

TURNER

17th April 2023

SEPP 65 DESIGN VERIFICATION STATEMENT

Project: ESQ Stages 4&5 Mixed Use Residential & Retail Development
Ransley Street, Penrith 2750

We confirm that TURNER has directed the design of the ESQ Stages 4&5 Mixed Use Residential & Retail Development at Ransley Street, Penrith

The vision of the project is to create a new mixed-use development with a vibrant and active ground plane and dwellings above with exemplary amenity for the residents. Combined with a lake front retail and restaurant promenade that is connected to the Panthers Club via Ransley street, the proposal aims to provide a new destination for the local community.

The project consists of 2 buildings per stage that is connected by a landscape podium. Building height ranges from 5 to 13 storey high. There is a total of 349 apartments with 1 level of basement carpark and 2185sqm of retail.

The design is prepared in accordance with the design quality principles set out in Part 2 of State Environmental Planning Policy No.65-Design Quality of Residential Flat Development.

Yours sincerely,

TURNER



Brian Fong
Associate Director
For and on behalf of TURNER
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