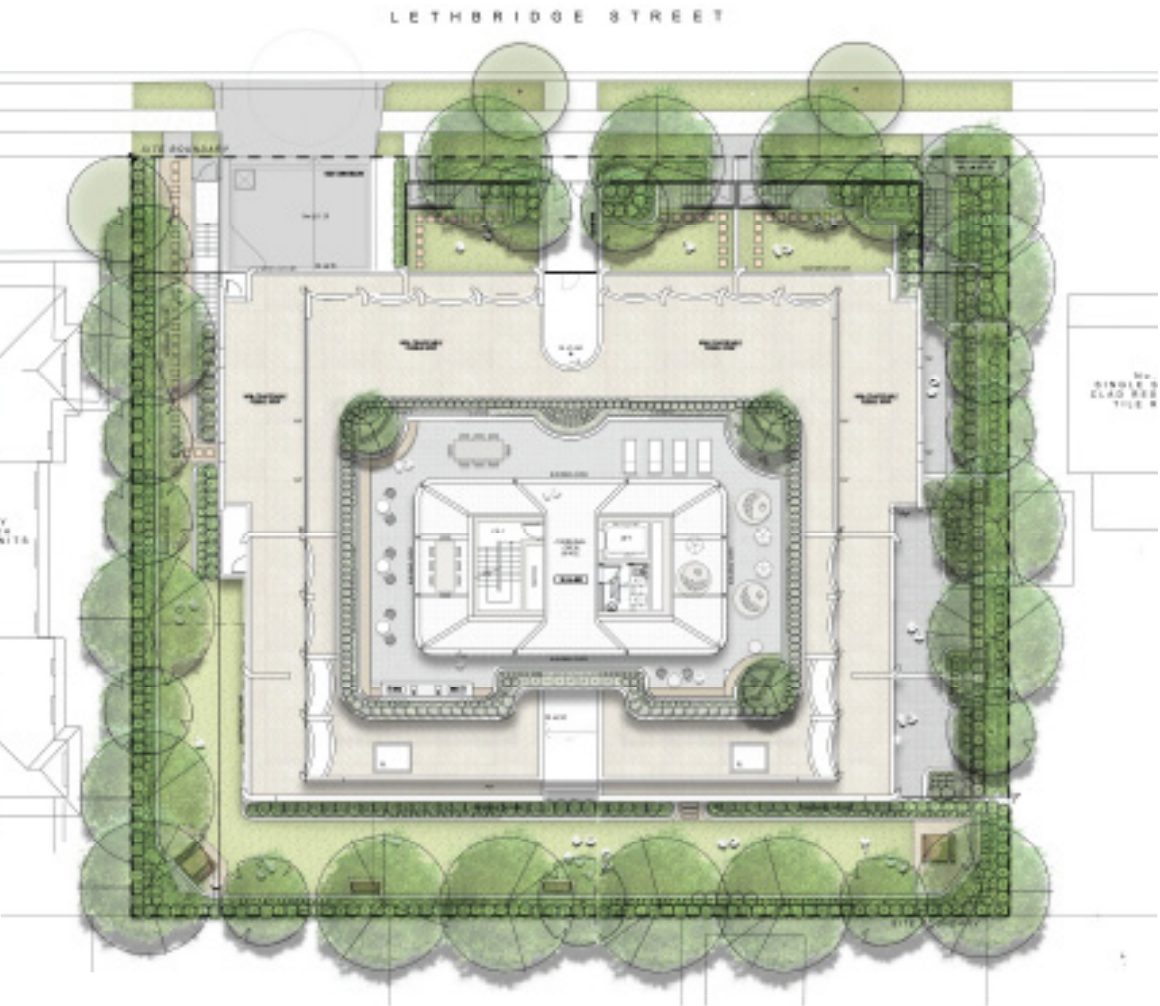
Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

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.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

Landscaping has been incorporated throughout the building, adding amenity and valuable greenery to the building design.

- The communal open space areas have been designed with a variety of landscaping elements, enhancing the users experience, giving attractive and desirable areas for socialising, relaxation and relief.
- Landscaping has been proposed around the boundary of the development, helping maintain privacy to neighbours whilst also providing shading and amenity.
- Similarly the roof top communal open space is surrounded with a planter to help create an isolated and personal space for the residents.
- Hanging plants along balconies and indentations help enhance not only the visual and physical experience of the corresponding units but also the streetscape, bringing greater greenery to the development and area.
- Careful consideration has been taken by the landscape architect to ensure appropriate planting is selected to ensure an environmentally sustainable landscape design whilst maximize the potential for amenity and resident privacy. Please refer to Landscape drawings prepared by “Site Image” issued as part of this DA submission.



Landscape Plan from the Landscape architect, Site Image.

# PRINCIPLE 6

## AMENITY

“Good design provides amenity through the physical, spatial and environmental quality of a development.

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

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The future residents of the development will benefit from a good level of amenity assisted with provisions made for the following:

- A good variety of apartment sizes, layouts and general configuration. Bedrooms and bathrooms are separated from living areas and kitchens, with balconies in optimal locations.
- Terraces and balconies stretch across the width of the apartments, giving all of the living areas and many of the rooms direct access to outdoor private open space.
- A majority of the units have a northern aspect, and are able to capture sun throughout the day.
- Adequate day lighting and solar access for all of the habitable rooms, including in Winter.
- Open plan living, with dining and kitchen areas give opportunity for flexible arrangements with visibility and light penetration across the habitable spaces.
- There is cross ventilation through a majority of the units, with possible pathways through multiple rooms.
- Vertical screens allow for additional shading and privacy to all the units.
- Planting and landscaping throughout development, giving a pleasant outlook from within the units.
- 8 Silver Level units and 4 adaptable units are proposed, suitable for all age groups and ageing of future occupants consistent with DCP and ADG requirements.
- Accessible Lift access from all levels including the basements. The lobbies of each Residential level has glazing on both sides bringing in plenty of natural light and ventilation to common spaces, allowing for safe and comfortable passage to each unit.
- Communal open space of 3 different levels provides diverse spaces for outdoor living to cater for different lifestyles, group sizes and forms of engagement.



# PRINCIPLE 7

## SAFETY

*“Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while 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 spaces.”*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The main pedestrian entrance from Lethbridge St is clearly defined at the center of the site with the setback lobby form, providing a very identifiable form along the street.
- A highly visible entryway that with suitable lighting, reaches a secure gate before arriving to the main entry door which will require a key and/or fob access. Guests and visitors will be given access through an intercom system.
- The central lobby on each floor has clear glazing that looks out to the both the front and rear of the site, allowing passive surveillance to pedestrians along the street and entering the site, and also to the rear communal open space areas.
- A majority of the units have been designed so that they have the main living areas and balconies facing the street/public domain to promote passive surveillance and engagement.
- Robust metal fencing has been provided along the front of the building to ground floor units, with the addition of planting to provide a safe barrier to occupants beyond.
- Secure basement car parking provided with keyed and remote control access. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and accessing individual parking spaces.
- The entry driveway is located to the side with a wide entry, and with the building setback 6m, this means any vehicles entering or leaving will be highly visible to pedestrians. The garage door is also setback, so an exiting vehicle will be visible even before passing the front building line.

# PRINCIPLE 8

## HOUSING DIVERSITY & SOCIAL INTERACTION

*“Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. 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. 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.”*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants. 1, 2 and 3 bedroom apartments are supplied, catering for a diverse range of potential occupiers.
- As set out in the Apartment Design Guide, min. 20% of the units are designed to Silver Level Livable Housing Code with retrofitting opportunities at a later stage. The proposal also achieves that requirement with 8 units providing housing suitable for residents that may require those additional capabilities.
- There is a single common lobby, on each level and allowing guests to interact and greet each other. These lobbies are also provided with generous widths for ease of access for all potential occupants, including those with disabilities.
- Communal open space is located on the roof, ground floor and level 1, accessible to all occupants through the central lift, providing ideal spaces for potential social interaction. Inclusion of BBQ facilities, tables, benches and other seating promote such experiences to occur for a variety of group sizes.
- The site is also located within close proximity to necessary facilities including various mode of public transport, hospital, healthcare and child care centres, as well as schools. The development is therefore suitable for a diverse range of people and lifestyles.

# PRINCIPLE 9

## AESTHETICS

*“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 respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.”*

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

This proposal seeks to provide a new development with a highly desirable aesthetic to this growing neighbourhood, that incorporates a contemporary design, with a timeless materiality that will become a pleasant and recognisable addition to the street.

The general architectural expression is relatively simple, using a series of vertical blade walls with balustrades stretching between them and a fairly symmetrical massing, presenting a familiar residential typology. However the materiality, the detail and the articulated forms, transform the development into a unique and satisfying building with its own character, that is still sympathetic to the residential neighbourhood in which it sits.

The using raw concrete forms on the external walls, gives the building a strong and robust presence with a tactile familiarity, that is easily identifiable. The articulation of the corners with subtle curved forms help soften this image, presenting a contemporary design that will attract people into the building and drawing their attention. This contrast allows the building to have a strong appearance whilst still sitting in harmony with the area, providing a residential flat building, in line with the multitude of apartment complexes, but with a new and visually interesting character.

The use of thinner vertical elements through the screens, battens and fences, help to break down and create a balance with the large solid forms and create further visual interest along the facades, whilst also providing practical benefits. These extruded metal forms help define the central lobby, stretching down the central indented facade, guiding the visitor to the main entry at ground level, before turning out perpendicular to the building facade to form an awning.

On the upper two floors, the battening is carried around the faces of the walls, which themselves are a darker grey coloured concrete. This expression, along with the repetition of the curved concrete blade columns helps create a contrast to the more solid lower floors, whilst also reducing bulk and solidity. These forms maintain a consistent language with the rest of the building, but the elements are articulated in a different way, creating varied elevations on each side of the building.

Sprinkled throughout the building is a series of planters that help add greenery and a garden aesthetic to the facade, that relates back to the domestic character of the neighbourhood. Along with the vertical battens and screens, with their timber appearance, these components provide a natural element along the building facades, that compliments the raw concrete.

This overall design and aesthetic, and choice of materials provides a suitable building for the area, that will only add to the growing appeal of Penrith as a place to live.



View from the north west on Lethbridge Street.



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