

160-172 Lord Sheffield Circuit,
Penrith NSW 2750- DA22/1086



About Urban Property Group (UPG) (Applicant/Developer)

Urban Property Group is a leading-edge iCIRT accredited property development & construction company. Sydney born, bred and built, we've spent 35 years developing and building quality homes, enduring communities and successful commercial spaces. Urban Property Group has secured more than 5 sites in Penrith from Landcom and has delivered over 543 dwellings with a vision to provide quality housing close by to amenities in an emerging precinct.



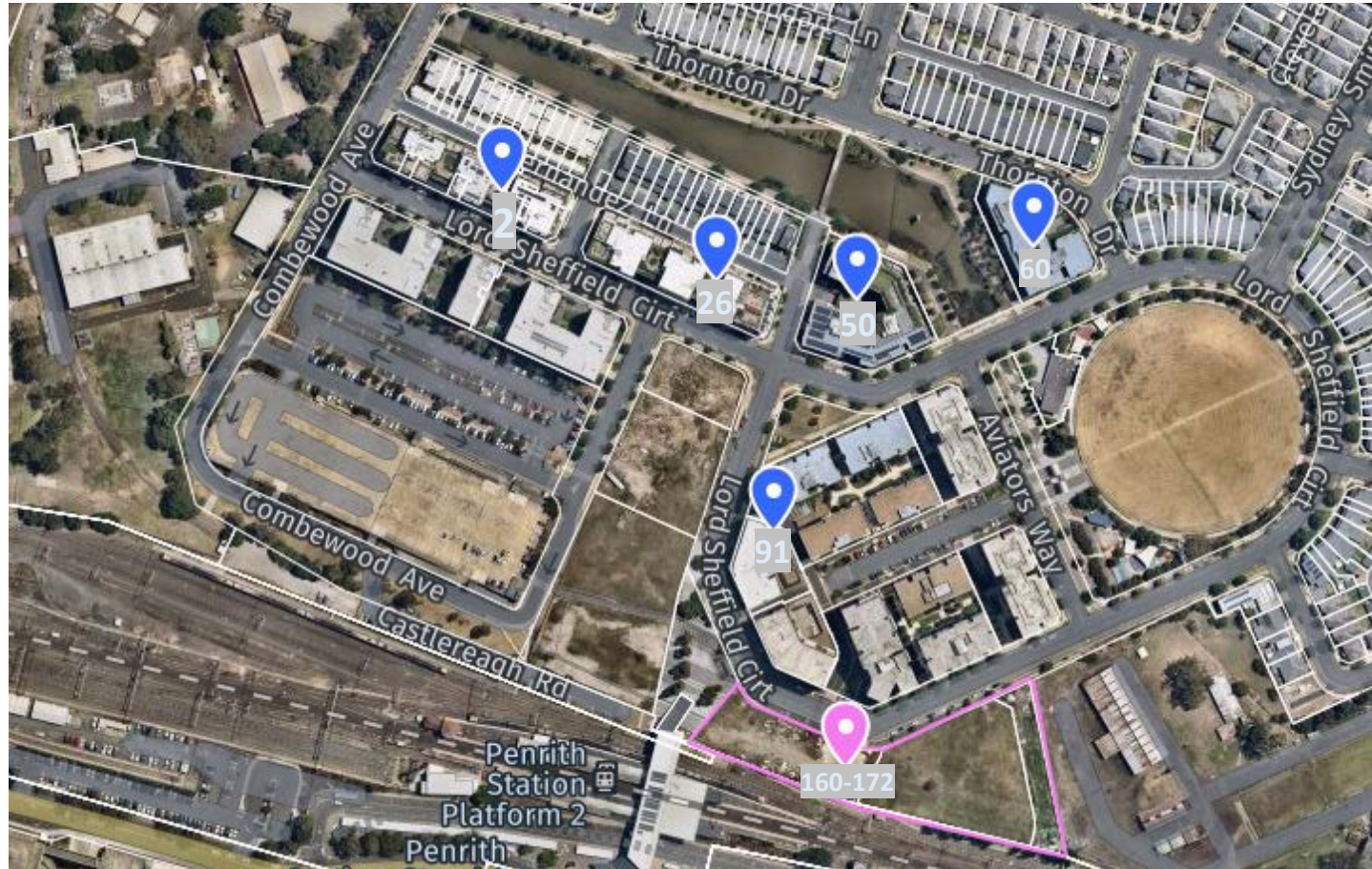
Our Experience

2, 26, 50, 60 & 91 Lord Sheffield
Circuit, Thornton, Penrith



- 5 staged mixed-use residential
- Ranging 6-10 storeys
- 543 apartments
- 39 NDIS SDA dwellings
- 10 Affordable housing dwellings
- 10 retail tenancies
- Commenced from 2017 and delivered in stages with completion July 2022
- Urban Taskforce Mid-Rise Residential Development Winner 2019 & 2022
- UDIA NSW 2021 Finalists for Medium rise development



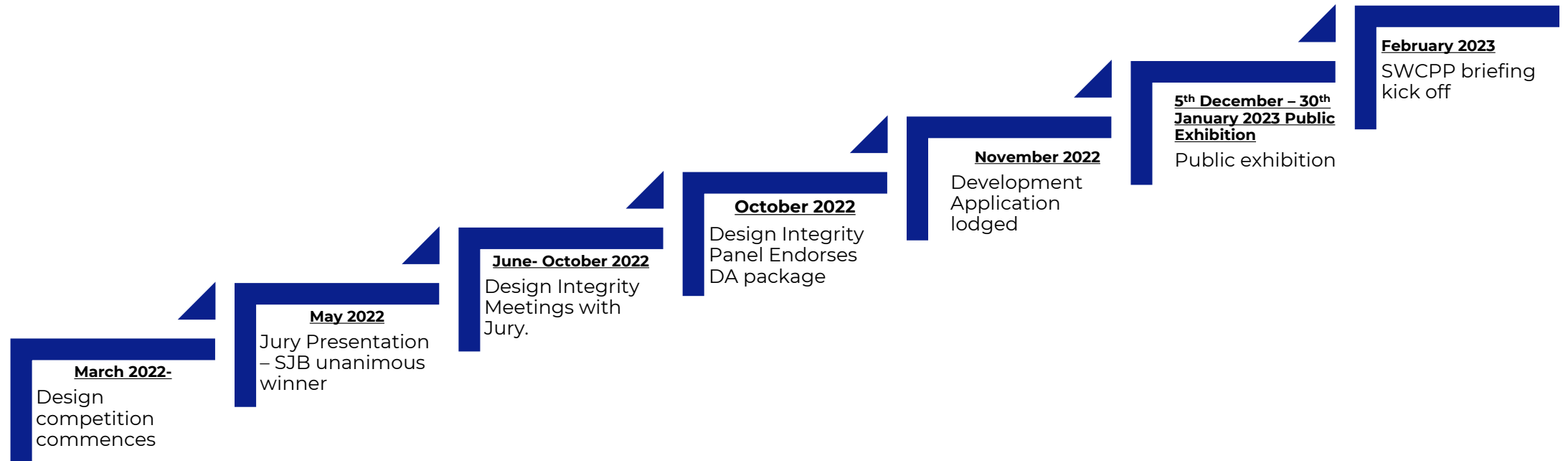
Urban Property Thornton Overview Map



Source: Nearmap

-  Subject site
-  Complete and delivered UPG projects in Thornton

Design to Development Application Timeline



Detailed Design Excellence Timeline

Design Competition *(3 x Entrants - 6 Weeks)*

- 21 March 2022 - Competition Commencement
- 2 May 2022 – Competition Submissions
- 5 May 2022 – Presentation, Deliberation + Decision
- 1 June 2022 - Competition Outcomes Report

Design Integrity Panel *(formed after Competition)*

- 9 June 2022 – Meeting 1
- 6 July 2022 – Meeting 2
- 2 August 2022 – Meeting 3
- 20 September 2022 – Meeting 4
- 20 October 2022 – DIP Endorsement Letter
- December 2022 – DIP Process Summary Report

Jury and Design Integrity Panel

- Rory Toomey – Office of Government Architect (Chair)
- Stephen Moore – Hatch/Roberts Day (Applicant)
- Brett Newbold – Brett Newbold Urban Planning (Council)

Jury Design Comments on Winning SJB Design

- Strengths of an elegant building form
- Constructive responses to environmental constraints demonstrated in the linear building form
- Consideration of microclimate
- Effectiveness of residential layout
- Design of facades as passive and fully integrated 'environmental filters'
- Consolidation of communal recreation areas upon the rooftop
- Conscious Design of colonnade and integration of built form and landscape



Key Planning Considerations - Summary

Zone: B2 Local Centre Zone

Permissibility: Shoptop Housing and Commercial Premises (including retail) are permitted with consent

LEP Building Height – 35.2m (32m + 10% Design Excellence)

Proposed Maximum Building Height - 40.54m

Height in Storeys (DCP): 6 storeys - not aligned with LEP

Floor Space Ratio – No controls in LEP or DCP

Penrith City Centre: Requirement for a Design Competition due to height

Heritage: Site not listed as European or Aboriginal heritage, adjacent to heritage listed Station + Corridor

Proximity Transport Corridor: Proximity to Rail Corridor, concurrence from TfNSW (Sydney Trains). Ongoing discussions regarding design, existing easement and construction related easements

Flooding (Evacuation): Proposal does not exceed thresholds under Stage 1 of the Adaptive Management Framework that would impact infrastructure for evacuation

Context Plan



Site photos



Station Platform and Rail Corridor (Southern Boundary)



Station Platform and Rail Corridor (Southern Boundary)



Stairs to Station Plaza (Western Boundary)



Station Plaza (Western Boundary)



Lord Sheffield Circuit looking South East to Station Plaza



Lord Sheffield Circuit looking South West from Ron Mulock Oval



Lord Sheffield Circuit, Station Entry and adjacent built form



Lord Sheffield Circuit, Station Entry and adjacent built form



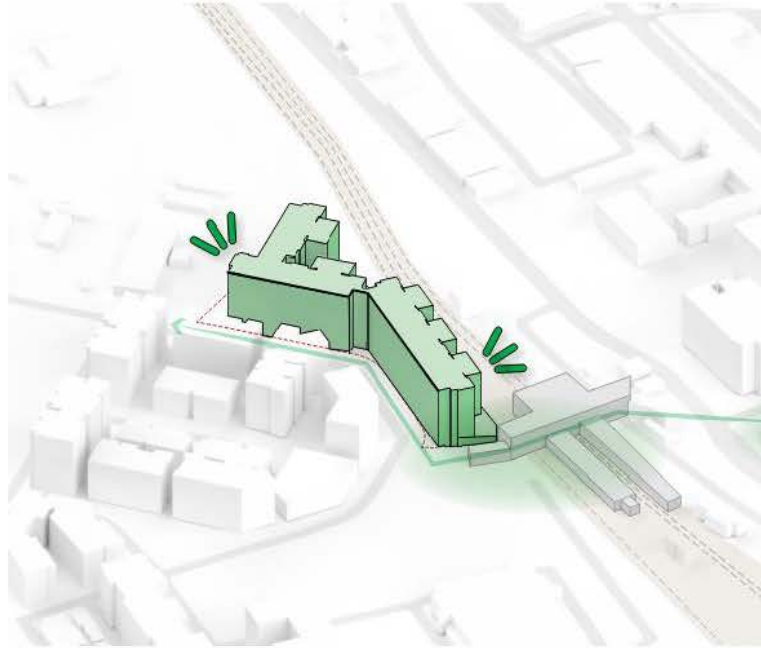
Lord Sheffield Circuit looking West towards station entry

The Proposal



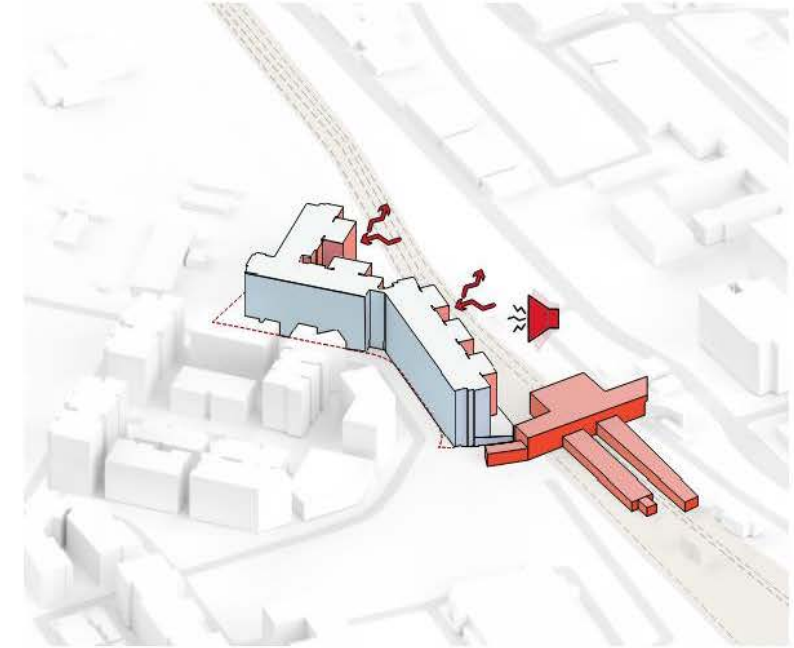
Small to big

A civic presence at the entry to the station with a commensurate building scale. Moving away the site building scale decreases with less density and smaller lots/ built form.



Civic marker

Our proposal celebrates the scale of the site, taking the opportunity to deliver a truly civic building next to the station. Proximity to the railway has historically manifested in scale, be it factories, silos or the scale of the workshops –Everleigh being an example. We see this scale transferring to this building and its residential context. It will become a marker for the station, and it's civic significance to Penrith.

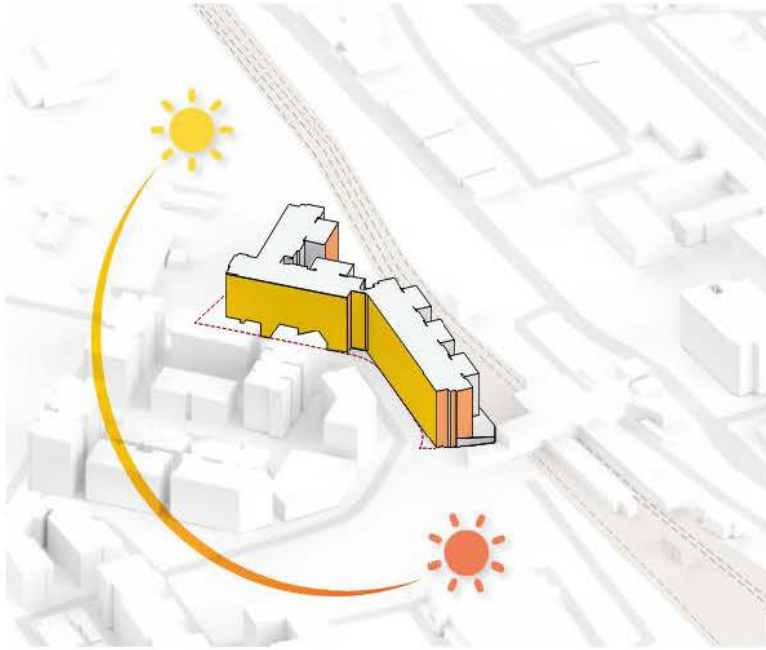


Acoustic shield

A long North facing facade, addressing the primary street provides many benefits. In the context of this site, and its proximity to the rail corridor, it means that the majority of the living spaces can completely removed from the noise of the railway.

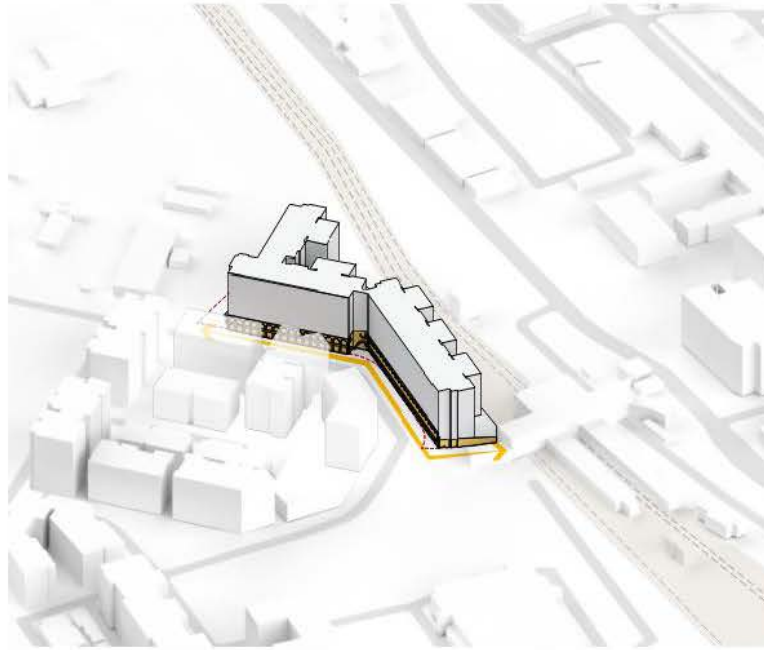
In addition to benefiting the subject site, the building acts as a shield for neighbouring buildings, improving the quality of life for both residents and neighbours.

The Proposal



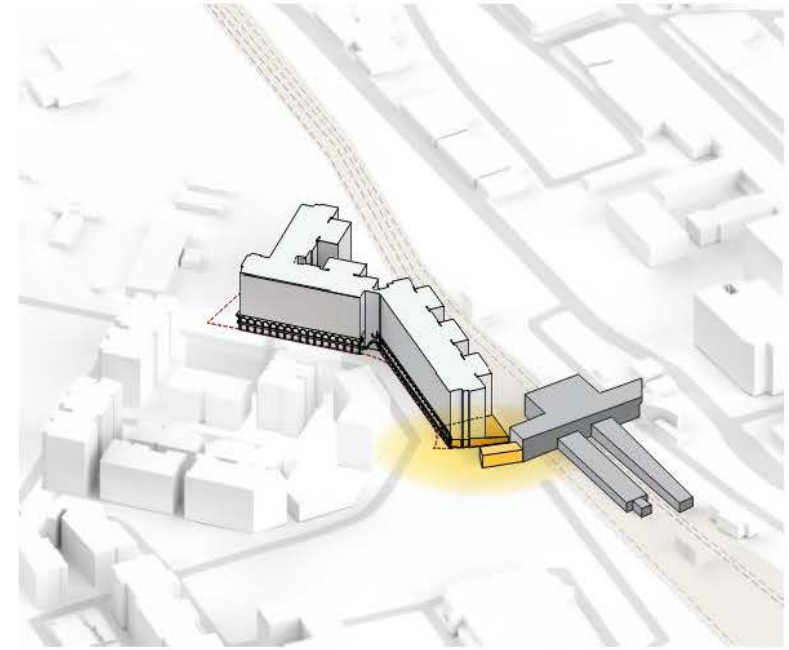
Northern light

Addressing Lord Sheffield Circuit creates a long Northern facade. This means that 70% of apartments face North / North-East. Living rooms and balconies that can be enjoyed throughout the year - all day, every day.



Activated ground

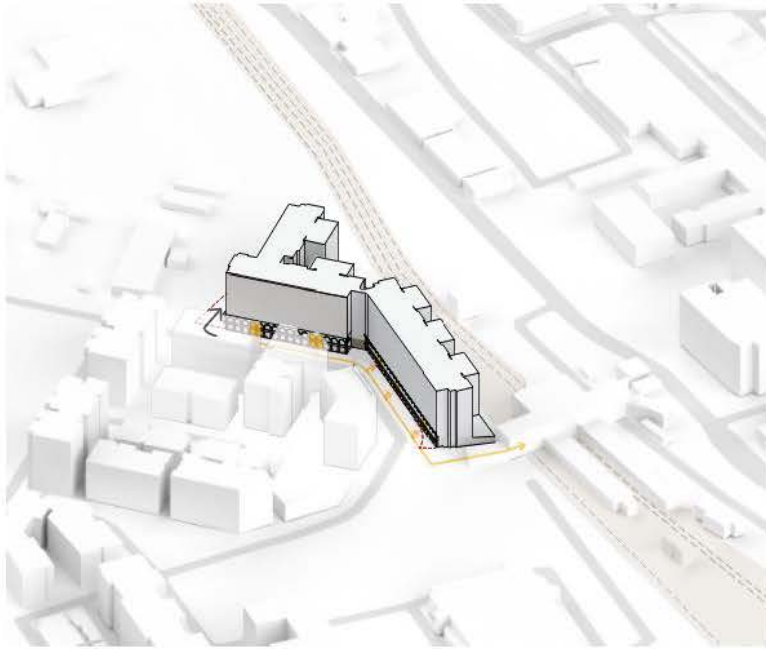
The length of Lord Sheffield Avenue is activated for its length. At the public domain interface a grand colonnade marks the approach to the station. The double height space, with an active retail edge at ground level and commercial office space above, defines the site edge and provides protection along its length.



Public interface

The Western edge of the site is an important public interface. The station entry and the associated forecourt should be celebrated as a public space – activated and civic. The proposal elevates this interface.

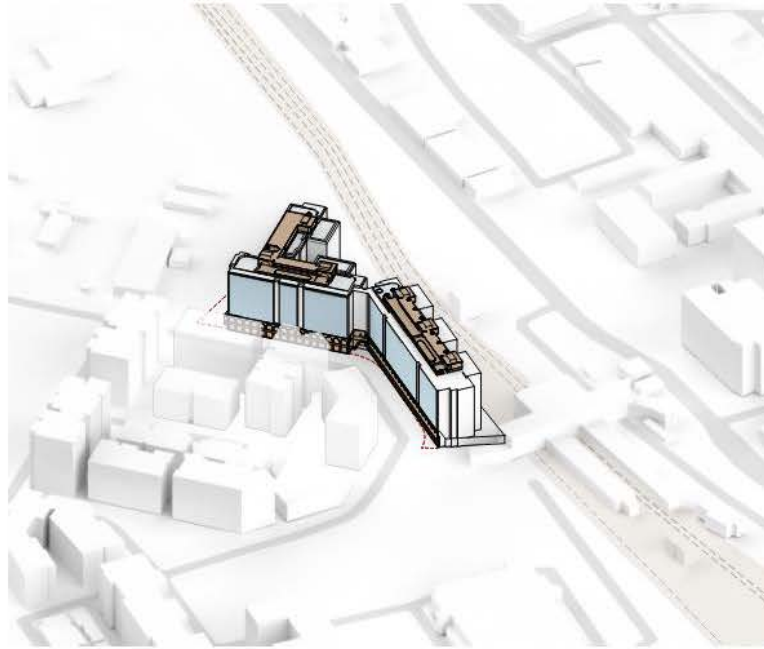
The Proposal



Entry

Residential entries address the street. The building is split into 5 modules with multiple residential entries along the length of the building, accessed from the grand colonnade along Lord Sheffield Circuit.

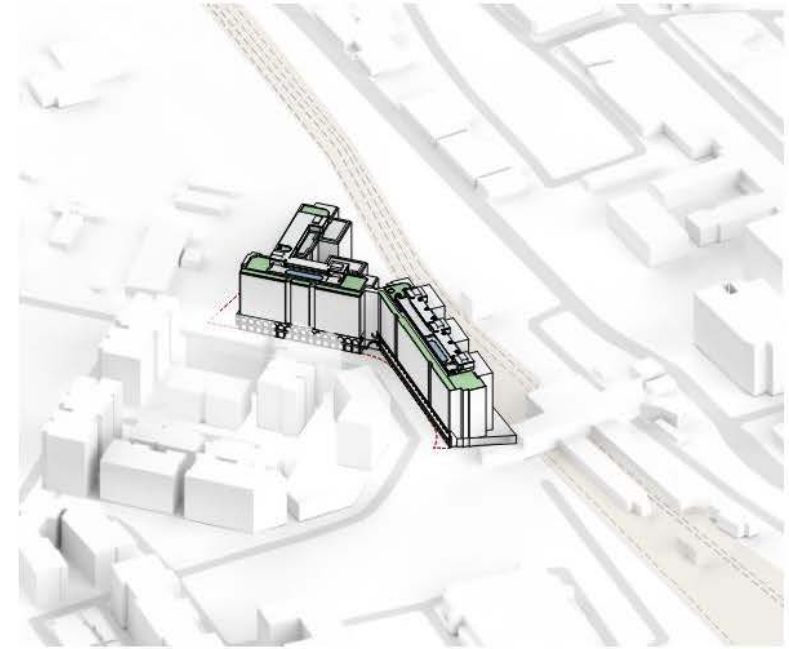
Vehicular entry is located along the Eastern boundary reducing potential conflict between vehicle and pedestrians.



Architectural expression

At ground we propose to hug the boundary and provide a strong civic presence with a 2 storey expression. The building aligns above with a simple elegant façade that uses light and shadow, casting the diurnal patterns of the day.

At the top a rooftop plateau is provided, the built from set back from the edge, not visible from the public domain.



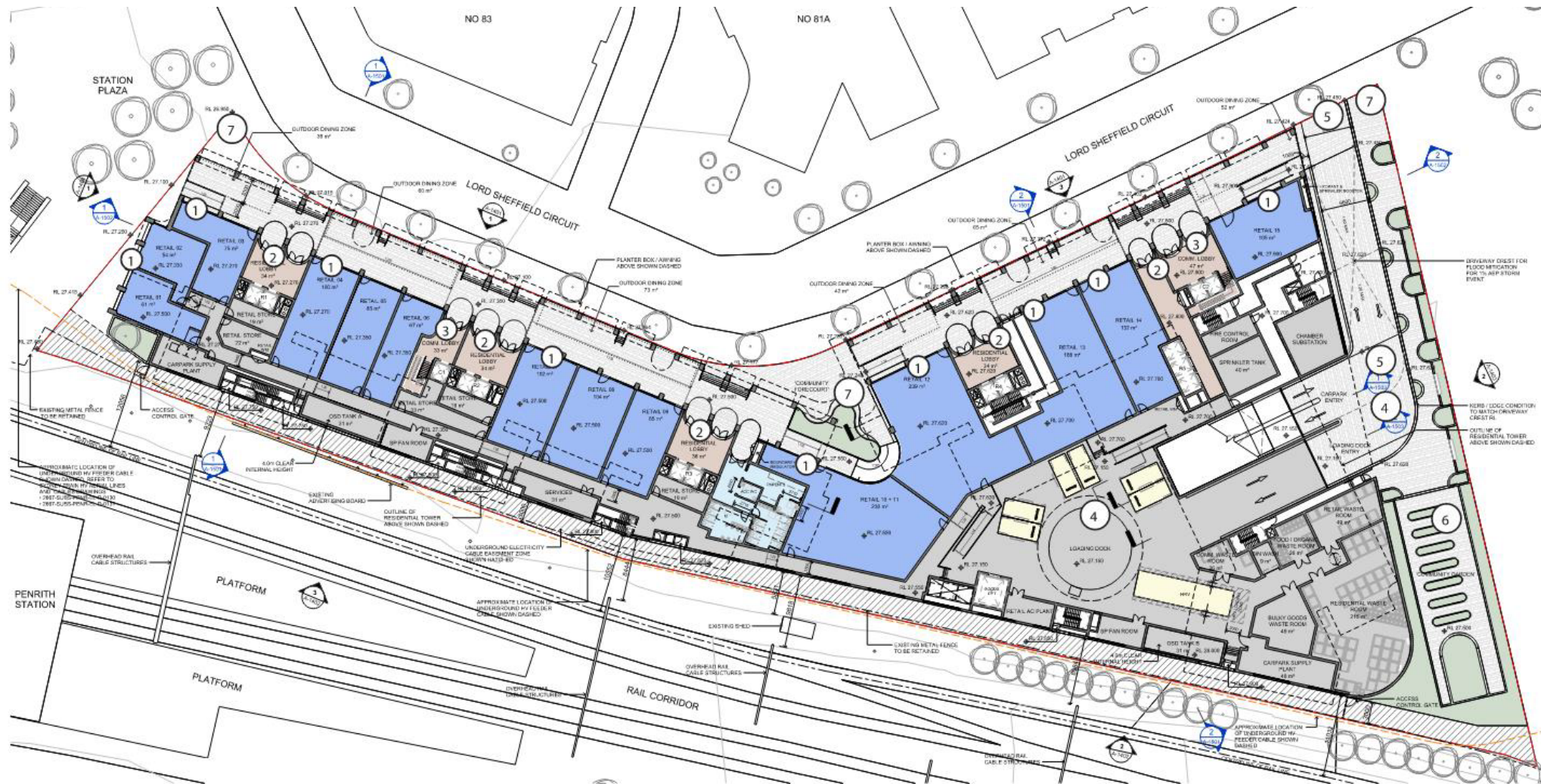
Rooftop plateau

The extensive rooftop plateau creates the opportunity for this building to have a remarkable communal rooftop. A variety of places for social interaction at small and large scales. A plateau at the top of the building to rest, relax, meet, exercise and enjoy.

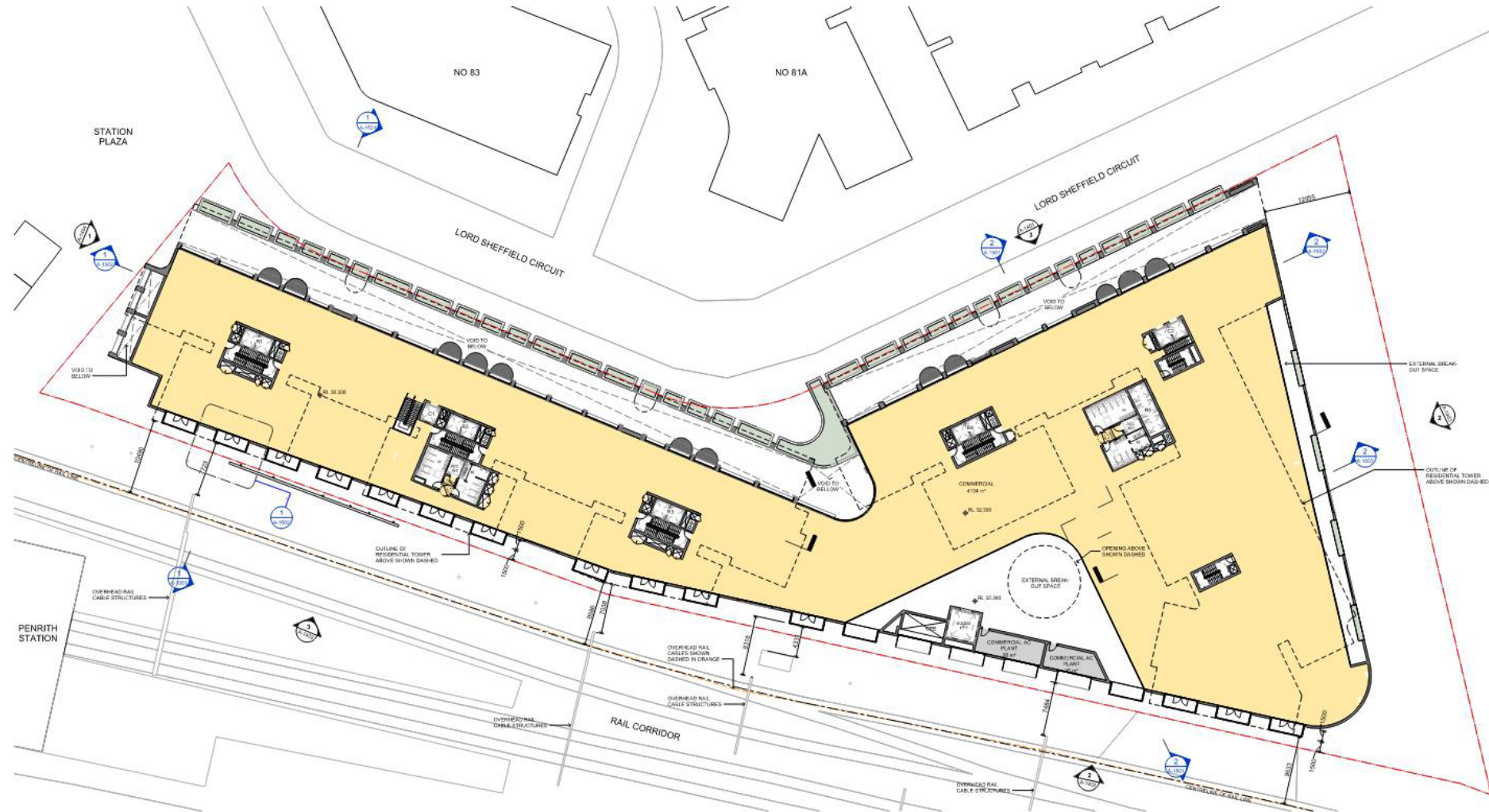
Site-Wide Metrics

Site Area (m ²)		8,281m ²
Total GFA (m ²)		Total GFA of 32,353m ² .
Total Floor Space Ratio (FSR)		3.91:1
Deep Soil (m ²)		850m ² , equating to 10.3% of the site area. NB: 3.5% of the site area is covered by deep soil that has a depth of < 6m.
Communal Open Space (m ²)	Total	3328m ² , equating to 40.2% of the site area.
	Ground Level	721m ² at ground level.
	Roof Level	2607m ² across the roof levels of the East Tower and the West Tower.
Total No. Dwellings		287x residential apartments across East Tower and West Tower.
Dwelling Mix	1 Bed Apartment	58x apartments.
	2 Bed Apartment	182x apartments.
	3 Bed Apartment	47x apartments.
Vehicle Access		Vehicle access via Lord Sheffield Circuit provided by basement ramp and proposed 'Shared Zone' at Lot 3011.
Total Car Park Provision		421x car parking spaces (331x residential, 79x retail / commercial, 7x servicing spaces and 4x car wash bays)

Ground Floor - Retail



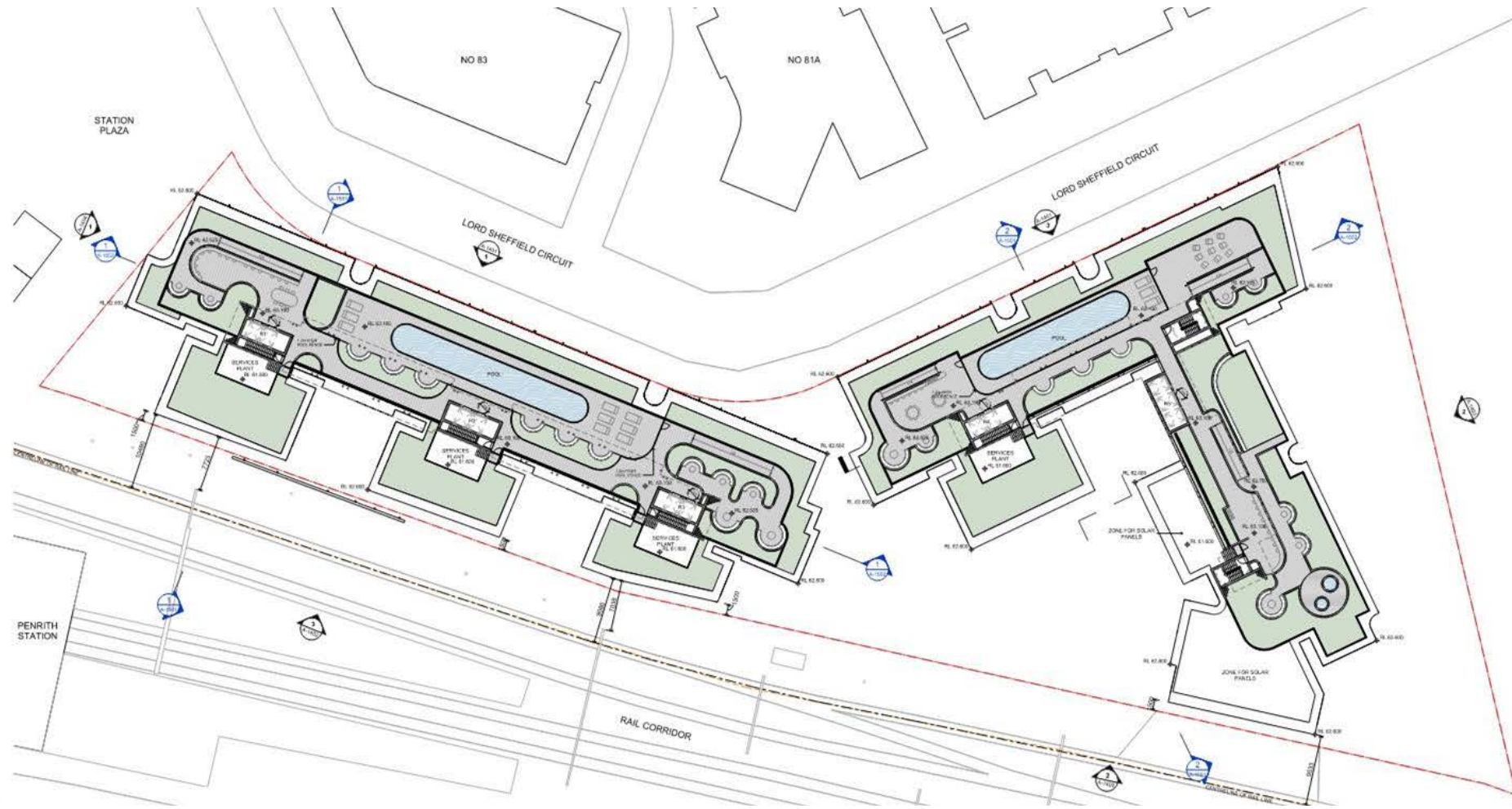
Level 1 - Commercial



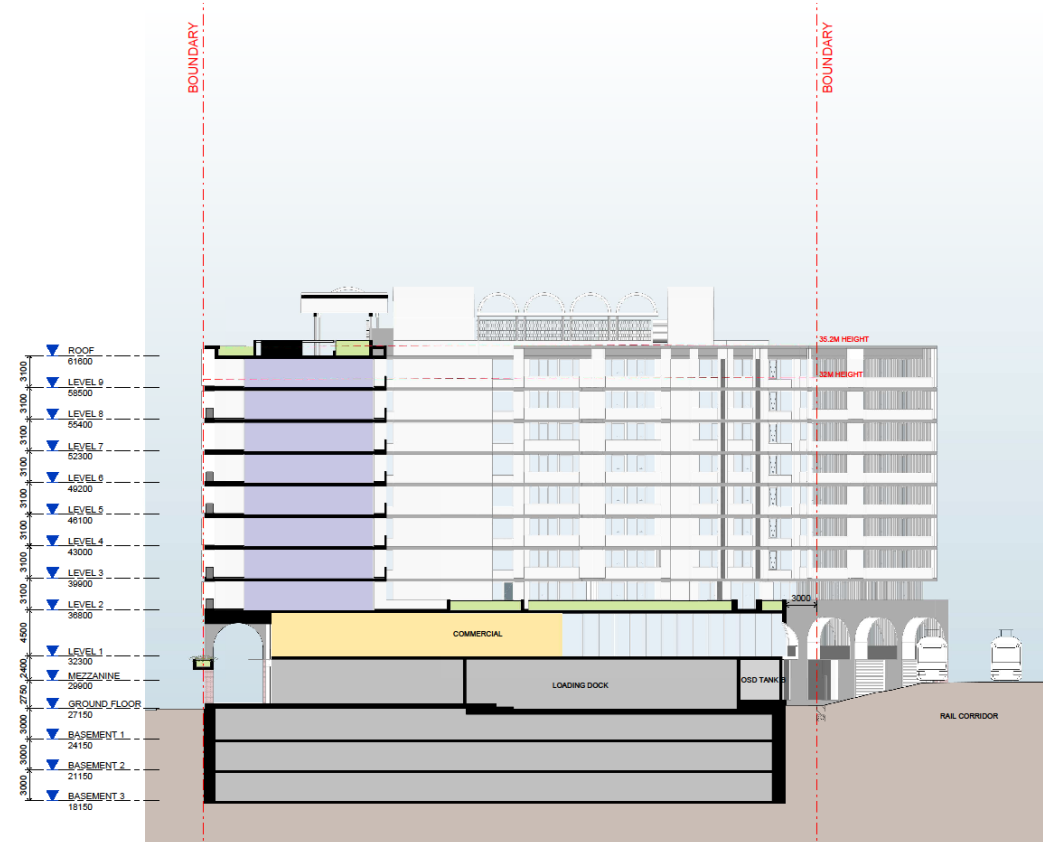
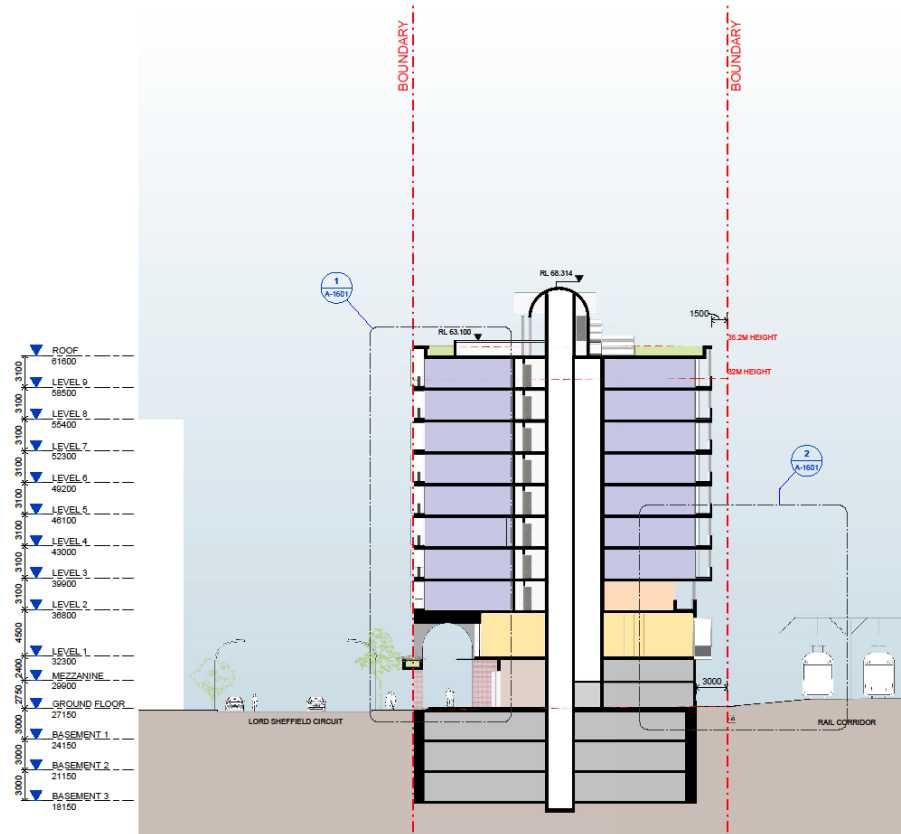
Level 2-9 - Residential



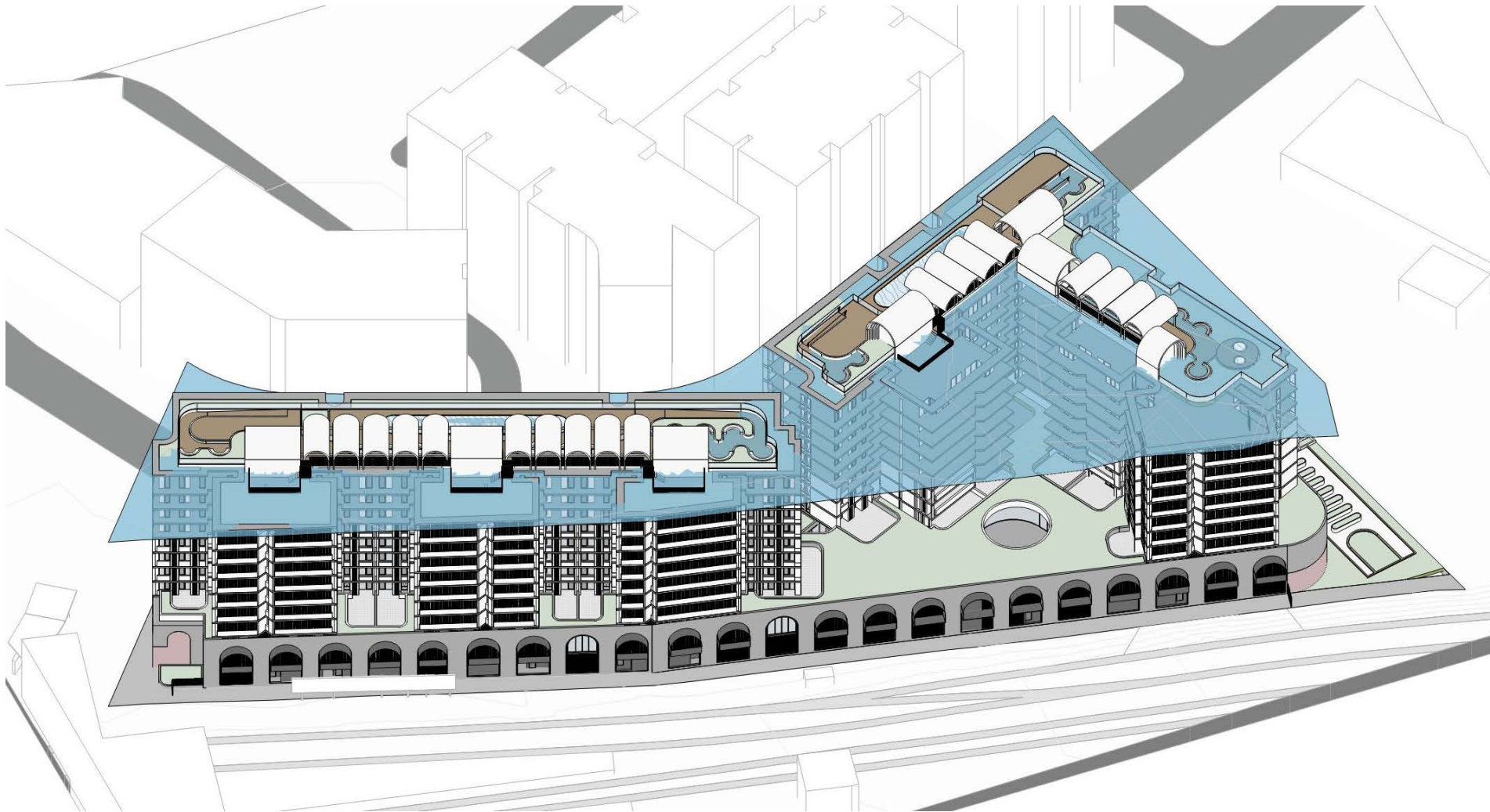
Communal Rooftop



Section



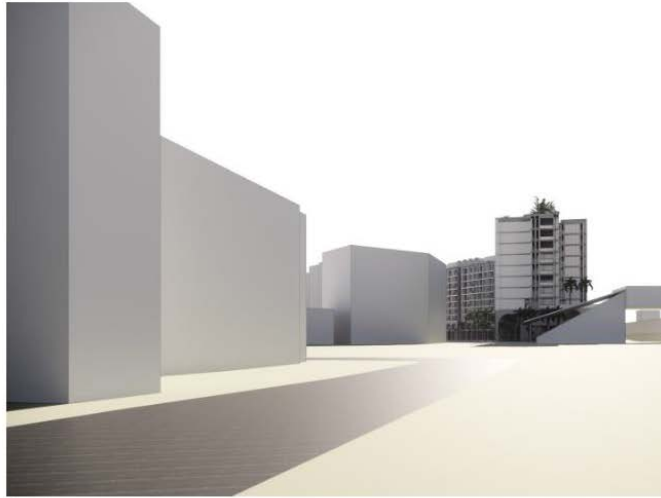
35.2m Height Plane



35.2m Height Plane



View1



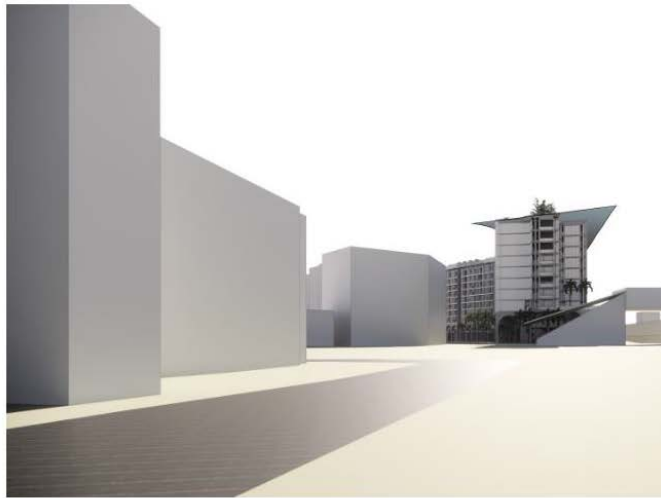
View4



View5



View1 with 35.2m Height Plane

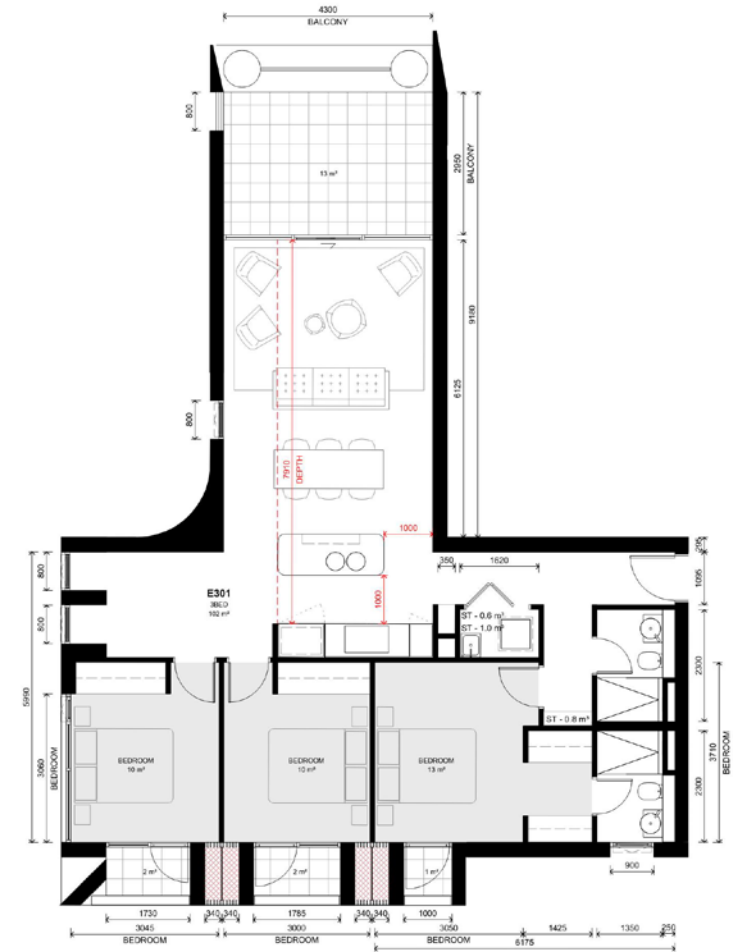
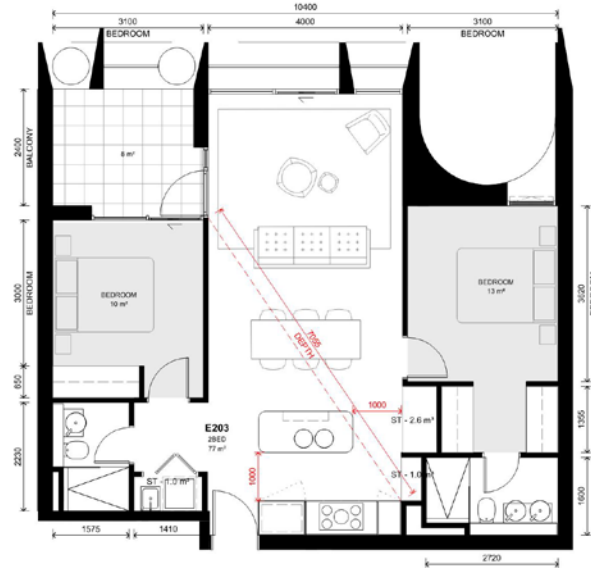
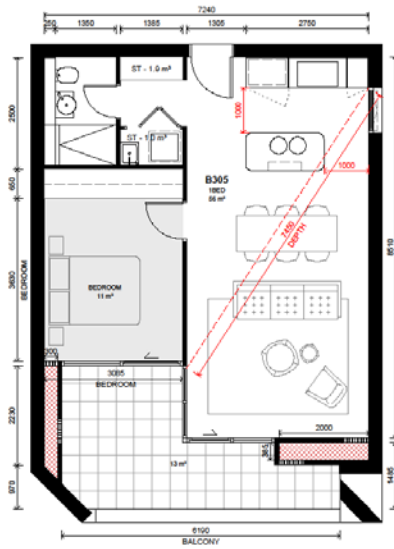


View4 with 35.2m Height Plane



View5 with 35.2m Height Plane

Apartment Types



Architecture & Materiality



Architecture & Materiality



Metalwork Balustrade



Cementitious Render - Grey



Cementitious Render - Off White



Glazing



Brickwork

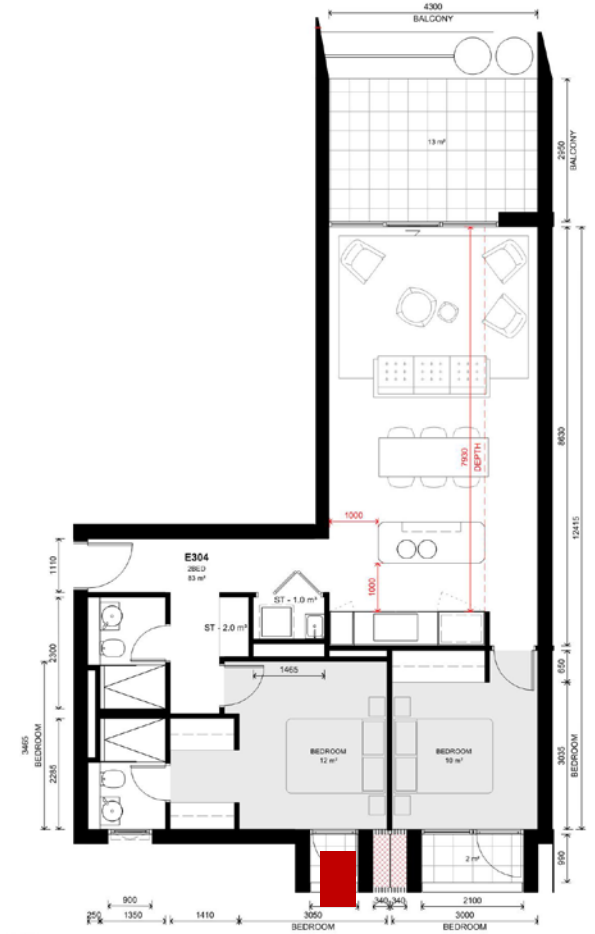
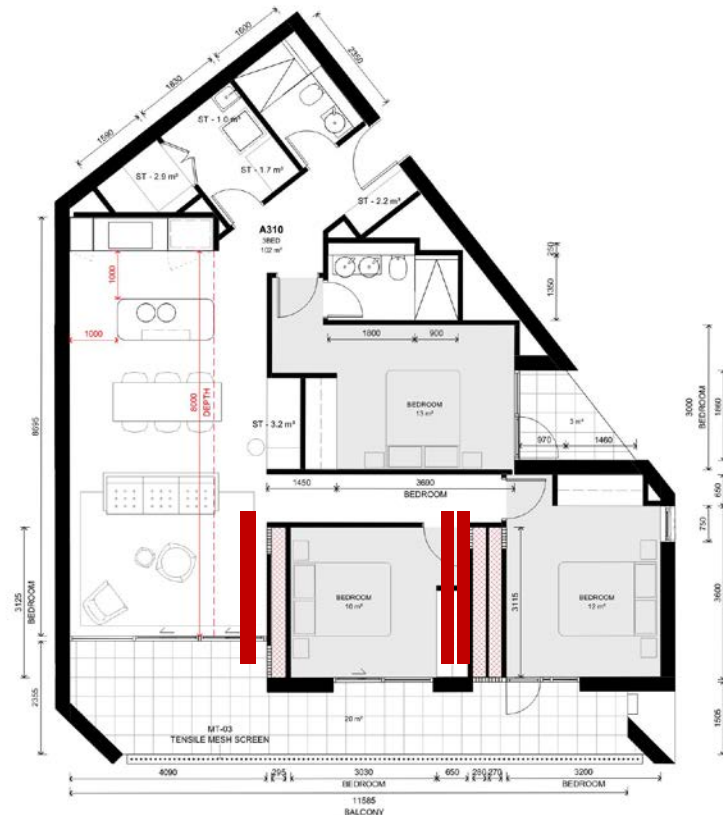
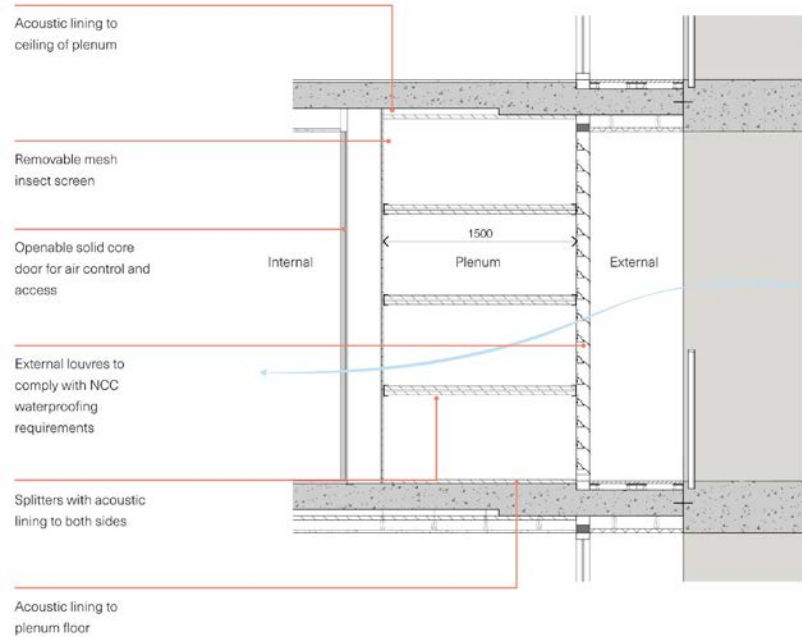


Cementitious Render - Brick colour

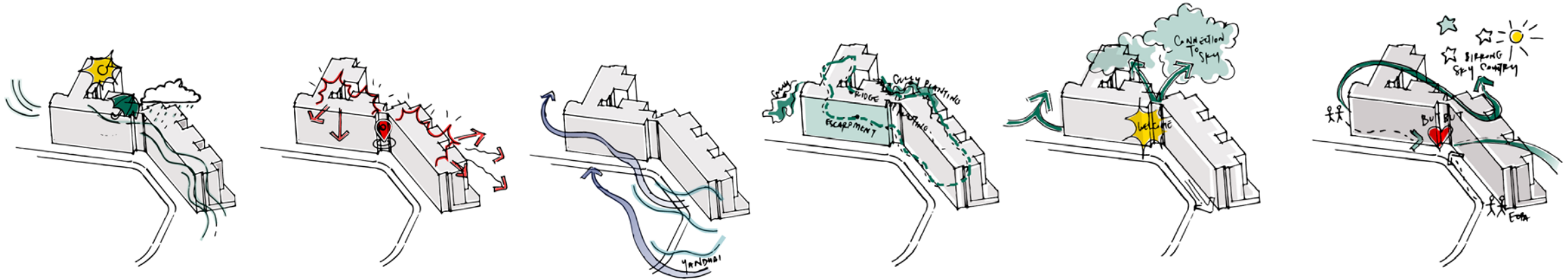
Acoustic Treatment



Acoustic Treatment



Landscape Principles



Protection and Refuge

The design will help to enhance the urban comfort of Penrith as a growing city. We will ensure spaces are safe both in the day and at night, and that people are protected from the natural elements.

Views and Destination

Lord Sheffield will become a destination sanctuary that welcomes people in and invites them to stay and connect. The private communal spaces on Level 5 will capitalise on its views as an attractive and memorable element to the proposed development.

Celebrate the Water Story

The design seeks to reflect and acknowledge its connection to the Nepean River. Water will be an integral feature on site, emerging in different forms from ground level up to the rooftops. Water has the ability to become an exceptionally ephemeral and dynamic feature of site.

From River to Ridge

The changing micro environments and native planting reflects ones journey across Country, going from River to Ridge. Each planting palette creates an interesting transition between each level, with a flow that creates strong continuity across site.

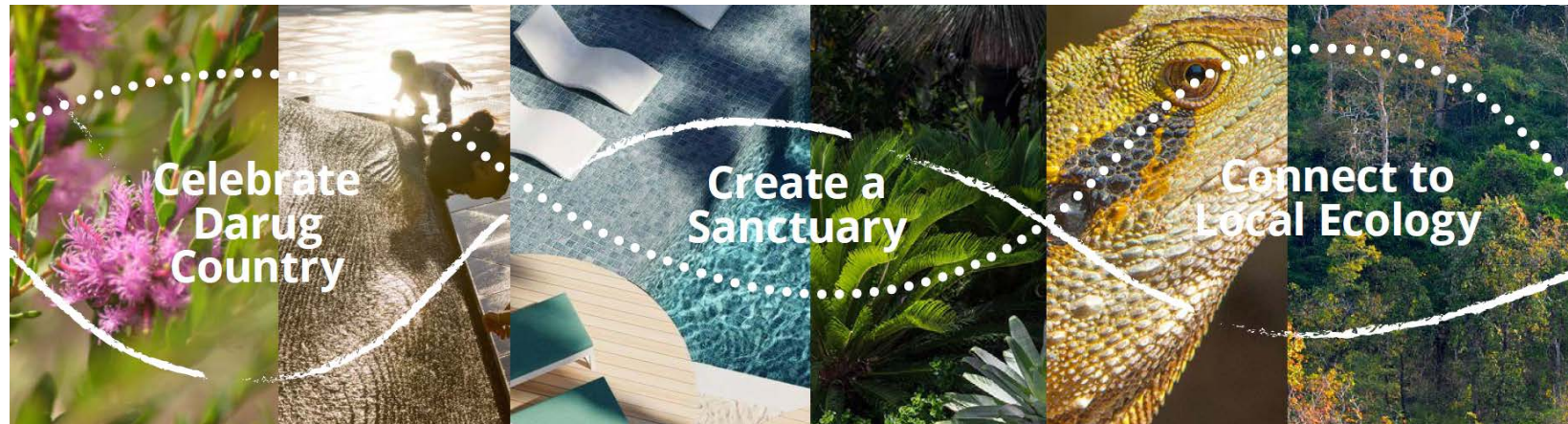
Experience and Interface

Our design will create distinct and special spaces for people to connect with friends and family. From the first welcome to site; a memorable first impression and all the way up to the rooftops, where residents experience a sanctuary above the evolving city; a place of tranquility and connection back to nature.

Connection to Country

The design seeks to honour all elements of Country. Through planting, materials, lighting and strategy, we will explore opportunities to connect with Sky Country to create a thoughtful and deeply meaningful landscape for visitors and new residents.

Landscape Vision



Landscape Masterplan



The site plan illustrates the proposed landscape design for the intersection of Highway 90 and Highway 67. The central focus is a landscaped area containing a large circular tree pit and several smaller rectangular tree pits. These pits are filled with greenery, including palm trees and other tropical plants. The surrounding areas consist of paved walkways and parking spaces, some of which are marked with white circles indicating parking spots. Various dimensions and elevations are noted throughout the plan, such as "PPL 27' 600", "PPL 27' 800", and "PPL 27' 600". The plan also shows existing infrastructure like the "Highway 90" and "Highway 67" roads.

Other Considerations

Thornton North – Concept Plan

- Commitment to make Lot 3011 available for a future bus underpass – **if required**.
- TfNSW has stated:
 - ***No part of Lot 3011 is required for a busway.***
 - ***strategic planning for cycleways within Penrith is currently underway with Council and Lot 3011 may be required to accommodate a regional cycle route.***
- The Design allows for space within Lot 3011 to incorporate a cycleway, if required in future.

Easements + Relocation

Rail Corridor Easement *(3m on southern boundary)*

- Application made to TfNSW to construct within the easement.

Electrical Easement

- 1 x 11KV easement is located at the centre of the site and 1 x 33KV at the eastern side of the site.
- Applications made to TfNSW and Endeavour Energy to relocate easements into Lot 3011.

Discussion
