

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany the Development Application submitted for the development of:

East Village Centre – Jordan Springs



Prepared on behalf of:

LA LAND PTY LTD

Date: October 2019

Prepared by:

PBD | ARCHITECTS

PBD Architects & Project Managers Pty Ltd

ABN 36 147 035 550

Level 2, 52 Albion Street,

Surry Hills NSW 2010

Tel: 9698 8140 Email: info@pbdarchitects.com.au



Verification of Qualifications/ Statement of Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects - Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale.

Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the revised Development Application.

Statement of Design

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65.

PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.



Paul Buljevic
Director
Registered Architect NSW, No. 7768

Site Description

The subject site comprises Lot 11 in Deposited Plan known as Lot 11, Village Centre, Central Precinct Jordan Springs East.

The site is irregular in shape with primary frontage to Road 001, Road 27 the south and west where Village Park is proposed, Road 13 is located to the east

The site has a fall of approximately 2m from its western corner to the eastern corner.

The site is located within the Penrith City Council Local Government Area (LGA) and has a total site area of 1.106 ha.



01 – Aerial map of subject site and context. (Source: Six Maps)



02 – Aerial map of subject site and surrounding locality. (Source: Google Maps)

Design Proposal

The Development Proposal incorporates:

- Two staged development comprising of one basement car park, three-5 storey buildings above ground floor mixed retail uses such as specialty retail, supermarket, medical centre, pharmacy and child care; one-4 storey building with townhouses on ground level comprising of the following mix, inclusive of 27 LHA Silver level units.

Apartment Mix	No.
1 Bed	14
2 Bed	91
3 Bed	19
Townhouse	11
Total	135

The scheme presents an attractive mix of ground floor retail uses that appear well suited to the future context and Jordan Springs East market. The design of the proposed development incorporates contemporary architectural aesthetics that reflects the future transition of this precinct of Jordan Springs East.

Design consideration has been given to the scale, size and form of the proposal. Residential amenity has also been considered such as privacy and solar access for both future residents of the proposal and those of surrounding properties including Village Park located west of the site.

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, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

- The site is located at the southern side of Road 001
- The site will be serviced by public transport; bus routes will be easily accessed right in front of the site on Road 001.
- The proposal provides multiple access points which are recessed from the street. Each entrance is clearly visible from the street level.
- A significant number of native vegetation will be incorporated into the landscape design within the development to merge the proposed building and vegetation subtly into the surrounding scenery.
- A balanced palette of materials and a well-proportioned building form will ensure a sophisticated appearance.



07 – View from Road 001 towards the front façade and prominent corner of building B.

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.

- The proposed development adopts built form and scale in response to future and desired context on this new area of Jordan Springs, adopting a highly sculptural building form composed with splayed balconies to create visual interest within the immediate context. The forms respond carefully to the need for privacy as well as outlook.
- The scale and bulk of the built form is designed to effectively moderate the scale of the building when perceived from the street and surrounding locations, it includes facades with rendered walls with vertical score lines / grooves, textured render and compressed fibre cement cladding; deep balconies and using various architectural elements such as dynamic curved recesses and sharp angles to differentiate the two stages of the development and giving the buildings a distinct form.
- The range of materials significantly contribute to the articulation of the building and help to reduce the overall bulk and mass of building. Each of the entry points are clear and easily read by residents, visitors and passer by alike.
- The building contains one level of basement car parking for residential and commercial visitors accessible off Road 001, allowing easy undercover access to all apartments and commercial tenancies. The basement car park consists in two loops separated from one to another, one is for residential use which is secure and accessed via swipe card. The inner loop is for commercial parking and visitors as well for car wash services.
- Accordingly, the proposal responds well to the topography and greater urban context of the neighbourhood and the desired future character of the locality.



08 – View of proposed development from Village Park.

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.

- There is a total of 135 dwellings in the development, comprising of 14x1-bedroom units, 91x2-bedroom units, 19x3-bedroom units and 4x4-bedroom townhouses and 7x3 bedroom townhouses. The dwellings are generous in size which is in alignment with the areas of Jordan Springs. The proposal also reflects current market demands in relation to typologies and living patterns currently established in the local area.
- The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site.
- The proposed development presents a mix of ground floor uses that appear well suited to the future context of Jordan Springs East. This includes supermarket, medical centre and pharmacy on Road 001, large scale retail, child care, swim school and a gym along Road 27.

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.

A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment however we note the following general inclusions as part of the proposal:

- Climate and location suitable plant selection (Refer to landscape architect's details for further details)
- Natural light and cross flow ventilation maximized where possible
- A number of bathrooms are naturally ventilated, and all others will be mechanically exhausted to the façade or roof
- Appropriate overhang depths and recessed balconies provide shade in summer and promote thermal heat gain during winter months
- Energy efficient appliances and fixtures provided
- Low maintenance, long lifecycle and reusable materials proposed
- Communal recycling and waste management facilities provided

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, coordinating 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.

- All apartments house generous balconies positioned to flow from primary living spaces and take advantage of orientation and outlook
- With a general focus on low maintenance, the proposal incorporates selective planting of various heights and density with an overall desire to blend into the characteristic landscaping of the area
- In addition to generous amount of deep soil area to the middle of the open car park with trees growing through voids on the child care outdoor area, the proposal takes advantage of every opportunity for maximised landscaping such as creating buffer between the carpark and the rear of the townhouses and along the perimeter of the buildings and planting above podium level to respect the surrounding context.
- Careful consideration has been taken by the landscape architect to ensure appropriate planting is selected to ensure an environmentally sustainable landscape design whilst maximize the potential for amenity and resident privacy. Please refer to Landscape drawings prepared by "Site Image" issued as part of this DA submission.



09 – Aerial view of proposed development with landscaping.

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

The future residents of the development will benefit from a high degree of amenity assisted with provisions made for the following:

- Generous apartment sizes and general configuration consistent with current market demands.
- Appropriate connections and subtle separation of spaces within the apartments to capture northern light
- The building layout allows ventilation to all bedrooms and habitable spaces, with 88 apartments (65%) achieving cross ventilation and 104 units (77%) solar access.
- Adequate day lighting and solar access for all rooms within the apartments.
- Carefully considered privacy and acoustic measures to any balconies and bedroom windows.
- Communal open space for stage one buildings is located on level 5 with landscaped areas and seating with direct access from main lifts lobby and provides good views of the surroundings; communal rooms are located on level 1 of stage two buildings, offering safety and privacy for residents. It is directly accessible via main lift lobbies.
- 27 LHA Silver level units and 14 adaptable units are proposed promoting all age groups and ageing of future occupants consistent with DCP and ADG requirements.



10 – View of proposed townhouses and low scale buildings on stage two

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.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- Clearly identifiable main building entrances and generous open entry area allowing for adequate surveillance. The residential entrances will be clearly visible from the street with a glass security door installed, a security camera and intercom to identify visitors to the building complex.
- All apartments are with a keyed system incorporating a high level of occupant security.
- Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public areas.
- Secure basement car parking provided with keyed and remote-control access. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and access to individual parking space.
- A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate accessway for pedestrian and for vehicles with a clear visibility.



11 – View of proposed townhouses and low scale buildings on stage two

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 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

- The site will be the heart of this new growth area of Jordan Springs East alongside the Village Park to the west.
- The elevations are varied in expression and designed primarily to respond to significant views, setbacks and the site. The buildings have a modern and clean aesthetic, tempered by environmental control, site response and landscape elements.
- Communal open spaces facilitated with seating and well-designed landscaping encourages social interaction amongst the residents.
- The size, configuration and mix of the apartments and retails associated with the development provides an appropriate response to the market demand of future occupants
- The development has provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building and common areas.
- The site is going to provide the area with facilities including supermarket, medical centre, specialty retail, educational facilities as well as a gym.

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.

The contemporary architectural style coupled with the orientation and configuration of the site enables a highly articulated aesthetic broken down in the following elements:

- Massing and façade details are designed to respond to both desired character of the area and the existing context.
- Considering the materiality of the existing neighbourhood and new developments the proposal features a restrained palette of rendered walls with vertical score lines / grooves, composite panel cladding, vertical batten screening and textured rendered walls.
- The elevations are varied in expression and designed primarily to respond to sun, views, setbacks and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements.
- Colour and material selections have been made to create transitions between inside and outside and allowing the development to add value to its surrounding neighbourhood.
- All materials selected will be durable and hard wearing so the development does not prematurely age. This will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.



12 – View of proposed development.