

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

01

Thornton Central Village

Design Statement

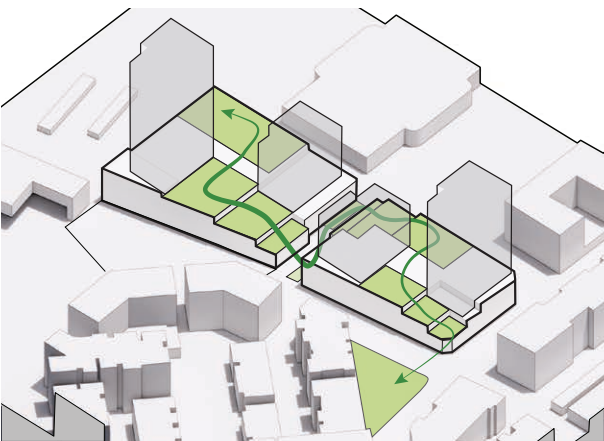
THE MASTERPLAN

‘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 varying 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.

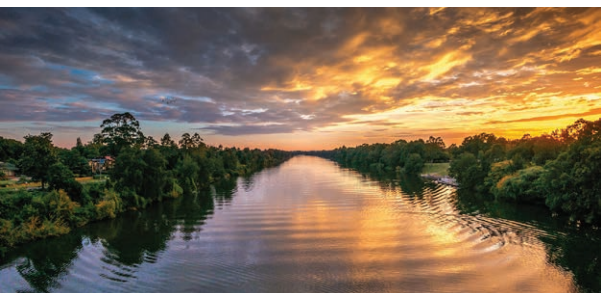
PROGRAM

The building program comprises 553 generously-sized 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

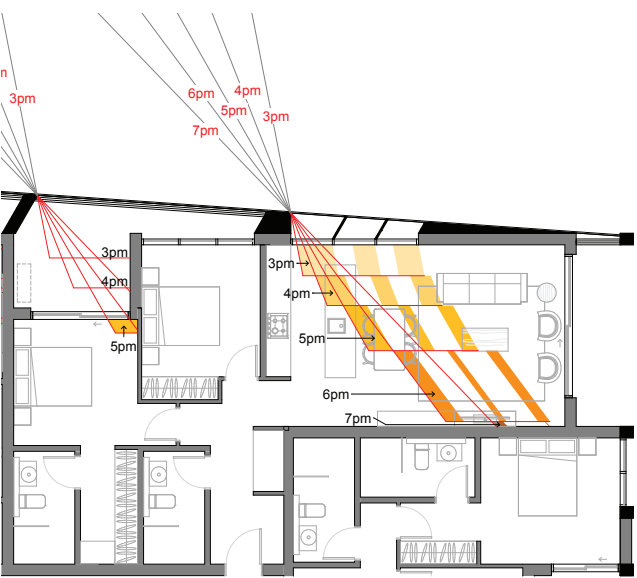
The form of the proposal is conceptualised around the ‘village’ centre and transitioning from perimeter tower buildings to the human pedestrian scale of the through site link. This form responds conceptually to the essence of the Blue Mountain escarpment and valley meeting place. This resonated with 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.



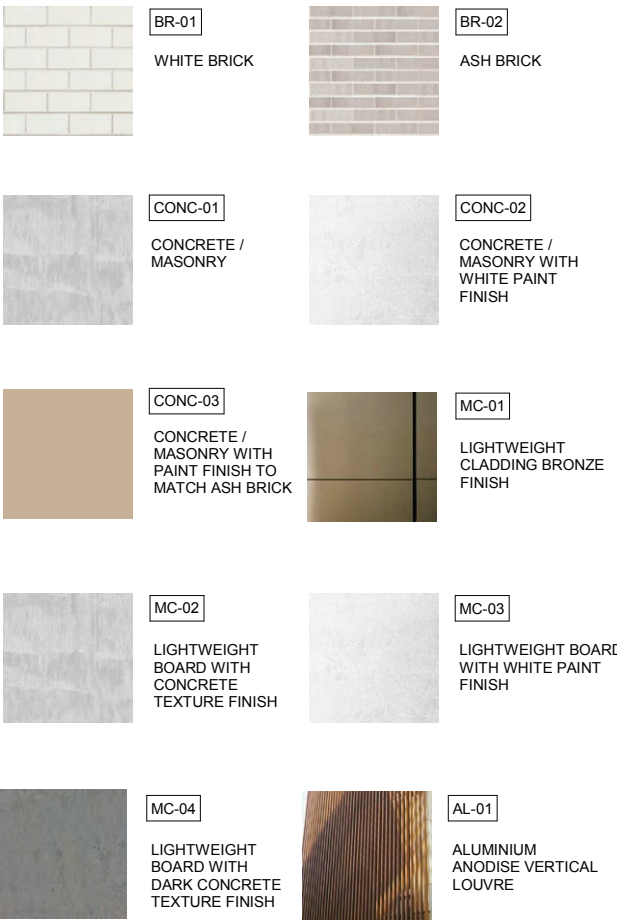
Typical Level Tower D

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.

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 grain materiality and a more domestic scale. A mix of white and ash coloured bricks provide diversity of material to the public domain and residences.



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.

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

1 Bed	170
2 Bed	335
3 Bed	48
Total	553

Planning Controls + Design Guidelines

The primary controls for the site have been guided by:

Penrith Local Environmental Plan 2010
Penrith DCP 2014
SEPP 65
Apartment Design Guide

A detailed assessment of compliance is outlined in this report.

02 — SEPP 65 - Design Quality Principles - Design Response

02

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.

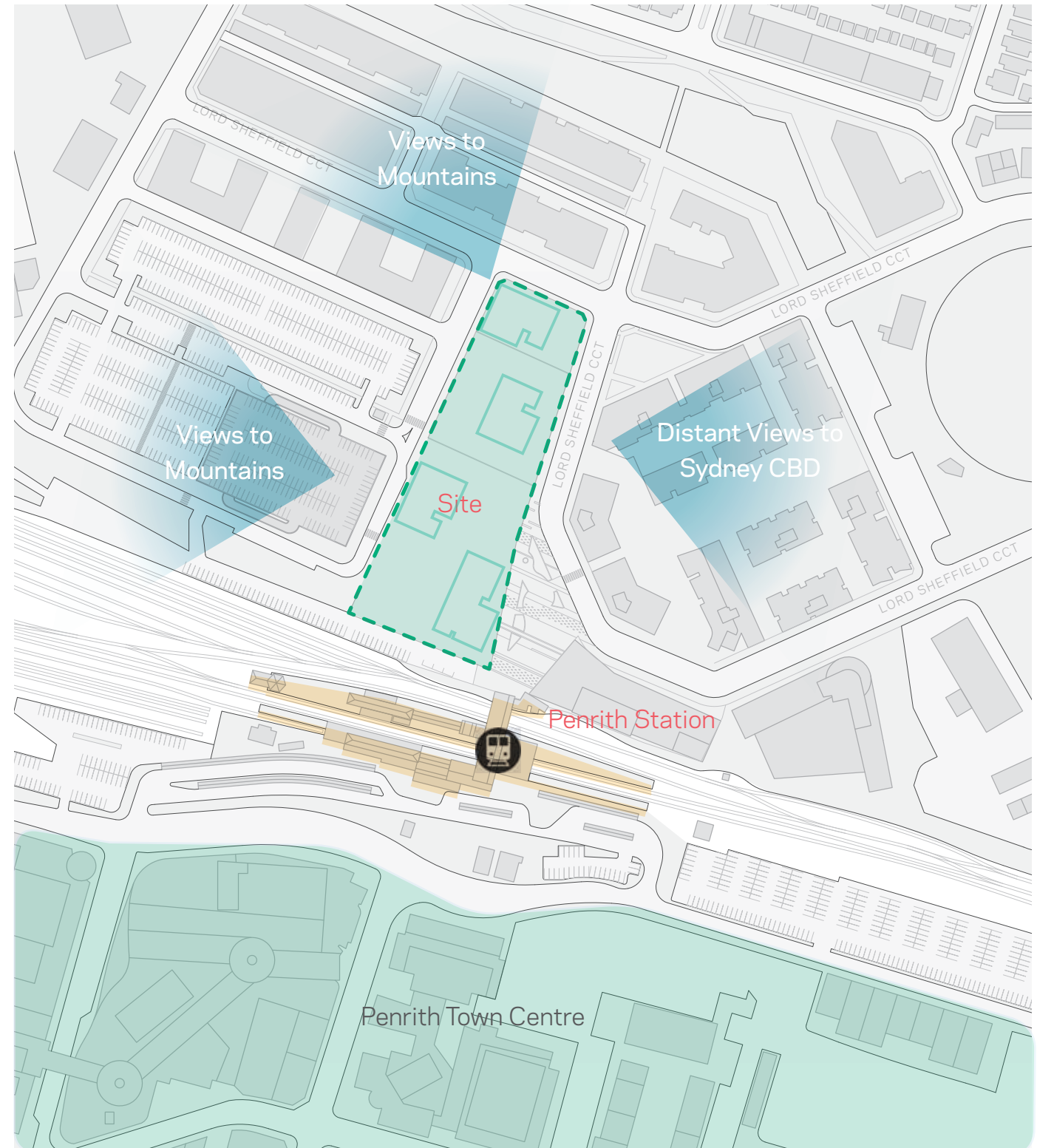
Design Response

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.

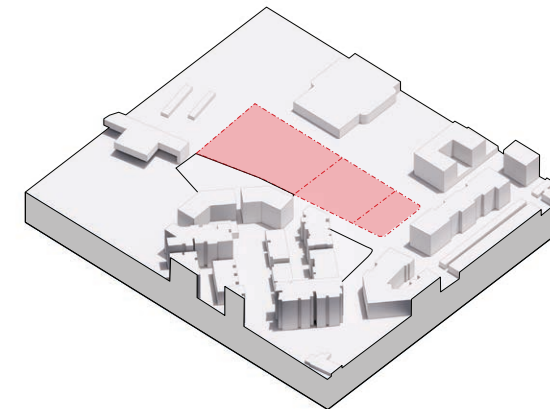
Design Response

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.

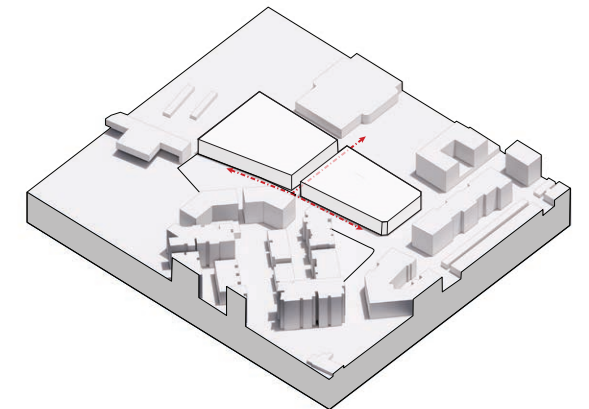
A central village retail centre and through site link act as a catalyst to activate the site maintaining pedestrian flow from the train station to the commuter parking and providing a diverse range of F&B opportunities.

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.

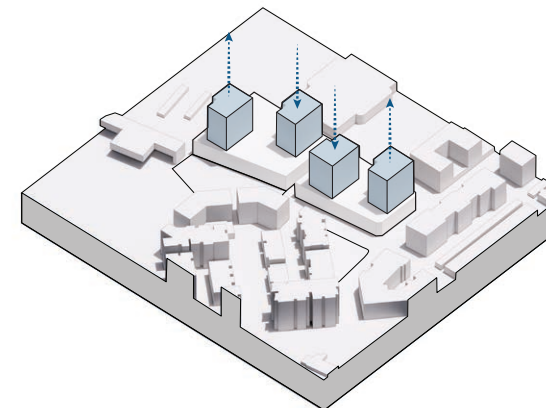
Terraces are located to create a contextual green ribbon to drive activation across multiple podium levels.



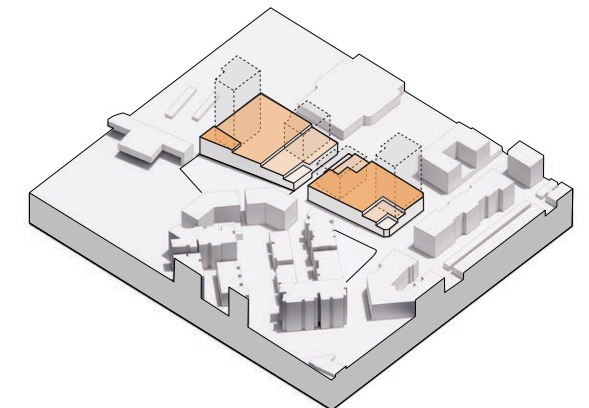
01. Thornton Central Village Site



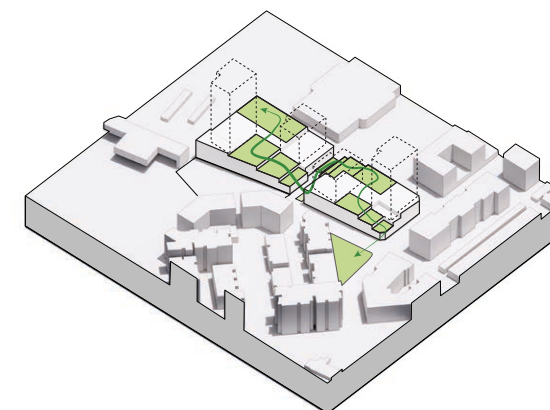
02. Centralised through site link



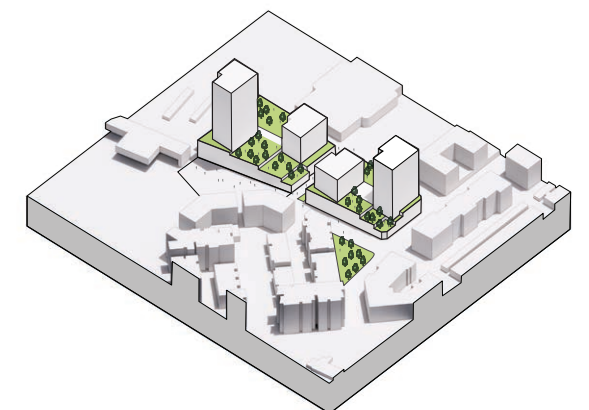
03. Modulation of Heights



04. Podium Articulation for Human scale interface



05. Contextual Green Ribbon



06. Contextual Green Ribbon

SEPP 65 - Design Quality Principles

Principle 3- Density

Principle 3. Density

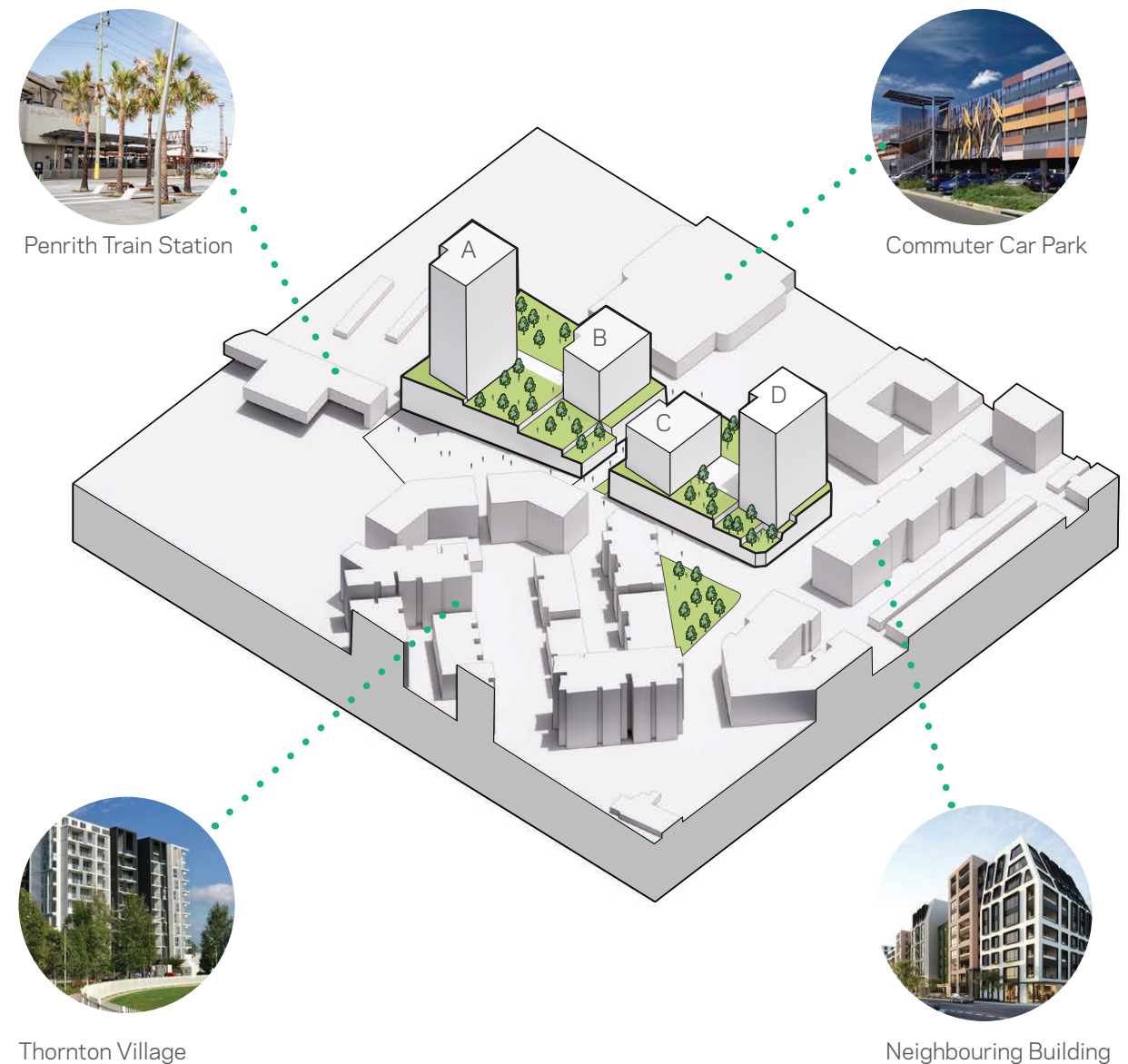
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, 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.



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.

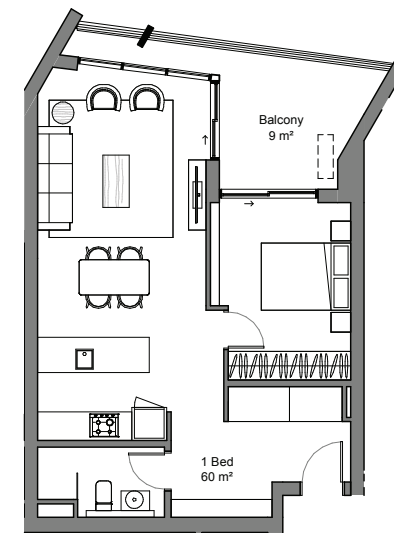
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents

Design Response

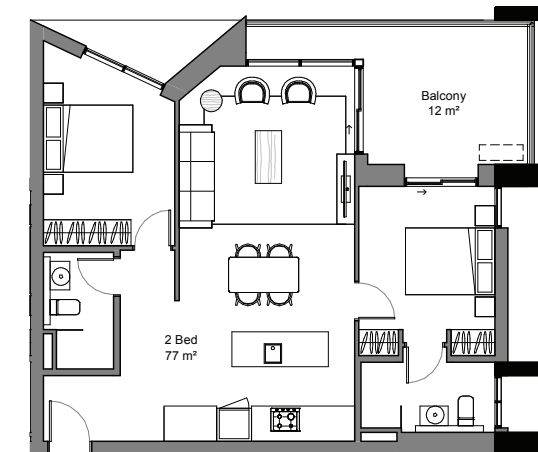
Different types of apartment typologies have been designed to accommodate households with different needs, particularly suited to the local market.

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.



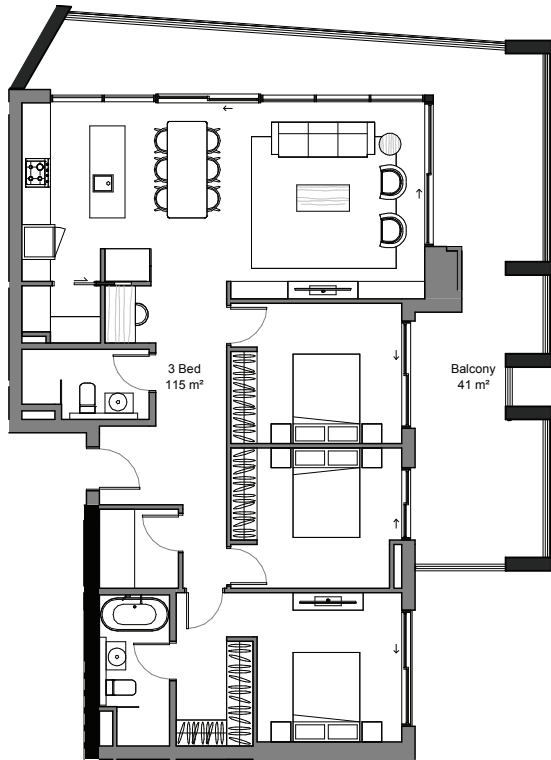
Typical 1 Bedroom Apartment
Tower B/C



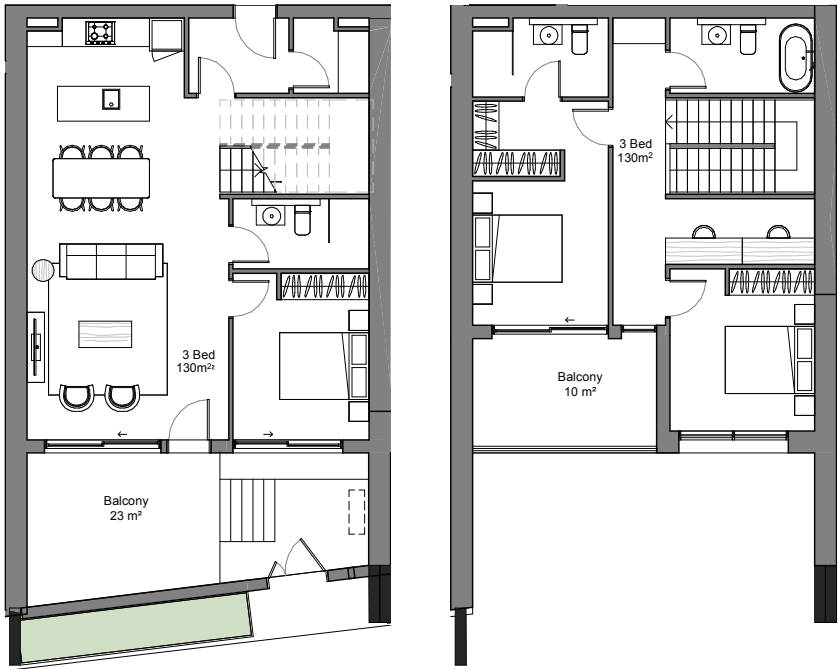
Typical 2 Bedroom Apartment
Tower A

SEPP 65 - Design Quality Principles

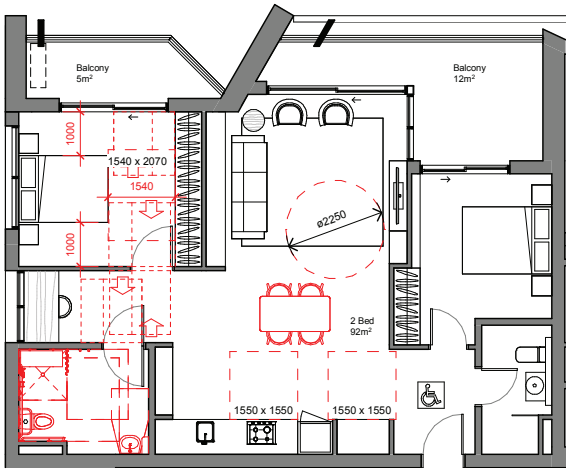
Principle 8- Housing Diversity and Social Interaction



Typical 3 Bedroom Apartment
Tower D



Typical Townhouse



Universal Apartment



DRAWINGS NOT TO SCALE

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






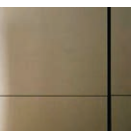



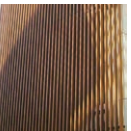
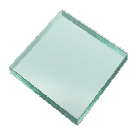
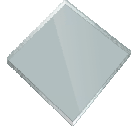
The proposed development uses a variety of aesthetic languages, united by a consistent material palette to express the different apartment typologies and building uses. Various coloured concrete, white and ash coloured brick, glass and lightweight cladding panels create a warm, light and textural palette.

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



	BR-01 WHITE BRICK		BR-02 ASH BRICK
	CONC-01 CONCRETE / MASONRY		CONC-02 CONCRETE / MASONRY WITH WHITE PAINT FINISH
	CONC-03 CONCRETE / MASONRY WITH PAINT FINISH TO MATCH ASH BRICK		MC-01 LIGHTWEIGHT CLADDING BRONZE FINISH
	MC-02 LIGHTWEIGHT BOARD WITH CONCRETE TEXTURE FINISH		MC-03 LIGHTWEIGHT BOARD WITH WHITE PAINT FINISH
	MC-04 LIGHTWEIGHT BOARD WITH DARK CONCRETE TEXTURE FINISH		AL-01 ALUMINIUM ANODISE VERTICAL LOUVRE
	GL-01 SHOPFRONT CLEAR GLAZING		GL-02 RESIDENTIAL GLAZING TINTED AS PER SEPP 65



03



SEPP 65 - Compliance Table

Apartment Design Guide

Primary Design objectives selected to articulate design compliances for Siting and Building Design.				
Section	Objective	Design Criteria	Design Response	Outcome
2F – Building Separation	Building Separation Building separation is the distance measured between building envelopes or buildings. Separation between buildings contributes to the urban form of an area and the amenity within apartments and open space areas	Considerations in setting building separation controls: Five to eight storeys (approximately 25m): <ul style="list-style-type: none"> - 18m between habitable rooms/balconies - 12m between habitable and non-habitable - 9m between non-habitable rooms Nine storeys and above (over 25m): <ul style="list-style-type: none"> - 24m between habitable rooms/balconies - 18m between habitable and non-habitable - 12m between non-habitable rooms 	Building separation is achieved between buildings relative to the height of adjacent buildings and communal open space between them. The achieved separation assists in ensuring communal and private open spaces can have useable space with landscaping, deep soil and adequate sunlight and privacy.	
3D – Communal & public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	The development achieves communal open space to 25% of the site area with 50% of the usable part with 50% direct sunlight for a minimum of 2 hours. Communal open areas provide a variety of spaces and uses for both communal engagement and private use. Refer to DA Documentation for diagrams.	



SEPP 65 - Compliance Table

Apartment Design Guide

3E – Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	1. Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>Less than 650m2</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m2 – 1,500m2</td><td>3m</td></tr><tr><td>Greater than 1,500m2</td><td>6m</td></tr><tr><td>Greater than 1,500m2 with significant existing tree cover</td><td>6m</td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	Less than 650m2	-	7%	650m2 – 1,500m2	3m	Greater than 1,500m2	6m	Greater than 1,500m2 with significant existing tree cover	6m	Due to the configuration of the site and urban nature of the proposal, significant alternative planting is provided within the deep soil zone of the village square and across podiums with sufficient soil volumes to support healthy landscape. The total area of landscape across the site is approximately 4,004m².	
Site area	Minimum dimensions	Deep soil zone (% of site area)														
Less than 650m2	-	7%														
650m2 – 1,500m2	3m															
Greater than 1,500m2	6m															
Greater than 1,500m2 with significant existing tree cover	6m															
3F – Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances between buildings are as follows: Up to 25m – Habitable and balconies 9m Up to 25m – Habitable and non-habitable 4.5m Over 25m – Habitable and balconies 12m Over 25m – Habitable and non-habitable 6m	Buildings are offset to each 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.													
4A – Solar & Daylight	Objective 4A-1 To optimise the number of apartments receiving sunlight to	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney	Solar and daylight compliance is measured for site 3003, and separately for sites 3004/3005 allowing for													

SEPP 65 - Compliance Table

Apartment Design Guide

	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	<p>Objective 4B-1 All habitable rooms are naturally ventilated</p> <p>Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p>	<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. 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</p>	<p>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.</p> <p>Refer to DA Documentation for natural ventilation diagrams.</p>	
4C - Ceiling heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	<p>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings</p> <p>Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments:</p> <ul style="list-style-type: none"> 2.7m for main living area floor 	All apartments meet the minimum ceiling heights for habitable and non-habitable rooms.	


SEPP 65 - Compliance Table

Apartment Design Guide

		<ul style="list-style-type: none"> 2.4m for second floor, where its area does not exceed 50% of the apartment area <p>Attic spaces:</p> <ul style="list-style-type: none"> 1.8m at edge of room with a 30 degree minimum ceiling slope <p>If located in mixed used areas:</p> <ul style="list-style-type: none"> 3.3m for ground and first floor to promote future flexibility of use <p>These minimums do not preclude higher ceilings if desired</p>		
4D – Apartment Size & layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	<p>Apartment type Minimum internal area:</p> <ul style="list-style-type: none"> Studio 35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m² 	All apartments to meet minimum internal areas with a diversity of studio, 1, 2 and 3 bedroom apartments. Apartments provide a variety of plan types for rental and owner occupancies. Living rooms and balconies are located to maximise solar and view aspect.	✓
4E Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"> Studio apartments 4m² 1 bedroom apts. 8m² 2 bedroom apts. 10m² 3+ bedroom apts. 12m² 	Primary balconies are to meet area and width requirements located to minimise wind impact and maximise view aspect.	✓
4F – Common Circulation	Objective 4F-1 Common circulation spaces	1. The maximum number of apartments off a circulation	Buildings B and C have a maximum of 8 apartments	✓





SEPP 65 - Compliance Table

Apartment Design Guide

Space	<p>achieve good amenity and properly service the number of apartments</p> <p>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>core on a single level is eight</p> <ul style="list-style-type: none"> - Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level - Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated - Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided 	<p>and building D have maximum of 7 apartments off a circulation core.</p> <p>Building A has a maximum of 10 apartments off a circulation core allowing for a commercially viable development. Higher levels of amenity are provided with windows at corridor ends and incidental communal areas for seating providing opportunities for casual social interaction among residents assisting with social recognition.</p>	
4J – Noise and Pollution	<p>Objective 4J-1 In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p> <p>Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<ul style="list-style-type: none"> - - 	<p>An acoustic consultant is to be engaged for the DA process to assist with noise impacts from the adjacent railway corridor and associated noise sources.</p> <p>Architectural attenuation techniques are to be developed alongside technical requirements to assist in noise mitigation.</p>	



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

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

Contact

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

Offices

Sydney (HQ)	+61 2 8295 5300
Melbourne	+61 3 8621 8000

CRONE
ARCHI
TECTS