

## **Thornton Lots 3006 + 3010 - Thornton Stage Three**

### ***Introduction***

- 1 This opinion in relation to design excellence relates to final perspectives and detailed sections which have been prepared by Group GSA dated January / February 2016.
- 2 This opinion by Brett Newbold responds to concerns which were raised in December 2015 - although those concerns were circulated to the Design Jury, they were not formally discussed by the Jury.
- 3 This opinion should be read in conjunction with the jury report dated 11 August 2015, and the December opinion which was drafted by Brett Newbold.
- 4 This opinion responds to considerations which are specified by clause 8.4 of *Penrith LEP 2010*.

### ***Design excellence - in summary***

- 5 Concerns regarding the composition of facades which were raised in December have been addressed, or have been explained more-clearly, by the revised perspectives together with detailed sections through typical facades:
  - i Quality and detail of the revised perspectives are comparable to the competition illustrations, and the new illustrations clearly explain design development which has occurred since the design competition in August 2015.
  - ii Design development since the competition has been positive, and has delivered improved resolution for building forms and facades.
  - iii Facades incorporate a 'layered' composition of foreground and background elements, and significant refinement of foreground elements such as balcony structures and screens has contributed to a more-coherent architectural design which avoids pronounced vertical repetition of identical features.
  - iv Final solutions for the SE elevations have smoothed the transition between rectilinear and splayed geometries, and have delivered a satisfactory blend of solid and void elements that are complemented by screen elements which stand forward of windows.
  - v Detailed sections, plans and elevations clearly explain typical facades in terms of dimensions and alignments for major elements or components, and confirm that balcony drainage would be concealed.
  - vi Colours of window frames have been varied to complement surrounding balcony frames and screens.
- 6 However, the capability to landscape road verges as part of the proposed development has not yet been explained:
  - i Verges are located outside the Site, and require landowner consent for any works.

- ii Capability to landscape and maintain street verges as part of the subject development should be confirmed by any consent which might be granted in relation to the proposed development.
- iii In the event that verges may not be landscaped as proposed, design amendments will be necessary to ensure reasonable privacy for the terraces of ground floor apartments.

### **Recommended amendments**

- 7 Provided that proposed landscaping of street verges may be achieved, no further amendments are considered necessary to deliver design excellence.

### **Conclusions**

- 8 Based upon the amended and supplementary architectural plans, design excellence has been demonstrated according to matters which are specified by clause 8.4 of the *Penrith LEP 2010*:
  - i A high standard of architectural design is evident in relation to building forms, and also in relation to the coherent composition and detailing of facades.
  - ii Building forms and the composition of facades would contribute to high quality streetscapes.
    - Stepped forms, together with 'layered' facades, would provide attractive backdrops to the nearby oval and to major streets within the Thornton centre;
    - Variations in the design strategy which is proposed for each facade would contribute to a more-varied skyline and would enhance streetscape quality.
  - iii Having regard for the Thornton masterplan layout and permissible building heights, proposed building forms would not compromise any view corridors.
  - iv Shadows would not affect lands which are identified by *Penrith LEP 2010* as Area 4 (between Henry and High Streets, and some distance from the Site).
  - v The proposed development would complement surrounding high density residential and mixed uses which have been approved, or which are the subject of current development applications, or which are anticipated in response to the Thornton master plan.
  - vi Sustainability would be addressed by various means:
    - Northern, eastern and western elevations provide extensive screening for curtain wall windows.
  - vii No adverse impacts are evident in relation to surrounding streets and public places, or in relation to neighbouring land uses, properties or developments.



Brett Newbold

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