

SEPP65 DESIGN VERIFICATION REPORT

Mixed Use Development

118 – 120 Station Street

Penrith NSW



Prepared by

ADS Architects

September 2020

TABLE OF CONTENTS:

1. Introduction

- 1. Purpose..... 3
- 2. Design Verification..... 5

2. SEPP65 Compliance Analysis

- 1. SEPP65 Design Quality Principles and Compliance Analysis 6

INTRODUCTION

This report should be read in conjunction with the Architectural Drawings prepared by ADS Architects Pty LTD and associated Consultants Reports and Drawings provided with the development application. It responds to the principles set out in the State Environmental Planning Policy 65 – Design Quality of Residential Flat Development.



29th September 2020

RE: Mixed Use Development comprising 2 commercial tenancies and 19 Residential Apartments over Basement Parking

Design Verification Statement – SEPP 65

Subject Premises: 118 - 120 Station Street, Penrith

Pursuant to the provisions of **State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development**, I hereby confirm that I am a qualified designer within the meaning of clause 3 of the Environmental Planning & Assessment Regulation 2000.

I verify that:

*(a) I directed the design amendments for the Development Application of **118 – 120 Station Street, Penrith***

and

(b) that the design quality principles set out in Part 2 of State Environmental Planning Policy No 65--Design Quality of Residential Flat Development are achieved for the above Mixed-use development.

FULL NAME OF ARCHITECT: Pavlo Doroch
QUALIFICATIONS: Registered Architect no. 9170 in NSW
Master of Architecture UTS

NAME OF EMPLOYER: ADS Architects Pty. Limited

Signature,

A solid black rectangular box used to redact the signature of Pavlo Doroch.

Pavlo Doroch

3. SEPP65 DESIGN QUALITY PRINCIPLES AND COMPLIANCE ANALYSIS

SEPP 65 DESIGN QUALITY PRINCIPLES

PRINCIPLE 1

CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context can be defined as 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 identify 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.

STATEMENT OF COMPLIANCE

The legal description of the site is Lots 4 & 5, DP 112446 & Lot 6, DP 1003862. The site is zoned *B4 Mixed Use* under the provisions of *Penrith Local Environmental Plan 2010*. It has a total site area of 935.5m². The site is located on the southern side of Station Street, at the intersection of Station and Reserve Streets at Penrith. The site is adjoined by a recently constructed seven (7) storey residential flat building and there is a single storey dual occupancy to the rear. The site is opposite the Penrith War Memorial Swimming Pool (Ripples complex) and to the west is the Nepean Village shopping centre.

The surrounding built form and character is varied and comprises both residential and commercial land uses. However, it is noted that this built form and character will change to that of a more medium to high density residential/mixed use setting as properties in the locality are redeveloped commensurate with the current zonings.

The site is approximately 600m from the Penrith City Centre and 670m from Penrith Railway Station. The closest bus stops are located 70m to the west of the site on Station Street, outside the Ripples complex. There are other bus stops located within walking distance from the site on Derby Street to the east.

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 domains, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

STATEMENT OF COMPLIANCE

The proposed development is a contemporary interpretation of the future built form of the area and is a building that demonstrates high quality design principles and amenity standards.

The building has been designed to fit comfortably into the overall scale of the existing and anticipated future built form in this location. As such, the height, bulk and scale of the proposed development will be well suited to this context of urban variety and will make a positive contribution to the streetscape character and urban form and scale.

The proposed height and scale of the development are appropriate in its setting and is compatible with the transitional nature of the locality and future developments for the area. The proposal is considered to provide an appropriate prototype for similar developments in the surrounding area.

The highly articulated and fragmented building form further reduces the perceived bulk and height of the proposed development and the amenity impacts associated with the proposed built form. The proposed height is not considered to be responsible for any adverse external amenity impacts to neighbouring properties.

The building will be constructed using a combination of textures including rendered and painted concrete walls, concrete cladding and Colourbond steel sheeting, frosted glass balustrades, anodised aluminium louvres and dark anodised aluminium window and sliding door frames. The multi layered facade consists of a variety of materials colours and design elements that provides articulation and an 'earthy' visual appearance to integrate with the desired character for the precinct.

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.

STATEMENT OF COMPLIANCE

The proposed development provides housing opportunities at a density that responds appropriately to the future scale of the locality.

The proposed bulk, scale and building mass is considered compatible with the site area, its locality and surrounding context. The building has been designed to fit comfortably into the overall scale of the existing and anticipated future built form in this location. As such, the height, bulk and scale of the proposed development will be well suited to this context of urban variety and will make a positive contribution to the streetscape character and urban form and scale.

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.

STATEMENT OF COMPLIANCE

Landscape areas are well spaced out to ensure adequate amounts of solar access, ventilation and water retention for both the landscaped area itself (grass and plants) and for the individuals who use both the public open space and communal open space. By addressing these factors whilst designing the landscape areas the long-term sustainability from an environmental and social dimension will be achieved.

Selection of appropriate and sustainable materials such as metal louvers and optimal apartment layout and orientation to provide daylight to living areas and cross ventilation have been adopted minimise reliance upon heating, cooling and lighting increasing the economic sustainability and environmental impact of the development.

Other features include:

- Insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab and/or insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
- Apartment fixtures that reduce on-going electrical and water costs:
 - - Toilet flushing systems
 - - Kitchen/bathroom taps
 - - LED lights

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.

STATEMENT OF COMPLIANCE

The landscape concept for the proposed development is to provide a relatively low maintenance, yet engaging and attractive landscape setting for both the public and private domain of the development.

The communal open space is a mixture of soft and hard landscaping is located on the roof top terrace levels to provide good amenity to all residents. The space comprises of a pergola, BBQ and dining area, concrete seating wall throughout the area, trees to provide good canopy shading, shrubs and grass for kids to play and have picnics.

The Landscape Plan has been submitted with the Development Application for the proposed development.

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 wellbeing.

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.

STATEMENT OF COMPLIANCE

Two features are consistent throughout the entire development: bedroom dimension and open plan layouts. Each bedroom, regardless whether it is a master or regular bedroom has dimensions to cater for queen size beds with built-in wardrobes. This design features provides adequate bedroom space regardless of the age of the occupants. Another consistent feature is the use of open plan layout design, combining the kitchen, dining room and living room together opening onto the units' primary balcony. The apartments are configured in a way to ensure rooms of similar function are adjacent to common walls and the design aims to protect the internal and external functioning of each apartment for optimum use, visual and acoustic privacy for each resident.

One specific design element that illustrates ease of access for all age groups and degrees of mobility is the unseparated paved path from the lift to the pergola, BBQ and dining area in the communal open space. This design will enable residents and visitors who have reduced mobility can access the communal open space amenities.

PRINCIPLE 7

SAFETY

Good design optimised 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.

STATEMENT OF COMPLIANCE

The orientation of the building, the floor layouts and balcony provisions all act as passive surveillance along the access to the residential lobby and stairs is in a highly visible location with a straight line of sight to Station Street with access granted via intercom or security encrypted mechanism (card or code).

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.

STATEMENT OF COMPLIANCE

The site is in a precinct planned for change and renewal. The communal open space includes a tiled access from the lift to the BBQ and dining area to ensure that residents and visitors with mobility needs can equally utilise the space.

The combination of the scale of the proposed building, building façade materials and the architectural detail of the elevations will ensure this proposed development will make a positive contribution to the urban environment and general streetscape.

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.

STATEMENT OF COMPLIANCE

The proposed development has been carefully designed with respect to the surrounding built and natural environments. The design of the building is contemporary and with a high quality of detailing, articulation and form. The proposal includes a palette of colours and finishes that compliments the streetscape and creates a modern finish to set a high-quality precedent to the precinct. The proposal includes a combination of textures including rendered walls, cladding, privacy louvres and glass detailing in vertical and horizontal patterns to break up the bulk of the facades. The multi layered facade consists of a variety of materials colours and design elements that provides articulation and an 'earthy' visual appearance to integrate with the desired character for the precinct.