DKO

614-632 High Street
Penrith

DEVELOPMENT APPLICATION
SEPP 65 REPORT

CONTENTS

The development responds intelligently and sensitively to its location and future urban context. The role of DKO's architecture is to mediate between the existing condition and the future urban context. The development has evolved with significant consultation with the NSW Government Architect and Design Advisory Panel to achieve Design Excellence.

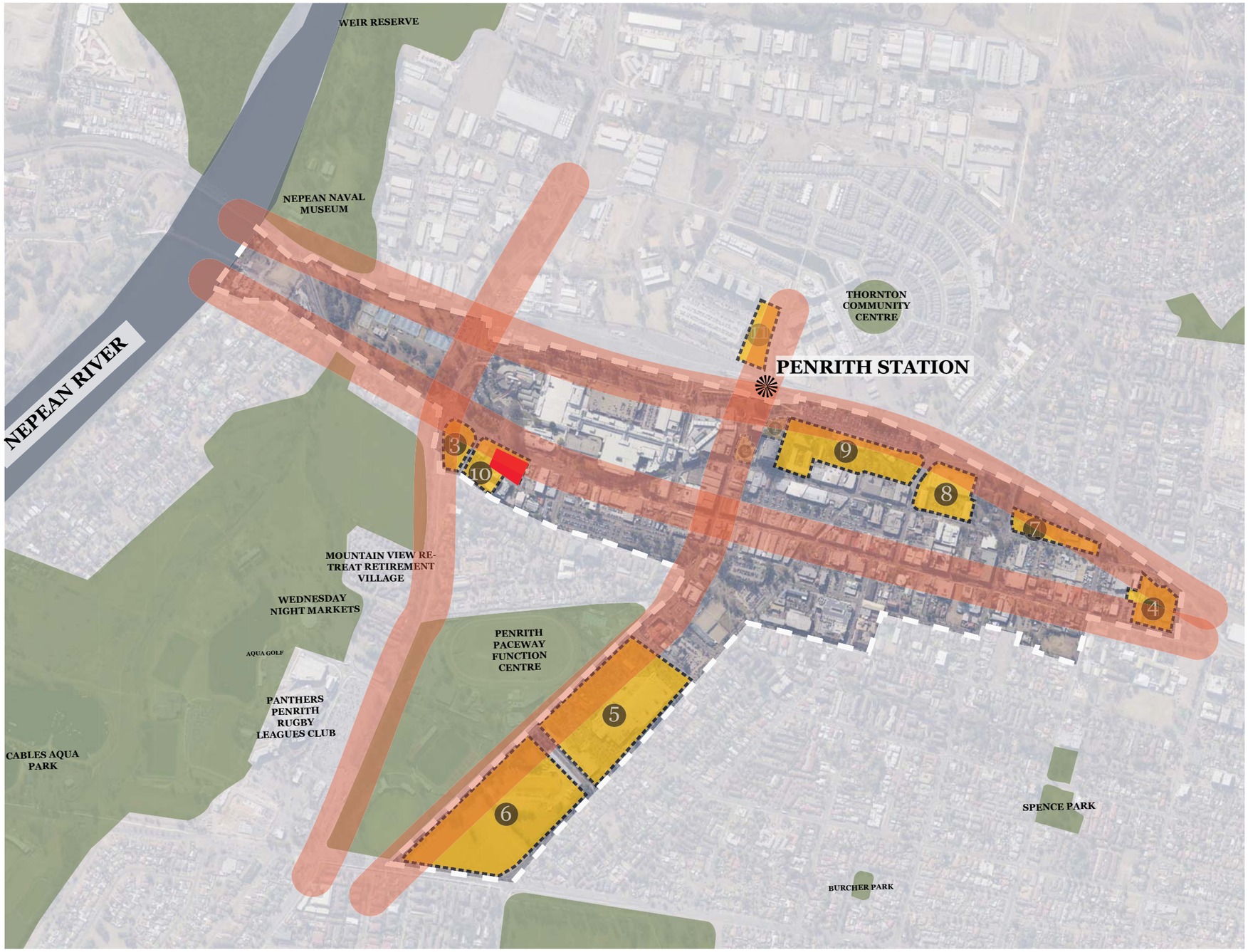
As Penrith progresses further to meet changing conditions, it is vital that its architecture and built fabric changes in order to preserve and improve on its identity while responding to the needs of a new generation.

The subject site is situated within the growing Penrith City of The Penrith City Council. An area that will undergo a significant transformation in terms of urban density. The precinct encompasses public transport connections that will help provide a diverse and sustainable community.

This urban design report has been prepared in support of the submitted planning proposal. It is intended to supplement the Sepp65 Report and assist council in determining the submitted development application.

The report evaluates the site in relation to the proposed architecture, the urban interface, the public realm, building mass and scale, pedestrian and vehicle connectivity, and amenity to the residents and public.

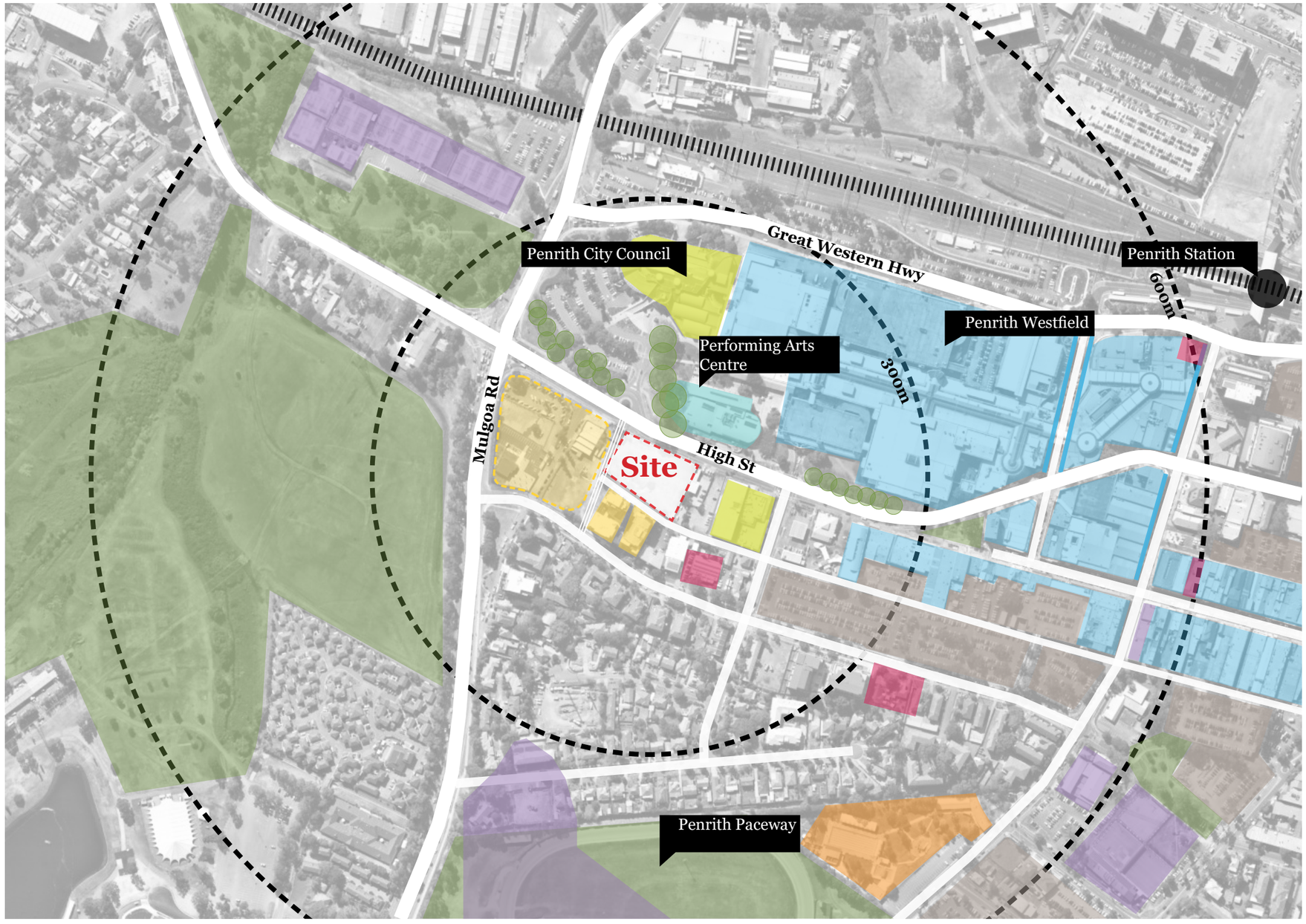
The subject site has been identified as a apart of Key Site 10 (Penrith City Council LEP 2010)



- Subject Site
- Key Site
- Landscape
- Nepean River
- Penrith Railway Station
- High Spine

Key

- Train / Bus Station
- Railway Line
- Future Laneway
- Public Buildings
- Commerical / Retail
- Education / Culture
- Green Space / Parks
- Pool
- Childcare
- Sporting facilities / Gyms
- Public Carpark
- Multi Residential
- Future Development



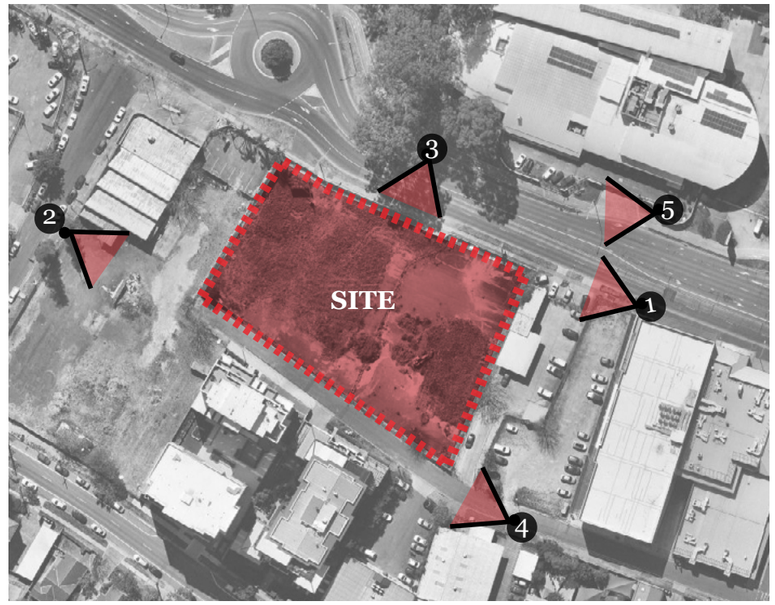
1 High Street

2 View to site from John Tipping Grove

3 Subject site

4 Union Ln

5 High St



Apartment Design Guide (ADG)

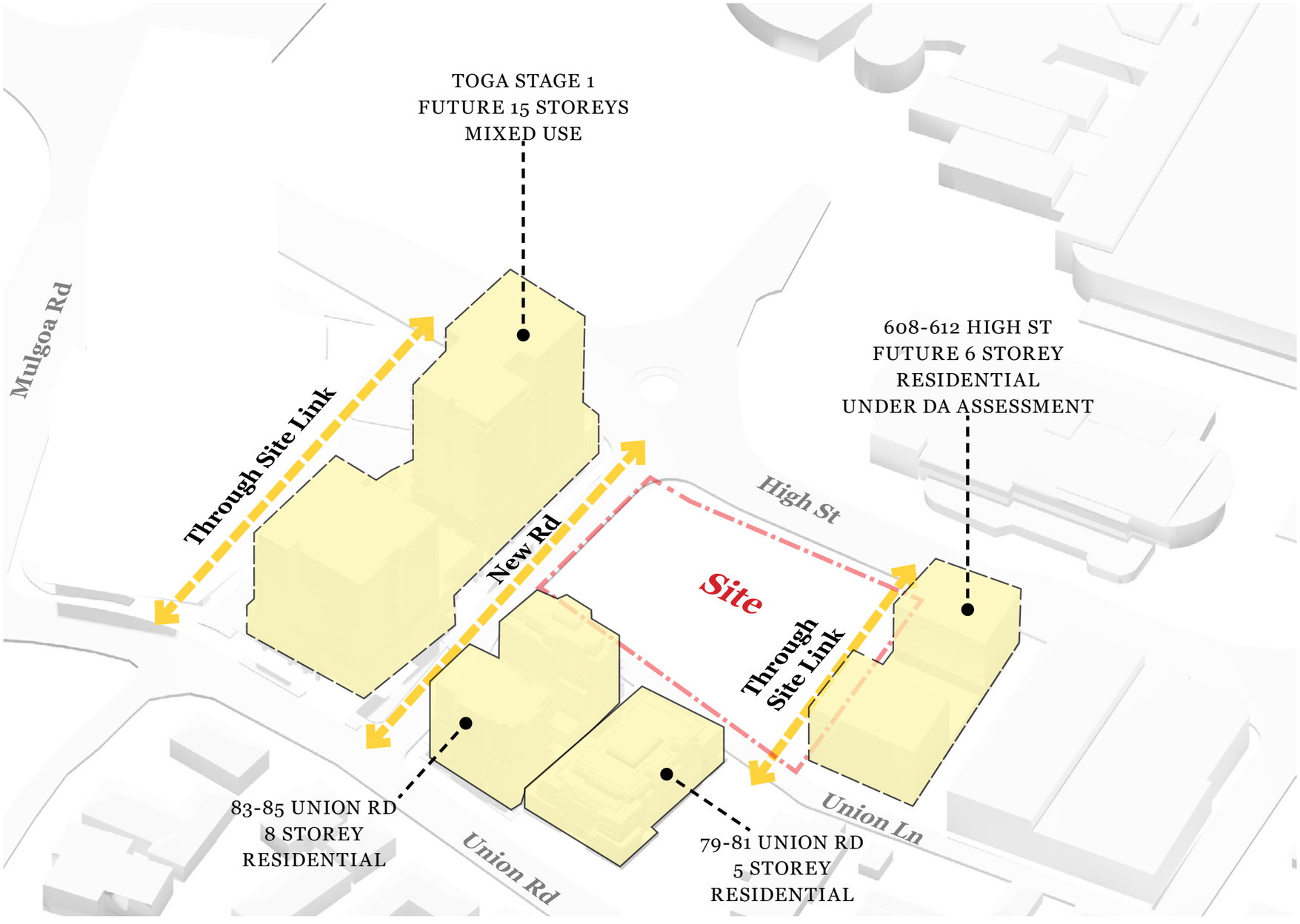
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable 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.

Response

The proposal complies with B4 Mixed Use Zoning Controls under the Penrith City Council LEP 2010 and will therefore complement the desired future character of the area.

The proposed building is highly articulated have been visually broken down into volumes. The base of the tower steps down into the podium to create softer transitions towards the multi-layered podium. The massing of the tower and podium has been designed to sensitively respond to the existing conditions of the surrounding context and also align with Council's future plans for the area.

The ground floor exhibits a dynamic street character that is activated by retail areas which line the edges of the building. Proposed through site laneway encourage pedestrian movement, creating a vibrant entry and meeting place. The proposed development enhances the qualities of the neighbourhood and is compatible with the built form context of the site.



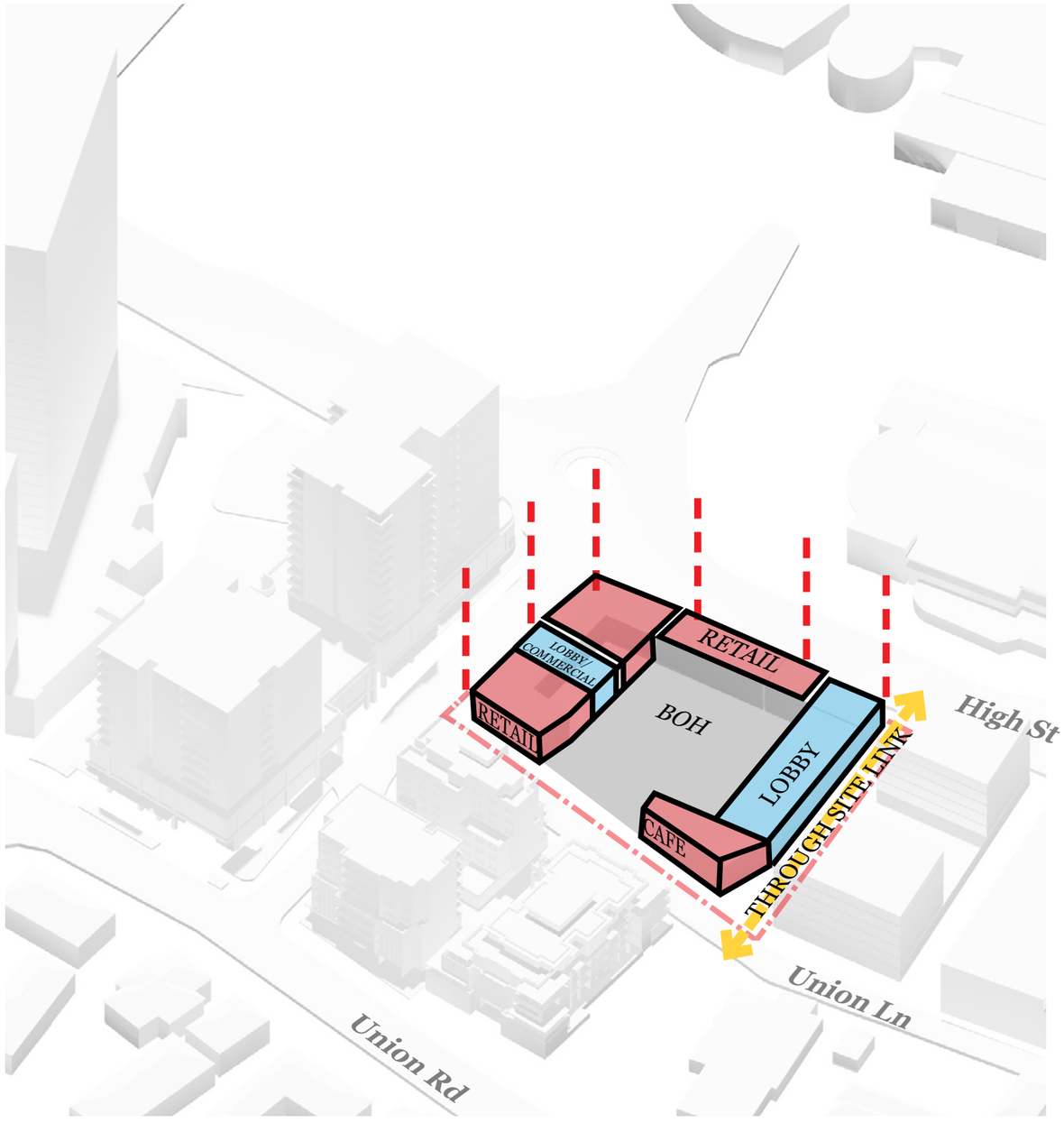
Apartment Design Guide (ADG)
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

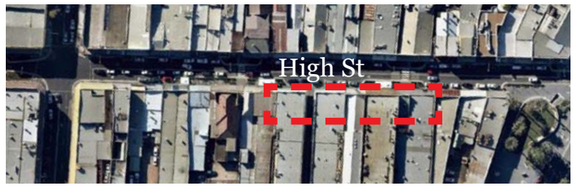
Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Response

The bulk and height of the design proposal has been carefully considered to respond to Penrith's transition into a future growth area. The scheme breaks up the overall massing on site through incorporating a single tower building that transitions onto the multi- layered podium. The split form of the tower also reduces the overall bulk and mass of the building. These buildings are designed to form distinctive families of building elements that respond sensitively to the architectural character and expression of the existing and proposed surrounding buildings within its vicinity.

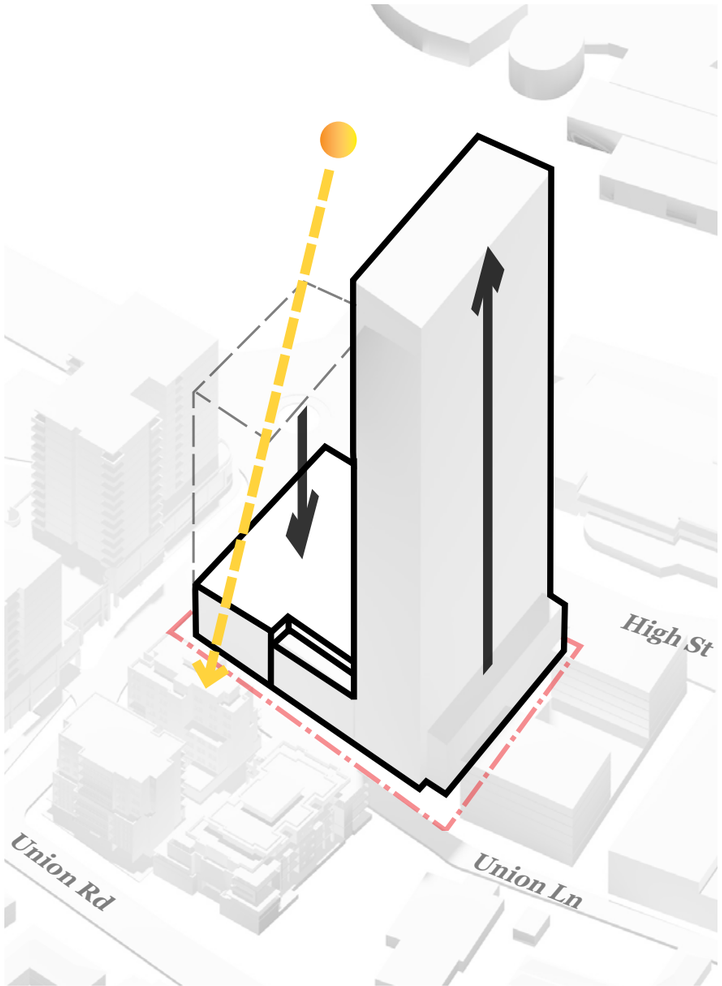
The visual bulk of the buildings is softened further as a result of material selection, massing techniques and landscaping that is located across the variety of prescribed communal spaces and pocket gardens across the podium levels and along the central vertical cut of the tower.



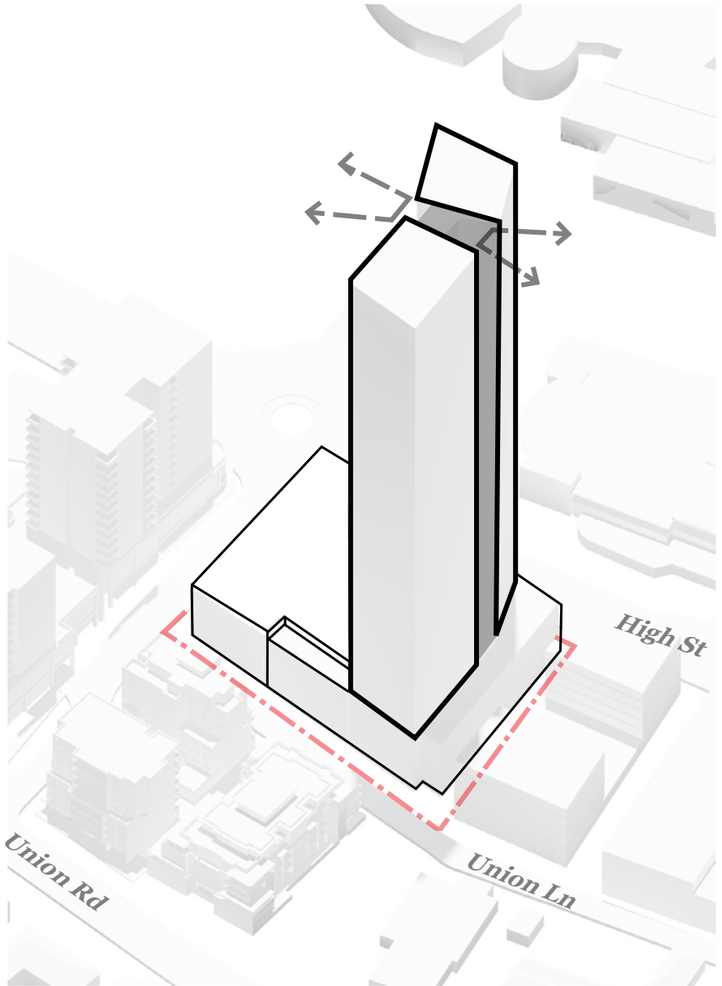


High Street - Street pattern

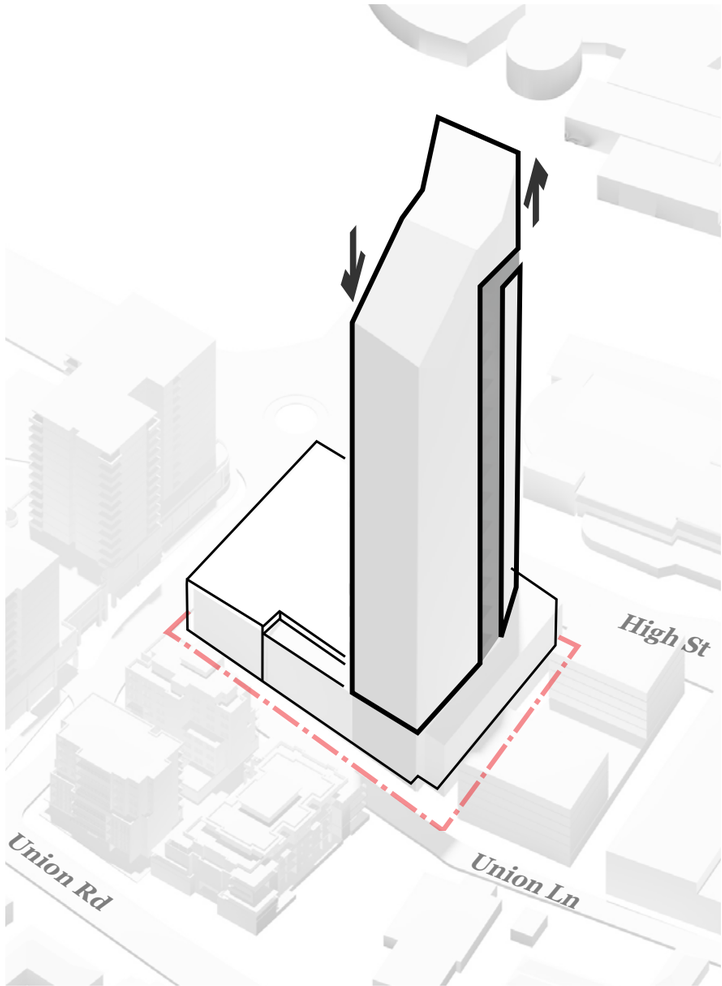
High Street - Proposed



Maximise solar access to neighbours



Break massing



Shape tower - urban icon

Apartment Design Guide (ADG)
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.

Response

The proposal delivers a total of 318 dwellings. These apartments range in sizes to promote a diverse mix of unit types that respond to the controls of The Penrith City Council.

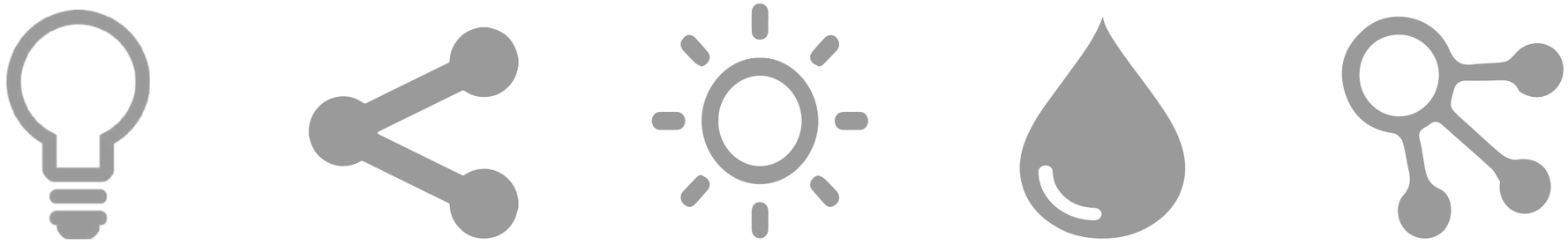
As part of a developing neighbourhood, the approved masterplan is characterised by existing and proposed residential flat buildings ranging from 5 - 30+ storeys.

The proposal takes in consideration factors of overshadowing, amenity and privacy impacts between existing and future buildings, open space patterns, existing vegetation, demand for new public domain elements, variety of lot sizes and shapes and changing streetscape and scale.

The residential density of the proposal is sustainable, suitable, and supports this developing nature. The proposal fits in the context and possesses the ability to be supported by existing and future infrastructure.

Apartment Design Guide
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.



Response

The proposed development will reduce the necessity for mechanical heating and cooling with 65.5% of units designed to be cross ventilated. In addition to this, 74.4% of the units will receive 2 hours solar access during winter.

Low-energy Lighting

Low-energy lighting will be used throughout the building. Energy Efficient water heaters will also be integrated into the development. Additionally, the proposal will use water saving fixtures and fittings as well as energy efficient lighting, air-conditioning, lifts, and appliances to minimise water and energy loads.

Smart Building Systems

Integrated building systems such as heating, cooling and hot water will be designed to respond to the environmental conditions of the site. The consolidation of these building-wide systems will minimise environmental impact, installation costs, and significantly reduce ongoing running costs for residents.

Passive Solar Design

Apartments subjected to excessive solar gain and heat loss will be recessed behind balconies to minimise summer solar heat gain and shield apartments from harsh summer sun. Winter daylight will penetrate deep into the interior of by ways of balconies.

Rainwater Collection

Water retention tanks and Rainwater tanks are provided to retain and reuse the rainwater collected on site for irrigation of the communal gardens and other water uses in the building.

BASIX Targets

Through the strategies outlined above, the proposal will achieve at least the minimum NSW Benchmark Consumption for energy and water. Landscaping that includes low-maintenance and local indigenous plants will minimise water use and create a robust native landscape.

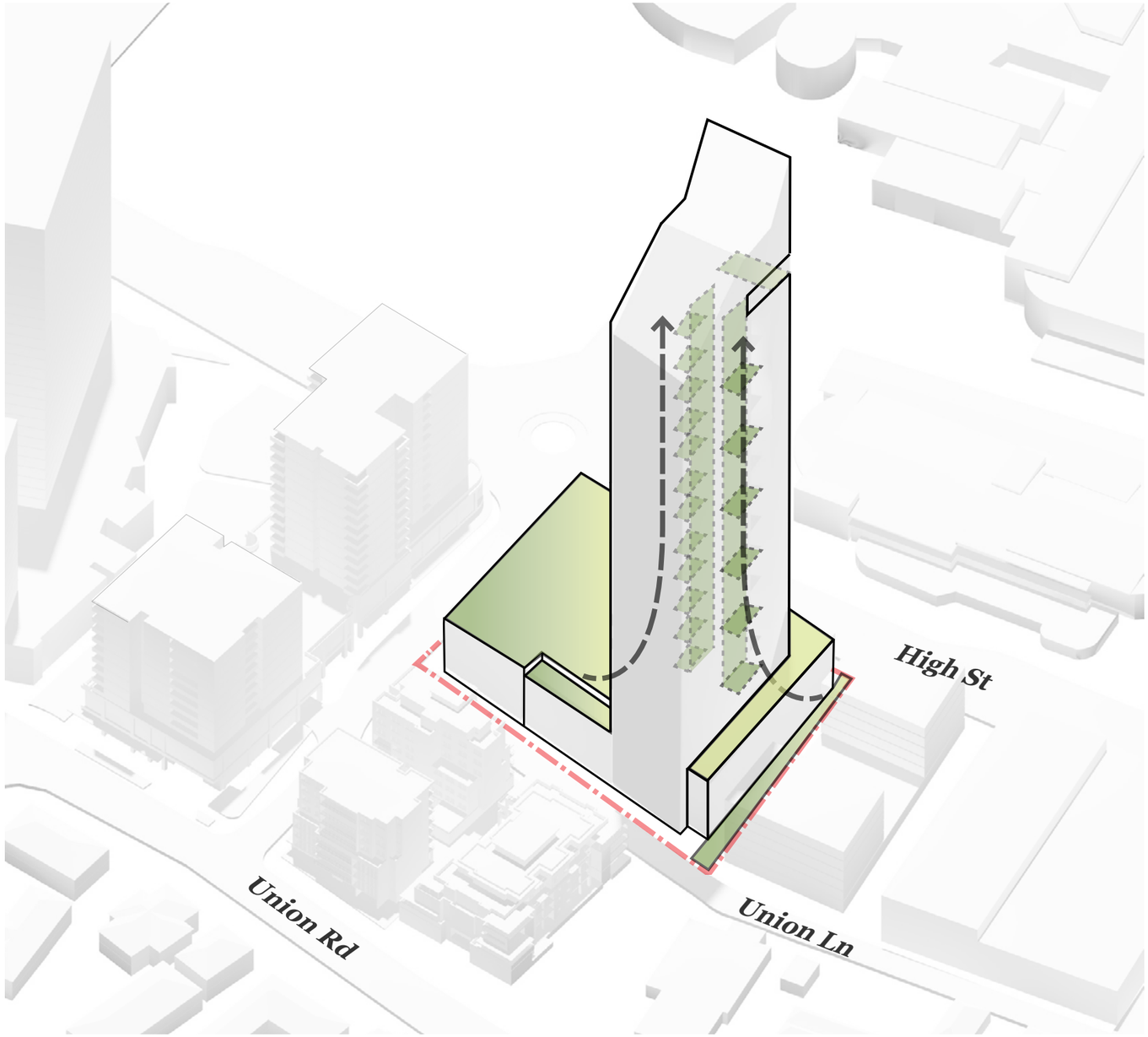
Apartment Design Guide (ADG)

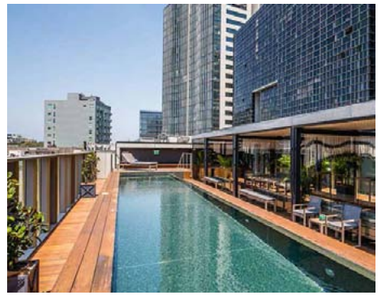
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

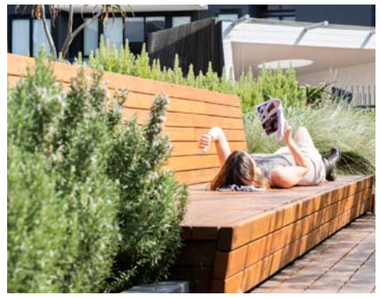
Response

Landscaping wraps around the building at ground level to provide a visual buffer that enhances the streetscape character and establishes a clearly identifiable, engaging and welcoming entry for residents.

The multi-layered podium across Levels 4 - 6 form generous communal open spaces with a variety of uses that caters for a diverse range of residents and activity levels. These spaces incorporate passive zones, recreation zones and outdoor wellness. Additional landscaping is featured in the form of a green roof that is designed to provide an artful response which celebrates local identity.
Final layers of landscaping is integrated in the communal open spaces that form a series of doorstep terraces which line the central vertical cut of the tower.







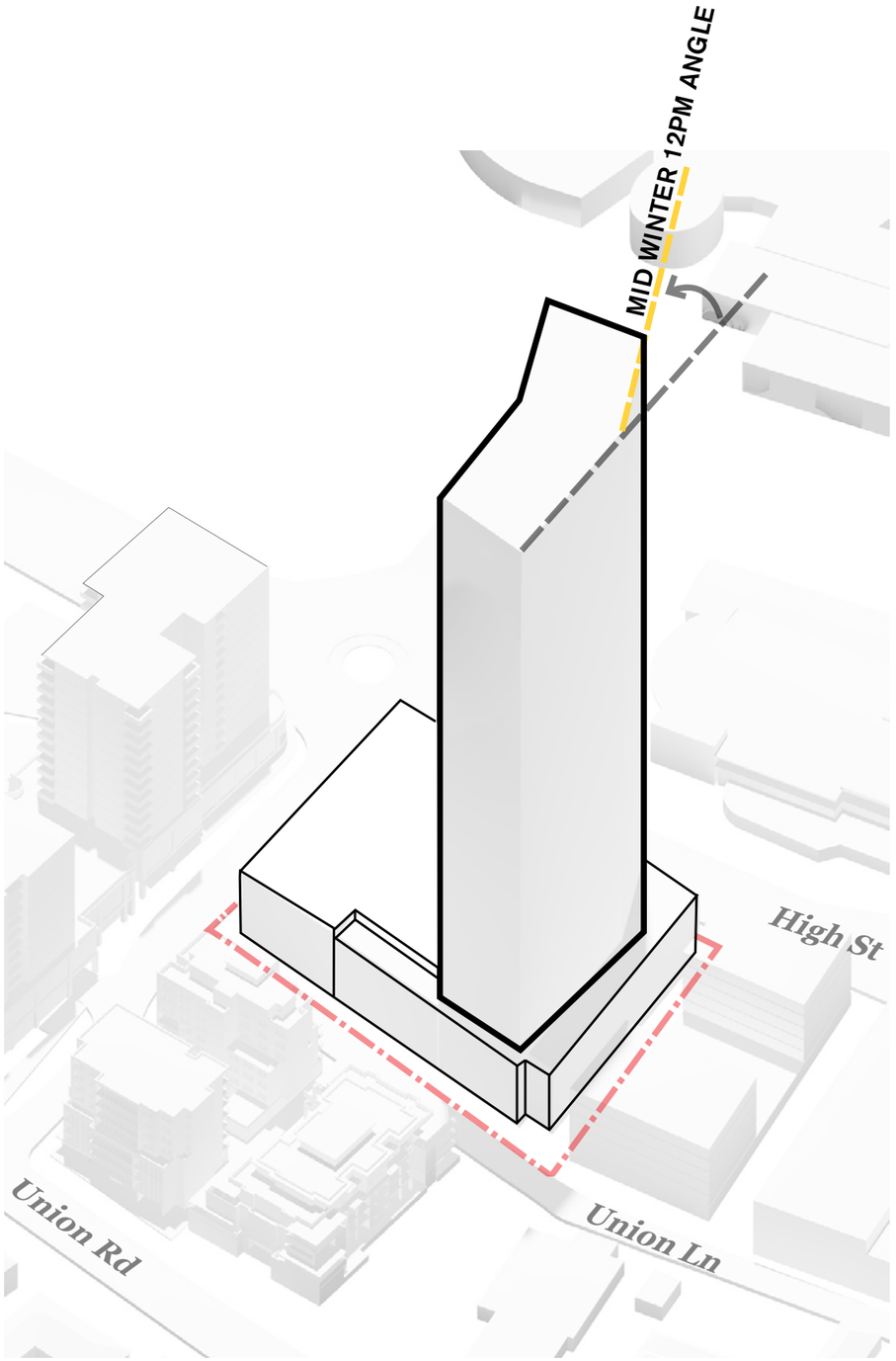
Apartment Design Guide (ADG)
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural 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.

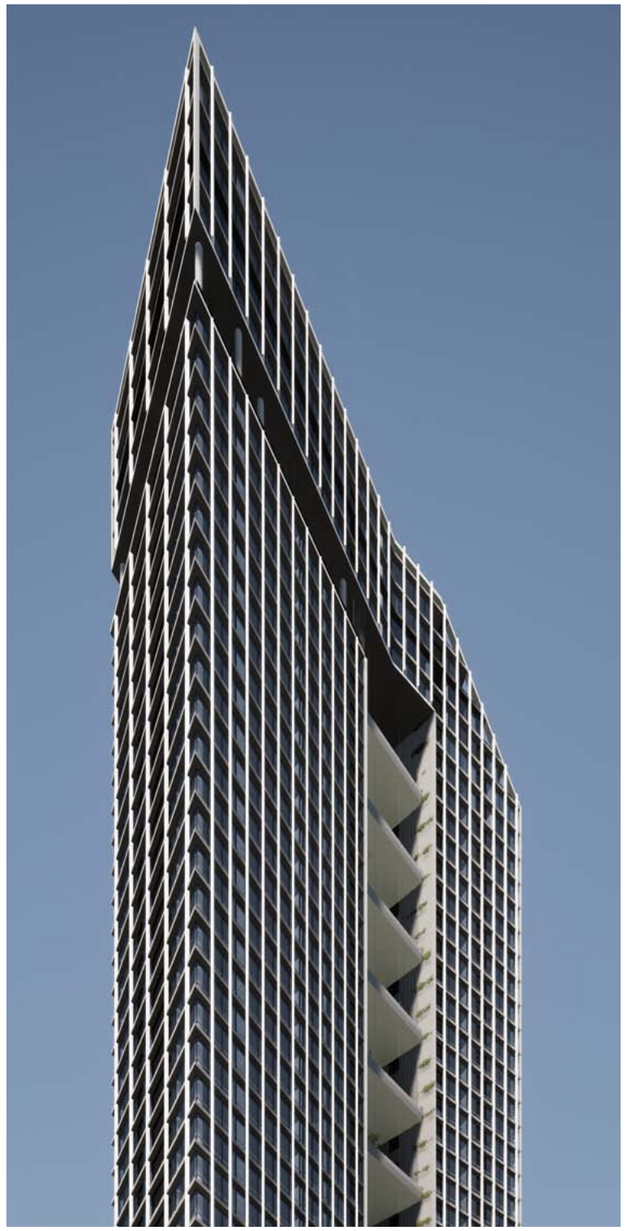
Response

Due consideration has been given to solar access, cross ventilation, indoor and outdoor spaces, visual and acoustic privacy, efficient layouts, outlook and storage areas. Parking for residential, recycling and waste storage areas are provided on ground floor and podium.

The proposed tower is rotated to provide the maximum amenity to a majority of the dwellings, with most units possessing northern or eastern aspect. The proposal maximises solar access to each unit. The proportion of all units that achieve minimum 2 hours of sunlight into living room windows between 9am and 3pm during mid winter complies with constraints outlined in the ADG. In terms of natural cross ventilation, the development reaches a compliance at 65.5%. Balconies are designed to provide usable outdoor space while maintaining privacy between units as sufficient private open spaces ensure good solar penetration and ventilation to each unit.

The design proposal complies with SEPP 65 criteria and thus provides a high level of amenity to all apartments.

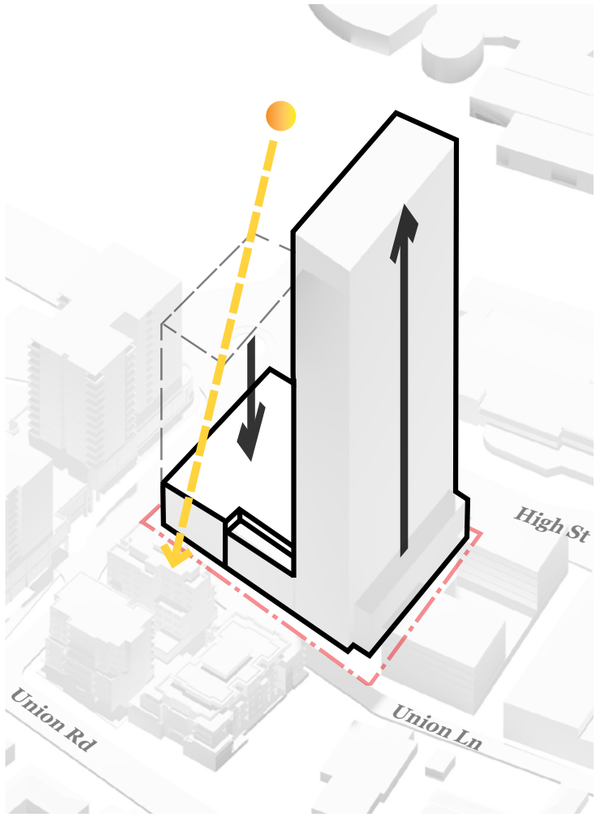


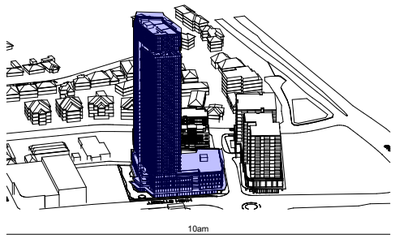


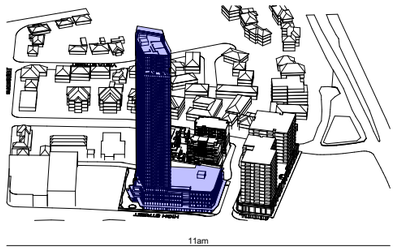
Solar Access - Neighbours

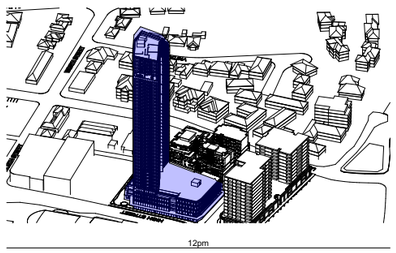
One of the key drivers to the proposed tower location was the solar amenity to the neighbouring properties on Union Road. The tower is positioned as such to maintain as much solar access to these properties as possible.

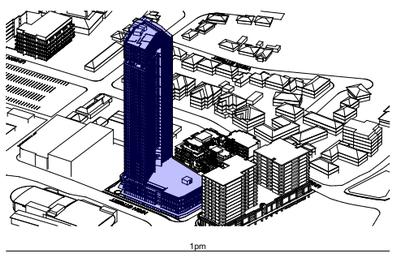
The design maximises the amount of natural daylight received by each unit.

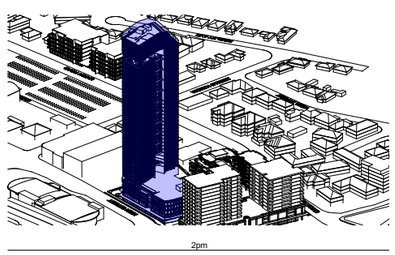












Eye of the sun - June 21

79-81 Union Road Penrith Solar Schedule (Proposed)

Unit	9am	10am	11am	12pm	1pm	2pm	3pm	>2 Hours
0.01								
0.02								
0.03								
0.04								
0.05								
1.01								
1.02								
1.03								
1.04								
1.05								
1.06								
1.07								
1.08								
2.01								
2.02								
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2.07								
2.08								
3.01								
3.02								
3.03								
3.04								
3.05								
3.06								
4.01								
4.02								
4.03								
4.04								

83-85 Union Road Penrith Solar Schedule (Proposed)

Unit	9am	10am	11am	12pm	1pm	2pm	3pm	>2 Hours
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
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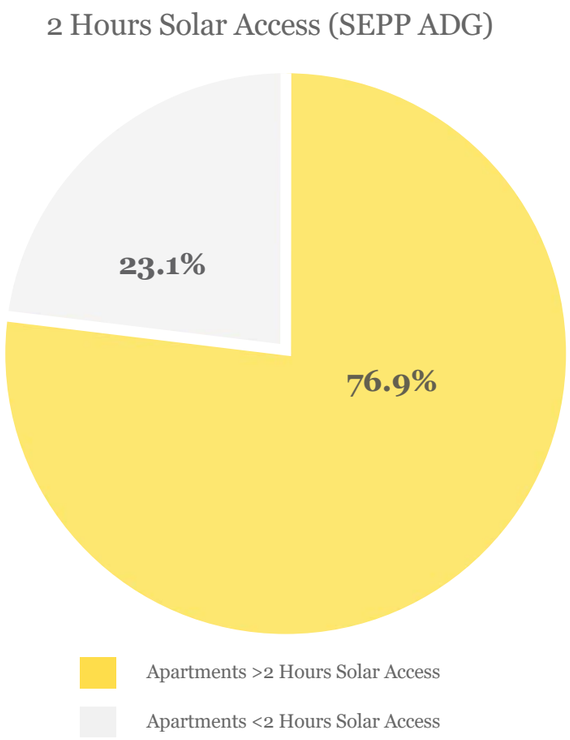
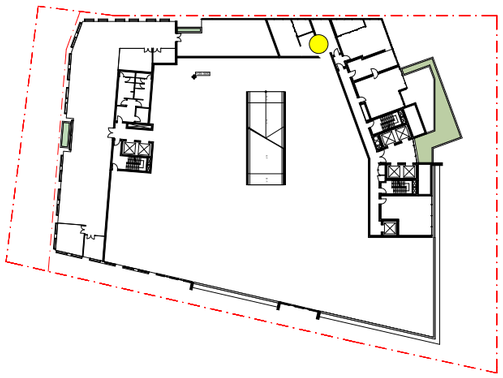
48								

Solar Access

The proposed development is designed to provide the maximum amenity to a majority of the dwellings, with most units possessing northern-eastern aspects.

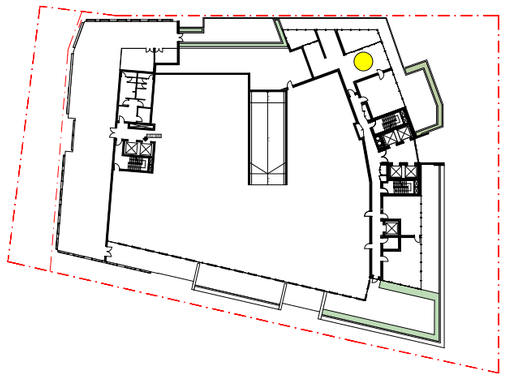
The design maximises the amount of natural daylight received by each unit. The proportion of all units that achieve a minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter is 76.9%





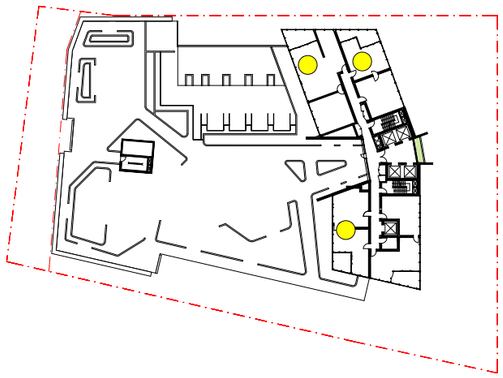
Levels 1-2

Solar Access: (1/2)x2 = (2/4)
No Solar Access: (0/4)x2 = (0/4)



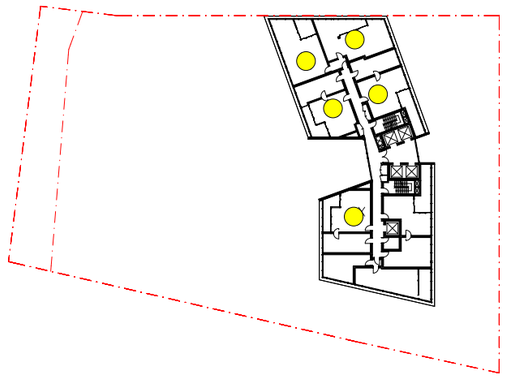
Level 3

Solar Access: (1/2)
No Solar Access: (0/6)



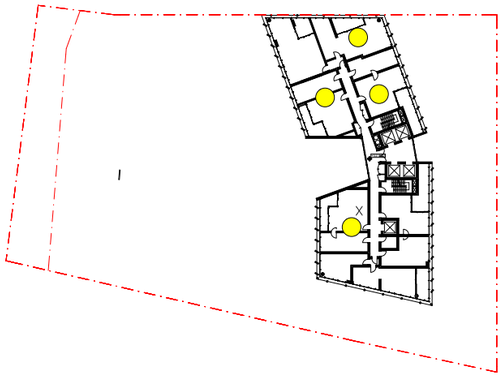
Level 4

Solar Access: (3/4)
No Solar Access: (0/6)



Level 5

Solar Access: (5/7)
No Solar Access: (0/6)



Level 6

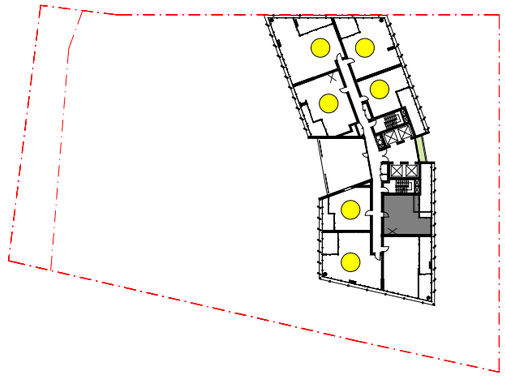
Solar Access: (4/6)
No Solar Access: (0/6)

Level 7

Solar Access: (4/6)
No Solar Access: (0/6)

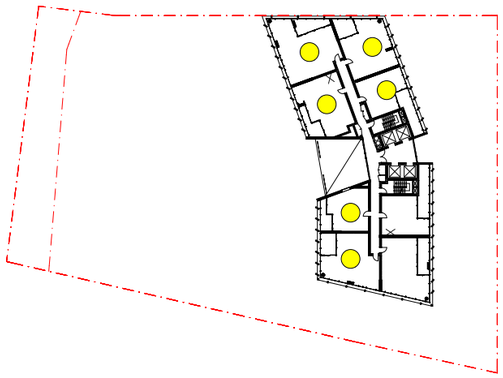
Levels 8 - 9

Solar Access: (4/6)x2 = (8/12)
No Solar Access: (0/6)x2 = (0/12)



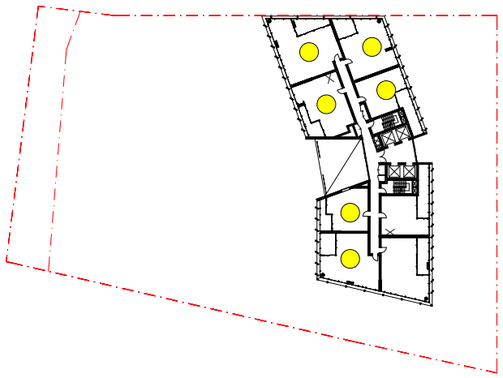
Levels 10

Solar Access: (6/7)
No Solar Access: (0/7)



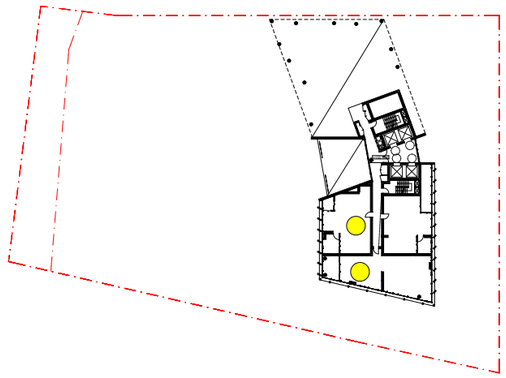
Levels 11

Solar Access: (6/8)
No Solar Access: (0/8)



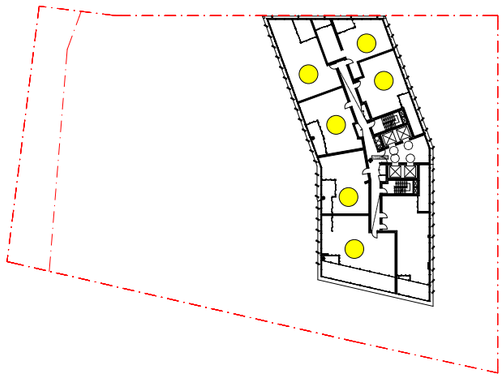
Levels 12-37

Solar Access: (6/8)x27 = (162/216)
No Solar Access: (0/8)x27 = (0/216)



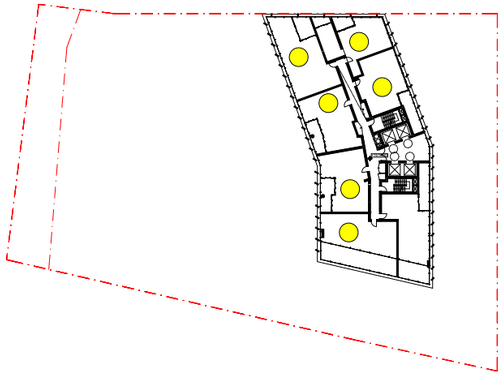
Levels 38-39

Solar Access: (2/3)x2 = (4/6)
No Solar Access: (0/3)x2 = (0/6)



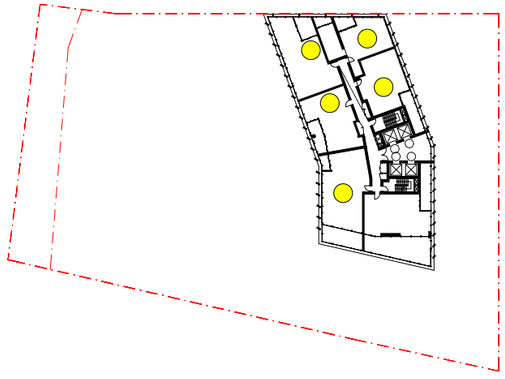
Level 40

Solar Access: (6/7)
No Solar Access: (0/7)



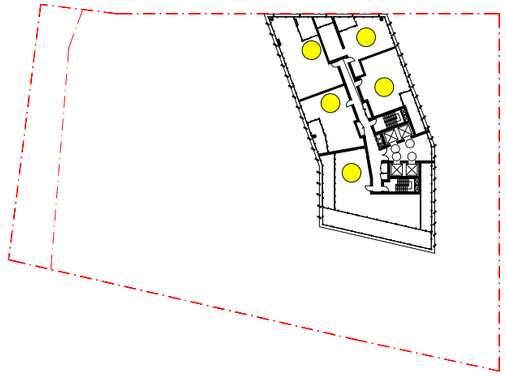
Level 41

Solar Access: (6/7)
No Solar Access: (0/7)



Level 42

Solar Access: (5/6)
No Solar Access: (0/6)



Levels 43

Solar Access: (5/5)
No Solar Access: (0/5)

LEGEND

- Unit receiving 2+ hours sun light
- Unit receiving no direct sun light

SOLAR CALCULATION

	●	●
Level 1-2	2/4	
Level 3	1/2	
Level 4	3/4	
Level 5	5/7	
Level 6	4/6	
Level 7	4/6	
Level 8-9	8/12	
Level 10	6/7	
Level 11	6/8	
Level 12-37	162/216	
Level 38-39	4/6	
Level 40	6/7	
Level 41	6/7	
Level 42	5/6	
Level 43	5/5	
	227/295 = 76.9%	**0/295 = 0%**

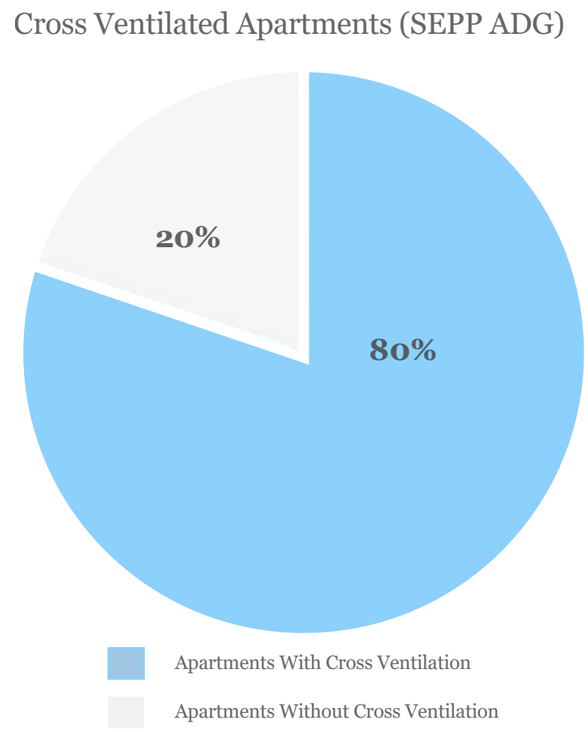
Apartment Design Guide (ADG)
Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope..

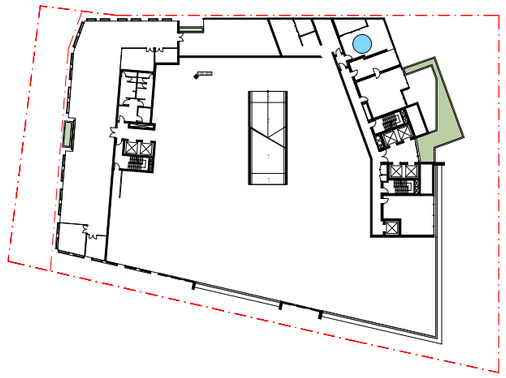
Response

The development consists generally of open plan units with relatively shallow apartment depths which facilitates good ventilation to all habitable rooms. A high number of cross through and corner apartments within the development also allow the proposed design to achieve a high percentage of well-ventilated units.

Outlined by the State Environmental Planning Policy No.65 - Apartment Design Guide, a minimum of 60% of total apartments within the first 9 storeys (29 units) require cross-ventilation.

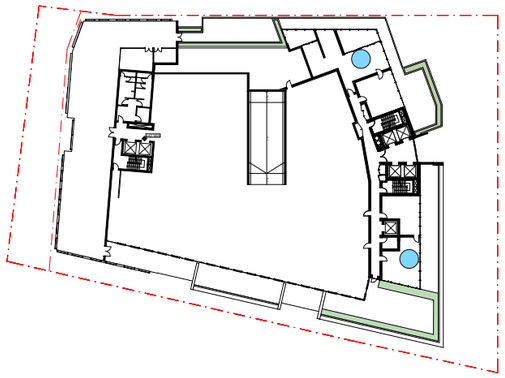
The building's orientation take full advantage of prevailing breezes to maximize the movement of fresh air to create a comfortable indoor environment. Large openable windows and doors are to be effectively incorporated to reduce the need for mechanical ventilation and air conditioning.





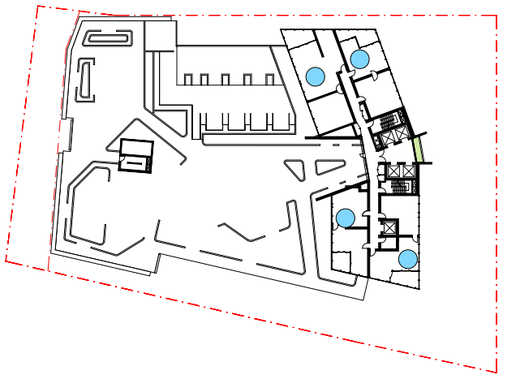
Levels 1-2

Cross Ventilated: (1/2)x2 = (2/4)



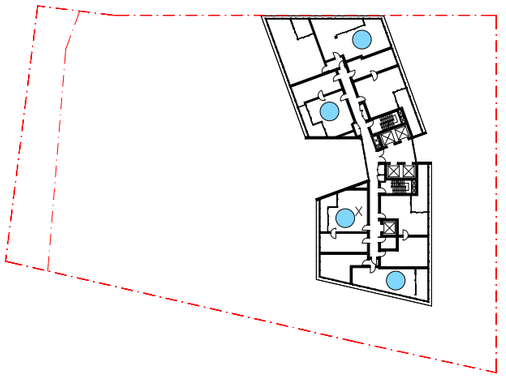
Level 3

Cross Ventilated: 2/2



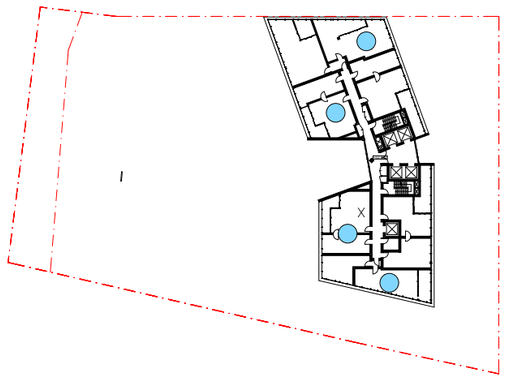
Level 4

Cross Ventilated: 4/4



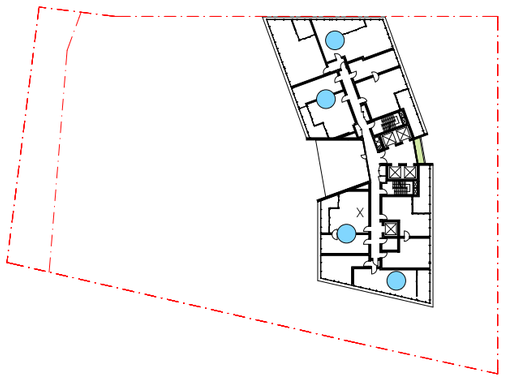
Level 5

Cross Ventilated: 4/7



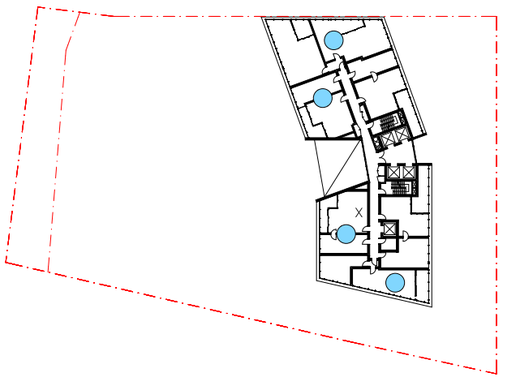
Level 6

Cross Ventilated: 4/6



Level 7

Cross Ventilated: 4/6



Level 8

Cross Ventilated: 4/6

LEGEND

Unit with cross-ventilation

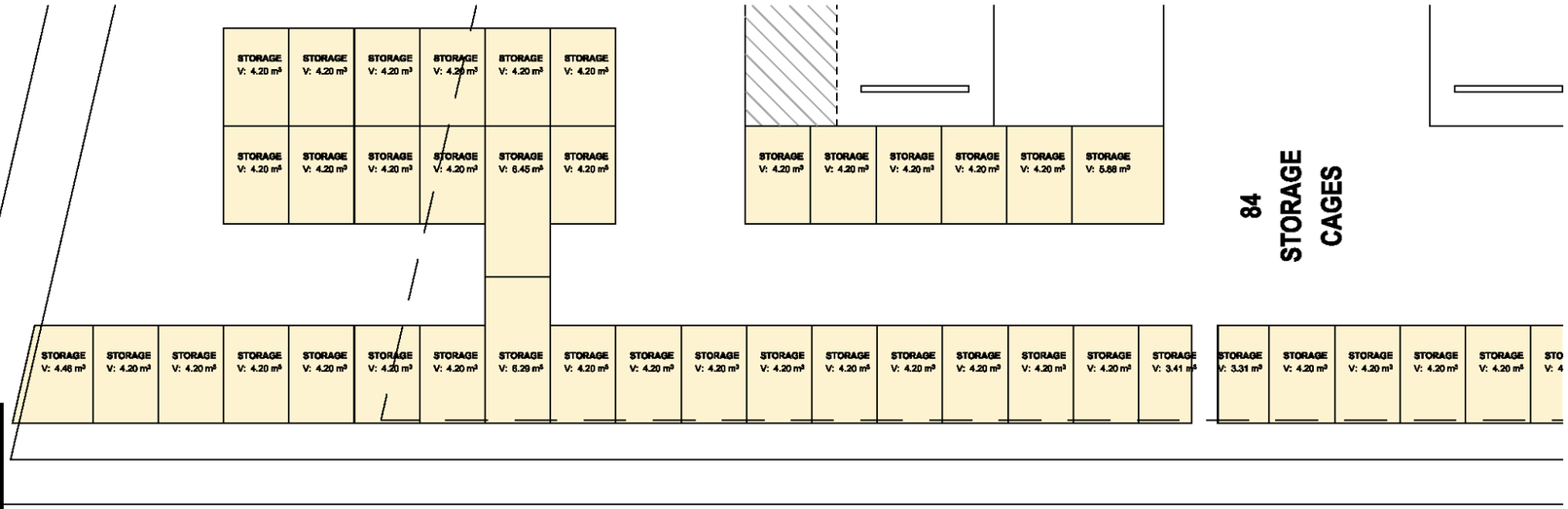
CROSS-VENTILATION CALCULATION

Level 1-2	2
Level 3	2
Level 4	4
Level 5	4
Level 6	4
Level 7	4
Level 8	4
TOTAL	**28/35 =80%**

Response

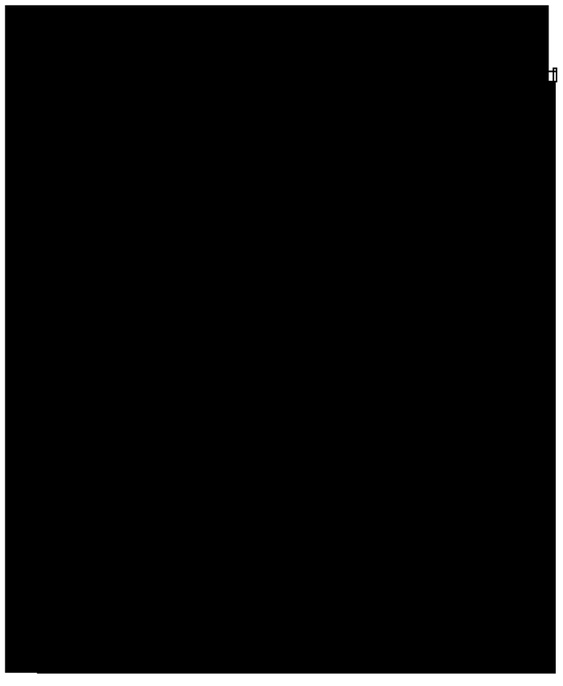
A minimum 6m³ of storage is required for 1 Bedroom Units. 8m³ for 2 Bedroom Units and 10m³ for 3 Bedroom Units.

A minimum of 50% of the storage required is provided in each unit through storage cupboards with the remainder 50% provided in storage cages located within the car park areas, easily accessible from the lift cores.



3 Bedroom Unit
Total 8.63 m³ in the apartment

2 Bedroom Unit
Total 6.53 m³ in the apartment



1 Bedroom Unit
Total 7.46 m³ in the apartment

Apartment Design Guide (ADG)
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.

Response

The design proposal provides clear and well defined lobby entries to each building and main entries off the new road and the proposed pedestrian lane way. These lobby entries will have clear and unobstructed views from the street and will be secure, lockable and well-lit for the safety of the residents.

Along with the increased density in the area, a variety of landscaped areas are provided to increase the passive surveillance and safety to the development. Integrated activities in the landscape and large lobbies provide a vibrant area for fostering safety and interaction.

Furthermore, all external spaces will have multiple clear sight lines without obstacles, low shrub planting will reduce the number of places to hide and all paths will be well-lit at night time and designed to meet relevant Australian Lighting Standards.

All areas including entries and communal open spaces are highly visible providing great passive surveillance. Corner apartment windows provide a wider degree of casual surveillance along the street and open spaces across the site.

Apartment Design Guide (ADG)

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

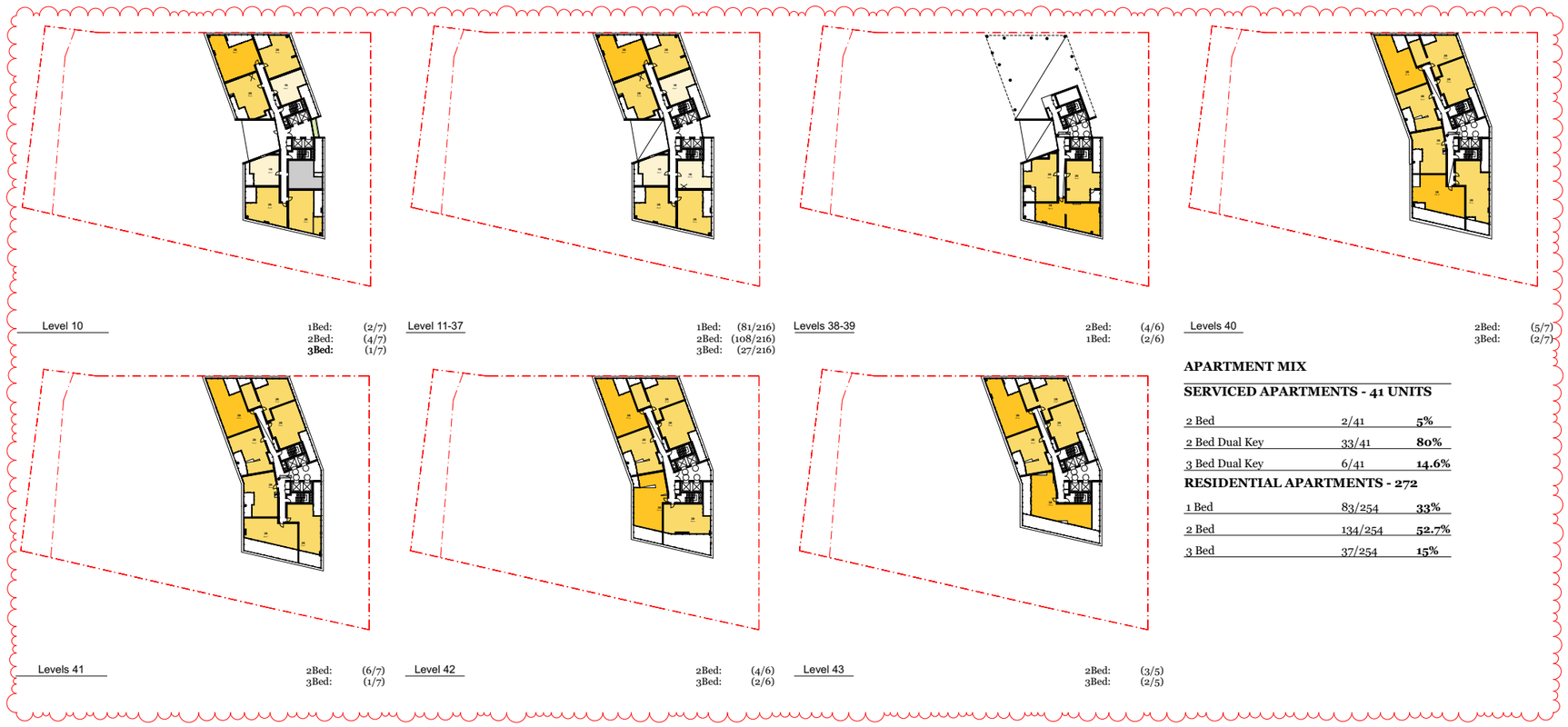
Response

The proposed development has been designed with a high level of social contribution in mind, not only to its residents, but to the local community.

On ground level, safe and activated areas for visitors and residents to meet and interact will be provided. Car parking across Ground Level to Level 3 will provide commercial, retail serviced apartments and residential parking. A dedicated residential bicycle storage have also been provided.

The communal gardens across the multiple podium levels and doorstep terraces are a common asset shared amongst the development's community. These shared facilities and spaces will foster social interactions between residents and promote a real sense of community.

The proposal includes a variety of different housing typologies that will be offered in different sizes and layouts. The mix in housing typologies will cater for range of households and help diversify the residents of the development.



APARTMENT MIX

SERVICED APARTMENTS - 41 UNITS

2 Bed	2/41	**5%**
2 Bed Dual Key	33/41	**80%**
3 Bed Dual Key	6/41	**14.6%**

RESIDENTIAL APARTMENTS - 272

1 Bed	83/254	**33%**
2 Bed	134/254	**52.7%**
3 Bed	37/254	**15%**

Apartment Design Guide (ADG)
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.

Response
The development proposes a balanced composition comprising of a tower upon a multi-tiered podium surrounded by landscaped areas and communal open spaces across the podium and vertical split of the tower. The proposal establishes a clearly identifiable, engaging and welcoming main entrance for residents located on the shared laneway off High Street and Union Lane. The secondary commercial lobby is provided on the new road.

Materials, Colours and Textures
The façade throughout the buildings are composed primarily of varied dimensions of concrete look panels, which differs in a light array of natural tones derived from the land.

Distinct slab edges reinforces the articulation of the façade achieved through varied setbacks and step downs in building mass. Landscaping is integrated into the facade of the podium and tower, providing a softened aesthetic that contrasts with the concrete materiality, and instils a vibrant connection with and response to with the green area opposite the site.


Brick


Light Textured Panels


Dark Textured Panels


Vertical Facade Fins


Landscaping

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	**ADG Design Criteria**	**Compliance**
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Site area: 4,715m² Required Communal open space: 1,179m² (25%) Proposed Communal open space: 3827m² (81.2%) Communal open space is provided at both the Levels 4-6 of the podium and across the tower. A high level of solar access is achieved to both communal open spaces achieving a high level of amenity. Compliance achieved
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	The communal open space on the multi-tiered podium levels incorporate a central void area to enable solar access to be achieved. The majority of the communal spaces located on the podium and tower receives the required solar access between 9am and 3pm on June 21st Compliance achieved
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: - greater than 1,500m² – 6m	Site area: 4,715m² Required Deep soil: 330m² (7%) Proposed deep soil zone: 720m² (15.3%) Compliance achieved
3F Visual Privacy Building separation	Up to four storeys/12 meters • 6 meters to the boundary between habitable rooms/balconies • 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters • 9 meters to the boundary between habitable rooms/balconies • 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters • 12 meters between habitable rooms/balconies • 6 meters between non-habitable rooms	On the lower levels, the buildings are separated by a minimum of 9 meters between habitable rooms/balconies. From level 7 onwards, the commercial building discontinues. Compliance achieved
3J Bicycle and Car Parking	The maximum car parking rates are as follows: Residential 0.5 Spaces per 1 Bed 0.5 Spaces per 2Bed 1.2 Spaces per 3 Bed Retail: 1 per 50m2 Commercial: 1 per 125m2 Childcare: 1 space per 100m2 Visitors: 11 + 1 per 15 units over 70 units.	Car parking rates comply with the requirements of the RMS Guide to Traffic Generating Developments 2002. Refer to Drawing DA001 for breakdown of car parking spaces. Compliance achieved
4A	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm	Minimum number of apartments with 2hrs solar access required: 223

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	**ADG Design Criteria**	**Compliance**
Solar + Daylight Access	at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Proposed: 233 (74.4%) Compliance achieved
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	A maximum of 48 apartments (15%) that do not receive solar access Proposed: 0 apartments (0%) Compliance is achieved
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Number of Apartments in the first 9 storeys: 29 Minimum number of apartments naturally cross ventilated required: 19 (60%) Cross Ventilated Apartments: 19/29 apartments (65.5%) Compliance achieved
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	The overall depth of the proposed cross over or cross through apartments does not exceed 18m, maximum depth of a cross through apartment is 15.2m Compliance achieved
4C Ceiling heights	Minimum ceiling heights are as follows: • 2.7m for habitable rooms • 2.4m for non-habitable rooms • double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area • attic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor	Proposed 2.7m habitable– Compliance achieved Proposed 2.4 m non habitable – Compliance achieved
4D-1 Apartment Size + layout	Minimum Apartment sizes: • 70m² for two bedrooms; and • 90m² for three bedrooms. Add an 5m² for additional bathrooms Add an 12m² for additional bedrooms	Compliance achieved
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Compliance achieved

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	**ADG Design Criteria**	**Compliance**
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Compliance achieved
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Compliance achieved
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Compliance achieved
	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	Compliance achieved 3.6m and 4.0m are provided for 1 bed apartments 4.0m minimum provided for 2 & 3 bed apartments
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Compliance achieved Minimum width of cross over apartments are 4m
4E Private open space and balconies	Apartments are to have the following balcony dimensions: • 1br – 8sqm with min.2m depth • 2br – 10sqm with min. 2m depth 3br – 12sqm with min. 2.4m depth	Compliance achieved
	Ground level apartments should contain a minimum of 15m² of open space, with a minimum dimension in one direction of 3m.	The development does not propose any ground level apartments. Compliance achieved
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	Compliance achieved Maximum number of apartments off a core is 8 units
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Tower A: 2 Lifts per level (Commercial usage only) Tower B: 4 lifts per 313 units = 1 lift per 78 units Partial Compliance
4G Storage	• Studio apartments require 4m² of storage area • One bedroom dwellings require 6m³ of storage area • Two bedroom dwellings require 8m³ of storage area. • Three bedroom dwellings require 10m³ of storage area.	Where storage is not wholly provided within the unit itself, the remainder is provided in the carpark via storage cages. In the instance where storage cages are required, at least 50% of the apartment's storage is provided within the apartment itself. The total combined storage areas provided for each dwelling meets the minimum areas required. Compliance achieved

22th April 2022

Council of Submission:

The Penrith City Council

601 High Street
Penrith
NSW 2750

Re:

Urban Apartments Pty Ltd – 614-632 High Street, Penrith

SEPP 65 Design Statement

To Whom It May Concern,

Pursuant to Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000, effective from July 26, 2003;

I hereby declare that I am a qualified designer, which means, a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the residential development stated above and I affirm that the design achieves the design quality principles as set out in Part 1 of the 'State Environmental Planning Policy No.65- Design Quality of Residential Apartment Development';

I have provided further detail on the design's compliance with all ten of the principles in the SEPP 65 Design Compliance Table accompanying this Development Application.

Yours Faithfully

[redacted]

Nicholas Byrne

Associate Director

Registration Number: 7806 (NSW)