



TURNER

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ESQ

STAGES 4 & 5

MIXED USE DEVELOPMENT

Ransley Street, Panthers North Precinct

Penrith NSW 2750

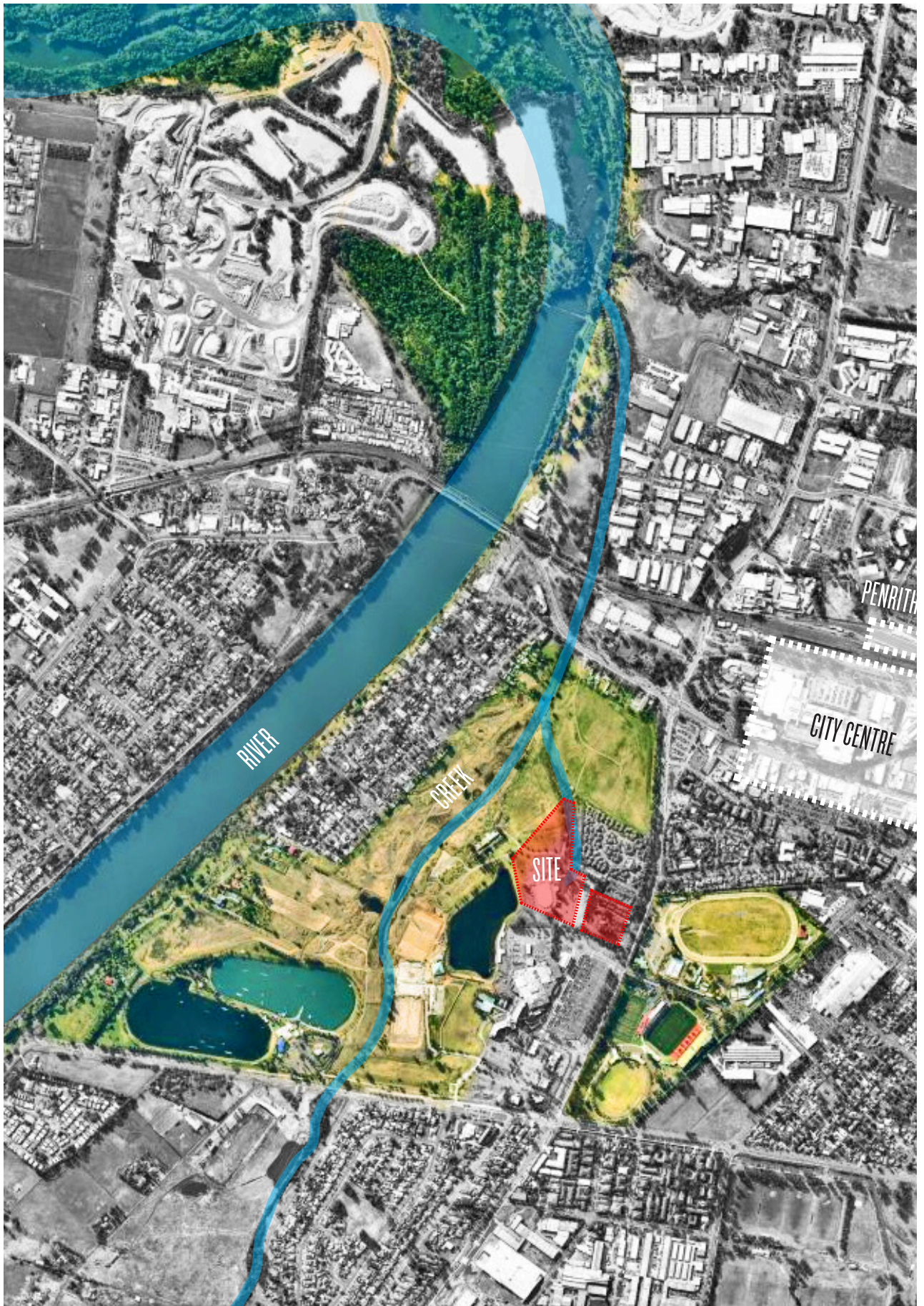
ARCHITECTURAL STATEMENT

Development Application Submission

Incorporating:

SEPP 65, The Apartment Design Guide and
outcomes of the Urban Design Review discussions

Dec 2021_Rev A



Site context

Part 1 : Project Summary

Project Overview

This design report and SEPP65 design verification response is prepared by Turner on behalf of ESQ Panthers Pty Ltd in support of the Development Application (DA) for the mixed-use development know as ESQ Stages 4 & 5. The project is located at the end of Ransley Street within the Panthers North Precinct and is also bounded by Mulgoa Road to the south and bisected by Retreat Drive.

The DA submission and Design Report represents a considered approach to the development of the site.

The proposal was developed in collaboration with a comprehensive consultant team to address both strategic and detailed issues associated with the site and overall context. Council & Urban Design Review Panel (UDRP) were consulted during the development of the design to ensure consistency with planning objectives, precinct strategy and matters pertaining to infrastructure.

This report is to be read in conjunction with architectural drawings prepared by Turner, landscape documentation prepared by Oculus and planning report prepared by Think Planners.



INTRODUCTION

Location

The project is located at Ransley Street within the Panthers North Precinct and is also bounded by Mulgoa Road to the south and bisected by Retreat Drive.

The Stages 4 & 5 sites are bound by the Showground Creek to the north and Retreat Drive to the east.

Stages 4 & 5 has a total area of 17,677m², of which 9,605m² belongs to Stage 4 and 8,072m² for Stage 5.

The site is currently on parkland with a lake to the west.

Design

The design intent of the proposal is to bring residential, retail and recreational elements together in a cohesive development that fits within and contributes to the existing and desired future context of Panthers North Precinct and the greater Penrith community.

The immediate and surrounding landscape elements - including the parklands, lake and mountains beyond - have been the key driver in the development of the proposal.

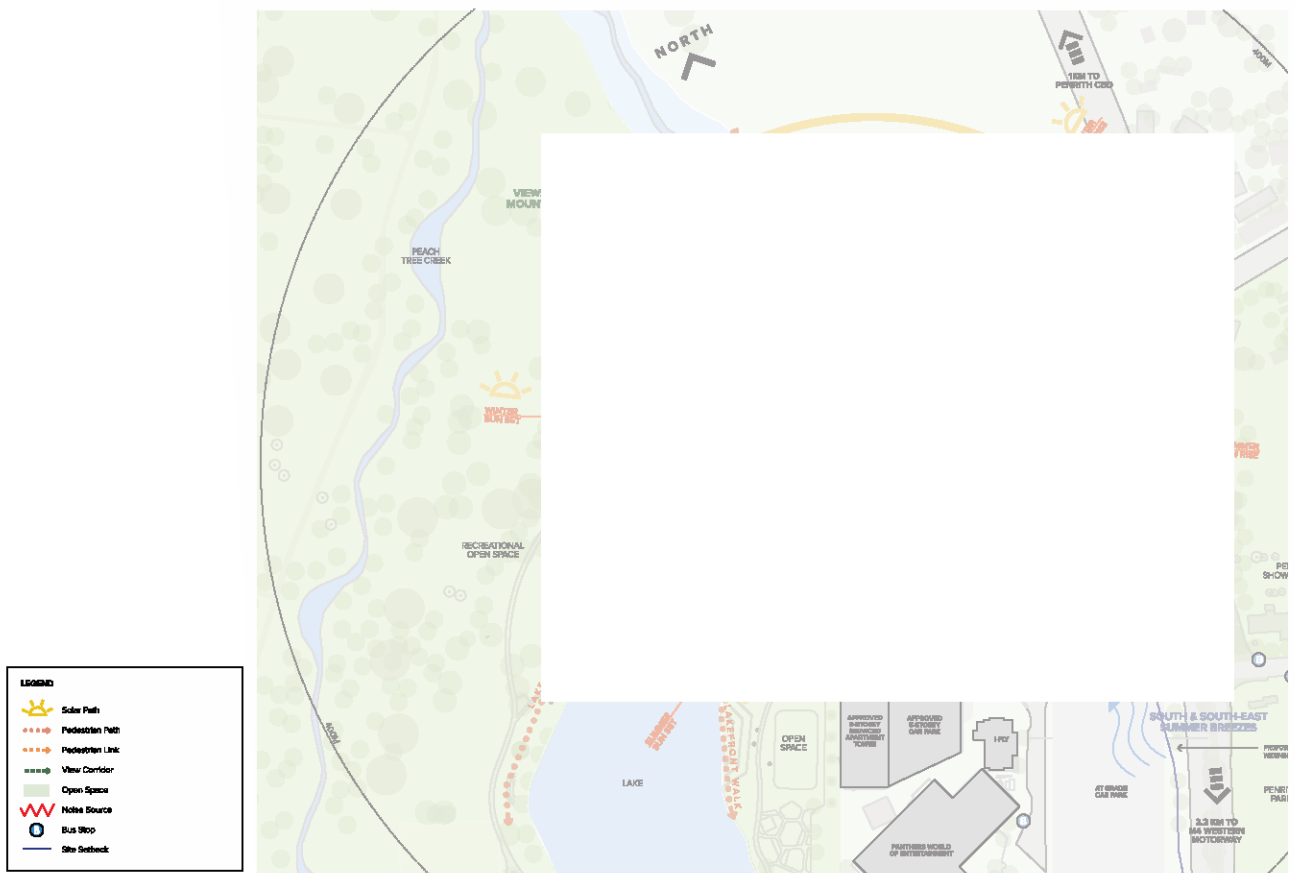
Connections and outlook to and through the site have been carefully planned to maximise the visual and physical permeability of the proposal.

The proposal defines envelopes and heights within a consideration of the building programme, massing, articulation, amenity, public domain and landscape integration. Further information about these elements is described under the SEPP65 - 9 principles chapter.

The development is designed to connect into and expand the pedestrian and cycle networks surrounding the site, with a network of linkages connecting the site with the greater Panthers precinct, the Nepean River, the River walk and Penrith station.

Internally, the site is designed to be highly permeable for pedestrians with the new through site link and foreshore promenade and nature walk connecting to the open recreational space to the north of the site.

Each stage has a podium that provides communal open space for the residents, a link bridge provides connection between the 2 stages



Design Concept

The design concept for the development is to weave the natural environment into the site and continue the surrounding green space into the development.

The resultant massing is a series of ribbon forms that allow visual and physical permeability to the mountains and landscape areas to the north.

The green spines that run through the site provide a varied series of public and communal landscaped spaces, each with a unique character and programme.

The water elements within the site - the lake and the creek to the eastern boundary - have also been linked by splitting these ribbon forms to create pedestrian through site links.

Use

The proposal seeks consent for 333 apartments, 2185m² of retail, associated parking, new through site link, a series of podium and roof top communal and public open spaces and a water front promenade.

SEPP 65 Verification Statement

We confirm that Stephen Cox has directed the DA design and documentation of the ESQ Stage 4&5 Street, Penrith.

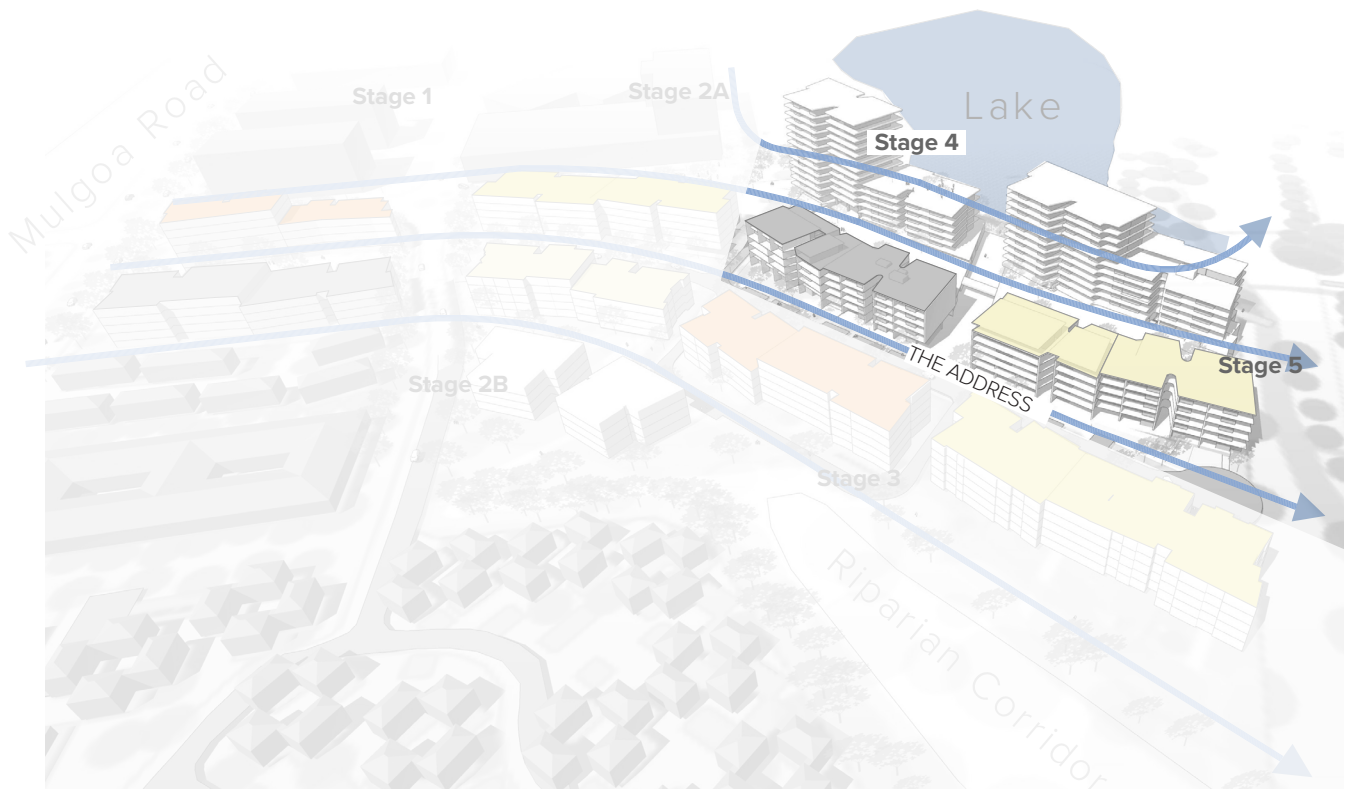
The design is prepared in accordance with the design quality principles set out in Part 2 of State Environmental Planning Policy No.65-Design Quality of Residential Flat Development.

Stephen Cox is a registered architect under the NSW Architects Act 2003, registration number 6391.

TURNER

Stephen Cox

Director





To create a **LOCAL RESPONSE** to the Penrith Riverside Entertainment Precinct



This project also aims to enhance the sense of community, health and wellbeing through **CONNECTION TO NATURE** in its many forms. There is connection to the Blue Mountains, the Nepean River, the Lake, Riparian Corridor and street planting to create a natural and green residential experience.



Stages 4+5 captures and build on design principles developed and evolved over the previous stages. It builds on the existing **COMMUNITY** and creates **DIVERSITY** suitable to the needs of the local.



To contribute to communal amenity by integrating the proposal with the public domain such as regional park, retail promenade, the Great River Walk and Public art, allowing place for interaction and connection.



To create flexibility and make homes that are rooted in the landscape and to promote both the active and passive engagement and diversity of the residential community.



To promote the key elements of sustainable living via smart design in the building and encourage residents to live in a sustainable way.

PART 2 : RESPONSE TO THE URBAN DESIGN REVIEW PANEL (UDRP) RECOMMENDATIONS (April 2021)

The design team met with Council's Urban Design Review Panel (UDRP) on 21 April 2021 to review and discuss the Development Application for Stages 4&5.

Prior to this meeting, drawings were circulated to the panel for their reviewed.

Key Areas Identified

The panel was supportive of the overall form of the development including spatial arrangement of building footprints, treatment of the public domain interface, architectural building design and concept landscaping intent.

Comment 01 by UDRP: Overall

It was the position of the Urban Design Review Panel, that the overall composition of development form including spatial arrangement of building footprints, treatment of the public domain interface, architectural building design and concept landscaping intent was positive and allows for the likely achievement of design quality, if not design excellence. There were however elements of the scheme that require further refinement or reconsideration as outlined within the body of these notes.

Comment 02 by UDRP: GFA

It was noted that the Penrith Local Environmental Plan 2010 has been recently amended to revise the maximum permitted height of building allowances for the site as well as key provisions relating to floor space ratio, unit occupancy rates and gross floor area allowances. The key provisions that now apply are contained within Part 9 – Penrith Panthers Site and as follows:-

- Clause 9.3 – Density of Retail Premises
- Clause 9.5 – Campus Style Office Development
- Clause 9.6 – Development Control Plan for Land to Which this Part Applies
- Clause 9.7 – Area 5 – Maximum Residential Density

The implications of these provisions in combination with preceding stages are understood to be as follows:-

- Likely maximum gross floor area allowance for Stage 4 and 5 being 38,698 sqm
- Likely maximum 382 residential apartments / units for Stages 4 and 5

The presentation eluded to compliance with the above provisions however the application will need to be supported by calculations across Stages 1 – 5 which confirm compliance. This also includes address of the objectives of Part 9 of PLEP 2010 as detailed within Clause 9.1

Response:

The GFA table below provides a breakdown of each stage to demonstrate compliances in overall GFA (capped at 80,400sqm) and apartment numbers (capped at 850)

Comment 03 by UDRP: LEP Building Height

The amendments made to the LEP 2010 with respect to building height are very specific and must be overlayed on the architectural plans to demonstrate that the spatial map layers and resulting height allowance coincides with the building form and arrangement as now designed. The cross section drawings in the presentation suggest compliance which is considered of critical importance as these are newly adopted standards and have been derived with this development outcome in mind. The cross sections indicated minimal clearance for Building J under the 24m height limit without depiction of roof top plant or lift over-run. This will need to be

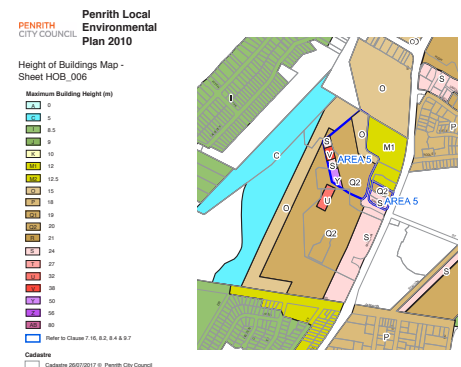
Document Set ID: 9563470 Version: 1, Version Date: 27/04/2021 carefully considered if projections are required. Refer to Drawing No. 14064 6.3.4 Revision A.

Response:

Building Height is compliant with Penrith DCP 2014 Penrith Panthers Precinct & LEP 2010 (refer to architectural elevation and sections)

GFA Table

STAGE	Studio	1Bed	2Bed	3Bed	4Bed	Total	GFA				Note	
							Residential		Retail			Total
							Appr	Prop	Appr	Prop		
1	0	59	85	8	0	152	12975					S455 Determined Nov 2018 (original DA = 12892)
2A	0	33	36	5	3	77	7040		1225	1315		Determined Aug 2019
2B	1	27	53	16	0	97	8750					Determined Aug 2019
3	0	51	69	19	3	142	12712					Determined Apr 2021
4	0	44	67	31	13	155		18044		996		
5	0	59	81	38	0	178		17379		1189		
						801	41477	35423		3500	80400	



Comment 04 by UDRP: Breezeway Ventilation

The curvilinear indents / slots within the elevations provide for an interesting architectural streetscape response however where relied upon for cross ventilation, the separation is critical and the drawings will need to ensure that cross ventilation is achievable.

Response:

Curvilinear indents with breezeway provides articulation into the building, landscaping and natural ventilation for the communal corridor as well as cross ventilation for the apartments as demonstrated by the diagram below. This breezeway also respond well in cooling the building and the communal space.

Comment 05 by UDRP: Entry Levels

The photomontage drawings imply finished ground level which is greater than 1.0m above street level. It was confirmed that the resulting level difference is approximately 1.0m which will ensure compliance with the Apartment Design Guide with respect to surveillance, separation of territory and security.

Response:

There is a 500 to 550mm level difference between the street and the lobby in buildings H & K in order to achieve required freeboard, 1:25 ramps are carefully articulated and shown on architectural drawings and section below.

Comment 06 by UDRP: Level Difference at promenade

The level differences between lobby spaces/ congregation spaces, the promenade or key pedestrian connections and communal open space areas will need to be detailed and explained with demonstration of accessibility via ramps and other means to ensure equity in access. Cross sectional drawings for Stage 4 (Drawing No. 14064 6.1.4 Revision A depicts level difference and stairs between the promenade and retail forecourt as well as between the pool area and communal gardens.

Response:

Refer to plans and sections by Oculus Landscape architect.

Comment 07 by UDRP: Projecting Pool

The projecting lap / swimming pool has the potential to impose on the ground plane as the photomontage on Drawing No. 14064 6.1.3 Revision A suggests a heavy mass projection which is lower than the awning. Further the amenity and privacy of adjoining residential units to the pool will need to be considered and treated.

Response:

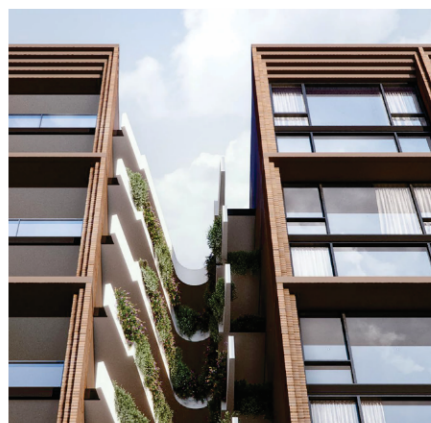
Extent and massing of the lap pool has been pulled back from the facade as demonstrated on the architectural plans, privacy against the adjacent apartment has been provided via screening.

Comment 08 by UDRP: Level Difference at townhouse

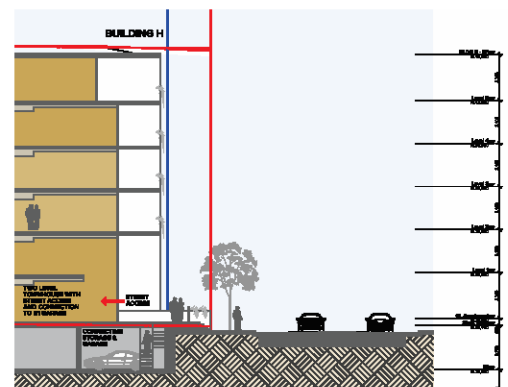
Drawing No. 14064 6.2.4 Revision A doesn't indicate a level transition between the two-storey townhouse dwelling form and the street. It is understood this is a drafting error and should be addressed in the refinement of the drawings.

Response:

There is a 500 to 550mm level difference between the street and the lobby in buildings H & K in order to achieve required freeboard, 1:25 ramps are carefully articulated and shown on architectural drawings and section below.



Breezeway Ventilation Diagram



Level difference at entry

Comment 09 by UDRP: Materiality

The materiality of the proposal was generally supported with a recommendation that GRC be expressed in its natural form, however there must be a careful balance between brickwork, concrete and GRC. This aspect should be further developed and refined.

Response:

The materiality of the development has been carefully considered and the scale of the building has been refined as demonstrated on the elevation and the CGI.

Comment 10 by UDRP: Landscape Strategy

Opportunities to maximum vegetation cover around the development and between the lake and the urban form is encouraged through the landscape design progression. This includes canopy tree planting that meets Council's Cooling the City Strategy.

Response:

Maximum vegetation cover around the development and between the lake and the retail precinct has been carefully considered. Providing canopy tree planting as recommended by the council. For more clarity, refer to landscape drawings.



Comment 11 by UDRP: Vehicular circulation and Entry point

The critical aspect identified with the scheme as proposed, was the arrangement and abundance of vehicular access points, resulting conflicts with pedestrian priorities areas and presentation of services as dead edges. Similar concerns were identified with Stages 2 and 3 and necessitated amendments to access arrangements to ensure that services did not compromise the public domain and activation outcomes envisaged by the scheme. Further works is considered necessary to address the following:-

- Relocation of services, loading docks and plant away from the pedestrian arcade between Stages 4 and 5. This space should be a pedestrianized and activated link between the lake and the broader development and should not be the primary servicing corridor for the Stage 4 and 5 development.

Document Set ID: 9563470 Version: 1, Version Date: 27/04/2021 - Rationalization and reduction in the number of driveway crossings and deletion of any cross arcade connections is necessary as this will encourage pedestrian vehicle conflicts.

- Removal or reconsideration of the drop off zone within the arcade is recommended due to the above concerns.

- Improved sleeving of the car park by way of residential units and / or commercial tenancies should be explored to reduce the dead edge interface of the car park at ground floor to the public domain (external road network and pedestrian arcade). This includes deletion of the indicated substation (Stage 4) which should not be within the setback or external to the built form (given the scale and nature of this development)

- Opportunities to reorientate the residential apartment Lobby for Stages 4 to access from the centralized arcade (as is proposed for Stage 5) was recommended as this would assist to further activate the arcade corridor and reduce the dead edge treatments which comprise 1/3 of the total facade length each side of the arcade connection.

Response:

Vehicular circulation and driveways have been carefully considered in response to the Panel's concerns, the area between stages 4 & 5 has been changed to pedestrian site link and landscape area.

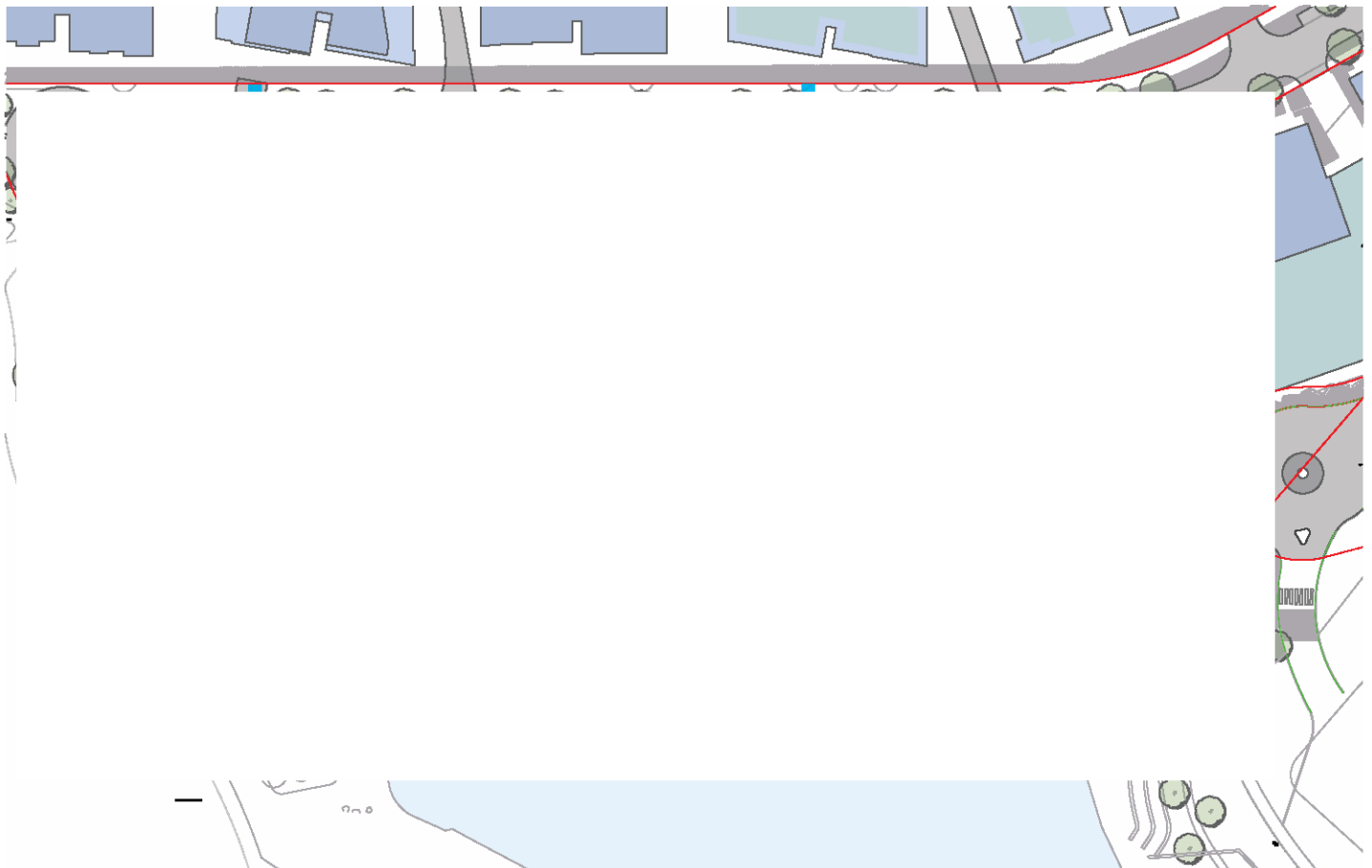
Retail loading and waste collection area have been rationalised to be mostly below Building L in stage 4, a smaller loading bay has been provided for Stage 5 retail. All these areas have been located within the podium and reduces conflicts with pedestrian priority areas.

Vehicular entry points have been carefully considered with clear separation between residential entry and retail entry. Number of driveways have been reduced to 3 and conflict with pedestrian site link have been minimised.

Drop off zone between the 2 stages have been relocated to stage 4 (end of Ransley street) only.

Dead edges have been minimised and replaced with street level apartment and retail units, providing improved activation around the perimeter of the site.

Residential lobbies for buildings J & L have been carefully considered in providing connectivity with the water front promenade. Visual connection between the residential podium and the promenade is provided to improve connectivity between the two spaces.



Principle

1

Design Quality Principle 1

Context & Neighbourhood Character

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 area, those undergoing change or identified for change.

Proposal

The proposal seeks to respond and contribute to the immediate context of the Panthers precinct as well as the surrounding area and greater community.

Responding to the present context, Stage 4 & 5 is bounded by stage 3 to the east, opens up to the recreation areas to the north and provides an enhanced interface with the lake to the west.

Building heights have been designed in consideration to the adjoining buildings on Retreat Drive, creating a height transition to the existing buildings.

The transition of form to the street and the character of the street between Stages 3 and 4/5 is well designed and the appropriately scaled in context to the neighbourhood.

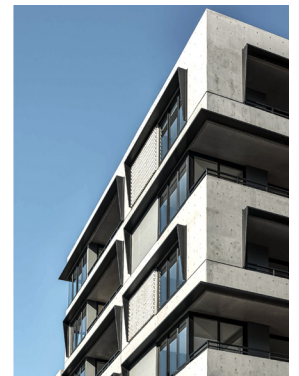
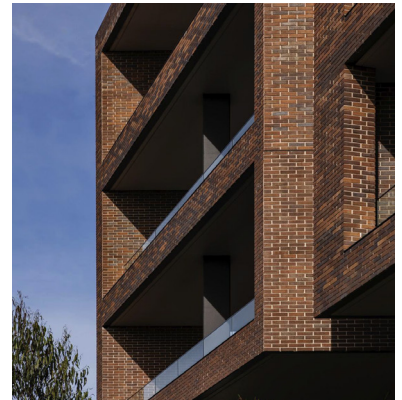
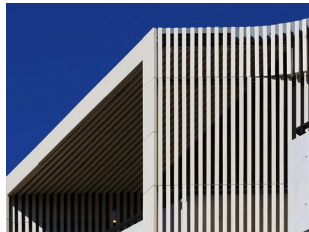
The ground plane is designed to produce an attractive vibrant place with through site links within and around the site opening up to the lake front retail promenade and creating a visual and pedestrianised connection from Ransley Street down towards the lake.

The development proposes a pedestrian through site link between stage 4 & 5, creating a connection between the lake front promenade and other stages in the development.

Pedestrian connection between the great river walk and the development has also been strengthened along the new road and lake front promenade. These public areas encourage community activation and interaction with the development and open space beyond.

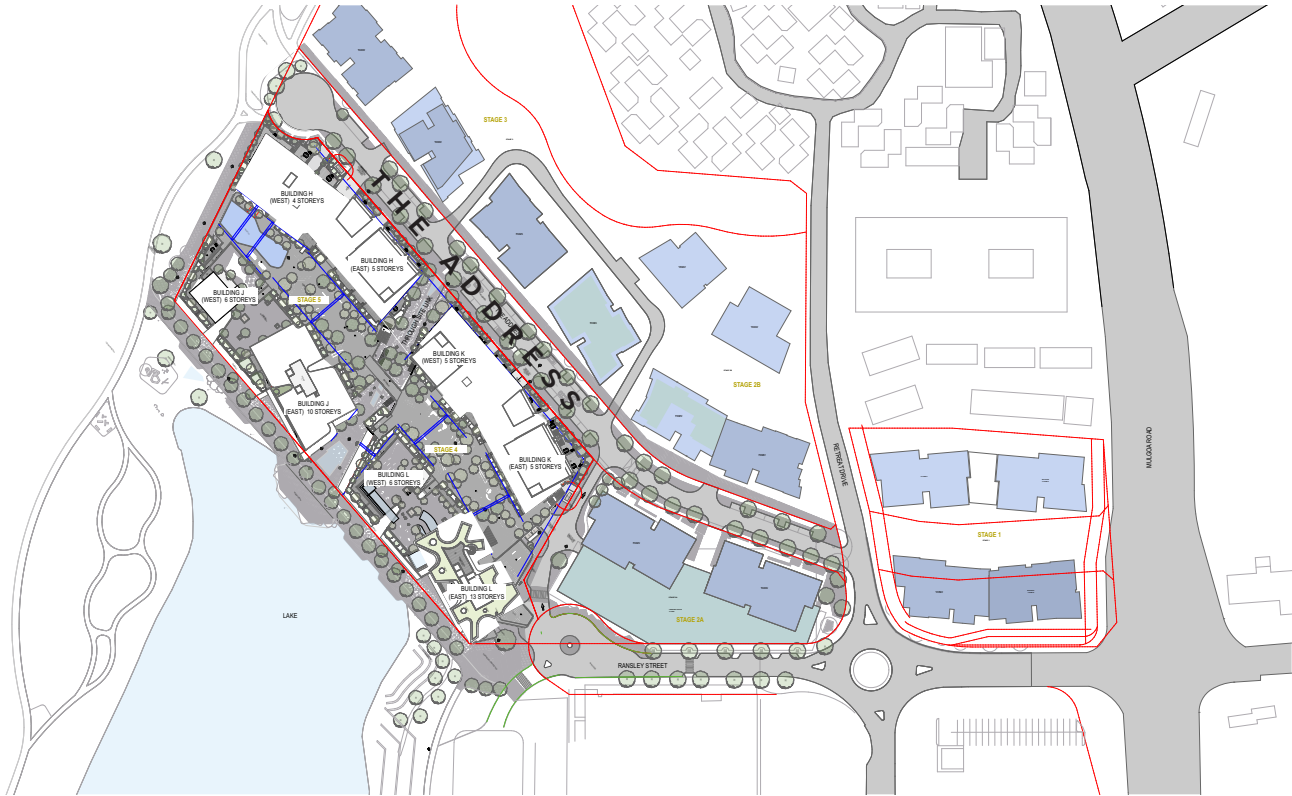
Vehicular movement is predominantly around the perimeter of the site, driveways have been limited to 2 in Stage 4 and 1 in Stage 5. Majority of the parking is within the podium and in B1 & B2.

The materials and finishes for the development are of a high standard and contextual to the setting. The development is intended as a landmark to create a destination for the precinct and wider community and promote the benefits of living in a area well serviced by transport, services and recreational facilities.



Simple Formal Curved

Finer frame base to podium in pigmented concrete to house retail.
 Upper levels Simple and formal with curved breezeway's cutting soft voids and articulating the form of the building in brick or concrete.
 Building form characterised by Soft Horizontal curved brickwork with detail applied for screening and sun shading
 Solid GRC balcony or concrete/ brick & glass balustrade.



Stage 3 Facade

Principle 2 **Design Quality Principle 2**

2 **Built Form and Scale**

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

Envelopes have been developed with a consideration of the surrounding context, building programme, massing, articulation, amenity, public domain and landscape integration.

The concept of ribbon forms sitting in the landscape allows for increased separation between buildings while also bringing the landscape in to meet the buildings. This provides a green outlook from all apartments in the development while also opening up the site to the views and open space to the north.

The design proposes a redistribution of height across the site to better respond to the existing and future context.

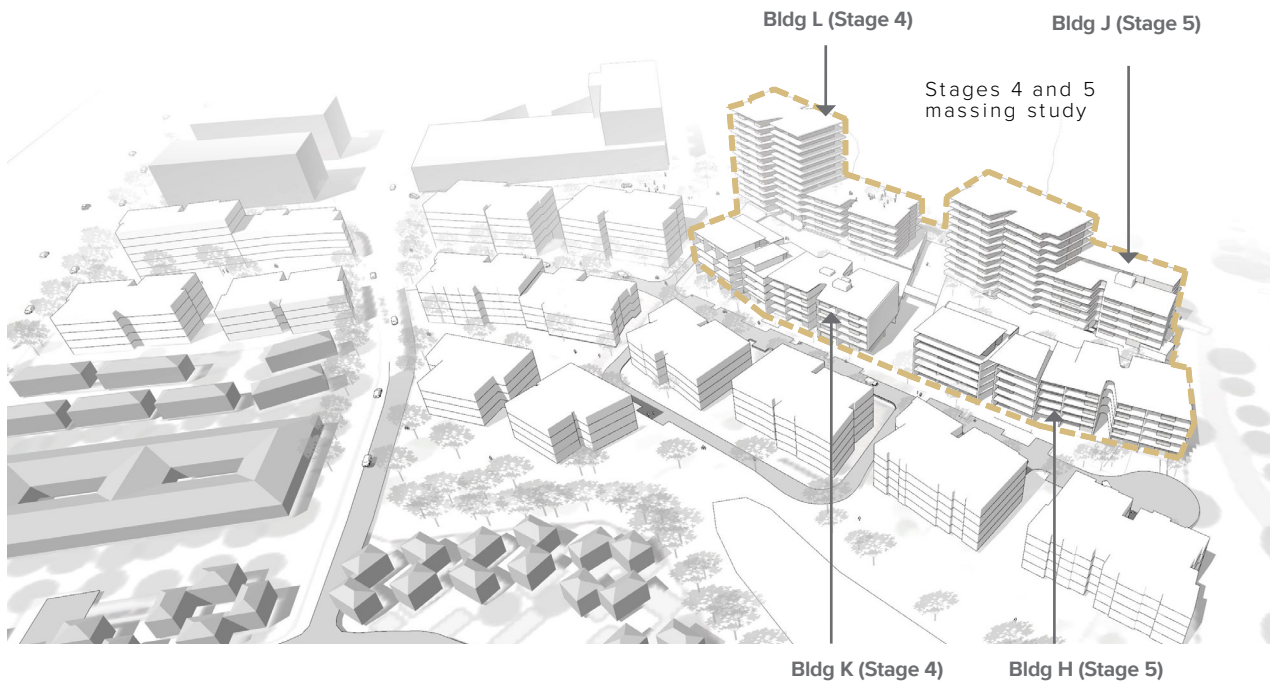
Buildings H & K along The Address is lower in response to the scale of the neighbouring buildings. Buildings J & L is taller and more apartments are provided with immediate views to the lake and distance view to the mountain.

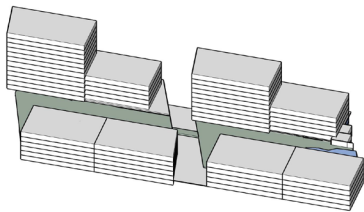
The heights of the buildings along each streetscape/landscape spine are stepped to create interest and variation in the roofscape.

Strategies have been introduced to reduce the mass of the buildings by breaking the overall form into smaller elements.

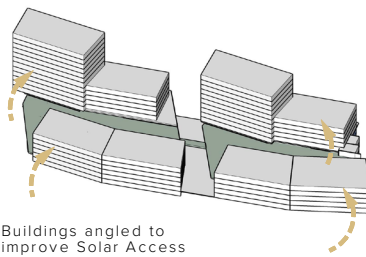
Buildings are split into two forms and rotated to emphasise the break. This provides a dynamic streetscape when viewed on the approach along the street/open space.

Furthermore, each form is expressed as a series of smaller modules, with the facade stepping in and out along with the lobby entry marked as a full height glass cut to the building. This not only serves to reduce the scale of the building but also provides a very tangible reading of the functions of the buildings and point of entry.

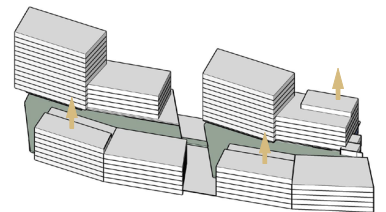




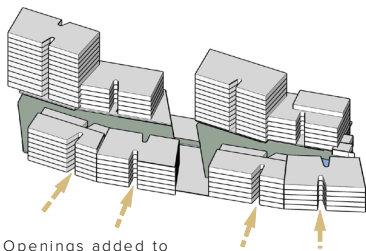
LEP Massing



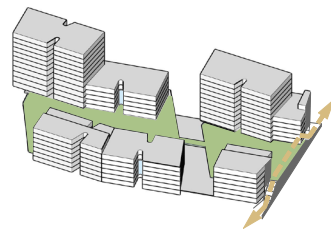
Buildings angled to improve Solar Access



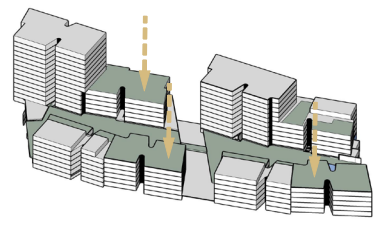
Floors plates added to create building articulation



Openings added to define entrances



Breezeway added to improve visual connection and cross ventilation



Green roofs added to increase amenity

Massing articulation

Principle 3 **Design Quality Principle 3**

Density

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 proposal meets the GFA for the site, there is a total of 333 apartments, comprised of a range of 1 bed, 2 bed, 3 bed, 4 bed apartments; townhouses and penthouses. This allows for a diversity of typologies and living patterns.

Building mass is articulated to create a series of smaller masses. Taller buildings to the west adjacent to the lake, lower buildings to the street. Apartment types vary on the streets from 2 storey terrace form to 2 storey roof to 2 penthouse, therefore contributes in breaking down of scale on the street to become more human scale..

Amenity is created around the development, from podium landscaping to roof top garden and multiple swimming pool and recreational areas to support the new density for the site.

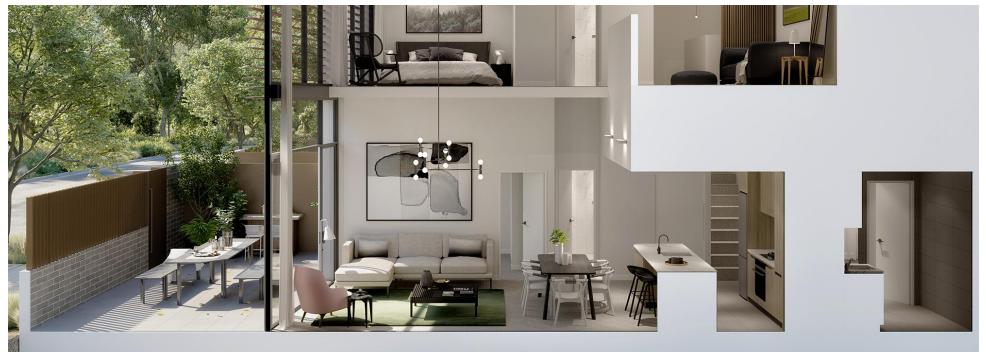
The site is located within close proximity to Penrith Station, as well as local bus routes.

Given the proximity to infrastructure, services and recreational areas for future residents in the immediate and local context, the proposed residential development is well suited to the site.

The proposed public landscaped areas and retail uses are also appropriate for the locality and are designed to work with the wider community context.



ROOFTOP PENTHOUSE



TOWNHOUSE

**Principle
4**

Design Quality Principle 4

Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability 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 massing, orientation and internal apartment planning have been organised to maximise natural daylighting and solar access to the primary living spaces, external living areas, open communal courtyards and public open spaces.

Open communal space and articulation of the buildings assist in achieving passive solar shading. Sun shades added to western and northern facades provides shading for the residents and retail precinct.

Across the site, the proposal achieves the natural cross ventilation and solar access recommendations of SEPP65.

Open communal corridor assist in avoiding mechanical ventilation and provides natural daylight.

The development achieves the deep soil and open space recommendations of the ADG and in doing so provides numerous varied areas of open space and landscape for the use of residents and the general public.

A BASIX report is included in the DA documentation outlining the thermal performance of the apartments. Additional sun shading is provided to apartments exposed to western sun through the integration of operable screens.

Within the apartments, hydraulic fixtures are specified as low-water use types and lights are low energy fittings.

General waste and recycling facilities are associated with each core on each level. Bulky-waste areas are allocated in the basement or ground level car parks.

Water sustainable urban design principles are also featured in the proposal through a series of raingardens.

For further information on the WSUD strategies, refer to the Landscape report submitted with this proposal.



Entry drop off and podium landscaping

Principle 5

5

Design Quality Principle 5**Landscape**

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.

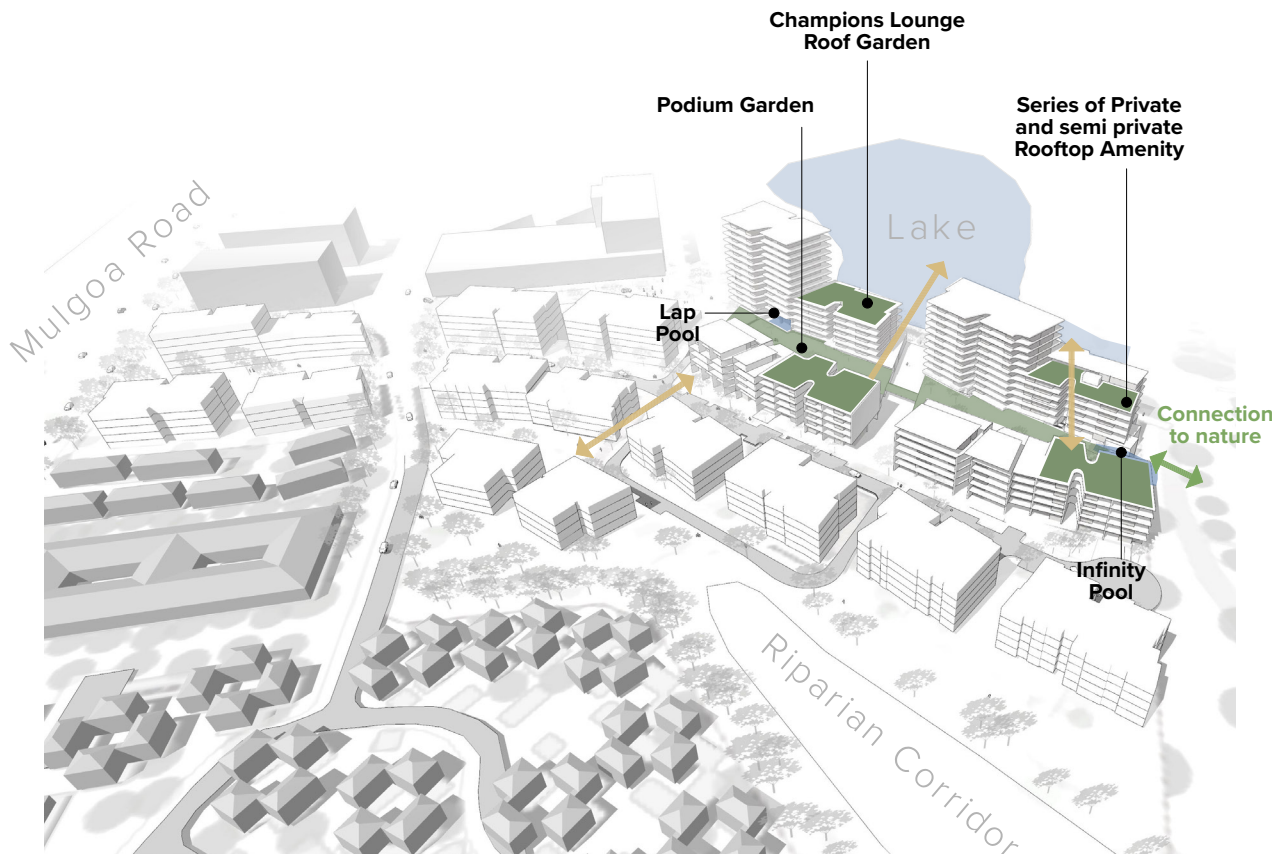
Proposal

The proposal has a comprehensive landscape concept and design, integrated with the architecture. It includes extensive deep soil zones, a range of unique public, communal and private open spaces, the naturalisation of the existing drainage channel to the west and, a rejuvenated interface to the existing lake front and recreational areas beyond.

Each stage has a large landscaped podium and decking with multiple usage plus a communal pool area that is shaded and well ventilated. Roof top is populated with communal garden and indoor / outdoor recreational area for the residents. Ground plane is populated with street trees and planters around the public domain.

Landscaping also filters up the facade via planters on terraces and balconies as well as landscaped zone to the breezeway that is linked to the communal corridors.

Further information on the landscape concept is outlined in the Landscape Design plans and statement, included as part of this DA proposal.



Landscape offerings

Principle **Design Quality Principle 7****7****Safety**

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 optimises safety and security by carefully delineating the retail and residential components and optimising activation of the public domain to produce a safe and secure environment for all user groups.

The development proposes a new through site link between Stage 4 & Stage 5, along with public pedestrian pathways along the eastern and western boundaries in the form of the nature walk and lake front promenade respectively.

Ground level residential apartments are raised 500-550mm above street level to provide privacy and passive surveillance. Other frontages are mostly occupied by retail premises.

There are clear pedestrian routes enable safe access to and from the site with lobbies and building entries legible and easily located from the public domain. All foyers include clear lines of site to the street frontages and will be fully glazed.

Active and passive surveillance to the public domain is achieved by the placement of residential apartments with windows and balconies overlooking the ground plane.

Dwellings at ground level are provided with terraces that allow passive surveillance over the street, the building entry and the adjoining open space areas. Direct street access to these ground floor dwellings also creates an activated street frontage along the full length of the streetscape

The building will utilise a security system at all entry points, and podium communal areas are only accessible to residents via the main entry.

Public open space is located along active edges and in large areas, such as nature walk along the creek. Spaces between buildings (with exception of links) are communal open space and secure to community use.

Vehicular access is provided to each secure basement via an automatic roller door.

There will be appropriate lighting to public and private areas facilitating a secure environment while also avoiding problematic light spill for residents and neighbours.



Through site link

Principle**8****Design Quality Principle 8****Diversity and Social Interaction**

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 development contains a mix of 1, 2, 3 and 4 bedroom apartments townhouse and penthouse. Within this range there are multiple apartment types and sizes allowing a variety of options for different demographics and price points.

Ground floor and podium level apartments are provided with generous terraces that allow planting and direct access to the road/open space where achievable.

10% of apartments are designed as adaptable apartments and 10% of apartments incorporate the liveability standards at a silver level.

Communal spaces are designed to engender community spirit for residents within the development by offering north facing private and public open spaces including areas for groups to congregate and also for more private activities. Common areas are designed for equitable access.

The park, retail, foreshore and public domain at ground level are well aligned with the residential use and will provide additional levels of community interaction and activation for the development.



Blue Mountains

Double height open air Communal Facilities and lap pool with a view to the lake

Podium pool deck

Principle **Design Quality Principle 9****9****Aesthetics**

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 proposal is designed with a number of different architectural strategies in order to achieve a well-balanced aesthetic and an appropriate visual presence from vantage points both near and far from the site.

As discussed previously, these strategies include splitting the overall building mass, building rotations and the expression of recessive cuts.

The facade is also broken down in scale, with the introduction of datumns, double-height scaled elements and unique roof and base expressions.

The overall language of the ribbon is carried through to the facade expression with the breaks, turns and ends of the ribbon celebrated as unique moments along the run of the ribbon.

Materials and finishes vary across buildings but maintain a familiarity across the site.

Further information regarding the finishes, materials and elevational composition have been provided in elevations and perspective images.



Through site link

DEVELOPMENT SUMMARY

	YIELD					AMENITY		GFA	
	1BED	2BED	3BED	4BED	TOTAL	SOLAR (min70%)	CROSS VENT (min60%)	RESI	RETAIL
STAGE 4	44	67	31	13	155	110/155 (71.0%)	94/138 (68.1%)	18044	996
STAGE 5	59	81	38	0	178	125/178 (70.2%)	104/162 (64.2%)	17379	1189
TOTAL	103	148	69	13	333			35423	2185

YIELD ANALYSIS

Stages 4										
Building K - WEST						Building K - EAST				
Levels	1 Bed	2 Bed	3 Bed	4 Bed		Levels	1 Bed	2 Bed	3 Bed	4 Bed
G	2	1	1	0		G	0	1	3	0
1	2	3	2	0		1	2	3	0	0
2	1	4	2	0		2	4	4	0	0
3	1	4	2	0		3	4	4	0	0
4	1	2	4	0		4	2	2	4	0
Total	7	14	11	0		Total	12	14	7	0
Building L - WEST						Building L - EAST				
Levels	1 Bed	2 Bed	3 Bed	4 Bed		Levels	1 Bed	2 Bed	3 Bed	4 Bed
G	0	0	0	0		G	0	0	0	0
1	3	2	2	0		1	0	0	0	0
2	3	2	2	0		2	0	0	0	0
3	2	3	2	0		3	3	4	1	0
4	2	3	2	0		4	3	4	1	0
5	3	2	2	0		5	3	4	1	0
6						6	3	3	0	0
7						7	0	2	0	2
8						8	0	2	0	2
9						9	0	2	0	2
10						10	0	2	0	2
11						11	0	2	0	2
12						12	0	2	0	2
13						13	0	0	0	1
Total	13	12	10	0		Total	12	27	3	13
Stages 5										
Building H - WEST						Building H - EAST				
Levels	1 Bed	2 Bed	3 Bed	4 Bed		Levels	1 Bed	2 Bed	3 Bed	4 Bed
G	1	1	2	0		G	0	2	3	0
1	2	2	2	0		1	2	2	0	0
2	1	4	2	0		2	4	4	0	0
3	1	4	2	0		3	4	4	0	0
4	1	4	2	0		4	2	2	4	0
Total	6	15	10	0		Total	12	14	7	0
Building J - WEST						Building J - EAST				
Levels	1 Bed	2 Bed	3 Bed	4 Bed		Levels	1 Bed	2 Bed	3 Bed	4 Bed
G	0	0	0	0		G	0	0	0	0
1	2	3	2	0		1	4	3	1	0
2	3	2	2	0		2	4	3	1	0
3	2	3	2	0		3	3	4	1	0
4	2	3	2	0		4	3	4	1	0
5	2	1	4	0		5	3	4	1	0
6						6	1	6	0	0
7						7	3	4	1	0
8						8	3	4	1	0
9						9	3	4	1	0
10						10	3	4	1	0
Total	11	12	12	0		Total	30	40	9	0

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objectives.

Objectives	Comment
3A Site analysis [p.47]	
<p>Objective 3A-1</p> <p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The key driver in the location and layout of the buildings is the principle of green spines linking to the existing recreation space and mountain views to the north. • The frontage to the lake and existing Panthers precinct along Ransley Street is activated with retail premises to create a lively precinct and destination place. • A site analysis plan is included in the report for this proposal. • The design is generally consistent with Penrith DCP & LEP. • The distance between the facade and site boundaries is consistent with ADG requirement. <p>Refer to Landscape Design Report for further information.</p>
3B Orientation [p.49]	
<p>Objective 3B-1</p> <p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The north-south axis of the site maximises solar access for the apartments and communal open space and responds to the orientation of the existing lake. • The building is generally consistent with Penrith DCP & LEP
<p>Objective 3B-2</p> <p>Overshadowing of neighbouring properties is minimised during mid winter</p> <p>Design Guidance</p> <ul style="list-style-type: none"> • Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% • A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings. 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The solar access to neighbouring properties is unaffected as the buildings are generously setback from adjoining allotments. • The building forms have been informed by the objectives of the building envelope controls outlined of the DCP and the ADG;

Objectives	Comment
3C Public Domain Interface [p.51]	
<p>Objective 3C-1</p> <p>Transition between private and public domain is achieved without compromising safety and security</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Residential access points are carefully and appropriately located to improve legibility for residents and visitors. • The entry points for the residential buildings are typically located along the new street frontage or the retail promenade. They are designed with secured control access. • A separate access is also provided from the raised landscape podium that incorporates additional visual connection between street level public domain and the podium. This connection is evident for both the lobbies facing the lake front promenade and those facing the street. • A resident only link bridge connects the podium of each stage on L1. • All access are DDA compliant. • Apartment windows and terraces are located to provide for passive surveillance over the public domain, the design has minimised any opportunities for people to be concealed. <p>Refer to Landscape Design Report for further information.</p>
<p>Objective 3C-2</p> <p>Amenity of the public domain is retained and enhanced</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The landscape for the public domain is designed to integrate with the architecture and to soften building edges to form a transition from soft to hard elements. • The interface with the public domain is carefully considered by way of the lobby design, courtyard apartments and an integrated landscape concept. • Podium edges are soften by retail frontage or residential terraces. • • Plants and semi permeable screening clearly delineate between communal and private open space; • The design minimises the prominence of the car parks. • Ramping for accessibility is minimised and integrated into the development, including landscape treatments and paths through the public domain. <p>Refer to Landscape Design Report for further information.</p>
3D Communal and public open space [p.55]	
<p>Objective 3D-1</p> <p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The proposal contains a number of communal and outdoor spaces for the enjoyment of residents and visitors to the site. • The area of communal open space is in excess of the ADG requirements. • The principal ground level outdoor space is the waterfront promenade in front of buildings J and L. • Secondary outdoor communal spaces, for exclusive use by that particular stage, include the podium, rooftop area to building J and L; and undercroft of Building L with double height communal deck area facing the lake. • The variety and strategic location of these spaces allow for shaded and direct sunlight for use all year round. <p>Refer to Landscape Design Report for further information.</p>

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

Objectives	Comment
<p>Objective 3D-2</p> <p>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> The residential communal open space at L1 and L6 includes seating, barbecue areas, pool, paved areas, and soft landscaping with planting for larger trees The communal space has access to sun in winter, shade in summer from trees and pergola structure, with raised planters for shelter from strong winds in winter <p>Refer to the landscape concept plan for further information.</p>
<p>Objective 3D-3</p> <p>Communal open space is designed to maximise safety</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> The communal open space is readily visible from habitable rooms and private open space areas while maintaining visual privacy. Receives extensive daylight and will be carefully lit at night to foster safety and avoid light spill to apartments; Communal open space/facilities are provided for flexible uses for individuals, groups, and families and are safe and contained <p>Refer to the landscape concept plan for further information.</p>
<p>Objective 3D-4</p> <p>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Public open spaces are well connected with public streets and through site links The pedestrian laneway provides the connection with waterfront retail tenancies. Active frontages are adjacent to public open space.
3E Deep soil zones [p.61]	
<p>Objective 3E-1</p> <p>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</p> <p>Design criteria</p> <p>Deep soil zones are to meet the following minimum requirements:</p> <ul style="list-style-type: none"> 7% of site area <650sqm – no min dimension 650sqm-1500sqm – 3m min dimension >1500sqm – 6m min dimension 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> The nature walk to the east of the site and the new street through the site provide deep soil zones to achieve ADG requirements for the entire development. <p>Refer to the landscape concept plan for further information.</p>
3F Visual privacy [p.63]	
<p>Objective 3F-1</p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> The buildings are positioned with considerable open space, setbacks and separation across the site. The separation dimensions provided between buildings achieves the ADG habitable-habitable distance requirements. Refer to the GA plans included in the Architectural drawings.

Objectives	Comment
<p>Objective 3F-2</p> <p>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</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The Privacy is carefully considered at Level 4 interfaces with communal areas and at internal areas of the building; • A green buffer zone and level change has been provided between terraces and communal space. • Balconies are solid to conceal balcony furniture;
3G Pedestrian access and entries [p.67]	
<p>Objective 3G-1</p> <p>Building entries and pedestrian access connects to and addresses the public domain</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Multiple pedestrian links are provided through the site to increase permeability. • All visitors and those residents requiring DDA compliant access, can access from the main lobby off the street or via the waterfront retail promenade. • The residential lobby will be signposted and have a distinct architectural typology for legibility and amenity. • Retail tenancies, and residential lobby open onto the waterfront promenade and opportunities are provided for café seating and other retail activities.
<p>Objective 3G-2</p> <p>Access, entries and pathways are accessible and easy to identify</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The proposed building access areas including residential lobbies, mailrooms and lift lobbies are clearly distinguishable from other functions. • Level changes on the ground level are minimised with level changes, ramps and steps integrated into the overall building, public domain and landscape design.
<p>Objective 3G-3</p> <p>Large sites provide pedestrian links for access to streets and connection to destinations</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Pedestrian links are direct, have clear sight lines and are overlooked by communal and public landscape areas. • Connection is made to the Great river walk.
3H Vehicle Access [p.69]	
<p>Objective 3H-1</p> <p>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The car park entry points are located to allow the smooth ingress of traffic and to avoid conflicts with pedestrian routes. • The width of car park entries is minimised and clear sight lines are provided at vehicular crossings. • Pedestrian and vehicular access points are separated • A new road is proposed to service the development, in line with the provisions of the Local Road illustrated in figure C10.2. This road has been designed to allow for future connection with a potential low speed road within the Panthers open space corridor. <p>Refer to traffic report prepared by GHD is submitted with this proposal.</p>

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

Objectives	Comment
3J Bicycle and car parking [p.71]	
<p>Objective 3J-1</p> <p>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p> <p>Design criteria</p> <ul style="list-style-type: none"> The car parking needs for a development must be provided off street 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Bicycle and car parking meets the requirements of the Transport Access and Parking DCP. Parking areas for bicycles are provided in separate areas for residential and retail uses.
<p>Objective 3J-2</p> <p>Parking and facilities are provided for other modes of transport</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Bicycle spaces are provided throughout the development, along with dedicated on-street car spaces within the new road. Charging stations for electric cars are provided in each basement.
<p>Objective 3J-3</p> <p>Car park design and access is safe and secure</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Car park access is secured at appropriate levels for retail and residential uses with clear sightlines at all entry points.
<p>Objective 3J-4</p> <p>Visual and environmental impacts of underground car parking are minimised</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Underground and above ground parking levels are appropriately screened and buffered with integrated landscape.
<p>Objective 3J-6</p> <p>Visual and environmental impacts of above ground enclosed car parking are minimised</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Parking located above grade is integrated into the architecture of the building to minimise visual impact from the public domain.
4A Solar and daylight access [p.79]	
<p>Objective 4A-1</p> <p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p> <p>Design criteria</p> <ul style="list-style-type: none"> 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 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Buildings have been oriented predominantly on a north-south axis to create an open landscape corridor and maximise solar access. Private open space balconies are designed with the depth required under DCP, and often exceed minimum ADG areas. Over 70% of apartments achieve the ADG recommendation for solar access of 2hrs between 9am to 3pm in mid-winter. 0% of apartments receive no direct sunlight between 9am to 3pm in mid-winter. <p>Refer to the Amenity Diagrams or further information.</p>
<p>Objective 4A-2</p> <p>Daylight access is maximised where sunlight is limited</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> The proposed development does not need to rely on the use of courtyards or lightwells. Skylights have been designed into south facing apartments. <p>Refer to the Amenity Diagrams or further information.</p>

Objectives	Comment
<p>Objective 4A-3</p> <p>Design incorporates shading and glare control, particularly for warmer months.</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The proposed development incorporates shading devices such balconies, pergolas, external louvres and planting to control heat load during the warmer months. • Glazing is designed to meet BASIX & Section J energy ratings; • Planting provides shading at the waterfront promenade, the podium, roof terraces, breezeways, and apartment terraces.
4B Natural ventilation [p.83]	
<p>Objective 4B-1</p> <p>All habitable rooms are naturally ventilated</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Window and door openings have been sized to allow the ADG and NCC recommendations for ventilation to be achieved. • Habitable room depths facilitate natural ventilation.
<p>Objective 4B-2</p> <p>The layout and design of single aspect apartments maximises natural ventilation</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The apartment layouts include open plan kitchen, dining and living. • Apartment depths are limited to maximise ventilation and airflow.
<p>Objective 4B-3</p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p> <p>Design criteria</p> <ul style="list-style-type: none"> • 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 • Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • 66% of apartments achieve the ADG recommendation. • Cross-through apartments have a length of less than 18m. • Natural cross-ventilation is proposed by corner or cross-through strategy to the living area and n-1 bedrooms. Refer to the definition in the ADG [Appendix p.180] <p>Refer to the Apartment Amenity Diagrams for further information.</p>

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

Objectives	Comment
4C Ceiling Heights [p.87]	
<p>Objective 4C-1</p> <p>Ceiling height achieves sufficient natural ventilation and daylight access</p> <p>Design criteria</p> <ul style="list-style-type: none"> • Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> - Habitable rooms: 2.7m - Non-habitable: 2.4m - If located in mixed use area: 3.3m for ground and first floor to promote flexibility 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • A floor-to-floor height of 3.1m is provided to allow the ADG recommendation to be achieved in living, dining and bedroom areas. • In some cases, a reduced ceiling height or bulkhead is used in habitable rooms for mechanical services. In these cases, the minimum ceiling level will be 2.4m; • Bulkheads will be minimised in these rooms, so that natural ventilation and daylight are maximised. <ul style="list-style-type: none"> The ceiling strategy to meet the objectives became. Ducted air conditioning Mechanically ducted fresh air intake Ducted exhaust from kitchen rangehoods and bathrooms • Ceilings in kitchen areas are proposed at a minimum of 2.4m high where required to allow the integration of hydraulic services for island benches and for the incorporation of air conditioning units in apartments. The bulkhead permits the concealment of the air handling unit and services in a neat enclosure providing an appropriate proportion of spaces and a natural division between the living and dining areas from the kitchen area. • As the kitchen is typically located at the rear of the living areas, the reduced ceiling height above the kitchen has a minimal effect on the access of daylight from the facade and natural ventilation. • Floor to floor height has been maximised to the Ground floor Retail level for tenancies (5.0m) to achieve minimum 3.30m clear ceiling height or greater to the front of house areas of Market and retail tenancies. (ADG Fig 4C.1) <p>Refer to Sections for further information.</p>
<p>Objective 4C-2</p> <p>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Internal layouts have well-proportioned rooms with good access to daylight and ventilation, to maximise the feeling of spaciousness
<p>Objective 4C-3</p> <p>Ceiling heights contribute to the flexibility of building use over the life of the building</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Structural design is for flat slab soffits above residential levels, this allows flexibility for future conversion. • Floor to floor height has been maximised to the Ground floor Retail level to allows flexibility for retail tenancy layouts and fitouts and for future conversion.

Objectives	Comment
4D Apartment size and layout [p.89]	
<p>Objective 4D-1</p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p>Design criteria</p> <ul style="list-style-type: none"> • Apartments are required to have the following minimum internal areas: • Studio: 35sqm • 1 bedroom: 50sqm • 2 bedroom: 70sqm • 3 bedroom: 90sqm <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</p> <ul style="list-style-type: none"> • 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>Design Guidance</p> <ul style="list-style-type: none"> • A window should be visible from any point in a habitable room 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • All apartments meet the minimum requirements of the ADG. Two and three bedroom apartments with two bathrooms include the additional 5m². • Window and door openings have been sized to allow the ADG and NCC minimum recommendations for daylight to be achieved.
<p>Objective 4D-2</p> <p>Environmental performance of the apartment is maximised</p> <p>Design criteria</p> <ul style="list-style-type: none"> • Habitable room depths are limited to a maximum of 2.5 x the ceiling height • In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Open plan living areas have been designed with the rear wall of kitchens located within 8m of a window or glazed door suite. • many apartments are much larger than the ADG minimums containing larger bedrooms, study areas and secondary living areas. <p>Refer to the architectural drawings for further information on apartment layouts.</p>
<p>Objective 4D-3</p> <p>Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p>Design criteria</p> <ul style="list-style-type: none"> • Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) • Bedrooms have a minimum dimension of 3m (excluding wardrobe space) • Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments • The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Bedrooms in all apartments are design to allow a minimum of 10m² in master bedrooms and 9m² in other bedrooms. • All living rooms typically have a minimum width of 4m [including 1 bedroom apartments]. • The width of cross-through apartments is a minimum of 4m. • All bedrooms have built-in robes with a minimum lineal dimension of 1.5m • Main bedrooms have built-in robes with a minimum dimension of 1.8 x 0.65 x 2.4m. <p>Refer to the architectural drawings for further information.</p>

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

Objectives	Comment
4E Private open space and balconies	
<p>Objective 4E-1</p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p>Design criteria</p> <ul style="list-style-type: none"> All apartments are required to have primary balconies as follows: <ul style="list-style-type: none"> Studio: 4sqm min 1 bed: 8sqm min and 2m depth 2 bed: 10sqm min and 2m depth 3 bed: 12sqm min and 2.4m depth <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> All apartments meet the ADG requirements for balcony areas and depths. Ground floor and podium terraces achieve the area and depth requirements. Balconies areas are free areas. Airconditioning units are provided at roof level. <p>Refer to the architectural drawings for further information.</p>
<p>Objective 4E-2</p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Balconies are recessed within the building to provide full cover and present as an extension of the living area.
<p>Objective 4E-3</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Balconies recesses are framed and celebrated to create niches within the building form. Solid, partially solid or transparent fences and balustrades are selected to respond to the location. Balustrades are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Downpipes and balcony drainage are integrated with the overall facade and building design; Air-conditioning units are at roof level and screened for visual and acoustic separation as required; <p>Refer to the architectural drawings for further information.</p>
<p>Objective 4E-4</p> <p>Private open space and balcony design maximises safety</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Design and detailing of balconies avoids opportunities for climbing and falls Changes in ground levels are minimised
4F Common circulation and spaces [p.97]	
<p>Objective 4F-1</p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <p>Design criteria</p> <ul style="list-style-type: none"> The maximum number of apartments off a circulation core on a single level is eight For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level 	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Most circulation cores service eight apartments. Building ranges from 5 to 13 storeys. Taller towers in buildings J and L have 2 to 3 lifts per circulation core. In the case of building L, one lift is dedicated for the penthouses. Typical lobbies achieve a high level of amenity as they are connected to the facade to facilitate access to daylight and natural ventilation via a series of breezeways. <p>Refer to the architectural drawings for further information.</p>

Objectives	Comment
<p>Objective 4F-2</p> <p>Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> All lobbies have high amenity as they provide connections to the façade to facilitate the intake of daylight and natural ventilation. Dead end corridors lengths have been minimised. Circulation spaces will include wayfinding signage.
4G Storage [p.101]	
<p>Objective 4G-1</p> <p>Adequate, well designed storage is provided in each apartment</p> <p>Design criteria</p> <ul style="list-style-type: none"> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none"> - 1 bed: 6m³ - 2 bed: 8m³ - 3 bed: 10m³ <p>At least 50% of the required storage is to be located within the apartment</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Apartments are provided with storage facilities meeting or exceeding the ADG recommendations. Most apartments meet the requirements within the apartment. All Apartments have the minimum of 50% of the required storage within the apartment with the remainder located in secure and accessible locations within the car park; A variety of storage types are provided, accessed off living rooms and circulation corridors within the apartments, in joinery units, storage rooms, study areas or separated from the robes in bedrooms. <p>Refer to the architectural drawings for further information.</p>
<p>Objective 4G-2</p> <p>Additional storage is conveniently located, accessible and nominated for individual apartments</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Storage not located in apartments will be secure in ground level and the basement and clearly allocated. <p>Refer to the architectural drawings for further information.</p>
4H Acoustic Privacy [p.103]	
<p>Objective 4H-1</p> <p>Noise transfer is minimised through the siting of buildings and building layout.</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses Where possible, bedrooms of adjacent apartments have been located next to each other and likewise with living areas. Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources The party walls (walls shared with other apartments) will be appropriately insulated in accordance with NCC requirements Screening have been provided for roof top communal gardens. <p>Refer to Acoustic report for further details</p>
<p>Objective 4H-2</p> <p>Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Where possible, bedrooms of adjacent apartments have been located next to each other and likewise with living area. Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources The party walls (walls shared with other apartments) will be appropriately insulated in accordance with NCC requirements. <p>Refer to Acoustic report for further details</p>

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Objectives	Comment
4J Noise and Pollution [p.105]	
<p>Objective 4J-1</p> <p>In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Apartments along the retail promenade have recessed balconies with solid balustrades to shield from noise. Most of these apartments are dual aspect or corner apartments allowing the flexibility to open up to the quieter open space. • Noisy areas at ground floor are recessed below awnings and/or separated by landscaped zones. • Loading and waste collection is internal to the building and exhausted via duct risers to roof levels. <p>Refer to Acoustic report for further details</p>
<p>Objective 4J-2</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • External facades have been designed to limit glazed openings to a maximum of 50% of the façade. (This excludes full height glazing at balconies, which is typically recessed behind masonry balustrades or balconies with glazed balustrade which are set back further behind the building line); • Dense materials are used in the facades, brick and concrete, providing good noise reduction; • Walls, glazing, and roofs are designed to meet the requirements of the acoustic report for sound mitigation; • The party walls (walls shared with other apartments) are designed to meet the requirements of the acoustic report. <p>Refer to Acoustic report for further details.</p>
4K Apartment Mix [p.107]	
<p>Objective 4K-1</p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • A variety of apartment types are provided. • The proposal includes 31% 1 Bed apartments, 44% 2 Bed apartments, 21% 3 Bed apartments, and 4% 4 Bed apartments, of varying sizes and typologies to suit a range of demographics. Some of these are 2 storeys ground level terraces or 2 storeys top floor penthouses. • Larger apartment types have been located on the top levels where there is opportunity for more open space including roof terraces and loft apartments. • The proposed apartment mix is considered appropriate, taking into consideration the distance to public transport, employment and education centres, as well as the current apartment stock, market demands and projected future demographic trends within the area. • Different apartment types have been located to achieve successful facade composition and to optimise solar access.
<p>Objective 4K-2</p> <p>The apartment mix is distributed to suitable locations within the building</p>	<ul style="list-style-type: none"> • Apartment mix is distributed throughout the development, providing 1 and 2 Bed apartments of varying size and typology in each core; • Larger apartment types have been located to the upper levels to optimise views as well as on the corners of the building where more frontage is available.

Objectives	Comment
4L Ground floor apartments [p.109]	
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	The proposal meets the objectives: <ul style="list-style-type: none"> A series of apartments with terraces and street access has been provided;
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	The proposal meets the objectives: <ul style="list-style-type: none"> Privacy and safety is provided as these ground level terraces and apartments are elevated above street levels. Setback, landscaping and balustrades limits sight line into the apartments.;
4M Facades [p.111]	
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	The proposal meets the objectives: <ul style="list-style-type: none"> Materials have been selected to provide a natural texture finish, most of which are Brick, Concrete and GRC. Shadow is created on the façade throughout the day by building articulation, texture of brickwork patterning, recessed balconies and awnings. The Landscaped Podium with curved edges visible from Ransley street and the lake provide greenery above the retail precinct. Breezeway with simple curve form provide additional articulation to the facade. Feature apartment on the top floor of Building L at level 13 provides additional interest with curved form. Refer to the architectural drawings for further information.
Objective 4M-2 Building functions are expressed by the façade	The proposal meets the objectives: <ul style="list-style-type: none"> Retail frontages are clearly defined and expressed in the façade design and articulation. Residential apartments are clearly identifiable and distinguishable from the retail level and amenities. Podium and rooftop landscaping is also clearly defined and expressed. Refer to the architectural drawings for further information.
4N Roof design [p.113]	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	The proposal meets the objectives: <ul style="list-style-type: none"> Landscaped roofs tops assist in breaking down the massing of the building and compliment the facade Service elements are integrated within the roof and parapet design or set back behind screens.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	The proposal meets the objectives: <ul style="list-style-type: none"> A majority of the roof tops have landscape treatment as either communal or private amenity Refer to the architectural drawings for further information.

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Objectives	Comment
Objective 4N-3 Roof design incorporates sustainability features	The proposal meets the objectives: <ul style="list-style-type: none"> • Roof design maximises solar access to apartments during winter and provides shade during summer via overhanging roofs and planting;
4O Landscape design [p.115]	
Objective 4O-1 Landscape design is viable and sustainable	The proposal meets the objectives: <ul style="list-style-type: none"> • Building performance is enhanced by incorporating a diverse planting including appropriately planted shading trees and street trees to meet DCP requirements. • Initiatives include diverse and appropriate planting and composting. Refer to the landscape design package for further information
Objective 4O-2 Landscape design contributes to the streetscape and amenity	The proposal meets the objectives: <ul style="list-style-type: none"> • The proposal involves a significant improvement to the public domain with street trees proposed along the pedestrian laneway including deep soil zones on permeable paving. Refer to the landscape design package for further information
4P Planting on structures [p.116]	
Objective 4P-1 Appropriate soil profiles are provided	The proposal meets the objectives: <ul style="list-style-type: none"> • The communal podium at L1 provides a large area of landscaped open space including a minimum >0.5m depth of soil for tree planting; Refer to the landscape design package for further information
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	The proposal meets the objectives: <ul style="list-style-type: none"> • Diverse planting that are low in maintenance and suited to the site are incorporated to enhance the performance of the landscaped areas. Refer to the landscape design package for further information

Objectives	Comment
<p>Objective 4P-3</p> <p>Planting on structures contributes to the quality and amenity of communal and public open spaces</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Planters on Ground Level, Level 1 podium, roof tops and balconies are designed to accommodate plants, shrubs and trailing plants. Planting is positioned for visibility from the public domain and for privacy between private outdoors terraces and balconies; <p>Refer to the landscape design package for further information</p>
4Q Universal Design [p.118]	
<p>Objective 4Q-1</p> <p>Universal design features are included in apartment design to promote flexible housing for all community members</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features The development provides 10% adaptable apartments. These apartments, along with an additional 10% of apartments (20% total) are designed to also allow compliance with the silver level universal design standard. <p>Refer to the access report and architectural amenity diagram for further information</p>
<p>Objective 4Q-2</p> <p>A variety of apartments with adaptable designs are provided</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Adaptable apartments are provided in both ground/podium level and upper level apartments, with varying sizes and types. Design solutions for adaptable apartments include convenient access to communal and public areas, high level of solar access, larger car parking spaces for accessibility <p>Refer to architectural plans for further information.</p>
<p>Objective 4Q-3</p> <p>Apartment layouts are flexible and accommodate a range of lifestyle needs</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Apartment layouts include utility spaces to allow flexibility throughout their life. a mix of north facing and dual aspect apartments. a variety of internal layouts <p>Refer to architectural plans for further information.</p>
4R Adaptive Reuse [p.120] (not applicable)	
4S Mixed Use [p.123]	
<p>Objective 4S-1</p> <p>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> The ground floor frontages along the lake front promenade and through site link is activated with retail uses. Plant rooms and vehicular services zones are kept away from facades where possible. When required to extend to facades, services rooms are separated by retail areas and residential lobbies for street activation and pedestrian safety.
<p>Objective 4S-2</p> <p>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Residential lobbies and circulation is separated from the retail and public domain with designated secure points to control access. Residents car parking and lift access is separated from retail parking and vertical transport.

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4T Awnings and Signage [p.125]	
<p>Objective 4T-1</p> <p>Awnings are well located and complement and integrate with the building design</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Awnings and covered areas are provided over building entries and mailboxes for building address and public domain amenity. • Full retail length awnings are provided along lake front promenade to provide protection to building entries solar shading and opportunities for retail outdoor uses.
<p>Objective 4T-2</p> <p>Signage responds to the context and desired streetscape character</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Signage will be limited to building identification, navigation and statutory signs. It will be designed to fit harmoniously in the architecture and to contribute positively to the precinct. • Commercial signage will be subject to future and separate Development Applications.
4U Energy Efficiency [p.127]	
<p>Objective 4U-1</p> <p>Development incorporates passive environmental design</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Adequate natural light is provided to all habitable rooms. • Outdoor communal open space areas are designed to provide residents with a range of spaces offering flexibility and choice demonstrating a high level of passive environmental design. • The proposed development will incorporate the following measures: (1) Maximised openable windows (2) Sensors to control artificial lighting in common circulation spaces <p>Refer to Basix report for more information</p>
<p>Objective 4U-2</p> <p>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The design development includes passive solar design measures including thermal insulation, overhangs for shading, insulated walls, roofs and floors, and seals on window and external door openings. • Light finishes will be used on exposed roof slabs <p>Refer to Basix report for more information</p>
<p>Objective 4U-3</p> <p>Adequate natural ventilation minimises the need for mechanical ventilation</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The proposed development optimises natural cross-ventilation for apartments. • Natural ventilation is provided to all habitable rooms and lift lobbies. • Opportunities for natural ventilation are incorporated in the design through, breezeways, voids, dual aspect apartments, corner apartments, and openable windows.

4V Water management and conservation [p.129]	
<p>Objective 4V-1</p> <p>Potable water use is minimised</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The development incorporates water efficient fittings, appliances and waste-water re-use. • Plant selections are designed for the microclimate and are typically low-water use. <p>Further details about the proposed planting and landscape concept is detailed in the accompanying Landscape Concept Plan submitted as part of the development application.</p> <p>Refer to Basix report for more information.</p>
<p>Objective 4V-2</p> <p>Urban stormwater is treated on site before being discharged to receiving waters</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • The proposal incorporates rainwater collection, storage and re-use on site. <p>Refer to Civil and Hydraulic Engineers documents for further information.</p>
<p>Objective 4V-3</p> <p>Flood management systems are integrated into site design</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> • Plant selections are designed for the microclimate and are typically low-water use. Further details about the proposed planting and landscape concept will be detailed in the landscape package submitted as part of the development application. • The proposal incorporates water-sensitive urban design systems and flood management systems, with the existing creek to the east of the site resculpted to improve flood conveyance and create a publicly accessible nature walk. • Building levels are above flood free board levels to Civil Engineer's design and recommendations; <p>Refer to Civil Engineers documents for further information.</p>

ADG OBJECTIVES

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4W Waste management [p.131]	
<p>Objective 4W-1</p> <p>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Communal waste chutes are provided for residents in convenient and accessible locations related to each vertical core. A bulk-waste area for residents is provided. Garbage collection loading area is internal to the building and is separated from public and residential areas. Retail and residential garbage rooms are separated. <p>Refer to waste management report and traffic report for more detail.</p>
<p>Objective 4W-2</p> <p>Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Communal waste chutes will be provided for residents in convenient and accessible locations close to the lifts. Waste and recycling storage areas will be well ventilated and have durable and washable finishes Dwellings are be designed to have sufficient internal space for the holding of waste and recycling as required under the DCP <p>Refer to waste management report for more information. Refer to Landscape Concept Plan for information on composting facilities.</p>
4X Building Maintenance [p.133]	
<p>Objective 4X-1</p> <p>Building design detail provides protection from weathering</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> The façade is detailed to prevent staining and protect walls below; Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes; Overhanging slabs will be detailed with drip lines to avoid staining. Awnings provided for street level retail
<p>Objective 4X-2</p> <p>Systems and access enable ease of maintenance</p>	<p>The proposal meets the objectives:</p> <ul style="list-style-type: none"> Suitable access for cleaning will be provided from the shared public/communal domain or appropriately controlled roof access; The majority of windows can be cleaned from inside or from balconies.
<p>Objective 4X-3</p> <p>Material selection reduces ongoing maintenance costs</p>	<p>The proposal meets the objectives, eg:</p> <ul style="list-style-type: none"> Robust natural materials are used to withstand the demands of the environment and to weather gracefully; Painted and applied finishes are minimised; Ground floor minimises blank walls and/or includes graffiti resistant materials and finishes and possible artwork and mosaics. <p>Refer to future Retail Development Application for detail of finishes at Retail level</p>



Through site link

TURNER