

# GOVERNMENT ARCHITECT NEW SOUTH WALES

28 September, 2021

**Bernardo Reiter Landa**  
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## **634-652 High Street & 87-91 Union Road, Penrith | Architectural Design Competition (Buildings 1 and 2) Amended Development Application.**

Dear Bernardo,

Thank-you for inviting the Design Integrity Panel to review revised concept sketches, dated 26<sup>th</sup> September 2021, that illustrate how the design will address Council's concerns with TOGAA's recently submitted Development Application.

Overall, the amendments offer significant improvements which respond directly to design excellence considerations outlined in our previous letter 11<sup>th</sup> May 2021, and should moderate or eliminate residual concerns expressed by Council.

The following design amendments are supported:

- Basements: providing additional basement levels for parking has reduced the amount of above-ground parking and allows space to accommodate podium-level residential
- Ground floor: has been greatly improved by:
  - realigning the link and redistributing the commercial floorspace:
  - adding corner tenancies to assist with pedestrian flow
  - providing stepped sitting edges to the western colonnade facing John Tipping Grove
  - increasing landscaping at visually prominent locations
- Levels 01 to 03: has better activation and provision of occupied floorspace closer to ground level and reinstates a positive aspect of the competition scheme which was lost in the former design. It also adds back a degree of 'urban frisson'.
- Level 03 COS: lowering the pool flush with terrace is positive. Further consideration should be given to a direct line-of-sight connection from central terrace to the covered space adjoining the core, and location of toilet which limits exposure of communal room to the central terrace
- Podium form: scale of the western face has been reduced appreciably by apartments at northern and southern ends, more-vital urban response which breaks up mass of the former podium, articulation greatly assisted by northwards relocation of the pedestrian link.
- Eastern elevation: deletion of central apartments from both towers results in a superior articulation plus adding environmental and amenity benefits.

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The panel suggests the eastern elevation would be improved by modifying the following:

- Continue the awning and podium for sleaved apartments up to the pedestrian through link
- Continue the whole of tall tower including the recess down to the podium
- Introduce a transition space from above ground parking into the residential foyers of sleaved apartments.

The apartments sleaving above ground carparking may have issues with noise generated from the activated ground floor. As such, it is recommended that the sale contracts for these apartments include an agreement to the operating hours for the ground floor retail, office and commercial areas. This agreement should also include the desired indoor/outdoor objectives of the overall project.

The DIP recommends that the current panel members be retained for ongoing review of design quality should any further design amendments be made to the scheme.

Yours sincerely,



Dillon Kombumerri  
Principal Architect GANSW  
Design Integrity Panel Chair

Panel Members:

Bob Nation – TOGA representative and Independent Architect

Brett Newbold – Penrith Design Review Panel and Urban Design Expert

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