

Design Report Thornton Central Village Lot 3003, Penrith NSW 2750

Development 17.11.21 Client: Thorn



# Development Application 01

# Client: Thornton Operations Pty Ltd

# Thornton Central Village **Development Application 01**



This Design Report has been prepared to support a development application (DA) which seeks consent for the following development at 184 Lord Sheffield Circuit Penrith (Lot 3003 in DP1184498):

- Demolition of all existing site features and improvements;
- Construction and operation of a new mixed use development, comprising:
- One storey basement, containing a total of 85 x retail car parking spaces, a click-and-collect facility, waste rooms, a retail lobby entry, plant rooms, and other ancillary back-of-house areas;
- Five-storey podium comprising:
  - Retail tenancies, a mainline supermarket, residential and commercial lobby entries, a loading dock, vehicle access, and back-of-house areas at Ground Level;
  - A child care centre and medical facility at Level 01;
  - Shared car parking at Levels 01 04 (providing a total of 333 x residential car parking spaces, 35 x retail car parking spaces, and 2 x car wash bays);
- A residential building (referred to as Tower A), with a maximum rise of 27 storeys (Level 05 Level 31) containing a total of 241 x residential apartments;
- A residential building (referred to as Tower B), with a maximum rise of 9 storeys (Level 05 Level 13) containing a total of 75 x residential apartments;
- Creation of new east-west publicly accessible through-site link;
- New landscaping works and other public domain works; and
- Ancillary works, including site services and connections and stormwater infrastructure.



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# 01 — Design Statement



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# Thornton Central Village **Design Statement**

#### THE MASTERPLAN

'Thornton Central Village' is a bold masterplan, transforming over one hectares of greenfield land into a local retail village and residential development for over 1,000 residents.

Located within Penrith City and adjacent to the new Penrith Railway Station, the masterplan concept is about neighbourhood, community and connection to the nature of the Blue Mountains.

The built form includes four residential towers of varving heights and profile, located on an above ground landscaped podium transitioning down to the pedestrian scale of the through site link and retail village.

The design has been informed by our Connect with Country process with Deerubbin Local Aboriginal Land Council (DLALC), providing valuable insight into the local area and tradition.



Contextual Green Ribbon

#### LOCATION

The project is located between Lord Sheffield Circuit and Dunshea Street, Thornton. Adjacent buildings are the Penrith Railway Station to the south of the site, Penrith Station North side Parking to the west, and eight to ten storey residential flat buildings to the eastern and northern street alignments.

#### PROGRAM

The building program comprises 553 generouslysized apartments over 4 buildings, with the retail ground level connected directly to the village square facilitating commuter access to the railway station. Commercial levels include a childcare centre and health and wellbeing facilities in a medical centre and gymnasium, located at level 1 with parking, loading, and storage within a basement and above ground levels.

The apartments have been designed to reflect the local demographic and therefore consist of a mix of studio, 1, 2 and 3 bedroom apartments, with townhouses at street level.

#### FORM-MAKING

The form of the proposal is conceptualised around the 'village' centre and transitioning from perimeter tower buildings to the human pedestrian scale of the through site link. This form responds conceptually to the essence of the Blue Mountain escarpment and valley meeting place. This resonated with Graham Davis-King's discussions about Aboriginal cultural values and design. The themes of connection to the Nepean River and Blue Mountains are key elements within the design and landscaping.





#### ARTICULATION

Bold vertical articulation and fine grain detailing providing visual interest to facades characterise the perimeter 26 and 20 storey towers, with the lower residential buildings bounding the village square having their own identity and materiality.

Tower façade articulation is used for environmental and reflection control with large angular west facing walls reducing summer sun access to living rooms and balconies. The Village square residences are more solid in character promoting occupant privacy where adjacent to the public domain.





#### SUSTAINABILITY

Sustainability is central to the Thornton Central Village development through passive design initiatives, technology and self-sufficiency. Facades invite winter sun access whilst controlling low summer sun angles, with the design achieving compliant cross ventilation and northern light to as many apartments as possible.







Design through conceptual initiative, Connect to Country insight, retail and public domain expertise and Jury review have delivered a striking design as a fitting gateway to Penrith and Thornton, delivering public benefit and resident amenity and community.

#### MATERIALITY

The material palette adopts durable materials that will stand the test of time. Brick is the predominate external façade material to the ground plane village centre facades and lower towers providing fine gain materiality and a more domestic scale. A mix of white and ash coloured bricks provide diversity of material to the public domain and residences.



# Thornton Central Village Project Information Summary DA-01 & DA-02

#### Uses

The proposed development is a mixed use development consisting of residential apartments, townhouses, commercial, childcare and retail spaces, and car parking.

# **Development Summary**

Site Area	11,024 m²
Total GFA	55,120m²
Residential GFA	49,551m²
Non-Residential GFA	5,569m²

Car parking	spaces	731 + 4 car wash

#### **Residential Apartment Mix**

Total	553	
3 Bed	48	
2 Bed	335	
1 Bed	170	

# Planning Controls + Design Guidelines

Penrith Local Environmental
Penrith DCP 2014
SEPP 65
Apartment Design Guide

A detailed assessment of compliance is outlined in this report.

The primary controls for the site have been guided by:

l Plan 2010

# SEPP 65 - Design Quality Principles -Design Response



# SEPP 65 - Design Quality Principles Principle 1- Context Neighbourhood Character

#### Principle 1. Context and Neighbourhood Character

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 neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

### Design Response

The site is located within the heart of Penrith, adjacent to the train station and across from Penrith Town Centre.

The neighbouring buildings around the site are multi-residential buildings, and a large public commuter carpark located to the west of the site. The site enjoys 180° views to the Blue Mountains to the west, while to the east, it looks over the district with distant views to the Sydney CBD.

Thornton is rapidly developing with several nearby developments completed or under construction. Thornton Central Village will form a key hub within this evolving residential neighbourhood. It will provide an improved connection between the station and the commuter parking area, offering a range of retail facilities including a large supermarket, specialty shops, childcare, commercial space, and residences.

Social, health and economic benefits are achieved through local employment, provision of health and wellness facilities and providing diverse dwelling opportunities for a socially cohesive neighbourhood.





DRAWINGS NOT TO SCALE

# SEPP 65 - Design Quality Principles Principle 2- Built Form & Scale

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

#### **Design Response**

The building form responds conceptually to the essence of the Blue Mountains and was developed through a unique urban strategy. Tall towers are located at the north and south perimeters of the site and provide appropriate urban markers to the city and Penrith Station. Lower towers are situated adjacent to the village centre with a more domestic scale and design language.

A central village retail centre and through site link act as a catalyst to activate the site maintaining pedestrian flow from the train station to the commuter parking and providing a diverse range of F&B opportunities.

The podium articulation have been designed to step down to the through site link and an adjacent park on Lord Sheffield Circuit, providing a human scale interface.

Terraces are located to create a contextual green ribbon to drive activation across multiple podium levels.



03. Modulation of Heights



05. Contextual Green Ribbon

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02. Centralised through site link



04. Podium Articulation for Human scale interface



06. Contextual Green Ribbon

# SEPP 65 - Design Quality Principles Principle 3- Density

#### 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.

#### Design Response

The proposed development is consistent with the DCP requirements, to achieve the objectives and goals set in the Apartment Design Guide.

Proximity to public transport networks with the adjacent Penrith station and walking distance to the city centre, support the proposed density and urban mix.

Direct access to the Village Centre, childcare, medical and health and wellbeing facilities support the needs of the resident community and surrounds. A diverse range of common public and private spaces within the precinct give residents, commuters and the neighbourhood opportunities for different types of activities and needs.



Thornton Village

Neighbouring Building

# SEPP 65 - Design Quality Principles Principle 4- Sustainability

# 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 livability 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.

### Design Response

Through design we aim to reduce the environmental impact of our proposal. We have identified areas where we can minimize our buildings' environmental footprint as well as using design to shift long-term behavioural habits of the residents.

Our design response includes:

- Facade invites winter sun access whilst controlling low summer sun angles.
- Natural ventilation to 60.5% of residential apartments.
- Solar access to 70% of residential apartments
- Bicycle parking
- Low energy fixtures and appliances
- Generous communal areas on podium roof top gardens.



# SEPP 65 - Design Quality Principles Principle 5- Landscape

#### 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 longterm management.

## Design Response

Landscape design has been integrated into the proposal to enhance the quality of outdoor spaces. This includes:

- The Ground floor through site link and village centre contain various uses including F&B options, programmable event space, a centralised plaza with water feature and connecting to country art work.
- Landscaping within this plaza provides shade and connection to nature as an integrated response to existing street trees and neighbourhood landscape.
- The Podium Roof Terraces provide communal open space designed to allow residents to engage in community events, health and wellbeing, recreation and play areas for children.
- The landscape design has been informed by our Connect with Country process with Deerubbin Local Aboriginal Land Council (DLALC).
- Refer to Landscape Design report for more further information.



Urbis - Landscape Plan. Ground Floor through site link plaza

# SEPP 65 - Design Quality Principles Principle 6- Amenity

#### 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 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.

### Design Response

The proposed design takes into consideration the following aspects:

- Improved amenity by providing residents large private open space provide for garden living in a city lifestyle.
- Access to daylight by orienting the apartments to face North, East or West. It provides amenity for both living and balcony spaces.
- Significant views to the local Blue mountain escarpment and surrounds.
- Better amenity to corridors at the end of circulation spaces with windows to allow daylight and ventilation access.
- An interaction lounge area is provided for residents where apartments exceed 8 residences per floorplate.
- Enhance community living by designing landscaped outdoor areas across the site.
- Activation of frontages at ground floor through retail frontages, residential lobbies and terrace home courtyards fronting the street.



Urbis - Landscape Plan Level 5 Amenity

# SEPP 65 - Design Quality Principles Principle 7- Safety

#### Principle 7. Safety

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.

### Design Response

Safety and security to the precinct results from considered design of both the private and public realm. The proposal uses established design principles for the interface between the public and private domain.

The initiatives incorporated in the design are:

- Activated street edges on Lord Sheffield Circuit, the village centre and the pedestrian link allow for street activation during day and night
- Building entrances clearly distinguish different uses.
- Providing visual connectivity between circulation areas , indoor and outdoor spaces.
- Generous balconies and private spaces promote passive surveillance of the public domain.
- Well lit indoor & outdoor communal areas .



# SEPP 65 - Design Quality Principles Principle 8- Housing Diversity and Social Interaction

#### 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

## **Design Response**

Different types of apartment typologies have been designed to accommodate households with different needs. particularly suited to the local market.

Different apartments that offer diverse lifestyles are provided, including:

- Two storey Townhouses with direct street access via generous courtyards.
- Apartments at podium levels with deep courtyard that provide privacy and sunlight protection and direct podium access.
- Generous studio, 1, 2 and 3 bedroom apartments with access to views of the Blue Mountains.
- Universal design features have been incorporated into the apartment design to provide flexible and livable housing to accommodate a range of lifestyle needs.



Typical 1 Bedroom Apartment Tower B/C

Tower A





Typical 2 Bedroom Apartment

# SEPP 65 - Design Quality Principles Principle 8- Housing Diversity and Social Interaction









Typical 3 Bedroom Apartment Tower D

Typical Townhouse



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Universal Apartment

# SEPP 65 - Design Quality Principles Principle 9- Aesthetics

## 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.

# Design Response

The proposed development uses a variety of aesthetic languages, united by a consistent material palette to express the different apartment typologies and building uses. Various coloured concrete, white and ash coloured brick, glass and lightweight cladding panels create a warm, light and textural palette.

Landscaping is used to enrich the facade design through planter boxes as balustrades and climbing plants to the car park facades.

A concrete colonnade wraps the residential facades, expressing the

structural grid and framing recessed balconies. A colonnade of varying height and scale front Lord Sheffield Circuit and extent to the Village Centre, providing scale and proportion to the pedestrian realm as an interface to the street.

#### Materials Board





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# 03 — SEPP 65 Compliance Table



Primary Design objectives selected to articulate design compliances for Siting and Building Design.			
Section	Objective	Design Criteria	Design Response
2F – Building	Building Separation	Considerations in setting building separation	Building separation is
Separation	Building separation is the	controls:	achieved between buildings
	distance measured between	Five to eight storeys (approximately 25m):	relative to the height of
	building envelopes or	<ul> <li>18m between habitable</li> </ul>	adjacent buildings and
	buildings. Separation	rooms/balconies	communal open space
	between buildings	<ul> <li>12m between habitable and non-</li> </ul>	between them.
	contributes to the urban form	habitable	
	of an area and the	<ul> <li>9m between non-habitable rooms</li> </ul>	The achieved separation
	amenity within apartments	Nine storeys and above	assists in ensuring
	and open space areas	(over 25m):	communal and private open
		- 24m between habitable	spaces can have useable
		rooms/balconies	space with landscaping,
		<ul> <li>18m between habitable and non-</li> </ul>	deep soil and adequate
		habitable	sunlight and privacy.
		<ul> <li>12m between non-habitable rooms</li> </ul>	
2D Communal	Objective 2D 1	1. Communal onen enges has a minimum area	The development echieves
3D – Communai	Objective 3D-1	1. Communal open space has a minimum area	
& public Open	An adequate area of	equal to	25% of the site area with
Space	communal open space is	2.5% of the site (see light = 50.5)	25% of the useble part with
	provided to	direct suplight to the principal usable part of	50% direct cuplight for a
	and to provide opportunities	the communal	minimum of 2 hours
	for	open space for a minimum of 2 hours between	minimum of 2 hours.
	landscaping	G am	Communal open areas
	lanuscaping	and 3 pm on 21 lune (mid-winter)	provide a variety of spaces
		and 5 pm on 21 sure (mid-winter)	and uses for both communal
			engagement and private use
			engagement and private use.
			Refer to DA Documentation
			for diagrams.



3E – Deep Soil	Objective 3E-1	1. Deep soil zones are to meet the following		Due to the configuration of	
Zones	Deep soil zones provide areas	minimum requirements:			the site and urban nature of
	on the site that allow for and	Site area	Minimum	Deep soil zone	the proposal, significant
	support healthy plant and		dimensions	(% of site	alternative planting is
	tree growth. They improve			area)	provided within the deep
	residential amenity and	Less than 650m2	-		soil zone of the village
	promote management of	650m2 - 1,500m2	Зm		square and across podiums
	water and air quality	Greater than 1,500m2	6m		with sufficient soil volumes
		Greater than 1,500m2	6m	7%	to support healthy
		with significant existing			landscape.
		tree cover			
					The total area of landscape
					across the site is
07 V/		4.0			approximately 4,004m <sup>2</sup> .
3F – Visual	Objective 3F-1	1. Separation between	windows a	nd balconies	Buildings are offset to each
Privacy	Adequate building separation	is provided to ensure visual privacy is		other allowing apartments	
	distances are shared	achieved.			distant district views with
	equitably	hotwoon buildings are as follows:		minimal overlap to view	
	between neighbouring sites,	between buildings are as follows:		aspect.	
	to achieve reasonable levels	Up to 25m – Habitable	and parcon	lles 9m	
	or external and internal visual			aditable	visual privacy allows
	privacy	4.3111 Over 25m Habitable	and halconi	oc 12m	huildings to use their private
		Over 25m Habitable a	and pop bo	es IZIII hitabla 6m	spaces without being
					overlooked It balances the
					need for views and outlook
					with the need for privacy
					with the need for privacy.
4A – Solar &	Objective 4A-1	1. Living rooms and pr	ivate open	spaces of at	Solar and davlight
Davlight	To optimise the number of	least 70% of apartment	ts in a build	ing receive a	compliance is measured for
	apartments receiving sunlight	minimum of 2 hours di	rect sunligh	it between 9	site 3003, and separately for
	to	am and 3 pm at mid-wi	inter in the	Sydney	sites 3004/3005 allowing for
Privacy 4A – Solar & Daylight	Objective 3F-1         Adequate building separation         distances are shared         equitably         between neighbouring sites,         to achieve reasonable levels         of external and internal visual         privacy         Objective 4A-1         To optimise the number of         apartments receiving sunlight	is provided to ensure v achieved. Minimum required sep between buildings are Up to 25m – Habitable Up to 25m – Habitable 4.5m Over 25m – Habitable a Over 25m – Habitable a Over 25m – Habitable a I. Living rooms and pr least 70% of apartment minimum of 2 hours di am and 3 pm at mid-wi	isual privac aration disi as follows: and balcon and non-ha and balconi and non-ha ivate open ts in a build rect sunligh	y is tances ies 9m abitable es 12m bitable 6m spaces of at ing receive a at between 9 Sydney	other allowing apartments distant district views with minimal overlap to view aspect. Visual privacy allows residents within adjacent buildings to use their private spaces without being overlooked. It balances the need for views and outlook with the need for privacy. Solar and daylight compliance is measured for site 3003, and separately for sites 3004/3005 allowing for



	habitable rooms, primary windows and private open space	Metropolitan Area 2. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	staged development. Single aspect south facing apartments are minimised to achieve the less than 15% maximum requirement.
			Refer to DA Documentation for solar diagrams.
4B – Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	<ol> <li>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.</li> <li>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</li> </ol>	At least 60% of apartments achieve natural cross ventilation using dual aspect corner apartments and townhouses minimising building indentations, with apartments above nine storeys having balconies with suitable open areas. Refer to DA Documentation for natural ventilation diagrams.
4C - Ceiling heights	<b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access	<ol> <li>Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings</li> <li>Habitable rooms: 2.7m Non-habitable: 2.4m</li> <li>For 2 storey apartments:         <ul> <li>2.7m for main living area floor</li> </ul> </li> </ol>	All apartments meet the minimum ceiling heights for habitable and non-habitable rooms.



			,
		<ul> <li>2.4m for second floor, where its area does not exceed 50% of the apartment area</li> </ul>	
		Attic spaces:	
		<ul> <li>1.8m at edge of room with a 30</li> </ul>	
		degree minimum ceiling slope	
		If located in mixed used areas:	
		• 3 3m for ground and first floor to	
		• 5.511 for ground and first hoor to	
		promote ruture nexibility of use	
		These minimums do not preclude higher	
		ceilings if desired	
4D – Anartment	Objective 4D-1	Anartment type Minimum internal area:	All anartments to meet
Size & lavout	The layout of rooms within an	- Studio 35m2	minimum internal areas with
Size & layout	anartment is functional well	- 1 bedroom 50m2	a diversity of studio 1, 2 and
	organised and provides a high	- 2 bedroom 70m2	3 hedroom anartments
	standard of amenity	- 3 hedroom 90m2	Apartments provide a
	standard of amenity		variety of plan types for
			rental and owner
			and balconies are located to
			maximise solar and view
			aspect
4E Private Open	Objective 4E-1	All apartments are required to have primary	Primary balconies are to
Space and	Apartments provide	balconies as follows:	meet area and width
Balconies	appropriately sized private	- Studio apartments 4m2	requirements located to
	open space and balconies to	- 1 bedroom apts. 8m2	minimise wind impact and
	enhance residential amenity	- 2 bedroom apts. 10m2	maximise view aspect.
	,	- 3+ bedroom apts. 12m2	
4F – Common	Objective 4F-1	1. The maximum number of apartments off a	Buildings B and C have a
Circulation	Common circulation spaces	circulation	maximum of 8 apartments



Space	achieve good amenity and properly service the number	core on a single level is eight	and building D have maximum of 7 apartments
	of anartmonts	Where design criteria 1 is not achieved no	off a circulation core
	or apartments	- where design criteria 1 is not achieved, no	on a circulation core.
	Objective 45.2	more than 12 apartments should be provided	Duilding A has a maximum of
	Objective 4F-2	off a circulation core on a single level	Building A has a maximum of
	Common circulation spaces	- Achieving the design criteria for the number	10 apartments off a
	promote safety and provide	of apartments off a circulation core may not	circulation core allowing for
	for	be possible. Where a development is unable to	a commercially viable
	social interaction between	achieve the design criteria, a high level of	development. Higher levels
	residents	amenity for common lobbies, corridors and	of amenity are provided with
		apartments should be demonstrated	windows at corridor ends
		- Incidental spaces, for example space for	and incidental communal
		seating in a corridor, at a stair landing, or near	areas for seating providing
		a window are provided	opportunities for casual
			social interaction among
			residents assisting with
			social recognition.
4J – Noise and	Objective 4J-1		An acoustic consultant is to
Pollution	In noisy or hostile	-	be engaged for the DA
	environments, the impacts of		process to assist with noise
	external noise and pollution		impacts from the adjacent
	are minimised through the		railway corridor and
	careful siting and layout of		associated noise sources.
	buildings	-	
	Objective 4J-2		Architectural attenuation
	Appropriate noise shielding		techniques are to be
	or attenuation techniques for		developed alongside
	the building design,		technical requirements to
	construction and choice of		assist in noise mitigation.
	materials are used to mitigate		
	noise transmission		



4K – Apartment	Objective 4K-1	-	All apartments to meet
Mix	A range of apartment types		minimum internal areas with
	and sizes is provided to cater		a diversity of studio, 1, 2 and
	for		3 bedroom apartments to
	different household types		cater for a mix of
	now and into the future	-	demographic and household
	Objective 4K-2		types.
	The apartment mix is		Apartments are located to
	distributed to suitable		meet market demand and
	locations within the building		variety of outlook and
			amenity.
4L – Ground	Objective 4L-1	-	Direct street access is to be
Floor	Street frontage activity is		provided to ground floor
Apartments	maximised where ground		apartments with direct
	floor apartments are located		access to communal open
			space at podium levels and
			public street frontages.
4M – Facade	Objective 4M-1		Building façade provides
	Building facades provide		visual interests and responds
	visual interest along the		to the surrounding context.
	street while respecting the		Warm, light and textural
	character of the local area		colour palette of materials
	Objective 4M-2		reflects the character of the
	Building functions are		area and landscaping is
	expressed by the facade		included to the facade
			design through planter
			boxes as balustrades and
			climbing plants to the car
			park facades.
40 – Landscape	Objective 40-1	-	Landscape design is
Design	Landscape design is viable		commissioned and includes
	and sustainable		concept objectives for the
	Objective 40-2		development with 'design



	Landscape design contributes	with country' engagement.
	to the streetscape and	
	amenity	Landscape amenity to be
		articulated in future design
		development stage
		submissions.
4P – Planting on	Objective 4P-1	The proposal has significant
Structures	Appropriate soil profiles are	landscaping on structures
	provided	and integrated into facades.
	Objective 4P-2	Planting on structures
	Plant growth is optimised	objectives are to be
	with appropriate selection	articulated in future design
	and maintenance	development stage
	Objective 4P-3	submissions.
	Planting on structures	
	contributes to the quality and	
	amenity of communal and	
	public open spaces	
4Q – Universal	Objective 4Q-1	Universal design features are
Design	Universal design features are	incorporated into the
	included in apartment design	apartment designs. There
	to promote flexible housing	are 10% of apartments with
	for all community members	adaptable design and
	Objective 4Q-2	20% of apartments with
	A variety of apartments with	livable housing design to
	adaptable designs are	accommodate a range of
	provided	lifestyle needs.
	Objective 4Q-3	
	Apartment layouts are	
	flexible and accommodate a	
	range of lifestyle needs	



# Contact

Level 18, 680 George Street Sydney NSW, Australia 2000 E----- info@crone.com.au

# CRONE

ARCHH



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# Offices

Sydney (HQ) Melbourne

+61 2 8295 5300 +61386218000