	Design Criteria	Compliance	Proposal		Design Criteria				
3D-1 3E-1	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)		 Excluding Ground Level as it is part of the public domain, the proposal has 1060m² of Communal Open Space. This equates to 38% of the total site area. Approximately 80% of this total area receives a minimum of 2 hours direct sunlight between 9am and 3pm on 21 June. There is 195m² of Deep Soil with a minimum dimension of 6m. This equates to 7% of the total site area. Additional to this, there is a vast amount of deep soil located around the perimeter of the site which provides great opportunity for landscaping. 	4D-1	-1 1. Apartments are required to have the following minimum in Apartment type Minimum internal area Studio 35m ² 1 bedroom 50m ² 2 bedroom 70m ² 3 bedroom 90m ² The minimum internal areas include only one bathroom. Address the minimum internal area by 5m ² each 2. Every habitable room must have a window in an external a total minimum glass area of not less than 10% of the floor the room. Daylight and air may not be borrowed from other restrict the room. Daylight and air may not be borrowed from other restrict the room. Daylight and air may not be borrowed from other restrict the room. Daylight and air may not be borrowed from other restrict the room.				
	<650m² - 650m².1,500m² 3m 7% >1,500m² 6m 1			4D-2	 Habitable room depths are limited to a maximum of 2.5 x height In open plan layouts (where the living, dining and kitchen combined) the maximum habitable room depth is 8m from a 				
3F-1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows: Building Height Habitable rooms and balconies Non-habitable rooms up to 12m (4 storeys) 6m 3m up to 25m (5-8 storey) 9m 4.5m over 25m (9+ storey) 12m 6m	NO	In Units 402 & 502, the bedroom [habitable room] is setback 6m from the Western boundary. Level 6 then steps to well exceed to 9m separation requirement. On all other levels, the required separation is met. It is important to note that due to the requirements and objectives of the Penrith DCP, it was encouraged to create a building form which ran alongside Union Lane. The above breach of side setback requirements was a direct result of this gesture.	4D-3	 Master bedrooms have a minimum area of 10m² and other to have 9m² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excl. wardr Living rooms or combined living/dining rooms have a min 3.6m for studio and 1 bed apartments 4m for 2 and 3 bedroom apartments 				
	privacy separation distances between neighbouring properties.			4E-1	1. All apartments are required to have primary balconies as Dwelling type Minimum area Minimum depth				
4A-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. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter 	YES	1. 71% [41/58] of apartment receive the required amount of daylight access. As a street wall along Woodriff St. was required and encouraged, it created an inevitable amount of apartments which face South-East. Due to this condition, we believe this percentage is satisfactory		Studio apartments 4m² - 1 bedroom apartments 8m² 2m 2 bedroom apartments 10m² 2m 3+ bedroom apartments 12m² 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 private open space is provided instead of a balcony. It must balcony. It must balcony. It must balcony.				
4B-3	 3 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 3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line 		 67% [36/58] of apartments are naturally ventilated- meeting the minimum requirement Depth of a cross-over or cross-through apartment does not exceed 18m 	4F-1	 minimum area of 15m² and a minimum depth of 3m 1. The maximum number of apartments off a circulation collevel is eight 2. For buildings of 10 storeys and over, the maximum num apartments sharing a single lift is 40 				
4C-1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings Habitable rooms 2.7m Non-habitable 2.4m For 2 storey apartments 2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.	YES	All ceiling height meet or exceed the minimum requirements outlined	4G-1	1. In addition to storage in kitchens, bathrooms and bedroot following storage is provided: Apartment type Storage size volume Studio 4m ³ 1 bedroom 6m ³ 2 bedroom 8m ³ 3+ bedroom 10m ³				

Principle 1: Principle 2: Context and Neighbourhood Character Built Form and Scale					Principle 4: Sustainability			
The scheme is highly responsive and respectful to its context. The existing retail tenancies have been used to directly influence the function and form of the North-East corner of the building. Two retail tenancies have been included to seamlessly tie the proposal to the existing conditions of memory park. New, key pedestrian pathways have been created through the port-cochere in order to reactivate the arcade and thoroughfare links which the upper two levels technique is also for		feature along Woodriff Street. With a 0m setback on the W an urban form which is desired in city centres. To reduce t the upper two levels then step back to create a 'double-sto	the objectives outlined in the Penrith DCP, the form establishes a strong street wall ong Woodriff Street. With a 0m setback on the Woodriff Street boundary, it promotes form which is desired in city centres. To reduce the scale and height of the building, two levels then step back to create a 'double-storey' massing towards the top. This is also found on the Union Lane side of the building. It intends to lighten the be of the building whilst creating variation		The density of the development is in keeping with the FSR controls on the site and urban streetscape objectives of the Penrith City Centre part A of the DCP. The latter imposes tight setbacks throughout the CBD including Union Lane & Woodriff Street. The interpretation of this control is give the appearance of consolidate density in the city centre from street level. While the proposed FSR for the development is slightly above the control for the site, the planning report describes in detail how the proposed density does not have a negative impact on the visual amenity, solar access, heritage items and provides a high quality urban form for the site. For these reasons, we believe this is an appropriate response to the site in regards to urban density.		A number of different measures have been taken into account in order to achieve positive environmental, social and economic outcomes. At ground level, the social and economic benefits include interaction with the surrounding ground level commerce and public spaces with entries into the building promoting permeabil to the streetscape. The environmental sustainability objectivesare met by ensuring the development is designed in accordance with the Apartment Design Guide (ADG) SEPP 65, which is over and above the requirement for serviced apartments.	
Principle 5: .andscape	Principle 6: Amenity		Principle 7: Safety		Principle 8: Housing Diversity & Social Interaction		Principle 9: Aesthetics	
As the site sits between memory and judges park, our landscaping planning vas integral in ensuring the proposal tied in with its surrounding contextual conditions. There are three main areas we concentrated on; 1. Woodriff Street walkway 2. North-East corner on Ground Level 3. Communal Open space on Podium Level. In order to continue the language of materiality and planting in memory park, we adapted the existing condition and brought it across Union Lane into the site. The transition between to two locations will be somewhat seamless. The main pathway along Woodriff Street has been relocated, which provided us with the opportunity to undertake extensive landscaping of both new rees, grass and smaller plants. This intends to create a vibrant 'buffer' between the building and the road. In and surrounding the Communal area on the Podium Level, the landscaping vill provide privacy for the apartments located in the vicinity. Tall, larger rees will be planted along the Western boundary in order to improve visual vivacy from the carpark.	fantastic amenity natural light and example, the cor points looking ou Level 7 has 270 beyond. The apartments a bedrooms was a the apartment. Th space within the Due to the flat na accommodate all The addition of tw and an opportuni	artments, facilities, retail spaces and office space provide for the inhabitants. Generally, each space is flooded with provide interesting outlooks in a variety of directions. For idor space has been designed to provide three viewing it to the Blue Mountains, Memory Park and Judges Park. legree views looking over the Penrith City area and are designed efficiently but also spaciously. Separating conscious move in order to reduce acoustic privacy within he balconies are generous and there is sufficient storage apartments for their belongings. ture of the site, accessibility to areas is designed to age groups and varying degrees of mobility. yo retail tenancies, a clear path of travel through the site ty to stay and enjoy the facilities the building offers, the as the amenity to both neighbouring businesses and local	The existing vehicular link to Judges (so it became a challenge to integrate condition whilst maintaining the same safety. Fortunately as the road was of design a separate turning bay into the cars drive through that area at a rease 'traffic calming' device, as well as enfor pedestrians can cross that road in con We located the reception desk centra points. By doing so, the staff member see who is entering the building at an As with other Hotels, the guests will h scan in the lift to gain access to their of previous point, will contribute to minin an unwanted guest entering the uppe	our proposal into that existing [or better] level of security and f a significant width, it allowed us to two lanes. Currently, some of the brable pace, to we have created a breed speed limits to ensure mplete safety. Ily to the Lobby and all three access s at the desk will be able to clearly y time. ave a card which they will need to desired level. This, as well as the nise [if not eliminate] the chance of	Although the mix is predominately made up of two bedrood they vary quite considerably in size and design. This case other residential developments as Hotels/Motels etc. are n charge larger varying prices for two different rooms with th of bedrooms. The Gymnasium, Rooftop Pool & Communal Open spaces encourage social interaction between guests. Each area v other and provides a variety of options for the guests depen mood and personality.	is different to ot often able to e same amount s will aries from the	A number of factors influenced the facade design. As the Woodriff Stree frontage was louder and busier, the rooms were required to be more protected. Thin ribbon windows and vertical louvers were a direct result this issue. The composition of elements on the facade are a reflection o internal layouts and structure. The level of finishes and materiality are of high quality. Alucabond lightweight cladding, frameless glass balustrades and vertical aluminium louvers all invoke a feeling of luxury and exclusiveness. Stepping back on the upper levels recessed the scale and bulk of the building. Similarly, the solid podium grounds the building, leaving the middle levels to float effortlessly between the top and bottom.	

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:				
В	21-11-2018	SECTION 4.55 MODIFICATION	BR BEDROOM		GAS CUPBOARD		RAINWATER OUTLET
A	13-10-2016	DA SUBMISSION	COM COMMS CUPBOARD				STORM WATER PIT
			DP DOWNPIPE		GARBAGE EXHAUST		TOP OF HOB
			E ELECTRICAL CUPBOARI FHR FIRE HOSE REEL		(MAILBOX RELATIVE LEVEL	TUW	TOP OF WALL TACTILE INDICATORS
				INL.		111	TACTILE INDICATORS

	Compliance	Proposal
internal areas:	YES	1. All internal apartment area exceed to minimum areas outlined
lditional n I wall with r area of rooms.		2. A window opening, greater than 10% of the floor area of the room, are located in all habitable rooms
the ceiling	YES	1. Habitable room depths are no greater than 2.5 x the ceiling height
a are a window	NO	2. In a number of apartments, the room depth is 8.5m rather than 8m. As the rooms are generally split to either side of the living room, it requires critical circulation around the dining area
er bedrooms	YES	1. All bedrooms well exceed the minimum requirements
robe space)		2. All bedrooms well exceed the minimum requirements
nimum width of:		3. All living room widths meet or exceed the minimum requirements
s follows:	YES	1. All primary balconies meet or exceed to minimum requirements
structure, a t have a	NO	2. Due to the nature of the building and the requirement to have a 0m setback to the Eastern boundary, although their private balconies exceed the minimum area, they do not all have a minimum dimension of 3m
e on a single	YES	 There are two passenger lifts per level, as well as two fire stairs. This is to accommodate for 10 apartments maximum per level n/a
oms, the	YES	1. All storage requirements have been met
n the apartment		

						ilated
		_	SSS.	Carparks	ight	Cross-Ventilated
No.	Type	Area	Access	Carp	Daylight	Cros
LEVE	L 1					
101	2BR	92 m²	Yes	1	Yes	Yes
102	2BR	88 m²	No	1	Yes	Yes
103	2BR	84 m ²	No	1	Yes	No
104 105	2BR 2BR	87 m ² 82 m ²	No No	1	Yes Yes	Yes Yes
105	2BR 2BR	80 m ²	No	1	No	No
107	2BR	85 m ²	No	1	No	No
108	2BR	85 m ²	No	1	No	Yes
109	2BR	89 m²	No	1	Yes	Yes
110	2BR	97 m²	No	1	Yes	No
10 LEVE	1.2	869 m²		10		
201	2BR	92 m²	Yes	1	Yes	Yes
201	2BR 2BR	88 m ²	No	1	Yes	Yes
202	2BR	90 m ²	No	1	Yes	No
204	2BR	85 m ²	No	1	Yes	Yes
205	2BR	91 m²	No	1	Yes	Yes
206	2BR	85 m²	No	1	No	No
207	2BR	85 m²	No	1	No	No
208	2BR	85 m²	No	1	No	Yes
209	2BR	89 m ²	No	1	Yes	Yes
210 10	2BR	97 m ² 887 m ²	No	1 10	Yes	No
LEVE	L 3					
301	2BR	92 m²	Yes	1	Yes	Yes
302	2BR	88 m²	No	1	Yes	Yes
303	2BR	90 m²	No	1	Yes	No
304	2BR	85 m²	No	1	Yes	Yes
305	2BR	91 m²	No	1	Yes	Yes
306	2BR	85 m²	No	1	No	No
307	2BR	85 m ²	No	1	No	No
308 309	2BR 2BR	85 m ² 89 m ²	No No	1	No Yes	Yes Yes
310	2BR	97 m ²	No	1	Yes	No
10		887 m ²	110	10	100	110
LEVE						
401	2BR	92 m ²	Yes	1	Yes	Yes
402	2BR	88 m ²	No	1	Yes	Yes
403 404	2BR 2BR	90 m ² 85 m ²	No No	1	Yes Yes	No Yes
404	2BR 2BR	91 m ²	No	1	Yes	Yes
406	2BR	85 m ²	No	1	No	No
407	2BR	85 m ²	No	1	No	No
408	2BR	85 m ²	No	1	No	Yes
409	2BR	89 m²	No	1	Yes	Yes
410	2BR	97 m²	No	1	Yes	No
10 LEVE	1.5	887 m²		10		
501	2BR	92 m²	Yes	1	Yes	Yes
502	2BR	88 m ²	No	1	Yes	Yes
503	2BR	90 m ²	No	1	Yes	No
504	2BR	85 m ²	No	1	Yes	Yes
505	2BR	91 m²	No	1	Yes	Yes
506	2BR	85 m²	No	1	No	No
507	2BR	85 m²	No	1	No	No
508	2BR	85 m²	No	1	No	Yes
509	2BR	89 m ²	No	1	Yes	Yes
510 10	2BR	97 m ² 887 m ²	No	1 10	Yes	No
LEVE			2.0			
601	3BR	112 m ²	No	2	Yes	Yes
602 603	3BR	112 m ²	No	2	Yes	Yes
603 604	2BR 2BR	90 m ²	No	1	Yes	Yes
604 605	2BR 3BR	91 m ² 97 m ²	No No	2	Yes No	Yes No
605 606	3BR	109 m ²	No	2	No	Yes
608 607	2BR	89 m ²	No	1	Yes	Yes
608	2BR 2BR	97 m ²	No	1	Yes	No
		797 m ²	5 / 58	12	41 / 58	36 / 5





1:600



CROSS VENTILATION - LEVEL 6 1:600



DEEP SOIL 1 : 600

	NORTH
LE BAR	NORTH POINT

PROJECT PROPOSED MIXED USE DEVELOPMENT ADDRESS 21-25 WOODRIFF STREET, PENRITH NSW 2750

^{CLIENT} ASTINA GROUP PTY. I

MORSON GROUP

SHEET SIZE: A1 SCALE DATE 1 : 600 NOV 2018



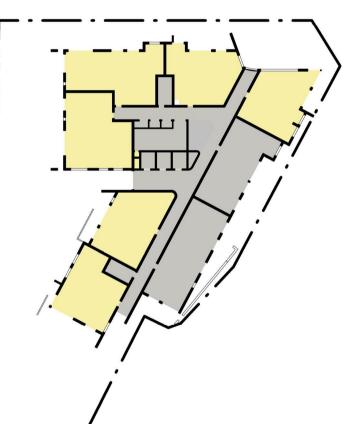




DAYLIGHT ACCESS - PODIUM LEVEL



CROSS VENTILATION - TYPICAL LEVELS 2-5 DAYLIGHT ACCESS - TYPICAL LEVELS 2-5 1 : 600



DAYLIGHT ACCESS - LEVEL 6 1 : 600

ISSUE NO.