

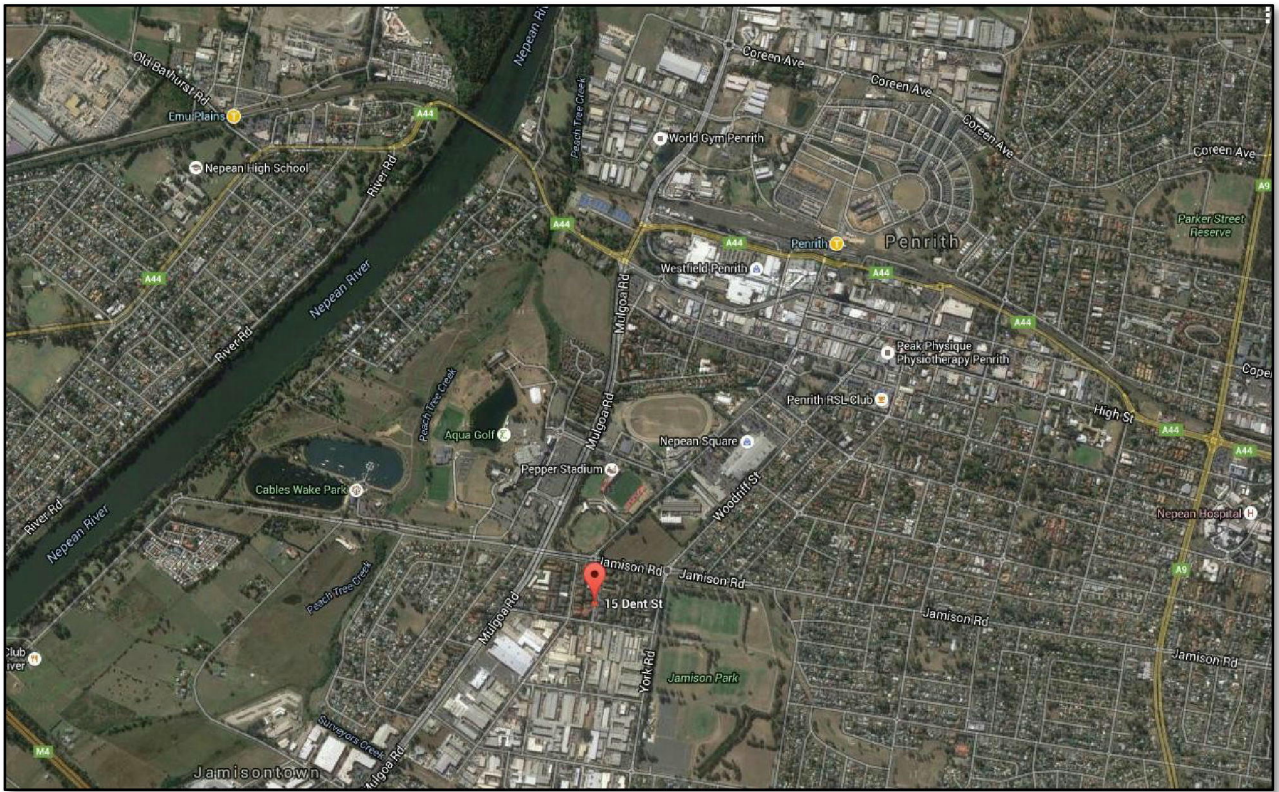
DESIGN STATEMENT

Proposed Residential Flat Building (RFB) at 15 – 17 Dent Street, Jamisontown.

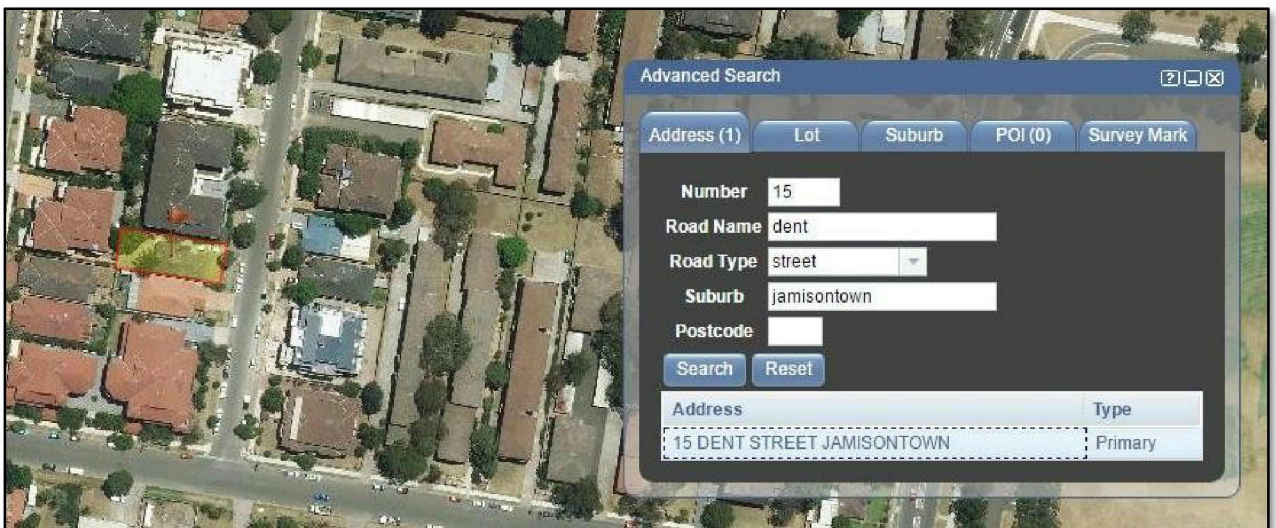


Existing Dwellings on 15 & 17 Dent Street, Jamisontown

LOCATION



The site is located in the south of the Penrith CBD, south of the Penrith Panthers Stadium and Centro Nepean Shopping Complex and is located approximately 1.56km to Westfield Shopping Centre and Penrith Railway Station to the North. The Nepean River is located approximately 1.85km to the west of the site.



The site is located in the medium density area of an established residential area. The area has undergone a transformation from single dwellings to low-rise apartment buildings during recent decades. The proposed development for this site is a positive architectural addition to the current and future development of the area and the streetscape.



Subject site; 15 & 17 Dent Street Jamisontown



Opposite the subject site; 18 Dent Street, Penrith



View from Preston Street onto Dent Street (South)

USES

The proposed building is a residential apartment building comprising 19 residential apartments, 2 levels of basement car parking with 22 car spaces, and associated landscaping.

BUILT FORM

The proposed building completes the streetscape of multi-level apartment buildings with a 6 metre landscaped setback. The building form is articulated with balcony forms to relate to the adjoining 3 storey plus attic apartment buildings. The top level is glazed on all sides to create a recessive appearance as part of the contextual relationship to the adjoining buildings and the streetscape. The height complies with the zoning.

All the apartments are single level.

CONCEPT

The overall design approach is to consider both the detail of the building at the scale of a person interacting with their immediate environment, as well as the overall form at the scale of the locality, and how the material and formal treatment of the elements give character and definition to the local context and beyond.

A clear palette of materials and architectural language creates a hierarchy from base to top and gives definition to each part of the building, while ensuring a single holistic character.

A further detailed commentary is given later in the ADG guide Section 9 report on aesthetics.

ESD

The development has been designed to respond to and respect the requirements of both BASIX and the ADG.

The proposal embraces environmentally sustainable development via the following:

- Ability to naturally ventilate 60% of units through environmentally responsive design;
- Embrace solar passive design strategies and the achievement of solar access requirements;
- Internal blinds to provide shade where required;
- Performance glazing to the façade;
- Individually controlled air conditioning units;
- Use of plants that are suitable to sheltered and shaded conditions of the outdoor courtyards as appropriate; and
- Bicycle storage and parking facilities to encourage transport oriented development. Passive environmental considerations include the use of dual aspect cross ventilated apartments and consideration of orientation when planning the apartments.

LANDSCAPING

The landscape strategy takes into consideration the setbacks and streetscape and landscaping strategy for the site.

SEPP 65 REPORT

PRINCIPLE 1 – CONTEXT AND 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 areas 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 areas, those undergoing change or identified for change.

Proposal

The surrounding area in Penrith hosts a variety of uses, including medium density residential. There is some light industrial to the East of the site, and big box stores nearby.

The area is characterised mainly by the transformation from cottages to medium density residential over a relatively short time frame. The area is only 15 minutes walk from Penrith centre and 5 minutes from the Panthers stadium. The height has recently been increased to 18 metres.

The proposal reflects the intention of the DCP controls for the precinct and sits appropriately with the architectural language of the neighbours.

PRINCIPLE 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

The surrounding buildings vary from 3 and a half to 4 and a half storey buildings, the half coming from the first apartment level being 1500 out of the ground as permitted by the DCP. There are also 4 cottages earmarked for re-development.

The proposal is 5 storeys high, which is consistent with the DCP and reflects the neighbouring existing and future context.

Parking is provided in the basement within two levels.

There is a 6 metre setback from the street with no more than 50% of balconies extending 1 metre into the setback zone as allowed by the DCP and in keeping with the other buildings in the street. There is also a bay window 600 deep in the setback zone, a device also used by several other buildings in the street.

The scale of the building is kept to a human scale by the articulation of the building elements.

The building fills in a 'missing tooth' in the streetscape and strengthens the definition of the street alignments.

PRINCIPLE 3 GOOD DESIGN

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 areas 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 site area of 1,005sqm accommodates a built upon area of 692.4sqm with deep soil area of 313.4, common area of 288.7sqm.

There is an apartment mix of 2 one bedroom units, 13 two bedroom and 4 two bedroom plus study apartments reflecting the demand in the area, with two accessible units.

The site is located within close proximity to bus routes and reasonable proximity to Penrith station.

PRINCIPLE 4 SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes the use of natural cross ventilation and sunlight for the amenity and livability of

residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include re-cycling and re-use of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and ventilation.

The development is designed to embrace ESD principles.

The proposal has 100% of units cross ventilated.

All have natural light on at least two sides, providing a pleasant naturally lit environment and good solar access. All apartments have good natural daylighting and solar access into the primary living spaces, external living areas and courtyards.

The setbacks provide 31.2% of the site as deep soil.

Dwellings have been designed to the provisions of BASIX, see separate report.

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 aspect, respect for neighbours amenity, provides for practical establishment and long-term management.

Proposal

The building setbacks establish a landscape zone which, on the street frontage, acts as a buffer between the public and private domains, and on the sides and rear provide a buffer zone and enhance

privacy to the neighbours. The landscaping softens the building, and the apartment access provides continuous street activation.

Each apartment has a balcony of generous depth that has been located to maximise light and views, whilst considering privacy.

PRINCIPLE 6 AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

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

Proposal

The built form has been organised to maximise the potential amenity, while responding to site constraints. The building is designed to maximize the light and ventilation to all apartments. All apartments face either East or West, with 2 of the four apartments per floor having aspect to North or South as well.

Living rooms face East or West ensuring the provision of street and district aspect, with the top levels having distant views as well as meeting solar access requirements of the ADG.

Privacy is maintained between apartments through orientation and internal layouts. It is maintained from the street and adjoining properties by the inclusion of fixed privacy screens, high light windows and window surrounds where appropriate, and the solid treatment of some balcony balustrades.

Two apartments at Ground level are adaptable to offer variety to potential purchasers.

PRINCIPLE 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 buildings adjacency to the surrounding apartment buildings ensures passive surveillance of the building throughout both day and night. Safe access is achieved by a clearly defined point of pedestrian entry, which is clearly visible from the public domain. The entry lobby facing the street is fully glazed and well lit.

Direct street access also provides an activated street frontage. Dwellings on upper floors also contribute to the passive surveillance via balconies and windows.

The building will utilise a security system at all entry points and within the lift. The rear communal area is only accessible to residents via the lobby.

The single point of vehicular access is secured by a panel lift door.

PRINCIPLE 8 SOCIAL DIMENSION

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 scheme provides a range of unit typologies that will appeal to different buyers' budgets.

The street setback will provide amenity for residents and the wider community.

Recent residential development in the vicinity has attracted residents from a variety of backgrounds. The proximity to Penrith centre ensures the site is provided with generous access to parks, recreational facilities, cafes and restaurants.

PRINCIPLE 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 defined by division into a legible ground level and entry treatment which create a human scale at street level; an articulated balcony system above which relates to the height of adjoining buildings, and the top two levels with a recessive glass façade and roof level eaves projections which terminate the composition.

The building elements are arrayed in a muscular composition which is generated by manipulation of the internal layouts. The composition is strengthened by restrained use of materials which emphasises the massing of the façade and setback level. The various elements are each clearly defined by form and colour and unified by the planar background walls which are pre-cast enlivened with a texture of random grooves.

KEY OBJECTIVES (ADG)

| NUMBER | RECOMMENDATION | PROPOSED |
|--------|--------------------------------|---|
| 3B | Orientation | <p>YES</p> <p>Building forms define the existing and new streets.</p> <p>There is a building to the south that currently would receive the RFDC (pre-ADG) required solar. The proposal on the subject site maintains this.</p> |
| 3D | Communal and public open space | <p>YES</p> <p>The communal open space totals 288.7sqm, constituting 28.7% of total site area.</p> <p>A good portion of area receives greater than 2 hours of sun in mid-winter.</p> |
| 3E | Deep soil | <p>YES</p> <p>The area of deep soil with a minimum width of 2 metres is 313.4sqm, which is 31.2 % of the site area.</p> |
| 3F | Visual privacy | <p>YES</p> <p>The building separation to the Northern boundary is 6m. None of the rooms on this face of the building rely on a view perpendicular to the boundary, and the building is designed so that windows open parallel to the boundary or are highlight with sun shading devices that also prevent overlooking either way.</p> <p>Similarly the Southern rooms do not rely on views perpendicular to the neighbour, which in any case has very few windows facing north, and its principle living rooms face East or west.</p> |
| 3J | Bicycle and car parking | <p>YES, with qualifications</p> <p>Car parking has been provided at the rate of 1 car per unit. Visitors have been able to be accommodated in the first basement level.</p> |
| 4A | Solar and daylight access | <p>YES</p> <p>18 of the 19 units achieve 2 hours solar access in mid-winter.</p> |
| 4B | Natural ventilation | <p>YES 100%</p> |

| | | |
|-----------|---|--|
| 4C | Ceiling heights | YES All habitable rooms have ceiling height of 2700mm. |
| 4D | Apartment size and layout | YES Apartment sizes comply with the table in 4A-1 and apartment depths comply. |
| 4E | Private open space and balconies | YES All balconies and terraces comply with the requirements of 4E-1 |
| 4F | Common circulation and spaces | YES There are 4 apartments per core. |
| 4G | Storage | YES Complies |
| 4Q | Universal design | YES An adaptable apartment is provided at ground level with level street access to the entry lobby. |

Alan Johnson