



Suite 103, 3 Eden Street
North Sydney
2060

24 April 2018

ARCHITECT'S DESIGN STATEMENT

ALTERATIONS AND ADDITIONS TO ST MARY'S RUGBY LEAGUE CLUB

Introduction:

This statement supports the proposed modifications to the design of the approved Western Foyer and Function Centre expansion at St Marys Rugby League Club (LOT 11 DP 1192443, Boronia Road, North St Marys NSW 2760).

The original Development Application, submitted to Penrith Council in 2014, was designed by Curtin Bathgate & Somers Architects (CB&S) for the St Marys Club.

Bergstrom Architects (BA) were commissioned by the Club to re-design the project within the existing scope and thus this statement demonstrates how the modified design will have minimal environmental impacts and can be considered 'substantially the same'.

This statement is intended to be read in conjunction with:

- Penrith Pre-lodgement Meeting Minutes UDRP Advice UDRP14/0011 (UDRPA)*
- Refer CB&S Design Statement dated 21st July 2014 (CB&S DS)*
- CB&S DA Submission Set (Current proposal)*
- BA DA Submission Set for Section 4.55(1A)*
- Creating Places for People: An Urban Design Protocol for Australian Cities – 2011 (UDPAC)*

Scope – Design Intent

The proposed modifications seek to revise the design of the approved Western Foyer. The use and function of this area will remain generally consistent with the previously approved development application and overall use as a registered club.

A new rationalised entrance facing Forrester Road with main vehicular access flowing from the newly built roundabout off Forrester Road forms one of the main objectives of whole proposal.

The revised design includes new club provisions, flexible conference and meeting rooms with ancillary facilities and other essential administrative and service amenities.

The design integrates all these required functions into a greatly more efficient plan whilst ensuring the new Western edge interface is both bold and sophisticated.

Passive Surveillance

The proposed modification achieves a building footprint in which the perimeter walls are straight eliminating blind spots behind building elements. This in conjunction with sufficient lighting around the perimeter and in the carpark will minimise anti-social behaviour.

Coming off the building line is port cohere which allows for full 180 degrees surveillance across the building footprint out towards the carpark. The port cohere will be a high activity area with people entering/exiting the club along with transport drop off /pick up.

The club entry with its double height glazing in conjunction with the port cohere will give the club a defining entry point. It will be highly visible across the carpark and Forrester Road and offer itself as a place of refuge.

The landscaping to the port cohere island will be minimal and low height as to keep strong passive surveillance from port cohere and club entry.

Siting

The BA proposal maintains the logic of siting the extension to the North-Western edge of the existing complex – however this proposal creates a significantly stronger entrance feature by placing the new Porte Cochere canopy on direct axis with the new foyer, and significantly reduces the footprint of the current proposal dramatically in both Northerly and Westerly direction – as well as where the new integrates with the existing.

In essence – the new scheme will have less impact environmentally both during construction and when in use due to this reduced footprint.

Building Form and Visual Impact

The redesign provides the unique opportunity to improve and modernise the visual appearance of the Club when viewed from the surrounding public domain.

Careful consideration has been given to the design of the façade forms and treatments: the result is a dramatic, innovative frontage that maintains the councils requirement for a more simplified and coherent language.

The materials chosen are used in a harmonious and uncomplicated manner yet also generate the progressive contrast and texture required of this new landmark form.

The proposed modifications include a compact and structurally efficient floor plan. The proposal removes excess circulation space and as such reduces the amount of external walls required to enclose these spaces.

The revised facade utilises features such as the aluminium perforated screening to generate a highly unique built form. This is supplemented by the drama of the very visible Porte Cochere structure which clearly signifies the position of the new entrance to make for a *'safe and visually appealing point of arrival for visitors.'* (UDRPA)

Urban Design Values

CB&S referenced the UDPAC in their Design Statement to demonstrate how the current design addresses the concerns of the Penrith Council as noted in the UDRPA, and how the relevant Elements of Urban Design from the UDPAC have all been considered.

BA will show, using the same protocol, that the proposed design better fulfils these elements.

Urban Structure: The revised design is both compact and visually appealing and therefore contributes to the overall framework.

Urban Grain: As the proposed development will provide the exiting Club with a stronger link to the street frontage – the existing urban grain is improved.

Density and Mix: The proposed development will provide flexible function facilities and other uses to support the overall function of the St Mary's RLC.

Height and Massing: There will be no change to the height of the proposal. The overall massing has been scaled back through the reduction in overall building footprint.

Street and Landscape: The proposed development improves the link between the existing Club and Forrester Road – which is accentuated by the strong form of the porte-cochere.

Façade and Interface: The proposed development provides the Club with a unique opportunity to substantially modernise the current built context, not only on the site – but also the immediate surroundings.

Details and Materials: Materials have been chosen to create a novel and visually appealing environment where Visitors will feel safe and comfortable. Durability, colour and texture of selected materials have been well-considered to ensure a homogenous exterior that is both inviting and enlivening.

Public Realm: The BA proposal will better engage the existing Club with the public street and footpath. The scale of the development ensures better visibility for the Club from Forrester Road, and will create a good gateway between the public realm and the more private one of the Club.

Social and Economic Fabric: As a club which offers such varied leisure and sporting facilities to both the public and private members, St Marys will provide enhanced amenities that shall improve culture, social participation, well-being and social interaction within the greater economic realm of the City of Penrith.

Conclusion

The revised design provides for an attractive street frontage within a simpler and more compact overall form. The proposed modifications have been designed to seamlessly integrate into the use and function of the existing club and will have minimal additional impacts.