

Wednesday, 8 August 2018

DESIGN VERIFICATION STATEMENT

Project Address: 16-24 Hope St, Penrith 2750

Introduction:

The site is located within an urban environment is rapidly changing. Over the past decade in particular, the built environment and urban form is adapting the rapidly increasing levels of population growth and a housing shortage. The proposed development responds to the Sydney wide zoning changes affecting the Penrith LGA, calling for increased densities closer to the CBD. As such, the proposed development would transform the existing, single storey dwelling vernacular into a lively six story high residential towers.

Although the surrounding context is currently comprised of predominately low and medium density scaled residential development, it is evident both from the current development in construction, and the other proposed development applications under assessment, that this will very quickly change. The proximity of the site to the Nepean Hospital, local schools, transport hubs and the CBD, make this site suitable for the type of development we're proposing.

SEPP65-2015 Schedule 1 - Design Quality Principles

Principle 1: Context and Neighbourhood Character

The proposed development significantly contributes to the local context & character of the area. By providing a diverse range of apartment options which are affordable for a wider demographic of people, it not only assists with the densification issue currently within Sydney, but also provides social and economic benefits for the community. These include new businesses, improvement to environmental conditions i.e. parks, roads (through contributions) and social interaction and participation in community events just to name a few. The landscaping strategy has been critically analysed to ensure that is not only enhances the existing character of the neighbourhood, but also the future character. If each development can adapt a similar strategy, it provides an opportunity to create a continuous green network of planting. By doing so, it will not only acknowledge the key built and natural features of the area, but more importantly improve them.

Principle 2: Built form and scale

If you were to walk down Hope St. today, the local neighbourhood character is best summarised by single storey, detached residences with 1-2 buildings under construction. This however is not an accurate depiction of the future character of Hope St. Currently, 38-40 & 25-31 Hope St. are under construction, 12-14 Hope St has an approved DA & 26-30 & 32-36 Hope St. have DAs which are under assessment- all of which are five or six storey, residential flat buildings. With this in mind we made some critical design decisions to appropriately consider the future neighbourhood context.

The built form and public domain are clearly defined with a central entry way and a continuous row of canopy trees lining the front setback. To minimise visual and acoustic privacy issues, we located all of the private balcony areas to the North and South elevations. This will provide a more desirable outlook and increase activation specifically to Hope St. In order to reduce the impact of overshadowing to neighbouring properties, the rear setback and facade treatment has been considered. See 'Principle 9: Aesthetics' for further information.

Morson Architects Pty Ltd_ABN 54 603 944 556.
Nominated Architect: Peter Morson_Registration Number: 8100
E: info@morsongroup.com.au T: (02) 9380 4946
PO Box 170, Potts Point, NSW 1335

Principle 3: Density

Housing affordability is a key issue within Sydney that affects both Individuals and families. Increased supply of various housing options at an affordable price is key in dealing with the increased levels of densification. The proposal aims to cater for a diverse number of individuals and families looking to get into the housing market. Located within walking distance of the Nepean hospital, it provides good potential renting possibilities for owners. Similarly, the number of jobs and community facilities within Penrith (and the greater region) continues to increase, not to mention the work being done on the local environment; specifically at the Nepean River. Both Penrith and Kingwood train stations are in close proximity to the development, as well as local buses which frequently operate along the Parker and Derby Streets.

Principle 4: Sustainability

As Penrith has a large temperature variation between winter and summer solstice, the need to provide amenity through passive design was one of the key drivers of the proposal. By creating numerous corner apartments, it allows the residents to utilise natural ventilation rather than mechanical heating or cooling. We have well exceeded the minimum requirement (87%) for cross ventilation. Additional to this, we have ensured that over 70% of the apartments will have great access to daylight all year round. This will reduce the reliance on artificial lighting and in turn, energy use.

On each level, we have provided a Bin Chute system with both residual and recycling options. The waste collects within the waste rooms (basement) and will be collected multiple times throughout the week to ensure it is being dealt with responsively.

Principle 5: Landscape

We have worked closely with our landscape architect to ensure that the landscape design achieves our intent. To improve the local context and neighbourhood character, whilst screening the building and improving visual/acoustic privacy, we propose a continuous row of canopy trees. They will have a mature growth height of approximately 9m, which will assist in bringing down the scale of the built form.

We have consciously created a large area of deep soil central to the proposal. This will allow us to have significant planting in that area; improving the amenity, useability and opportunity for social interaction in the common open space. We want the landscaping and building to work together and complement one another. To mitigate the level change along the Southern boundary, we have created a tiered planter with extensive planting.

Principle 6: Amenity

Providing greater than adequate amenity for the future inhabitants of the proposal is critically important to us. The shape and general arrangement of the apartments are efficient, spacious and a large majority of them provide the opportunity for natural ventilation. Over 70% of the apartments will receive great access to sunlight all year round; reducing the requirements for artificial lighting.

To mitigate visual privacy concerns associated to building separation, we propose a variety of extruded aluminium elements which, when placed in the correct position, completely eliminate any privacy issues. As we have carefully considered the landscaping strategy, residents are generally screened by large canopy trees, which also contribute towards shielding the hot summer sun whilst providing another level of privacy/acoustic treatment to the surrounding context.

Principle 7: Safety

Residents enter through a central walkway through a secure, clearly defined access point into the entry foyer. Not only will the main entry be adequately lit at night, the corridor window provided for the each tower overlooks this area; encouraging passive surveillance at all times.

Similarly, the main common open space is centrally located and can be viewed from the entry walkway and apartments either side. It has been designed with the intention of creating a safe, quiet and relaxing space with extensive landscaping.

Many developments have a number of walkways and common spaces which are located at the rear of the building. From our experience, this is where residents feel most unsafe and uncomfortable. With this in mind, we eliminated this from our design and whilst improving the size and amenity of the private terraces.

All of the public and private spaces are clearly defined and well integrated to the local neighbourhood.

Principle 8: Housing Diversity & Social Interaction

We have created two distinctively different common areas for the residents. We aim to encourage various methods of social interaction by creating two contrasting atmospheres. The central area is a meeting place; a place to read a book, meditate or simply switch off. The second area however is a space for running around and kicking a ball. By creating two different zones, it creates an opportunity for a diverse range of people to meet and converse the way they enjoy most. The facilities provided will suit both the existing and future social mix of the development.

There are a variety of apartment sizes in the development. They range from 52m² to 95m². Although a majority of the apartments are two bedrooms and approximately 80m², they vary significantly in terms of general arrangement, amenity, location and outlook.

Principle 9: Aesthetics

Typically, the streetscape character of the area is predominantly individual, free standing houses. Now re-zoned and unrealistic for increased densification, we believe it is important to bring that character through in our facade treatment and overall building envelope.

Along Hope St, the proposal reads as four individual towers. This has been achieved by altering the scale, composition, colours and textures of each tower. The design similarly considers the internal layout and structure of the building as a priority to ensure amenity and functionally is not sacrificed.

The East and West elevations have been carefully considered. Using a variety of colours, horizontal and vertical elements, we have broken down the scale of the building and provided a suitable transition between the North and South facades.

Conclusion:

Considering the likely future context of the street, the key principles used to drive the design, positive impact upon the built and economic environment and the suitability of the site, we believe the proposed development should be recommended for approval.

If you have any queries with the above please do not hesitate to contact me.

Yours faithfully



Morson Group Pty Ltd
Peter Morson
Director