

DESIGN VERIFICATION STATEMENT
Proposed Residential Flat Building
29-31 Castlereagh Street Penrith

24 April 2017

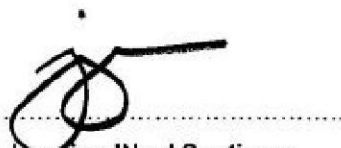
The General Manager

Penrith City Council
205 High Street,
Penrith NSW 2750

I am Josefino 'Noy' Santiago, registered with the board of Architects. Number 5968.

PENS Design Studio Pty Ltd has been commissioned on behalf of the applicant, to prepare an application under Section 96 of the Environmental Planning and Assessment Act, in relation to the above project.

This is to confirm that I personally directed the development of concept and design to the architectural package. In my opinion, the documented design satisfied the requirements and objectives of the design principles of SEPP 65.



Josefino 'Noy' Santiago

PENS Design Studio

Registered Architect NSW

Registration Number 5968

STATE ENVIRONMENTAL PLANNING POLICY 65

URBAN DESIGN PRINCIPLES

29-31 Castlereagh Street, Penrith, NSW

SEPP 65 includes 9 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential apartment development, the consent authority must consider the design quality principles.

Design Principles

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 area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, including sites in established area, those undergoing change or identified for change.

The subject site falls within a precinct which has recently been zoned to accommodate high density housing. The proposed development appropriately provides a desired built form to relate to the surrounding built form particularly the adjoining apartment building to the north.

Issues relating to setbacks, height and appropriateness of the development relative to adjoining properties, has been appropriately resolved in the design.

The proposed design ensures reasonable spatial separation will be established between developments to the north, west and east.

In view of the above, the proposed development is appropriate in its context.

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 street scapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed development is consistent with the development controls guiding built form. As such the proposed design is representative of the desired future character of the locality. The proposed building is compliant with the principal numerical controls of the LEP.

The proposal complies with the LEP usage and height controls, the DCP setbacks building height plane of 18 metres.

A minor encroachment of 250mm occurs at the lift motor room which is a small percentage of the roof area and is not visible viewed from the street.

The floor to ceiling height of 2700mm to conform with the provisions of the Apartment Design Guide. There is no commercial component on his development that requires a higher ceiling at Ground Floor.

The proportion building blocks are appropriately designed to respond to its neighbouring structures thus contributing to the overall vision of the built form.

A particular emphasis of the stepped transition on the building mass is in respect of the existing single storey cottage with a pitched roof neighbour at Number 33 Castlereagh Street.

The massing block is rationally organised to respond the visual aspect and connectivity to the streetscape.

Elements of the building block are fragmented to create a variety of fenestrations in the façade that defines the contemporary personality of the desired image.

At ground level, the private courtyards activate the street while the internal common open spaces accessed through the foyer encourage recreational and passive activities by residents.

Views are considered when looking into several aspects of the building and looking from the building.

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.

The proposed development achieves a reasonable density given the site's ideal location within close proximity to the Nepean shopping precinct and Penrith CBD.

A comfortable provision of apartments is proposed utilising the services and facilities of the precinct.

The density has been comfortably accommodated on the site in a manner that does not compromise the amenity of future occupants/adjoining owners particularly in respect of solar access and privacy considerations.

The proposed density is proportionate with the land size and presents a viable form of development for the site. The building was developed to comply with the desired building envelope for the precinct.

The development provides a mix of of apartments comprising 4 (1 Bedroom,) 14 (2 bedroom), and 2 (3 Bedroom)

A total of 20 dwelling units.

2 Basements levels will provide a total of 28 car parking spaces. Including 2 disabled spaces, 4 Visitor spaces, and 8 Bicycle spaces.

The vehicle access is via single point to the northern road frontage.

The environmental controls which are embodied within this proposal which will be keeping with regional and local future context.

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 livability 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.

The proposed design solution is entirely consistent with the sustainability principles through the orientation and design of the building considering solar access cross ventilation and the choice of construction.

The placement of apartments aim to optimize ideal position for orientation and other climatic influences to allow for light penetration to the apartments and encourage cross ventilation to the units.

Materials selected are to reduce heating and cooling costs; the provision of deep soil to assist in natural water absorption and reduce run off and the selection of appropriate planting/landscaping (refer to landscape plan).

The proposed apartments meet the energy efficiency requirements of Council.

Energy sustainable solutions are defined in the basix report with emphasis on thermal mass, use of appliances water conservation and management.

Waste management solution highlights the disposal system for recycled waste and general waste.

Readily available recycled materials will be used in its construction and energy efficient appliances will be supplied and fitted. Compliance with the accompanying Basix certificate

Apartment floor areas are not excessive reducing demand for resources in the construction phase and long term living cost.

Principle 5: Landscape

Good design recognizes 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, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The proposed landscape design has been prepared with the intent of achieving the following:

Planting opportunities at the rear including deep soil planting within the side setbacks.

Using planting and landscape elements appropriate to the scale of the development and relative to the local context.

Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open space.

Minimises maintenance by using robust landscape elements. Deep soils area allocated within the common open spaces of the site.

The common recreation spaces are embellished with street furniture like benches and lamp poles, seating, and Barbeque area.

A play area will be installed to promote amenity for children.

The development complies with the numeric indicators for landscaping, private open space and common open space.

Common open spaces will receive a minimum of 50 % solar access.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and residents 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 ages groups and degrees of mobility.

Visual privacy are achieved externally and internally by way of building orientation.

Design of layouts minimise direct overlooking of rooms and private open spaces

Solar access achieved is 70% equivalent to 14 units out of 20 receives 2 hours in compliance with the Apartment Design Code of 70 %

Natural ventilation is 80% equivalent to 16 out of 20 units has cross ventilation in compliance with the Apartment Design Code of 60%

The maximum kitchen depth is 8 meters from the source of light and ventilation.

The practical floor layout of the units has a direct connectivity to their private open spaces in compliance with the minimum private open areas of

- 1 Bedroom= 8 square meters
- 2 Bedroom= 10 square meters
- 3 Bedroom= 12 square meters

The proposal will facilitate disable access from the street to the building entries.

Two adaptable apartments have been included in the proposal together with the provision of 2 disable parking. The numerics is consistent with the provision of 10% adaptable units

The units are functionally planned with adequate spatial provisions and access to private terraces or balconies directly from adjacent living areas.

All units are provided with storage located internally within the units together with secure basement storage.

Principle 7: Safety

Good design optimizes 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 maximize 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.

Ground floor units offer direct access to the street and promotes active surveillance for security.

Safer by Design principle is adapted in the development.

Security systems with motion activated lighting and surveillance cameras shall be utilized. The activation of the street frontages and frontages to common open areas ensure casual security surveillance.

Convex mirrors are installed to the basement for traffic safety.

Security access to the pedestrian entry foyers and common areas within the development will be restricted to the use of residents and their visitors.

Potential hiding places and niches have been avoided.

Principle 8: Housing 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 development 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 among residents.

The locality has been zoned to permit the scale and density of development proposed.

The Council considers that the subject site is appropriate for such a form of development given the site's zoning.

The increase in housing supply promotes affordability.

The subject proposal accords with the zone objectives.

The proposed development although situated within a high density zone contains only 20 apartments offering different characteristics and a high level of amenity.

The proposal achieve the desired standard of development including dwelling size and car parking.

The dwellings provide a simple and rational floor layout has not been over designed preventing increase in housing cost and adopt to affordability.

2 adaptable units are included in the development.

2 disabled access and parking are provided.

The proposal meets this criteria by providing a range of units from 1 bedroom through to 3 bedroom of differing plan layouts and sizes, thus catering for varying affordability and demand.

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.

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape

or, in precincts undergoing transition, contribute to the desired future character of the area.

The design solution was triggered by the investigative and assessment of the influences of the sites surrounding and climatic condition with reference to statutory controls.

The massing of the blocks requires a fragmentation of elements to an organised proportional outcome.

With the influence of the market trend and adaptability to the intended built environment, Contemporary style is adopted.

The proposed development has been suitably treated and includes appropriate finishes to have a high aesthetic content. The proposal provides an appropriate mix of finishes and an appropriate scale and form of building relative to the adjoining conservation area and adjoining cottages.

The proposed building and finishes will ensure the building does not compete or dominate any nearby heritage items. The proposed design reflects contemporary design initiatives, which will make the development a feature of the streetscape.