

**PROPOSED MIXED USE DEVELOPMENT AT  
 1-5 HARGRAVE STREET AND 38-40 ORTH STREET, KINGSWOOD**

**ARCHITECT'S STATEMENT REGARDING STATE ENVIRONMENT PLANNING POLICY NO. 65:  
 DESIGN QUALITY PRINCIPLES**

20 September 2016

Principle	Response
<p><i>Principle 1: Context and Neighbourhood Character</i></p> <p>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.</p> <p>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 areas, those undergoing change or identified for change.</p>	<p>This proposal for a high density development with a high level of amenity is consistent with the character objectives of the Medical Mixed Use area of Penrith City. Building height will be six storeys above the ground floor which will have a high floor to ceiling height suitable for commercial use.</p> <p>The Orth Street frontage has been carefully treated to present a fully-paved porte cochere to the public domain at street level. The waste collection room has been treated to be invisible from the street by the use of a side access path. All ground floor exterior walls will be clad in ceramic tiles to avoid painting and to acknowledge the public domain.</p> <p>The Hargrave street frontage will have a commercial suite visually filtered by trees and accessible by ramp from a shared entry with the residents to signify its mixed-use nature.</p> <p>Along with generous tree and screen planting both façades will contribute positively to this streetscape with its layered use of sunshading screens and articulated balconies.</p>
<p><i>Principle 2: Built Form and Scale</i></p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>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.</p>	<p>This building has been articulated in plan such that each apartment's individuality is expressed by balconies of sizes and shapes that reflect the apartment layout within.</p> <p>The building is further articulated in elevation with the generous use of vertical louvre privacy screens to the balconies and vertical louvres to the bedrooms. These devices address privacy and glare as well as giving a smaller grain scale to the building mass.</p> <p>A large communal open space is dedicated on the top floor and is expressed from the western and eastern facades with a pergola that links the two apartment ends. This "view-slot" provides a sense of space to the top of the building and reduces the apparent visual mass. This communal open space facing north will be a popular outlook to the Penrith environs and provides great internal amenity.</p>
<p><i>Principle 3: Density</i></p>	

<p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>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.</p>	<p>A high level of density is provided that reflects the Medical Mixed Use area objectives for a dynamic environment with a growing population.</p> <p>The impact of the density of the development on the surrounding traffic has been minimised by the provision of resident car parking spaces that well exceed the minimum requirements.</p> <p>The population density has been addressed by a high level of amenity in the provision of generously-sized communal areas and highly developed landscaped garden areas.</p>
<p><i>Principle 4: Sustainability</i></p> <p>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.</p>	<p>The project has been designed to capture a high level of daylight entry as well as achieving a high level of cross ventilation, minimising heating, cooling and artificial lighting costs.</p> <p>The basement parking has been configured to provide a continuous and significantly sized deep soil area on the western side and to also form a communal parkland for the residents.</p> <p>A comprehensive recycling system is integrated into the waste management system using two dedicated chutes and two recycling bin cupboards on each floor.</p>
<p><i>Principle 5: Landscape</i></p> <p>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</p>	<p>The landscape design for this development is based on maximising the environmental and spatial potential of the courtyards for residents.</p> <p>Plant and tree species have been chosen based on low maintenance and low water usage characteristics, and to provide privacy between dwellings and private open space.</p> <p>Selection criteria has also been based on ability to attract native birds as well as assisting in the percolation of rainwater and stormwater run-off.</p>

<p>management.</p>	
<p><i>Principle 6: Amenity</i>          Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>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.</p>	<p>The project provides a high level of internal and external amenity.</p> <p>Internally the rooms are positioned to provide privacy from the living /dining areas and proportioned to allow for high levels of natural lighting to each habitable room. Service areas such as bathrooms and laundries are located along the rear wall of the apartments to allow for efficient services layouts while balconies include bedrooms where possible to increase amenity.</p> <p>Ease of access for all age groups is excellent with a significantly higher percentage of adaptable units provided over the number required.</p>
<p><i>Principle 7: Safety</i>          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.</p> <p>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.</p>	<p>A high level of passive surveillance is afforded by nature of the building being set back at all boundaries. This allows residents to survey the surrounding communal areas directly below at ground level.</p> <p>The sixth floor communal area is readily accessed from either lift/stair core while its centralised planting design allows for good surveillance within the space.</p>
<p><i>Principle 8: Housing Diversity and Social Interaction</i>          Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>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.</p>	<p>A wide choice of housing environments has been created using a mix of apartment types and sizes with varying orientation.</p> <p>With 40% of the apartments designed to be adaptable, far exceeding the minimum requirements, this project acknowledges the potential of the medical mixed-use precinct to provide for aging in-place and accessibility.</p> <p>The development offers a choice of communal open spaces between walkways and gardens at ground level and a top floor terrace deck with shading and district views.</p>

<p><i>Principle 9: Aesthetics</i></p> <p>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.</p> <p>The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The scale and mass of this high density mixed use development has been carefully addressed with the use of sunshading and privacy screens and strongly articulated balconies.</p> <p>A select palette of materials has been deployed to visually quieten the building, using a grey for the vertical metal cladding, enlivened by a paperbark-coloured metal louvres and horizontal metal cladding to spandrels.</p> <p>Ceramic wall tiles will be used for the ground floor external walls for durability, low maintenance and texture.</p> <p>Fixed vertical louvres will be used at bedroom and living room windows and sliding vertical louvres will be installed on balconies to address privacy, solar heat and glare.</p> <p>The overall effect of using vertical and horizontal elements with mobile screens will be to provide a restrained building form with legible internal layouts and distinct entries, at a suitable scale to both street frontages.</p>
---	---