

# Design Evolution and Design Excellence process

634-652 High Street & 87-91 Union Road  
Penrith  
NSW 2750

---

We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

---

Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia  
T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au

---

**Prepared for**  
TOGA

---

**Issued**  
29 March 2021

# We create amazing places



At SJB we believe that the future of the city  
is in generating a rich urban experience  
through the delivery of density and activity,  
facilitated by land uses, at various scales,  
designed for everyone.

Ref: 6111  
Version: 01  
Prepared by: MG  
Checked by: NH

#### Contact Details:

SJB Architects  
Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia

T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au

SJB Architecture (NSW) Pty Ltd  
ABN 20 310 373 425  
ACN 081 094 724  
Adam Haddow 7188 John Pradel 7004

# Contents



1	Design process Overview	4
2	Design Integrity Panel Presentation 1	9
3	Design Integrity Panel Presentation 2	16
4	Design Integrity Panel Presentation 3	19
5	Design Integrity Panel Presentation 4	26
6	Design Integrity Panel Presentation 5	31
7	Design Integrity Panel Presentation 6	34
8	Design Integrity Panel Presentation 7	43
9	Summary	59

# Design process Overview

1

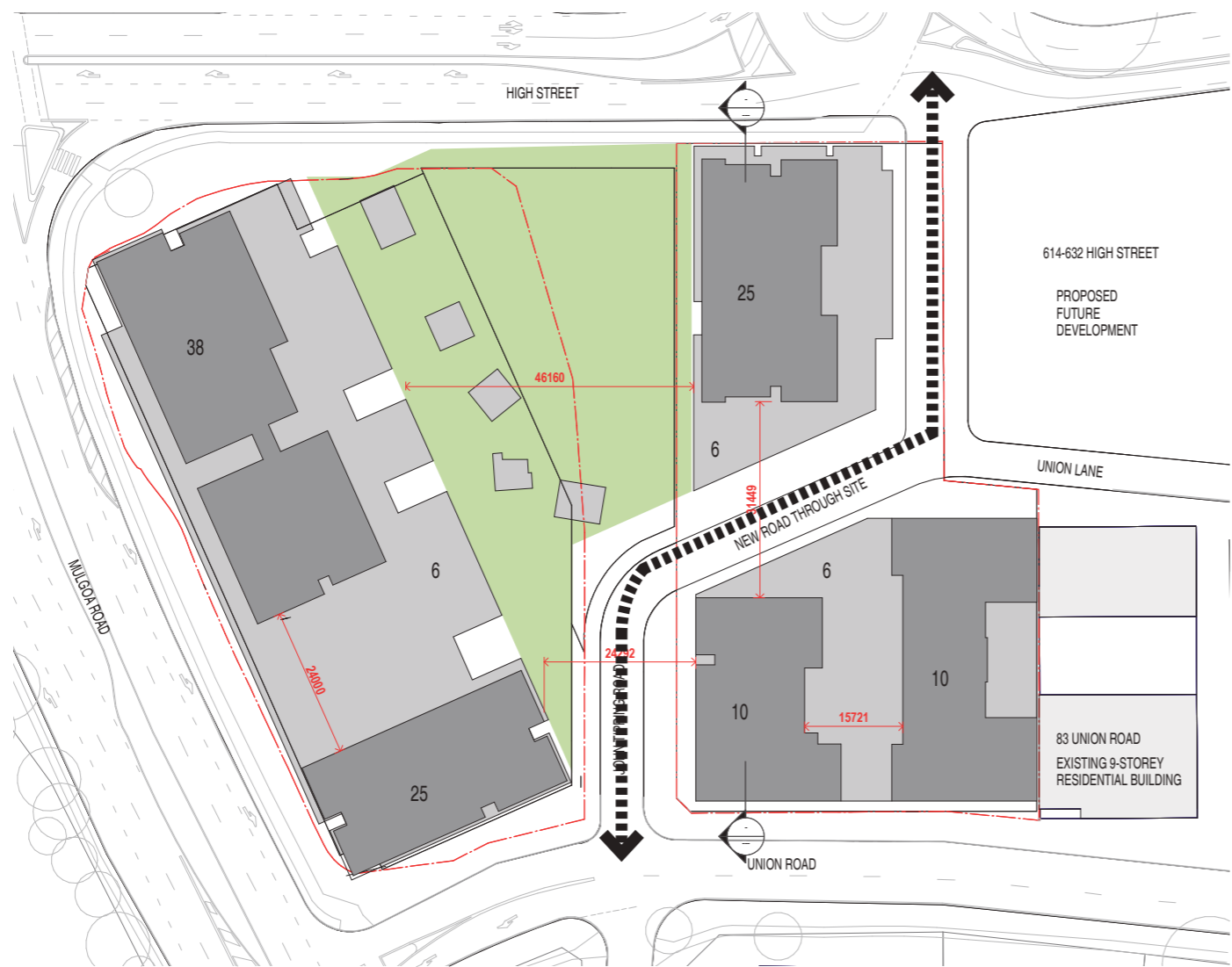
## Design Competition Scheme

- Competition ran in Sept - Nov 2017
- A winning scheme for a 3.3:1 and 6:1 FSR
- Vision for a generous public activated space opening towards the North
- Towers placed to hold the corner of the Mulgoa Rd and High St Inter-section and identify this as a strong gateway to the city from the West



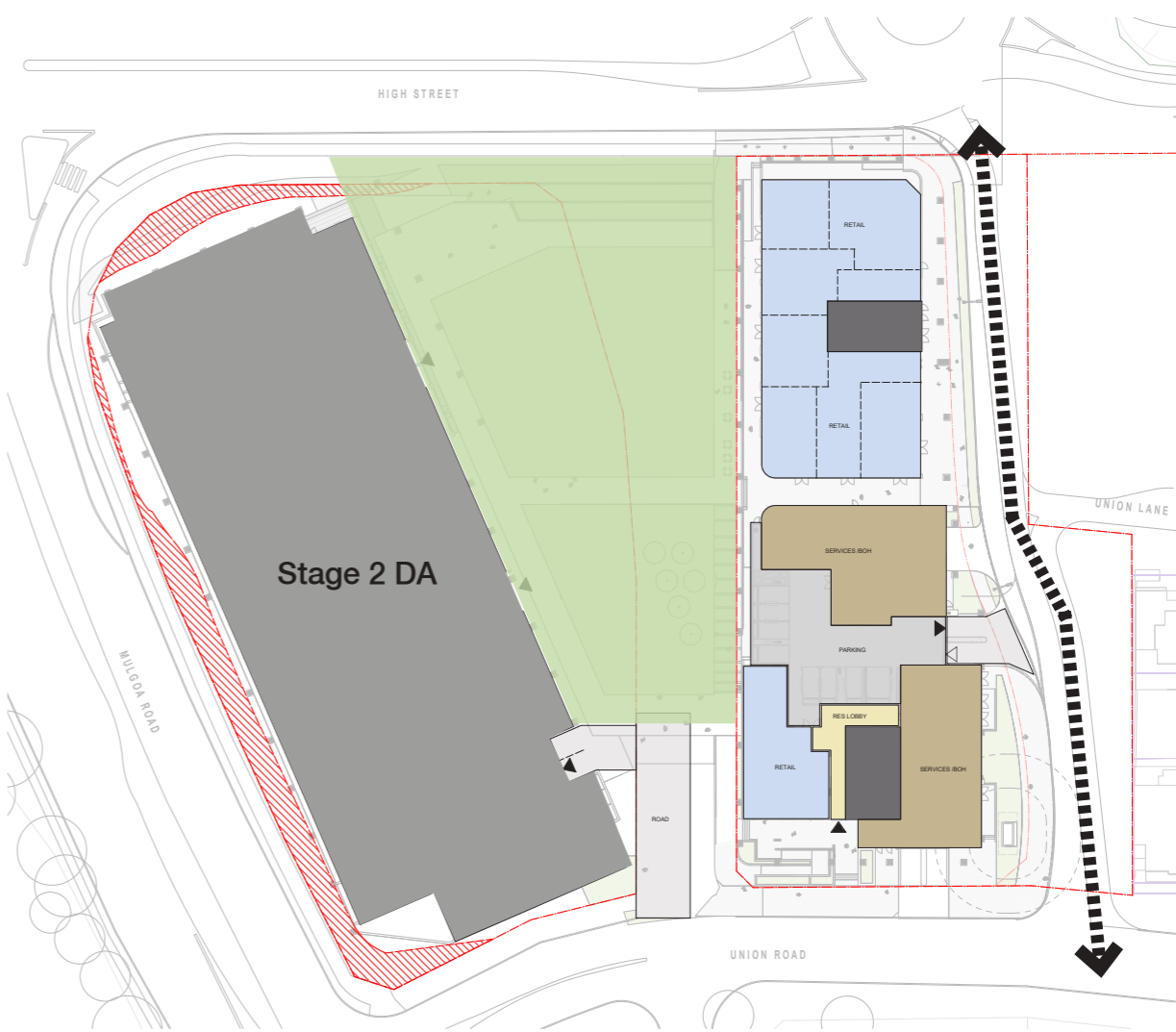
Design Competition Scheme to 3.3:1 DA of Stage 1Site

- Submitted DA in April 2018 for the eastern site
- Determined in November 2019
- LEP for 6:1 was imminent
- DIP and council engagement throughout DA process



Competition scheme

Novemeber 2017



Development Application for Stage 1

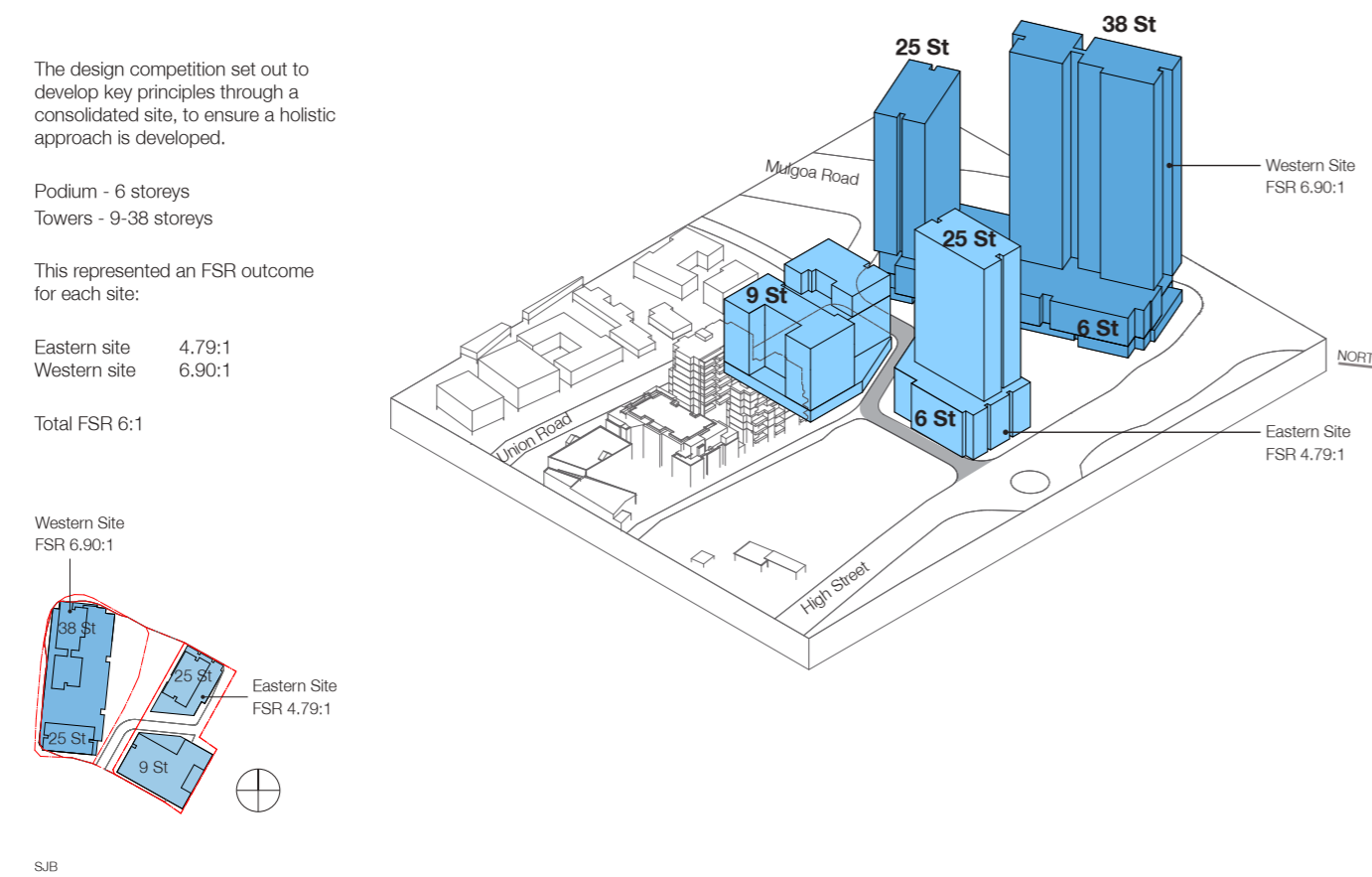
Submitted April 2018

Determined October 2019

Design Competition Scheme Masterplan Amendments

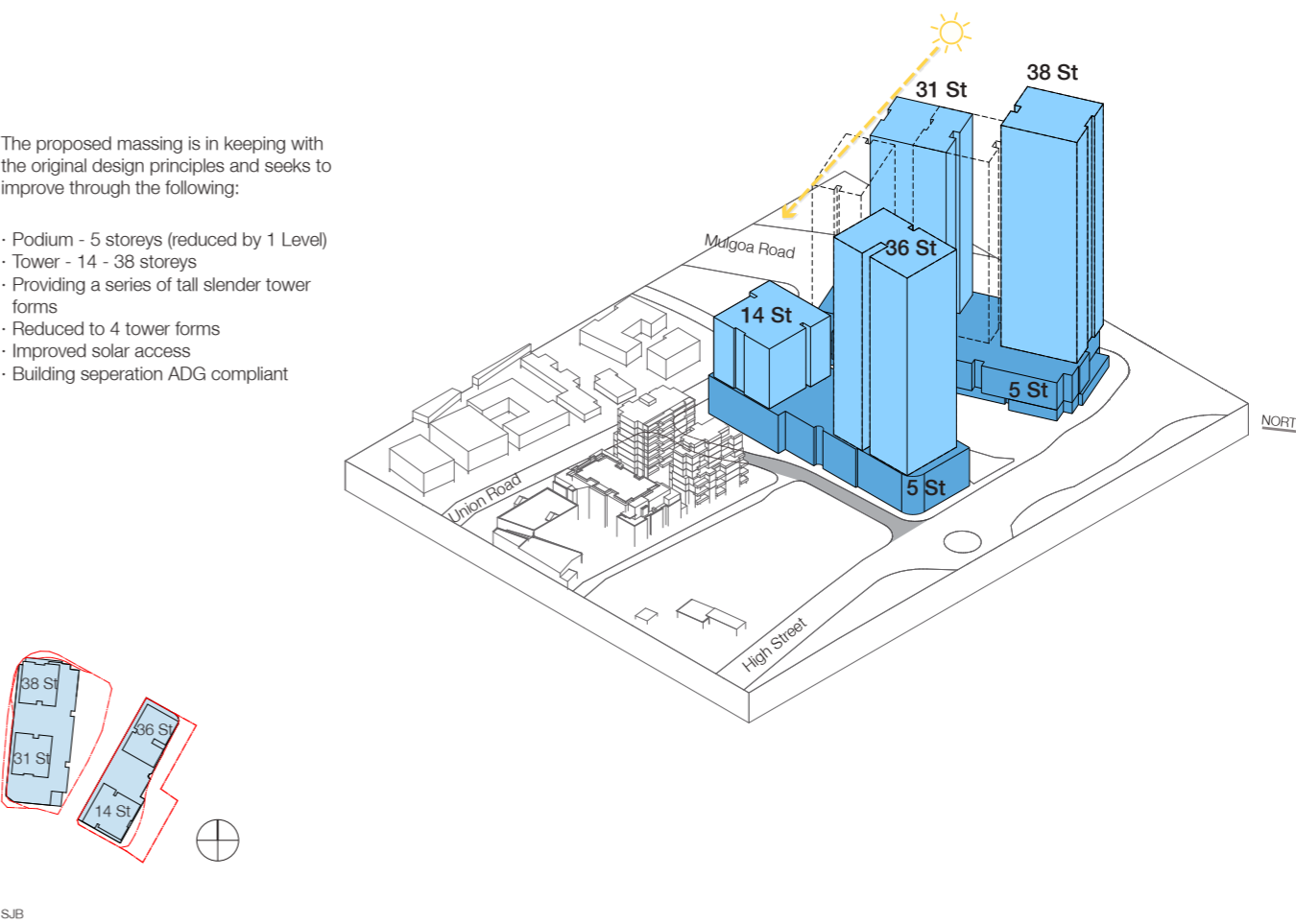
- Amendments to the master planing in November 2019
- Competition scheme seek to balance the FSR across overall site/s
- Proposed massing provided 6:1 on each site resulting adjustment in tower heights

Design competition scheme - Overall FSR 6:1



Proposed tower massing

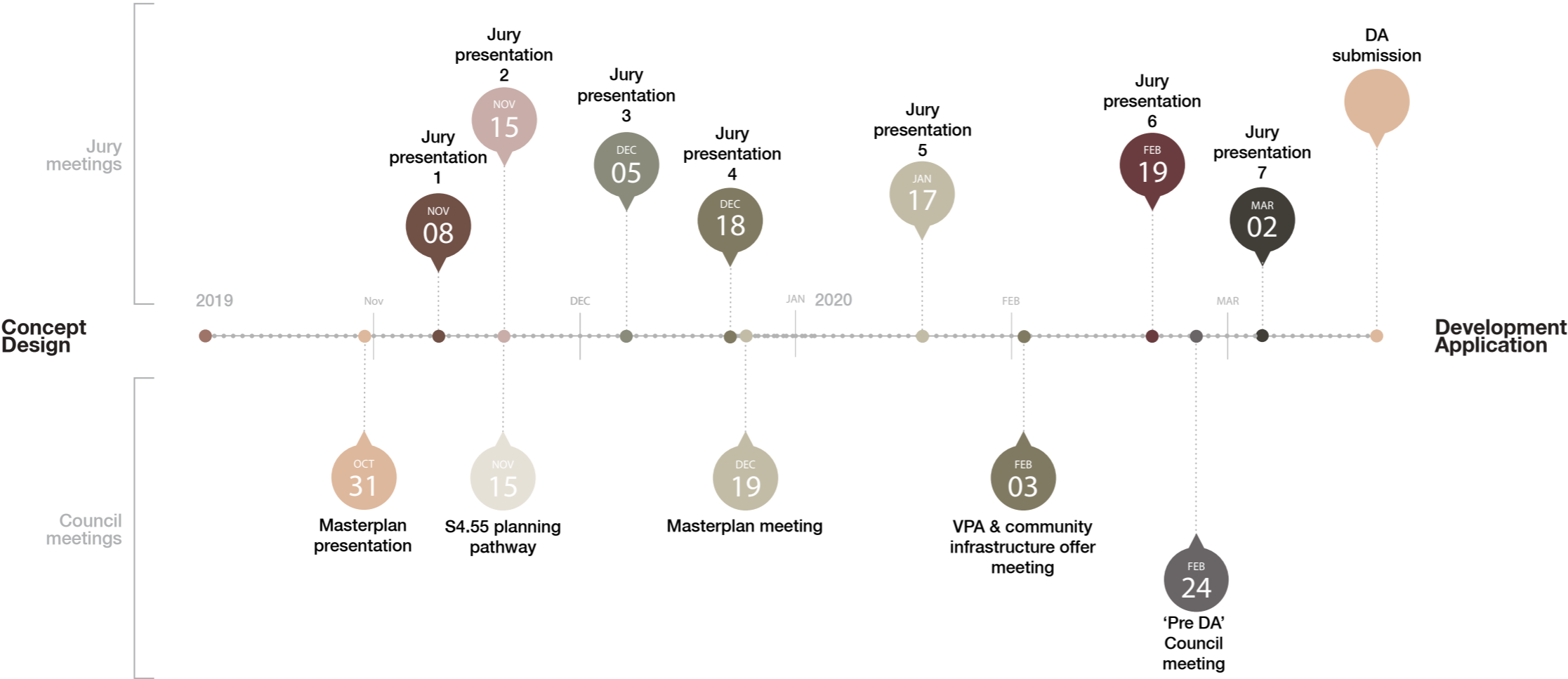
- The proposed massing is in keeping with the original design principles and seeks to improve through the following:
- Podium - 5 storeys (reduced by 1 Level)
  - Tower - 14 - 38 storeys
  - Providing a series of tall slender tower forms
  - Reduced to 4 tower forms
  - Improved solar access
  - Building separation ADG compliant



DA scheme 6:1

- Updated scheme to reflect 6:1 FSR
- 6 month Design excellence process with DIP and 7 x workshops and presentations
- Engagement with council's planners and technical staff

Timeline:

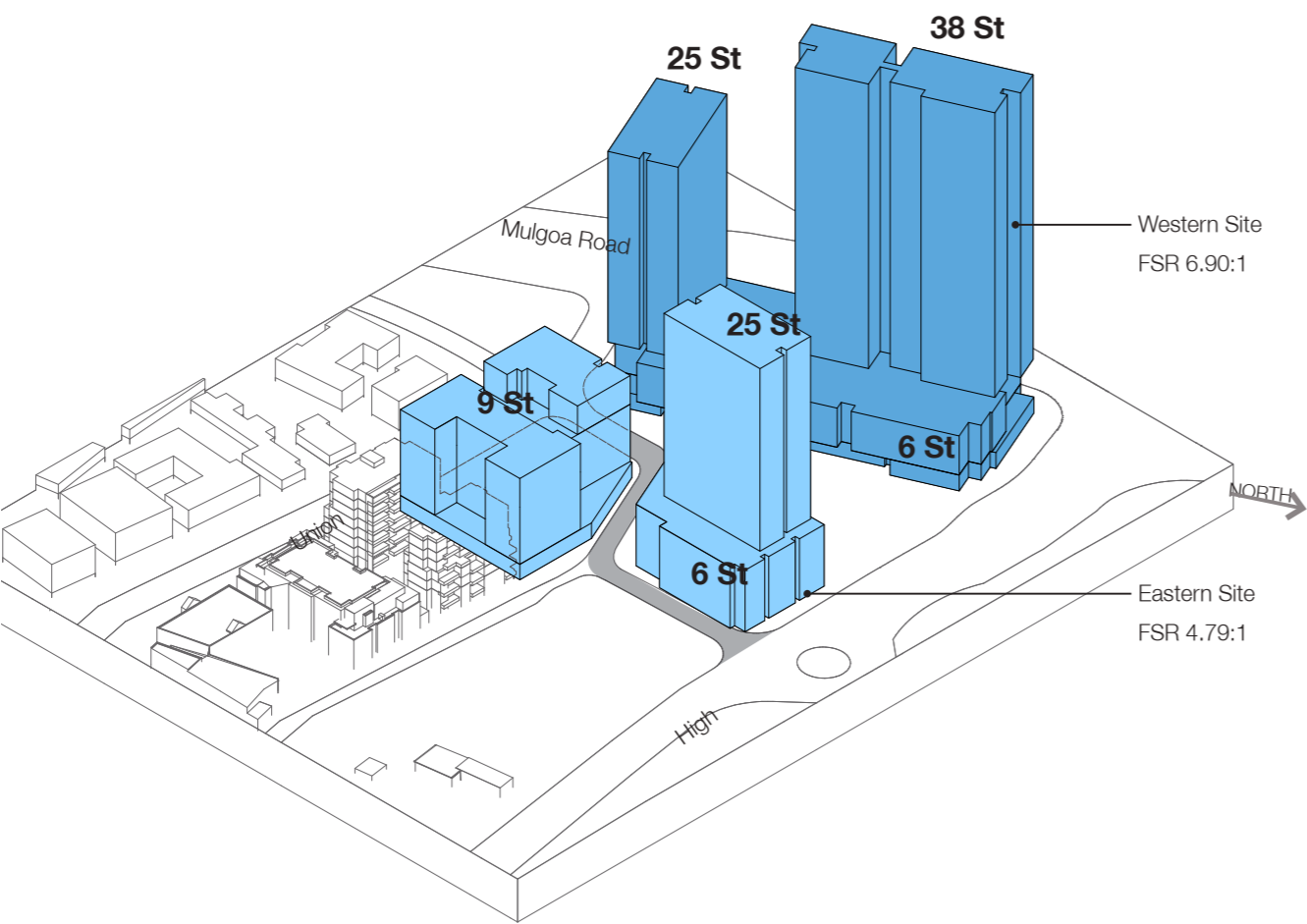


# Design Integrity Panel Presentation 1

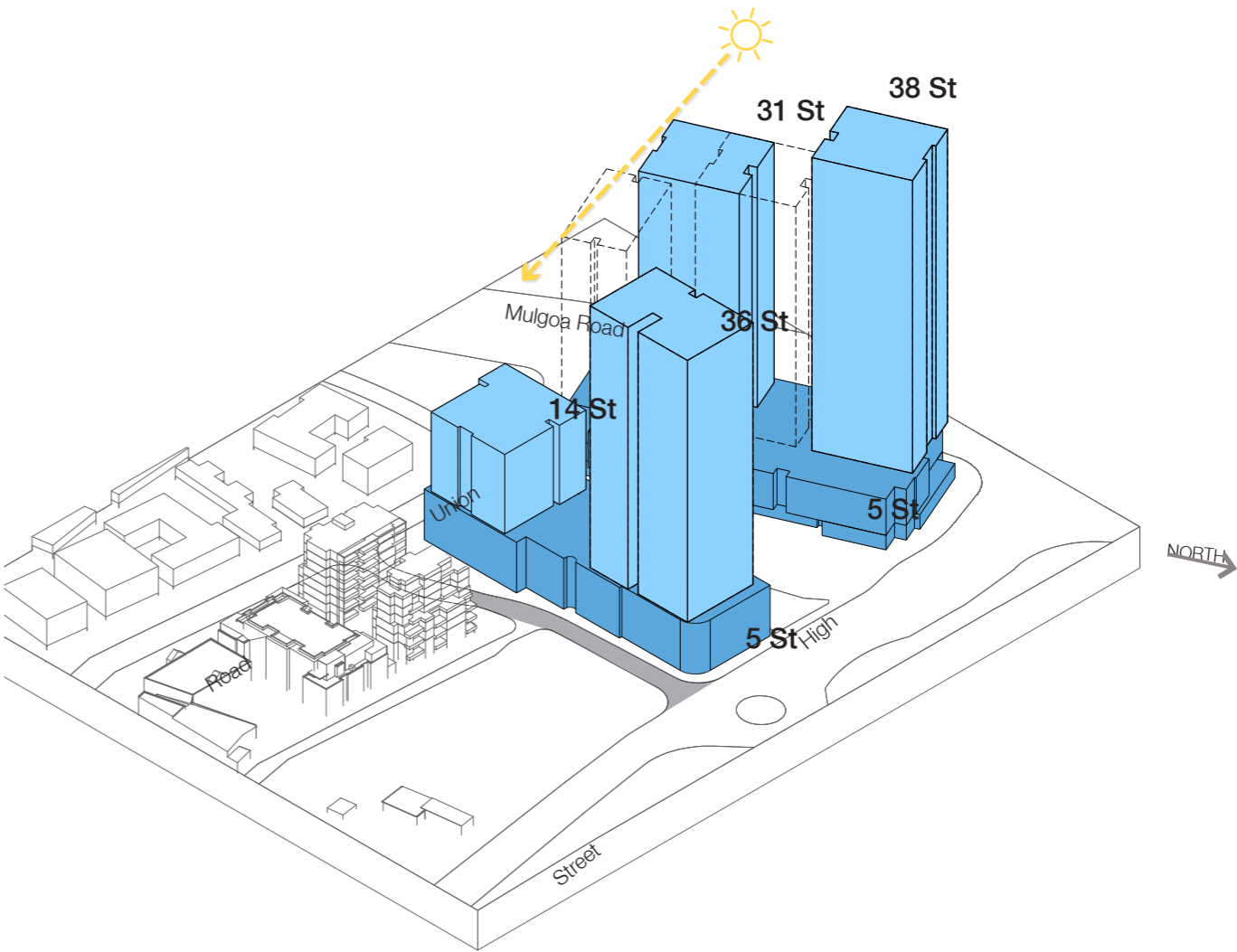
2

8 November 2019

FSR Distribution



Competition Scheme - Total FSR 6:1



Proposed massing - Redistributed GFA to achieve FSR 6:1 across both sites

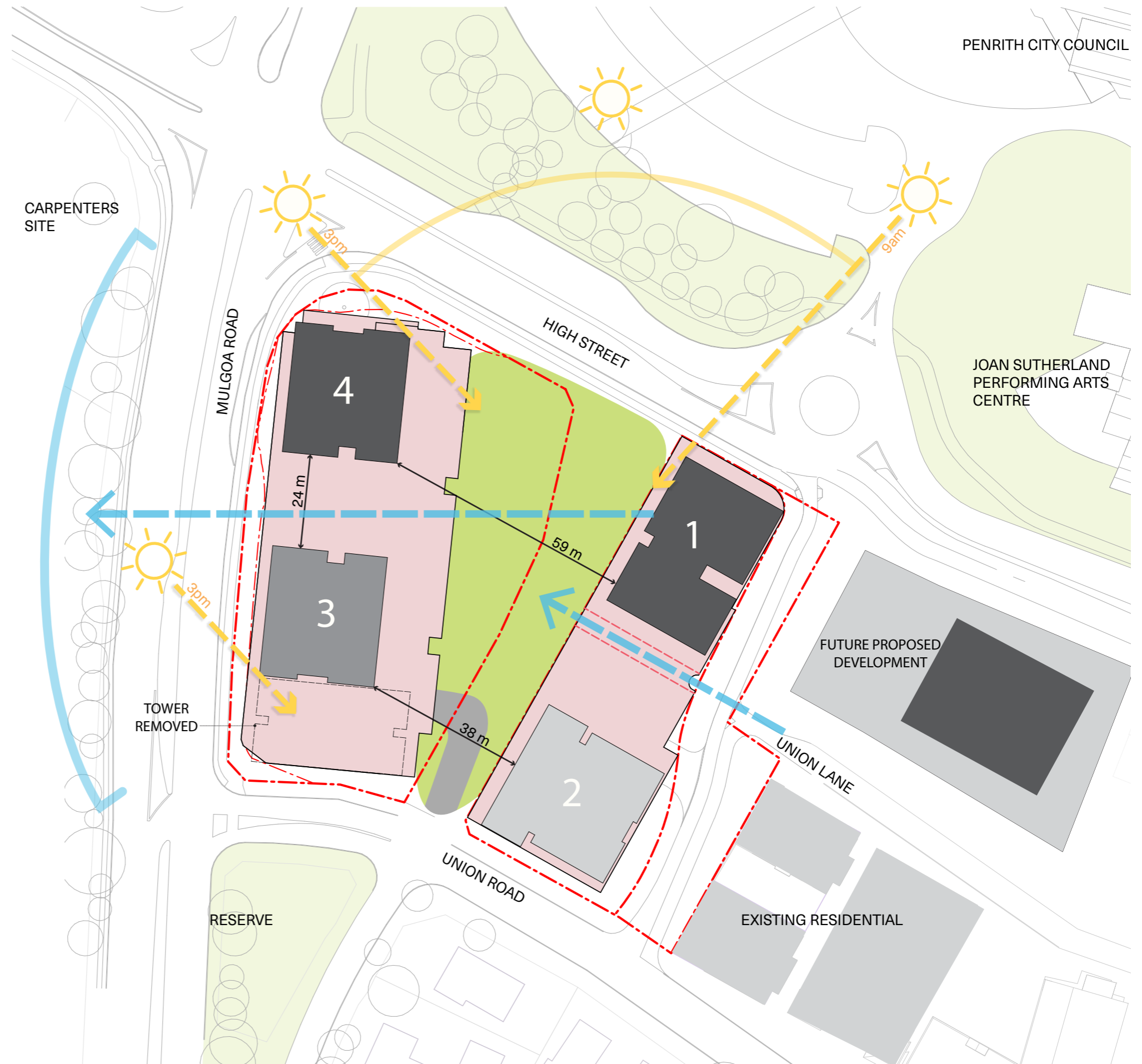
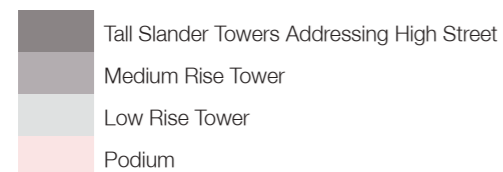
The proposed massing is in keeping with the original design principles and seeks to improve through the following:

- Podium - 5 storeys (reduced by 1 Level)
- Tower - 14 - 38 storeys
- Providing a series of tall slender tower forms
- Reduced to 4 tower forms
- Improved solar access
- Building separation ADG compliant

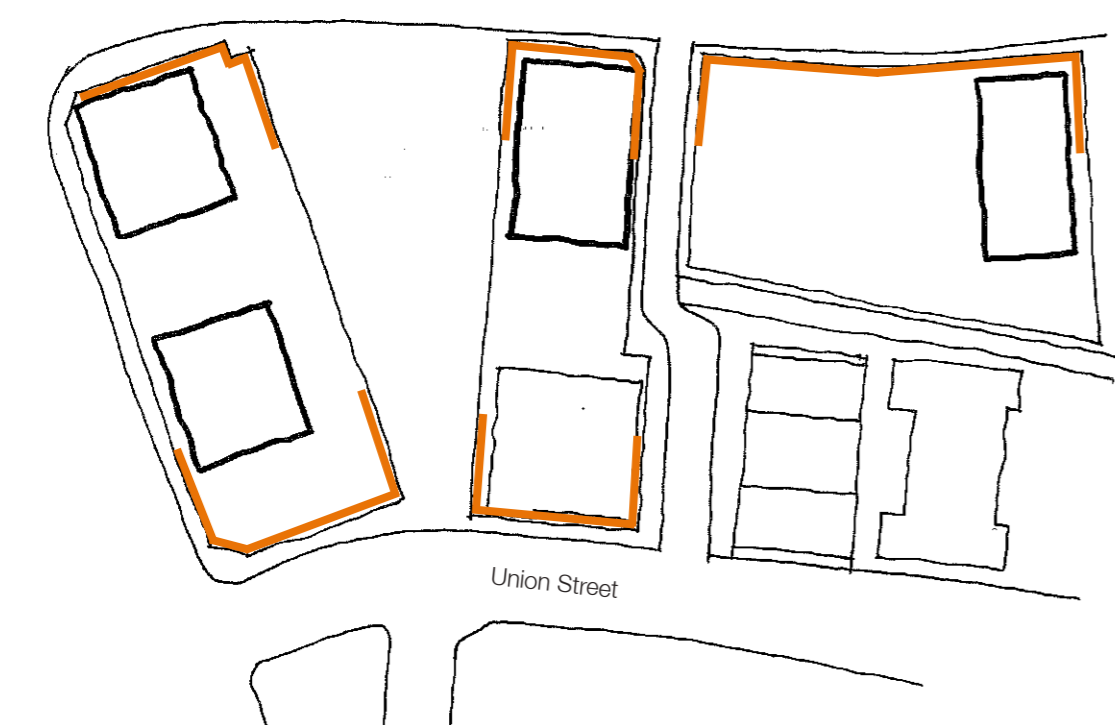
## Site analysis

The placement of built forms is a result of considered and careful site analysis of the surrounding existing and proposed future context.

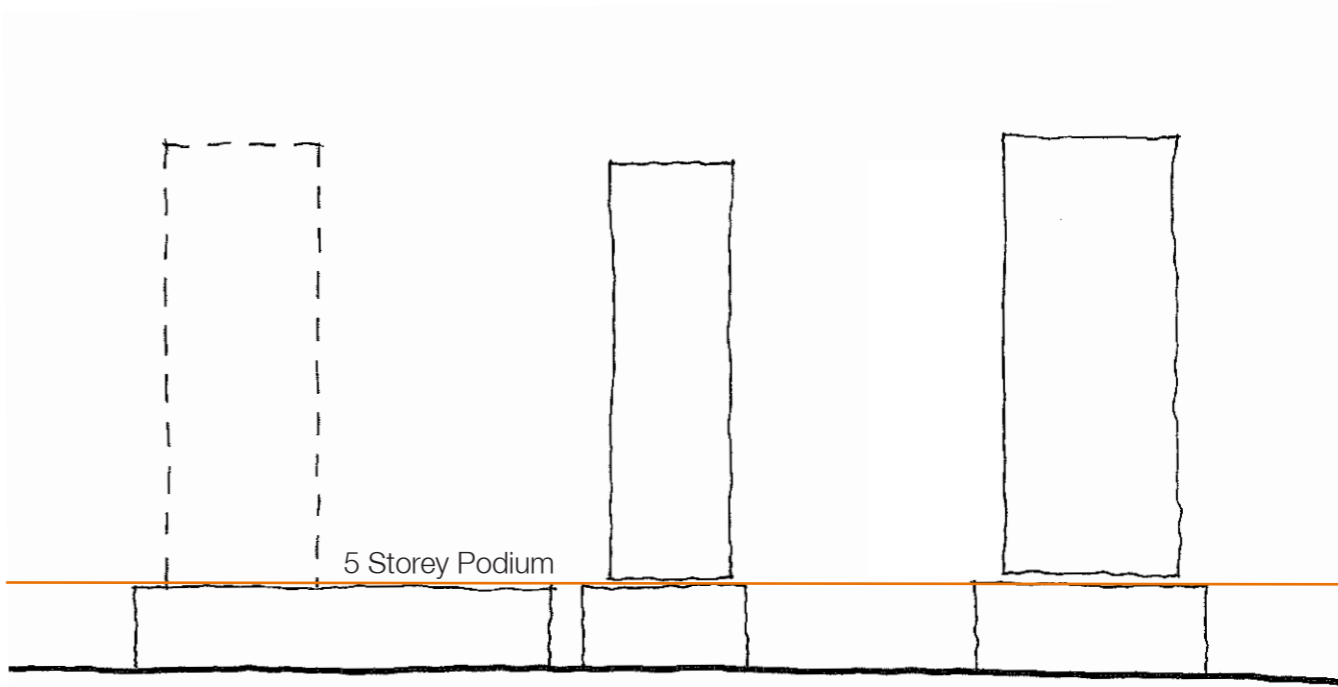
- Ensures a high degree of amenity throughout the public domain spaces
- Ensures a high degree of internal amenity to the occupants.
- Reinforces the importance of this key site to Penrith city's greater vision
- Improved views to Blue Mountains
- Increased tower setbacks along Union Road to improve solar access to the south
- Improved apartment amenity
- Relocated lane to the east increases the public open space



Podium and tower typology

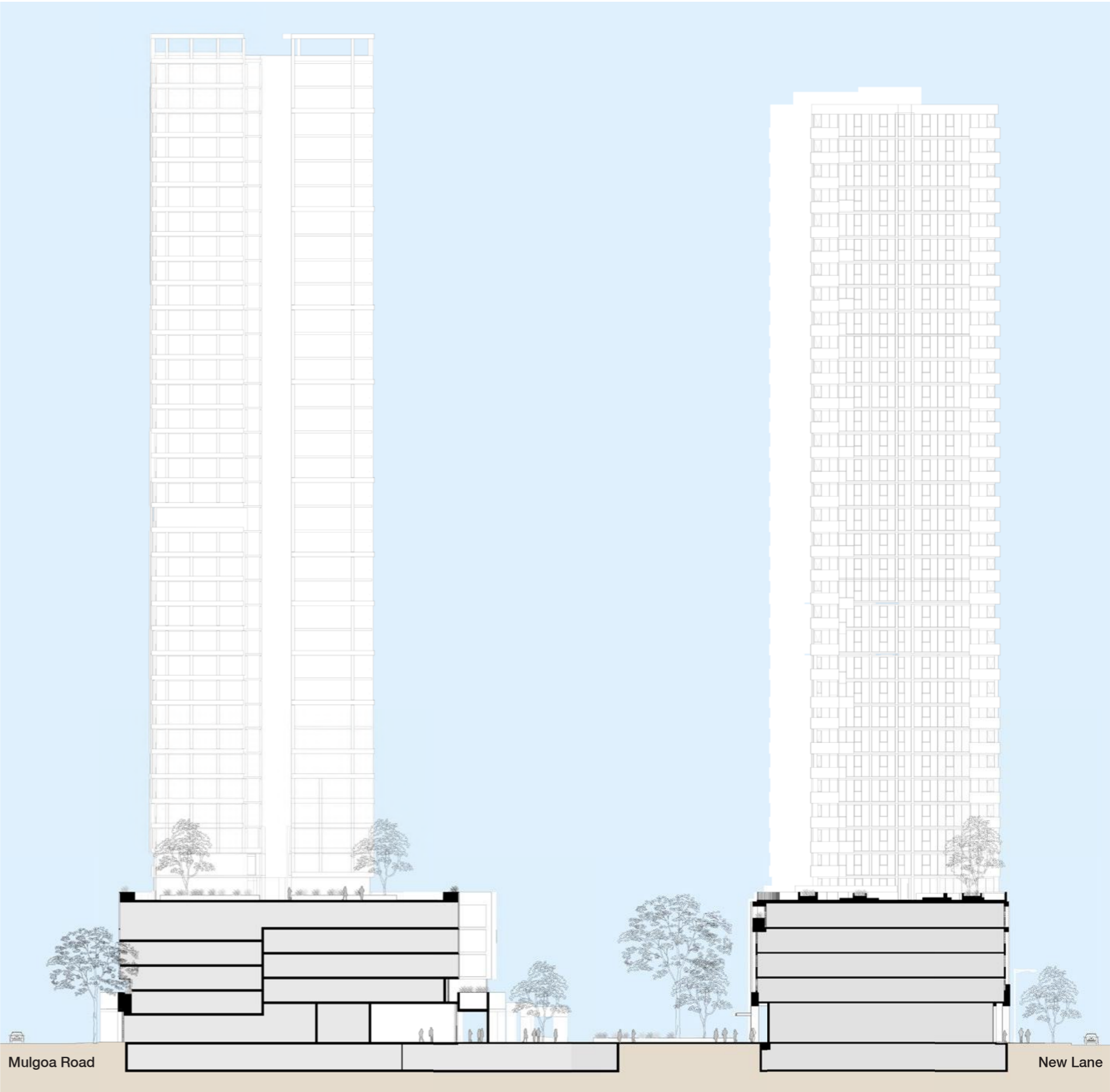
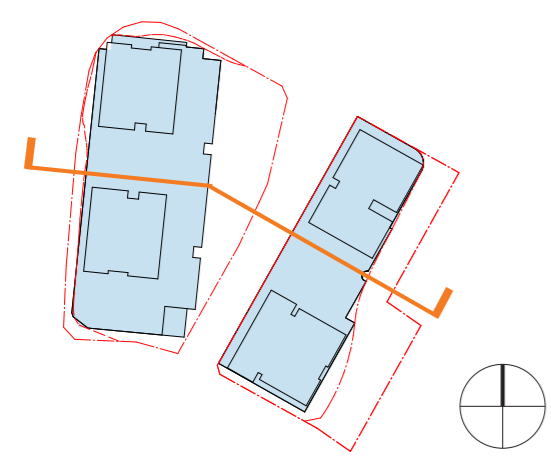


Defining Street Edges



High Street Elevation

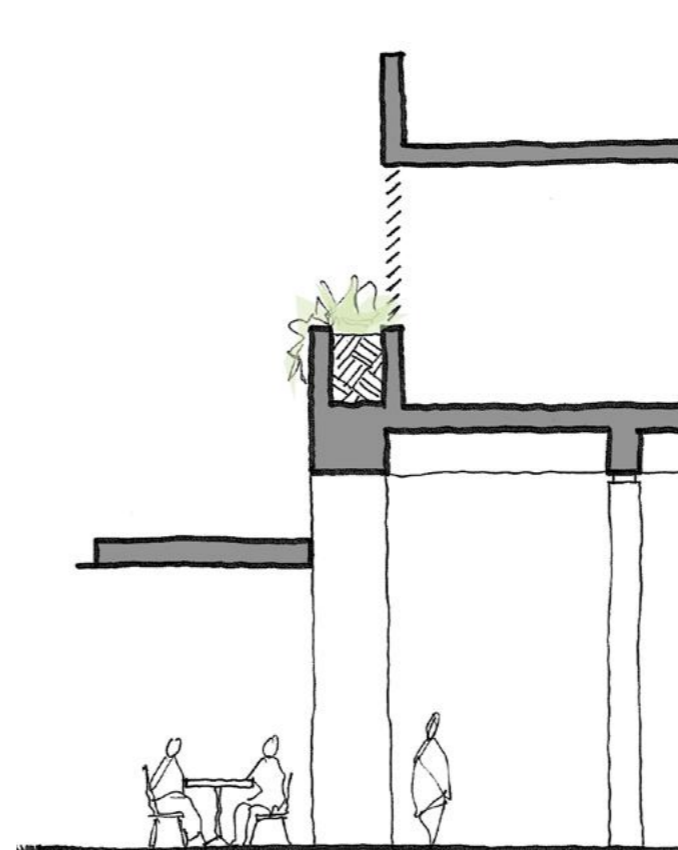
Built form relationship - site section



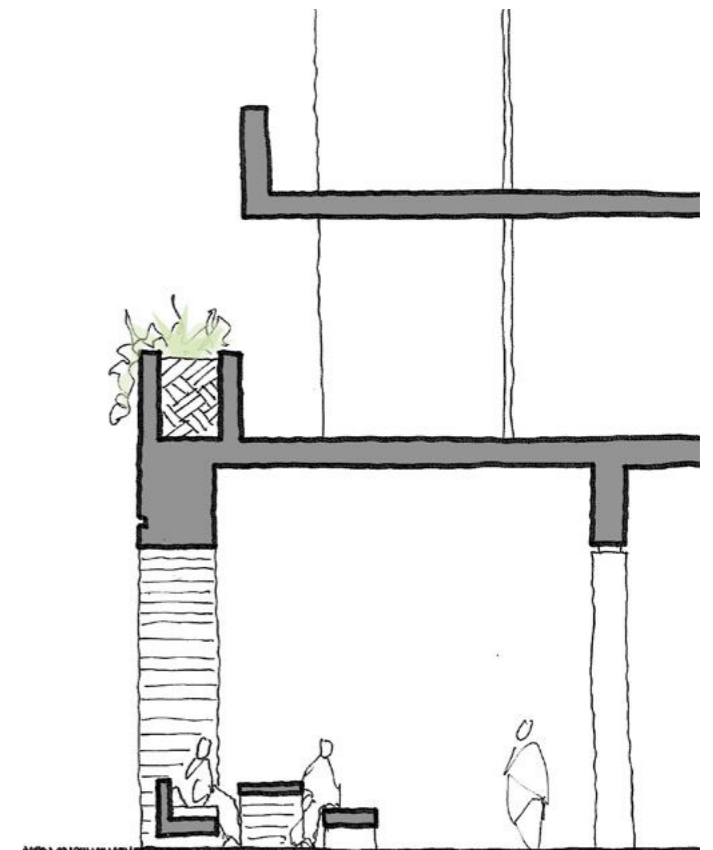
## Competition design principles - podium

Podium built form principles are consistent with the competition scheme through the following:

- Active frontages to High Street and the park
- Covered outdoor retail spaces
- Entry points expressed
- Use of face brick to the ground level
- Integrated landscape solution



Section through verandah



Section through colonnade

## Podium proposed design



# Design Integrity Panel Presentation 2

3

15 November 2019

Podium proposed design



## **D.I.P Comments**

Following SJB's presentation on the 8.11.19 and subsequent podium renders issued on the 15.11.19, the Design Integrity Panel provided the following advice.

### **The panel supported:**

- Rationale for 5 level podium subject to achieving a quality design solution.
- Requirement for additional parking levels to allow redistribution of 6:1 GFA between east and west portions of the Site
- Preliminary design concept for the open space public domain as part of an overall site masterplan including podium and towers.
- Introducing additional vertical planting elements to modulate podium elevations.

### **The panel recommended the following aspects of podium design be reconsidered:**

- Design quality of podium more strongly reflect character of the original competition winning scheme.
- Spandrel panels be modulated to make space for planting behind them rather than appear as an attached planter box.
- High Street elevation and corners require more activation (similar to the approved DA where glazing was suggested with backlighting at night time).
- Make the upper level podium elevations more animated and less like car parking, using precedent examples as reference.
- Opportunities to visually connect the residential towers with the podium and through to ground level.

# Design Integrity Panel Presentation 3

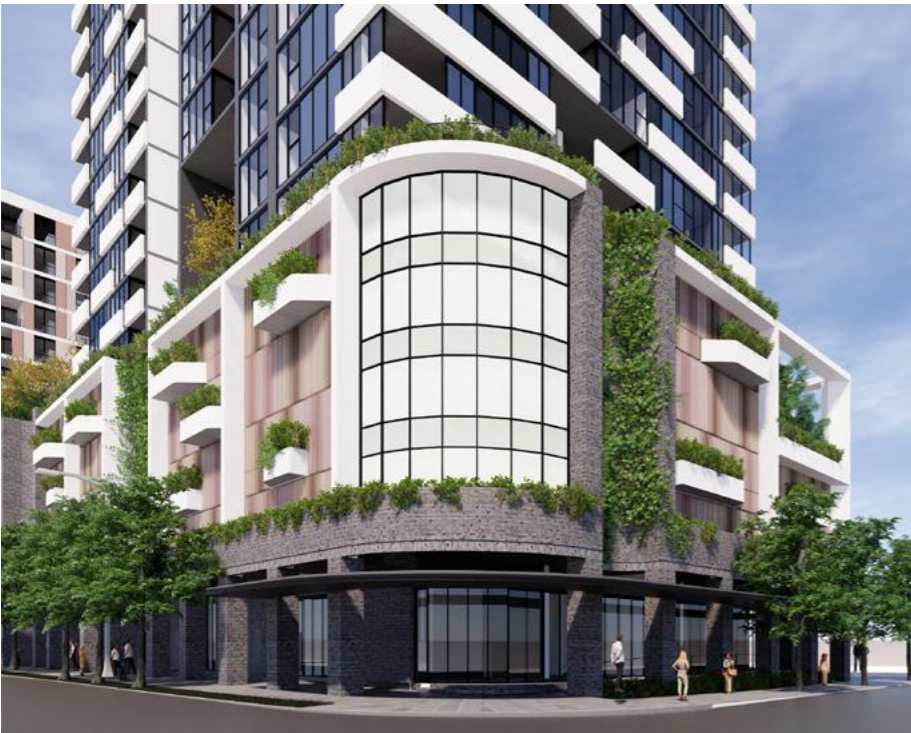
4

5 December 2019

## Podium facade options



High Street & New Road corner options



Glazing

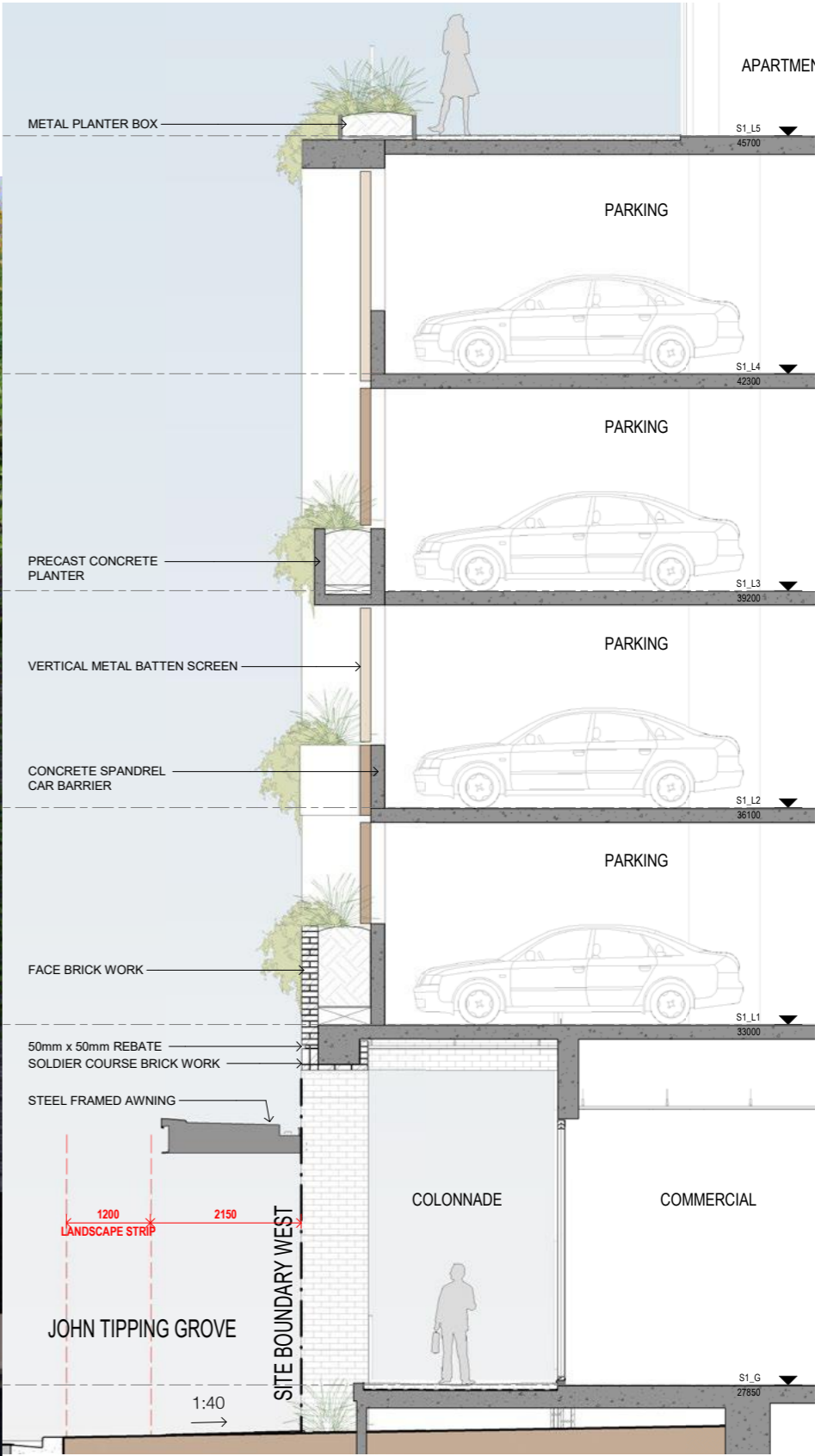


Planter boxes

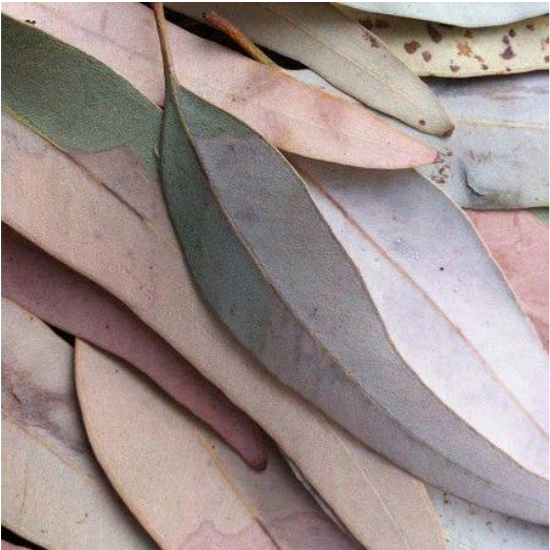


Louvre screen

Podium detail



Competition design principles - Building 2



Building 2 proposed design



DA approved design



DA design applied to Building 2



Proposed Building 2 design

## **D.I.P Comments**

### **The panel supported:**

- The corner of High & New Street with similar treatment as rest of podium.
- Option A podium facade with white framing and design rhythm.
- Tower design with balconies filtering/ merging into screens as it rises.

### **The panel recommended the following aspects of podium design be reconsidered:**

- Planter box expression.
- Reliance on the planter boxes as a primary element to the facade.
- Suitability of the vegetation.
- Ability to maintain and ongoing survival of the vegetation.

# Design Integrity Panel Presentation 4

5

18 December 2019

Podium screening precedents



Podium facade options



Option A1



Option A2

Podium facade options



Option A3



Option A4

## **D.I.P Comments**

**The panel supported the design and recommended the following aspects of podium design be reconsidered:**

- Option A4 was preferred as it provided an articulated façade treatment, that incorporated the planter boxes within the façade, and appropriately breaks down the scale of the large podium.
- To consider this screening treatment to the remainder of the facades.
- To review the ‘balcony’ treatment to the corner of High St and John Tipping Grove in light of the new screening treatment. If ‘balcony’ is retained consider removing the corner column to further express the corner.
- Concern for amenity within carpark. Consider incorporating some openings or a louvre that allows views out from the carpark to provide relief for the users.
- Maintenance of planters to be considered. This may involve an opening or slot behind the planter which can provide access for maintenance. Access panels or doors not a preferred solution as they impede ease of access.
- Consider planter boxes on the inside of the screens so plants appear to come out from behind the screens, this will help with maintenance and shading the soil.
- Selection of plants on the podium to respond to the local climate – Black Beetle to provide a list of appropriate species inclusive of natives.
- Concern for the vertical landscaped slots and ability to provide the level of dense planting indicated, as well as ongoing maintenance. SJB and Black Beetle to further consider this treatment, cascading planting from the top of the podium maybe sufficient.
- The ‘cuts’ with the coloured reveals to be considered when viewed from both directions.
- Use of brickwork to the ground level and vertical slots seen to be working well.

# Design Integrity Panel Presentation 5

6

17 January 2020

Podium facade refined



## **D.I.P Comments**

**The panel supported the design and recommended the following aspects of podium design be reconsidered:**

- Consider strong/ clear way finding to residential tower foyers.
- Needs to meet communal space requirements for additional apartments.
- Provide typical 1:20 detailed sections of the screen fixing and planter box design, with a strategy for maintaining them.
- Present revised material/ colour samples.

# Design Integrity Panel Presentation 6

7

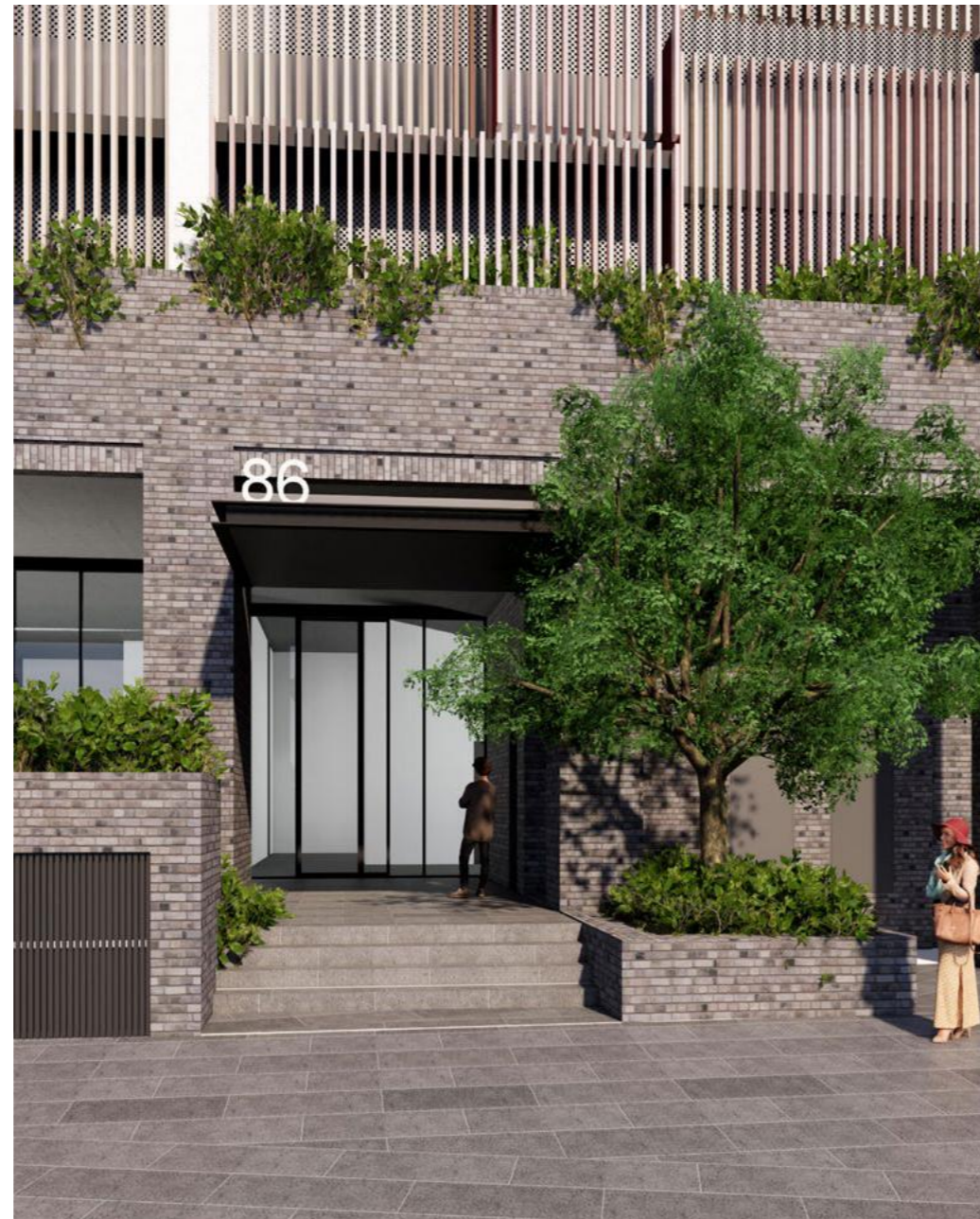
19 February 2020

## Residential foyers

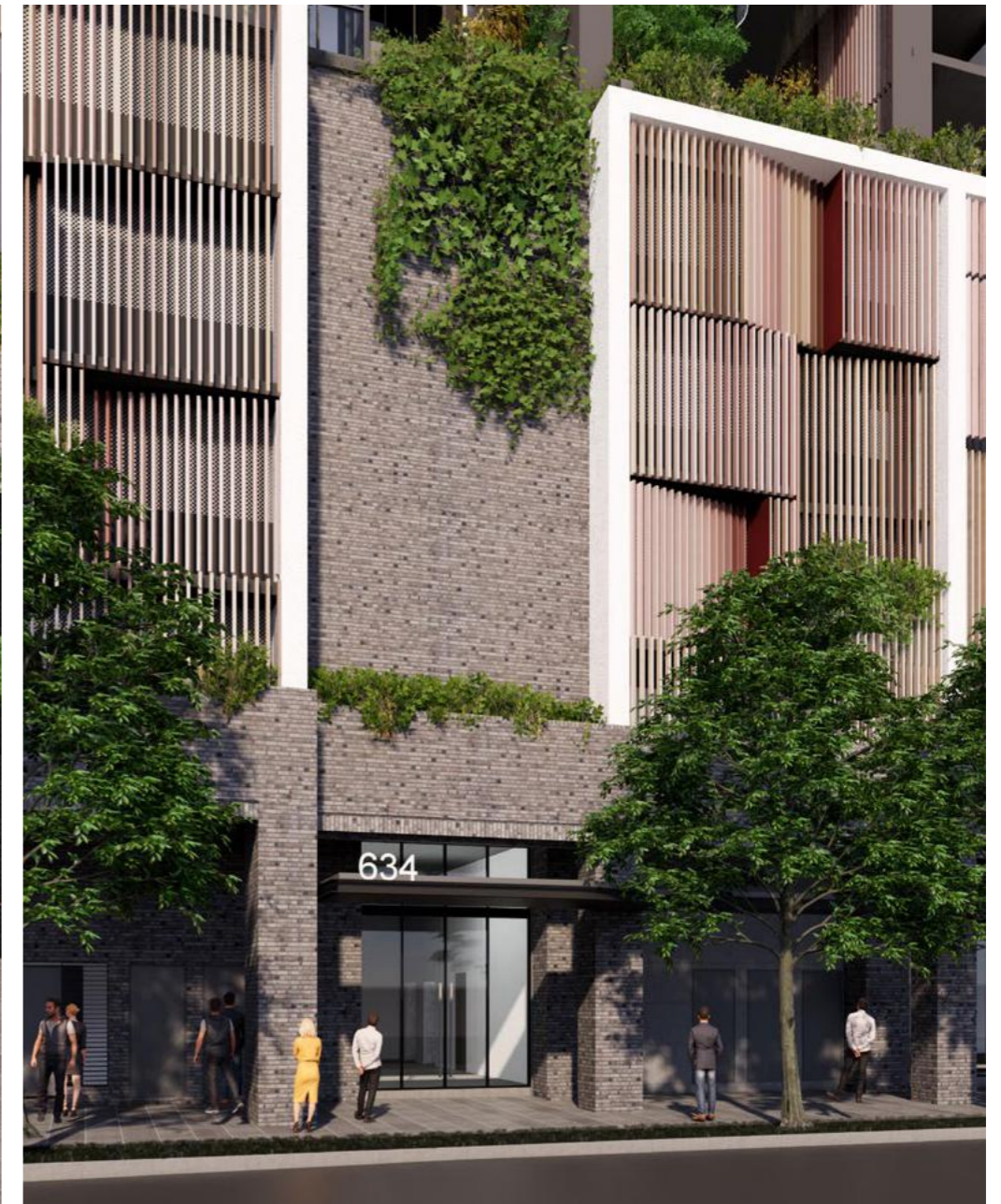
The following has been amended to improve the identity to the street and amenity of the residential entries.

The residentail entries have an improved amenity and a stronger identity to the street through the following:

- Awnings have been added or extended infront of the lobby spaces.
- Street trees along New Road have been repositioned to relate to the building entry and provide a clear sight line from the street to the lobby.
- Street numbering is proposed to be integrated into the awning design.
- Lighting and building identification signage to be considered in the detailed design process.
- The use of a feature material to identify and differentiate from the rest of the facade.



**Union Road Entry**



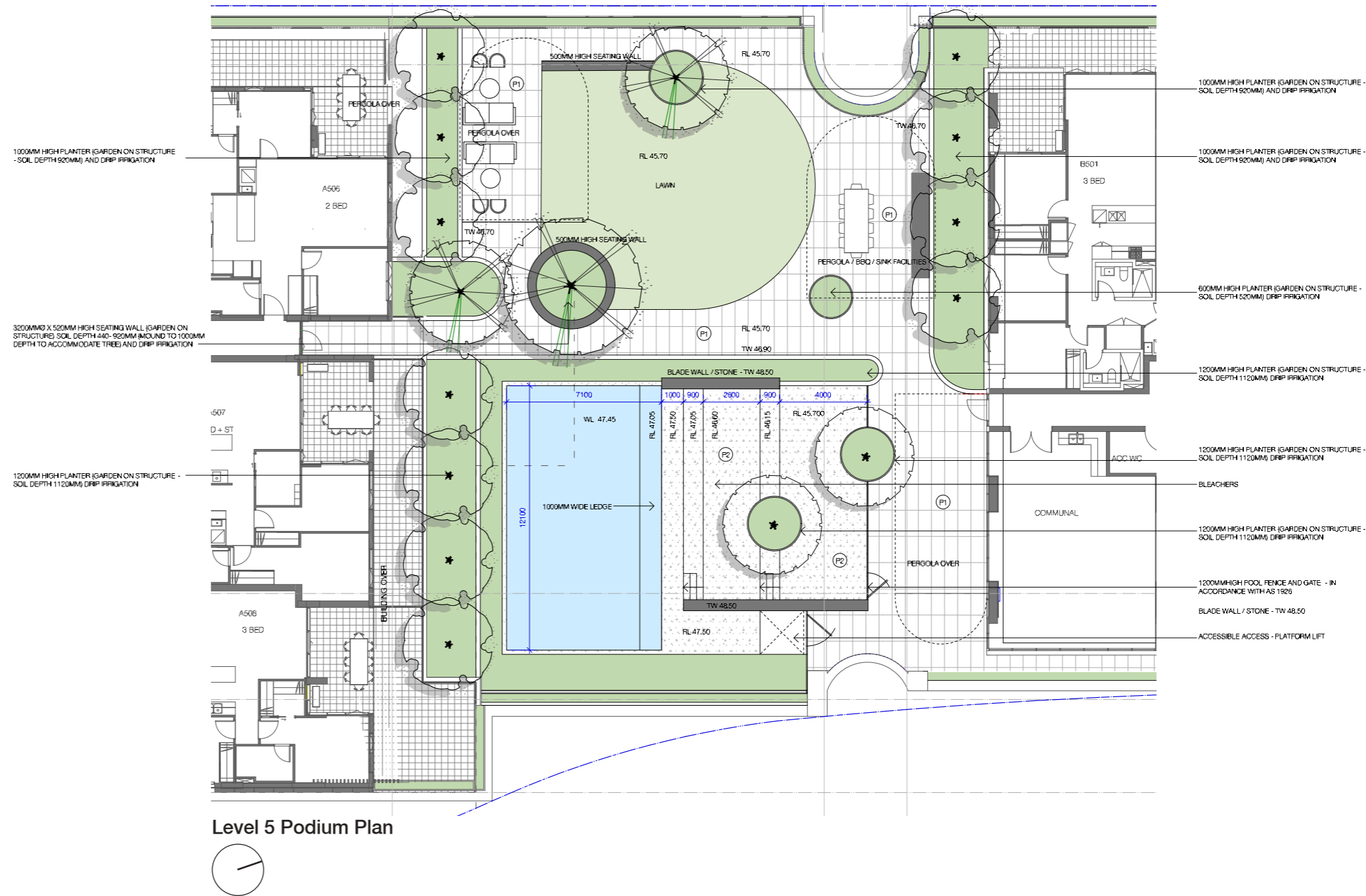
**New Road Entry**

Communal open space



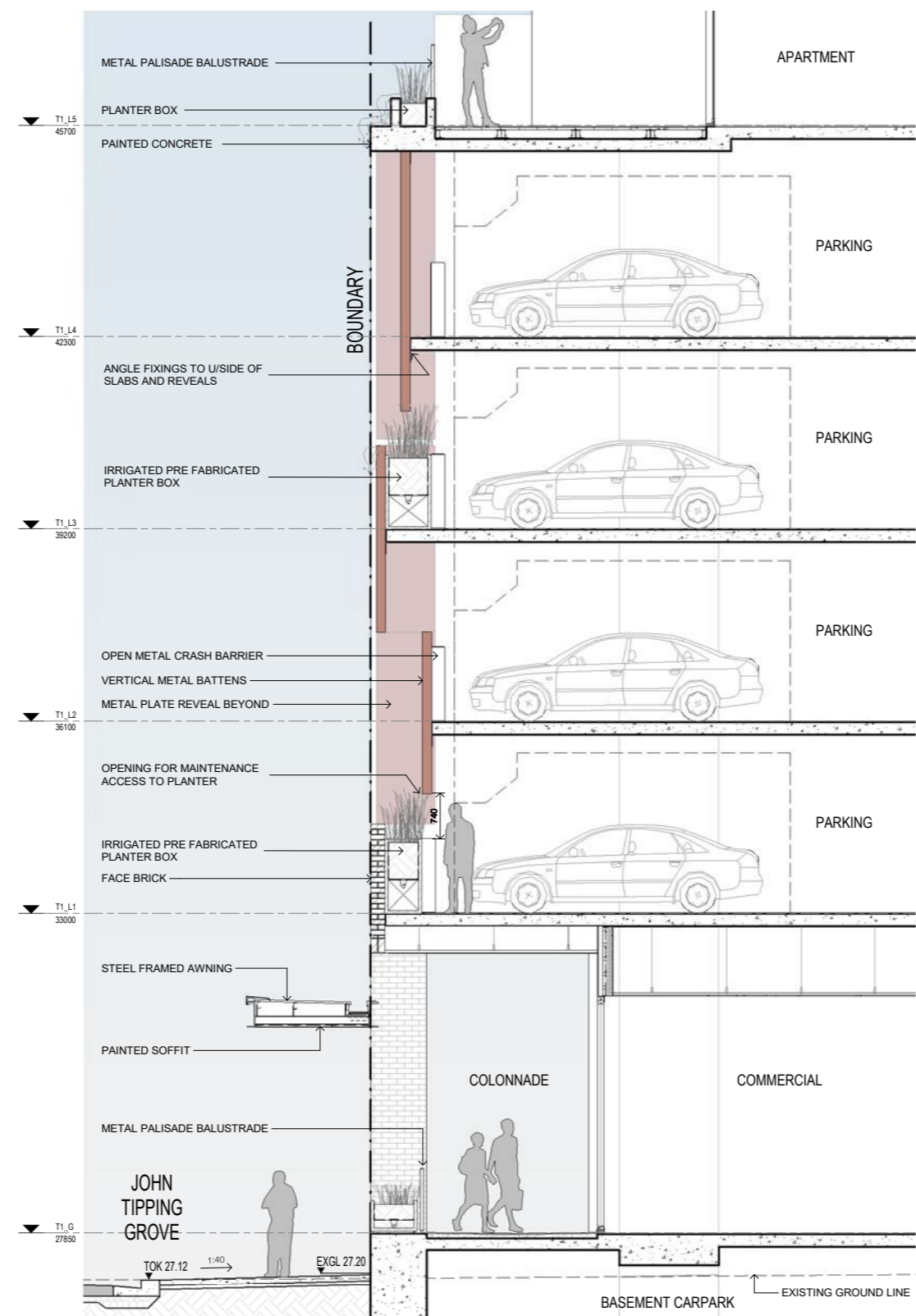
Communal open space

The communal open space on the podium has been designed to accomodate a mix of passive and active uses that include a swimming pool, BBQ area, shaded seating, lawn area and a quiet space associated with the gym such as yoga.

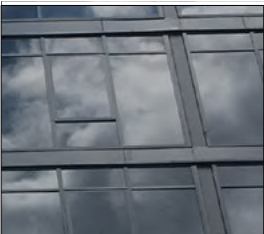


Podium facade detail

- Light weight pre fabricated planter boxes are proposed to be installed behind the batten screening.
- The batten screening stops approximately 750mm above the planter boxes to allow for maintenance access from within the carpark.
- The batten screening has a metal angle subframe that is fixed to the underside of the slabs and reveals.



External finishes



1. ALUMINUM FRAMED GLASS



2. GLASS BALUSTRADES (TOWERS)



3. VERTICAL UPRIGHT METAL BALUSTRADES (Building 1 only)



4. PODIUM METAL SCREENING



5. FACE BRICK FACADE



6.SOLID PANELS WITH APPLIED FINISH AND EXPRESSED JOINTS



7.METAL STEEL EDGE AWNING

PAINT FINISHES

PF1	PF2	PF3	PF5	PF6	PF7	PF8

METAL FINISHES

POWDER COATED RANGE ON VERTICAL UPRIGHT METAL BALUSTRADES (Building 1 only)	METALIC POWDER COATED RANGE ON PODIUM SCREENING	METALIC POWDER COATED RANGE ON PODIUM SCREENING	METALIC POWDER COATED RANGE ON PODIUM SCREENING	METALIC POWDER COATED RANGE ON PODIUM SCREENING

GLAZING SYSTEM

DARK GREY POWDER COATED WINDOW FRAME FINISH (Building 1)	CLEAR GLASS TO VISION PANEL TO WINDOW	MID GREY POWDER COATED WINDOW FRAME FINISH (Building 2)	DARK GREY COLOUR METAL TO SPANDREL PANELS (Building 2)	WHITE POWDER COATED WINDOW FRAME FINISH (Building 2)	WHITE COLOUR METAL TO SPANDREL PANELS (Building 2)

## Building 2 proposed design

The proposed design maintains consistency with the competition design principles and integrates the recommendations of the thermal comfort analysis. This is achieved in the following ways:

- The tower consists of a play with solid and glass elements where the solid panels provide a peeling-off effect as the tower rises to accentuate the slenderness of the forms
- The previous horizontal spandrel expression through the tower had a relation to the previously exposed horizontal planter boxes in the podium. As the planter boxes have been integrated into a vertical batten-type podium façade, the proposed tower design has a stronger vertical expression as well
- The vertical expression of the tower reflects the lower building, with 2 storey high panels that are appropriate to the scale of the tower.
- The solid elements of the tower appear to peel away as the tower rises
- Thermal comfort on bedrooms will be improved as there is a lower window to wall ratio, particularly on areas where views are not required.
- The landscaped podium edge creates a visual connection from the tower to the park



View from the SW along JTG

## Building 2 proposed design



## **D.I.P Comments**

**The panel supported the design and requested additional information regarding:**

- Ground level wayfinding to lift lobbies.
- All floor plans including number and mix of the apartment.
- The logic for determining common open space requirements.
- Design of all common open space.
- Visual and acoustic privacy for apartment external spaces, particularly those adjacent to common open space
- Building elevations / sections including relationship to streetscape and future central park.
- Typical facade details
- Wind and Solar heat gain mitigation measures.

# Design Integrity Panel Presentation 7

8

2 March 2020

## Residential foyers

The following has been amended to improve the identity to the street and amenity of the residential entries.

- The entry awnings become a unifying feature that links the inside with out.
- The use of vertical batten screens continues through the entry spaces to knit together with the building fabric.
- Lighting and building identification signage to be considered in the detailed design stage.

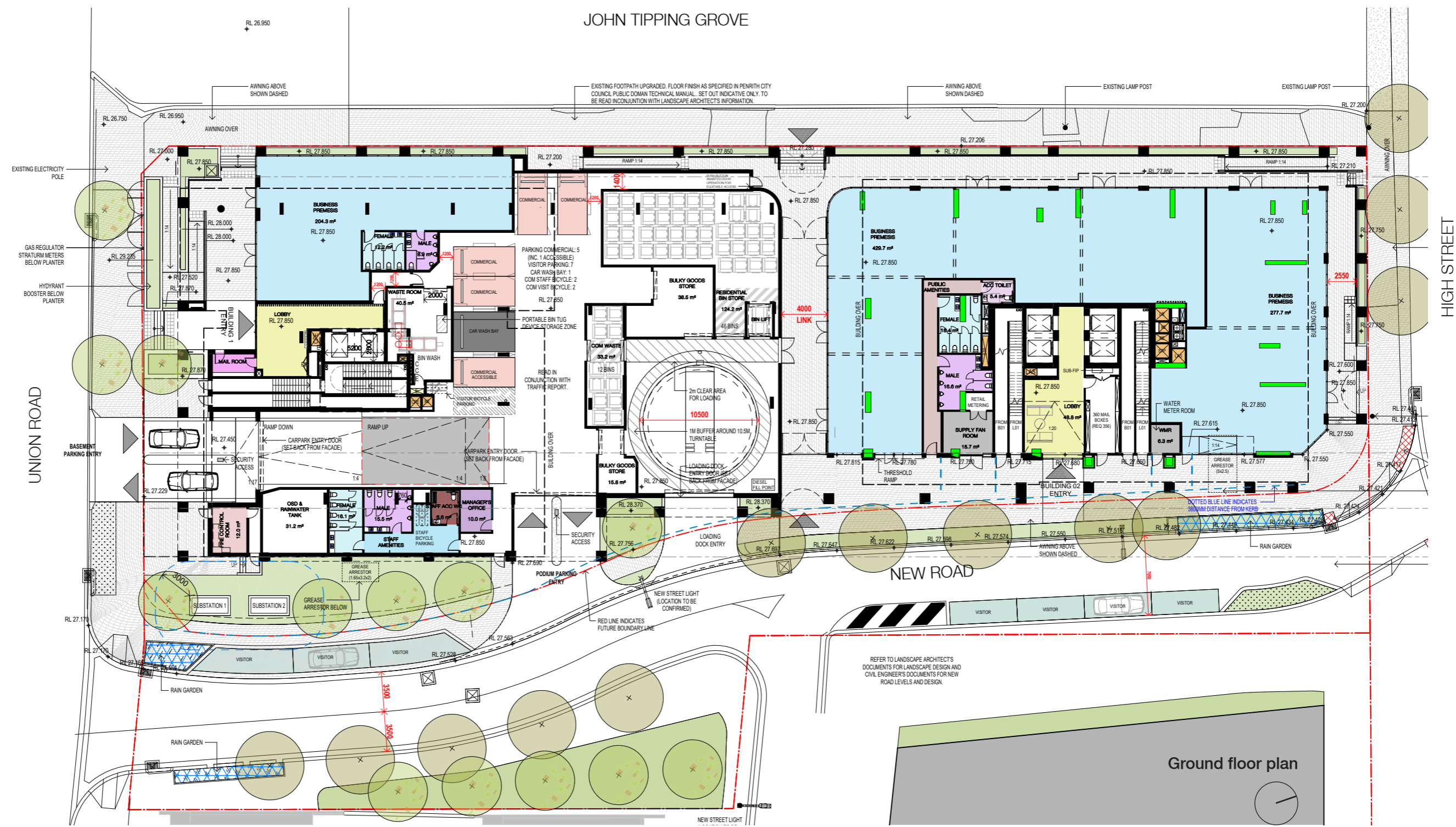


Union Road Entry



New Road Entry

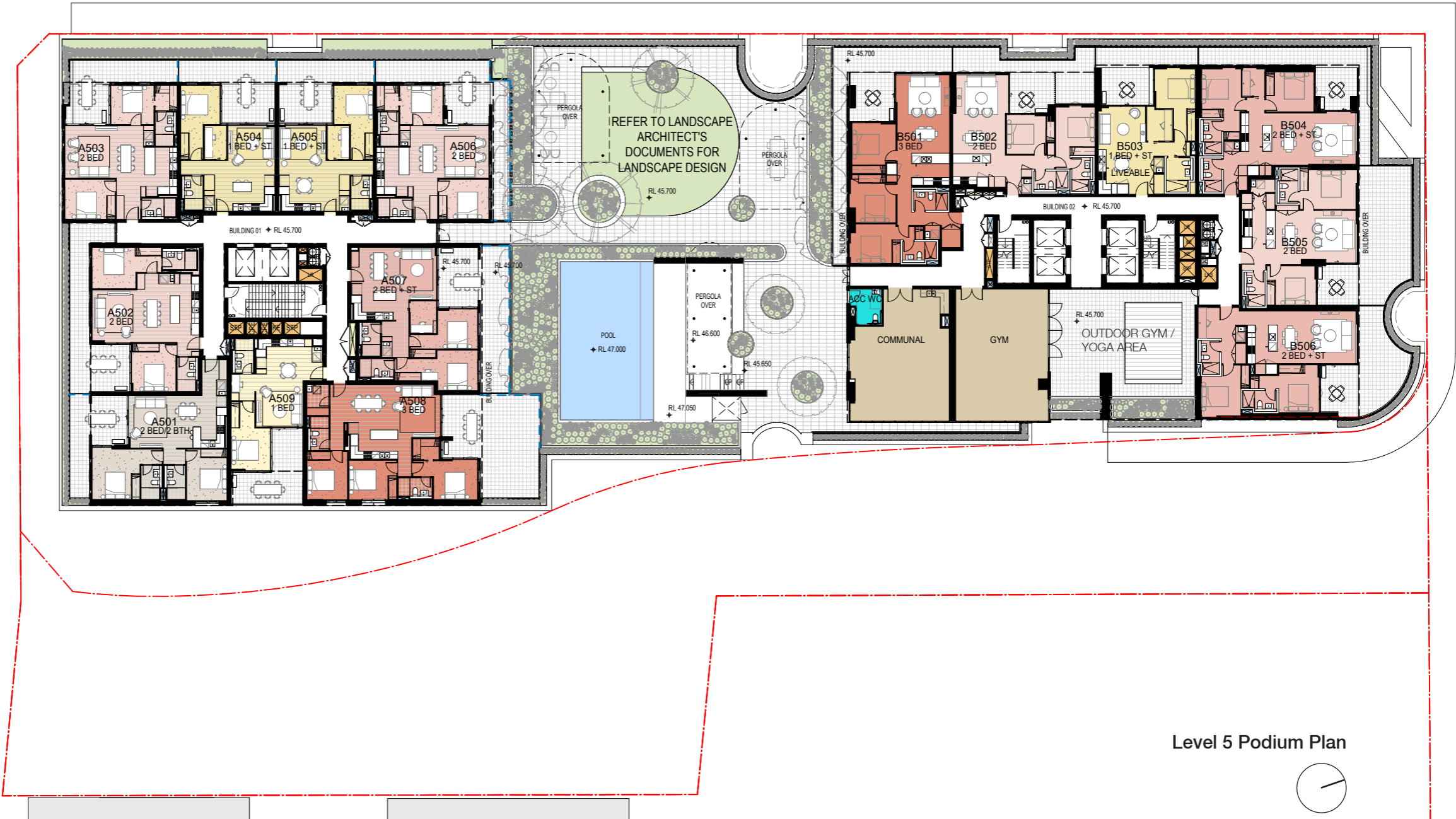
Floor Plans



Floor Plans

A summary of the apartment mix for the development is as follows:

	Apartment No.	Apartment Mix
1B	114	32%
1B+ST		
2B	201	56%
2B+ST		
3B	41	12%
TOTAL	356	100%

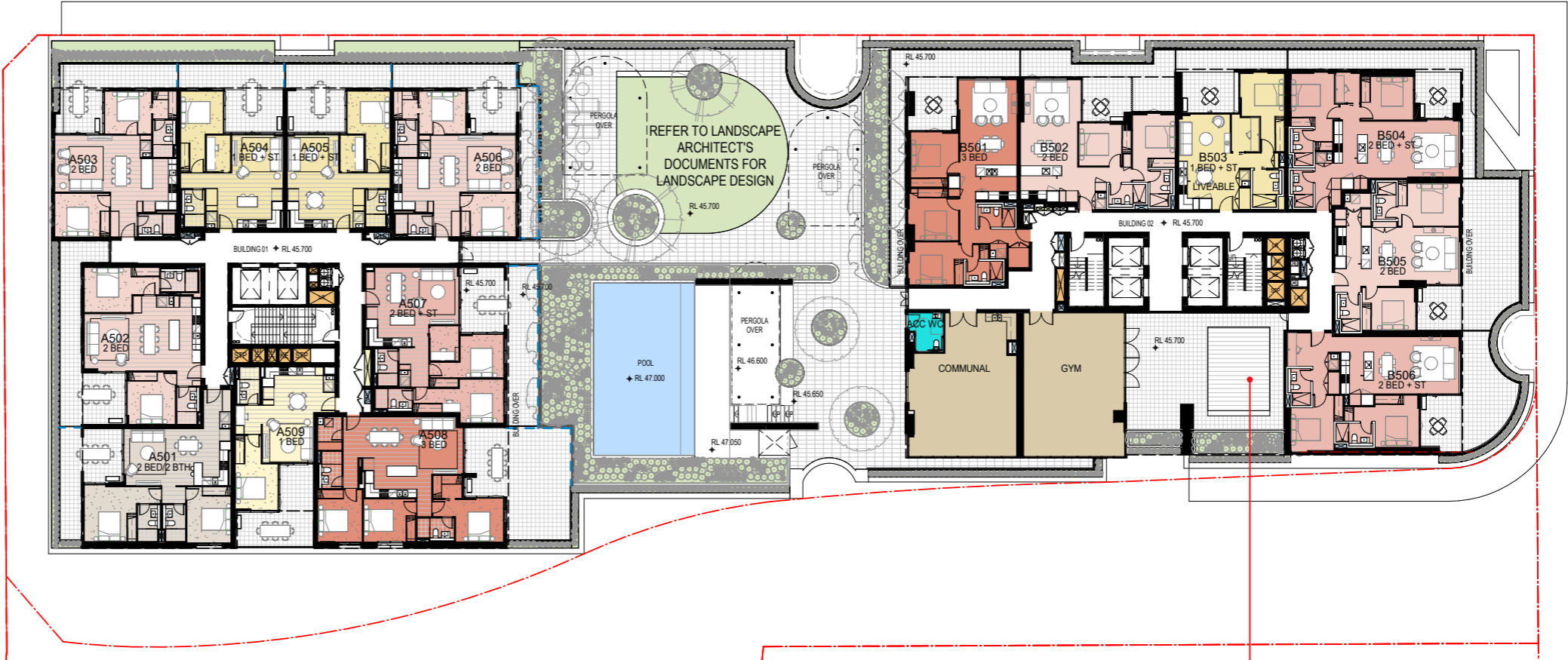


Floor Plans



Communal open space

- The communal space in the approved DA had always envisaged the increase in density.
- The C.O.S is maximised based on the site's constraints.
- Variety of uses - Pool, gym, bbq, lawn, and sheltered areas caters for various demographics.
- Designed to encourage interaction between residents.
- Communal open space in this DA will be supplemented by the addition of the future public park between the east and west sites. (Subject to a future DA)



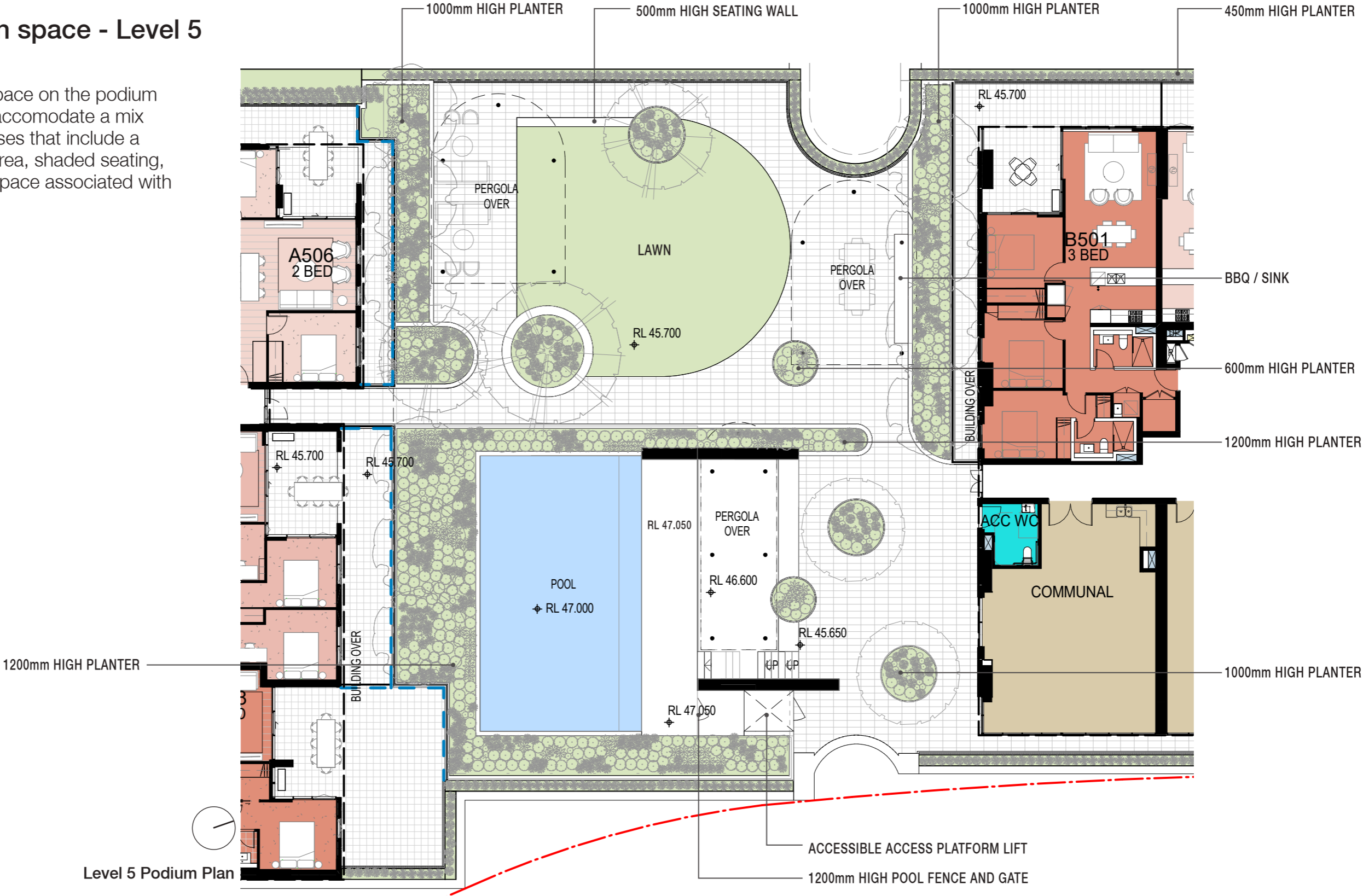
Level 5 Podium Plan



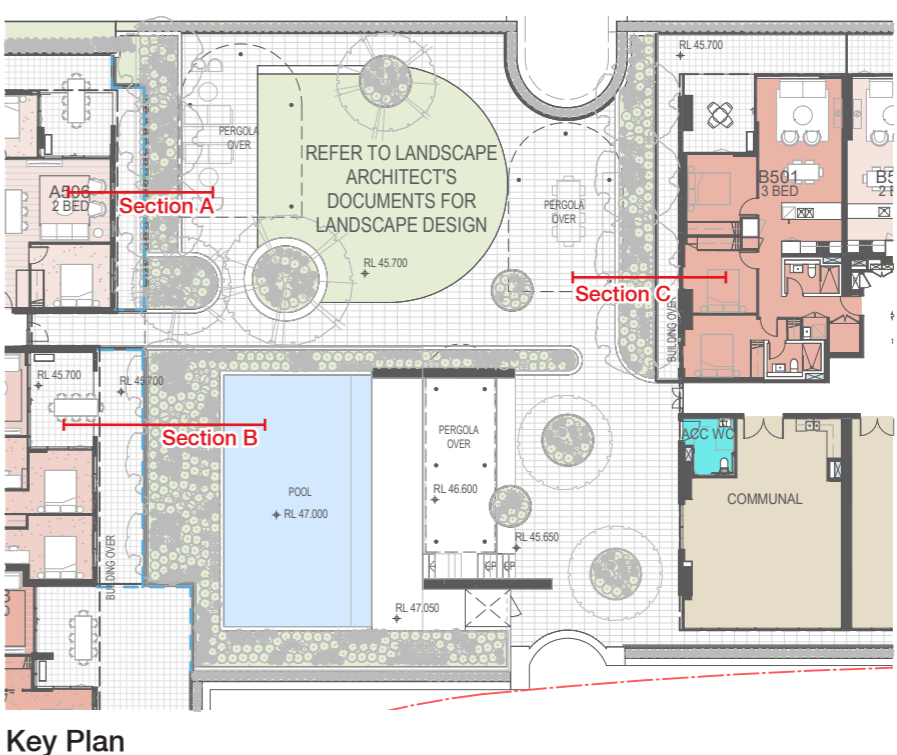
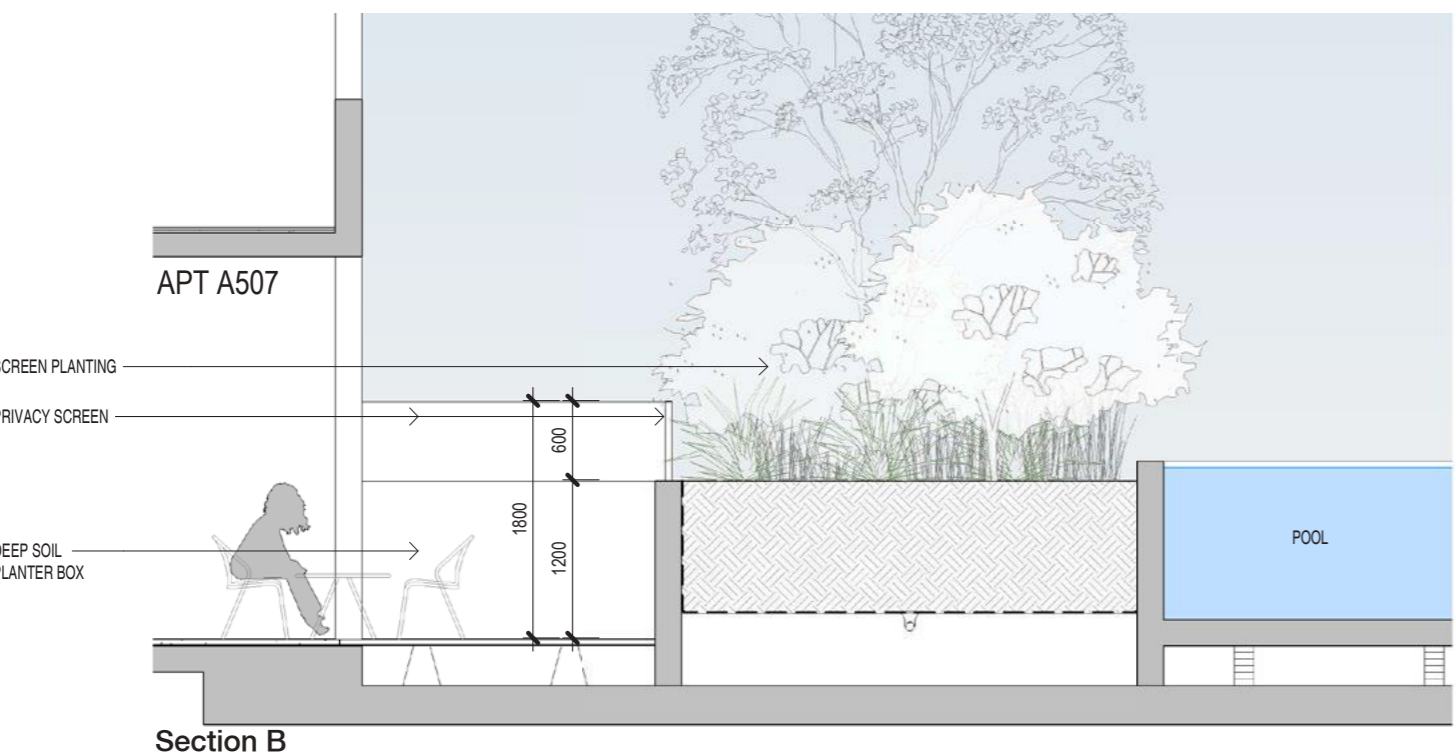
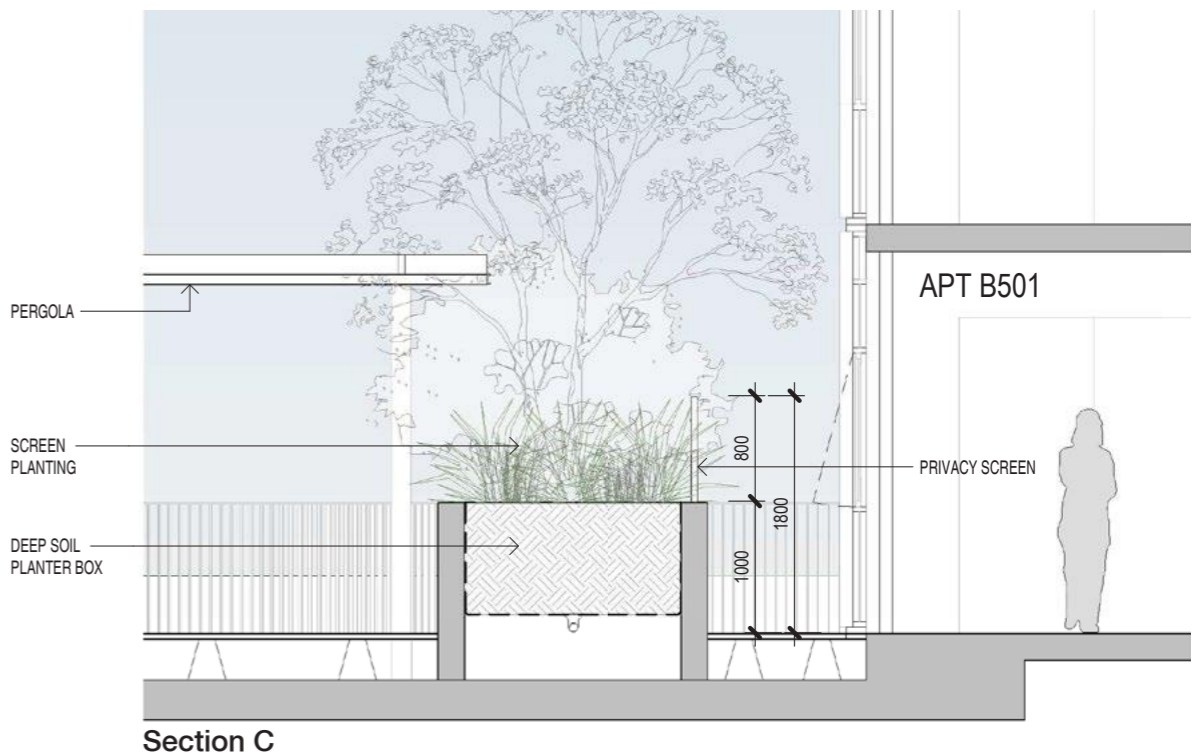
Additional 2 storey high covered area  
quiet space for activities associated with  
the gym such as yoga

Communal open space - Level 5

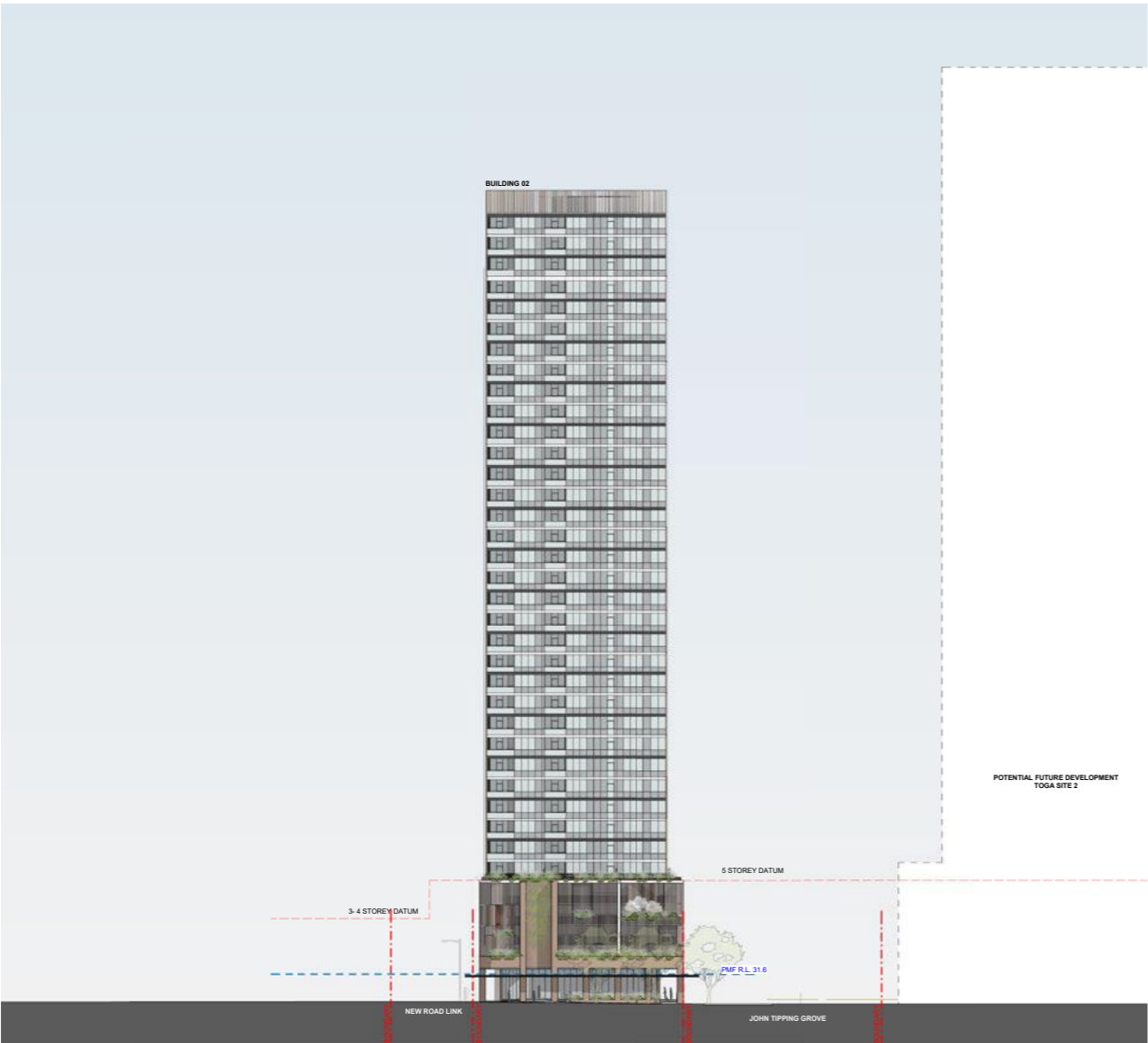
The communal open space on the podium has been designed to accommodate a mix of passive and active uses that include a swimming pool, BBQ area, shaded seating, lawn area and a quiet space associated with the gym such as yoga.



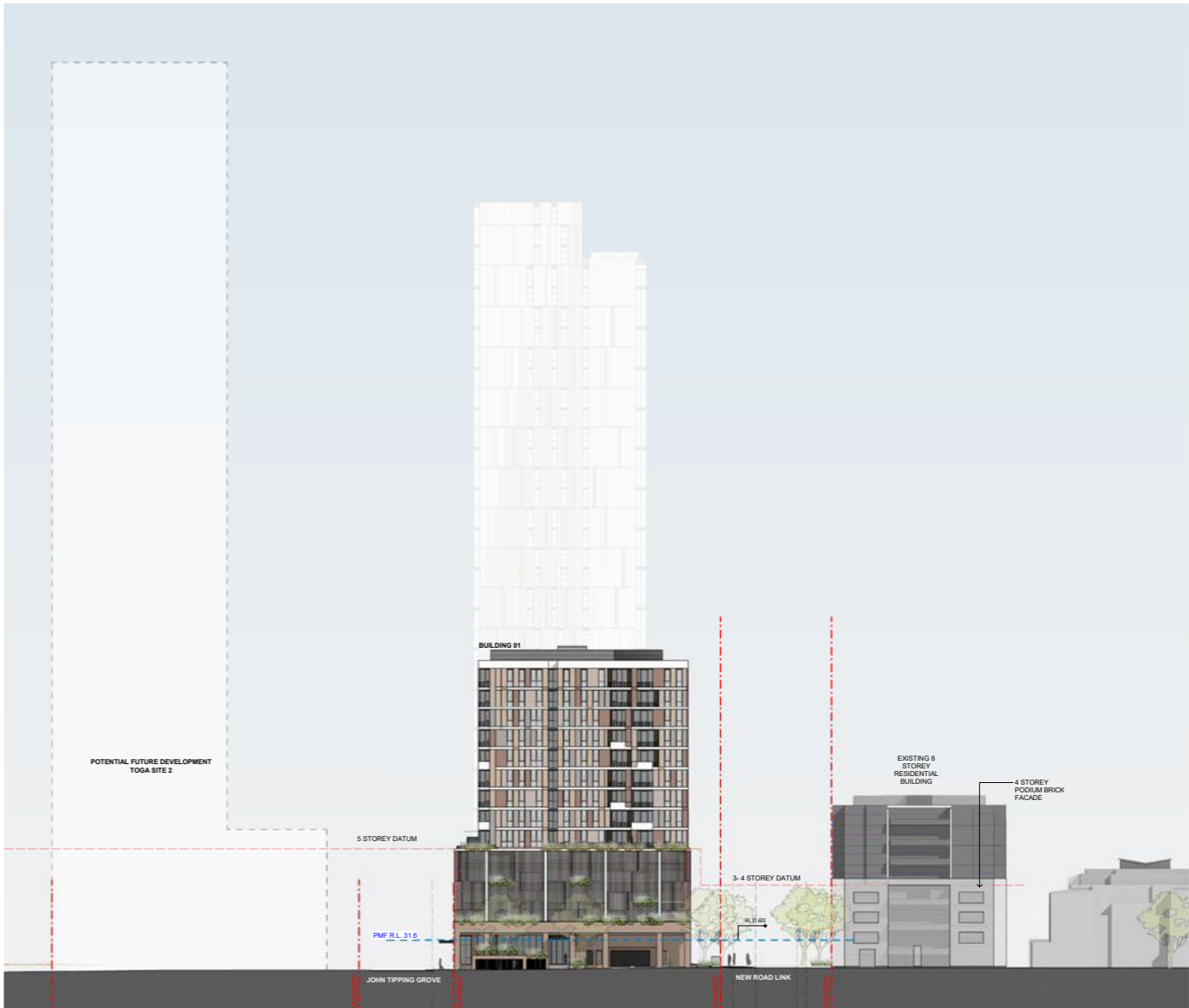
Visual and Acoustic Privacy - Communal Open Space



Building elevations



North Elevation - High St



South Elevation - Union Road

Building elevations

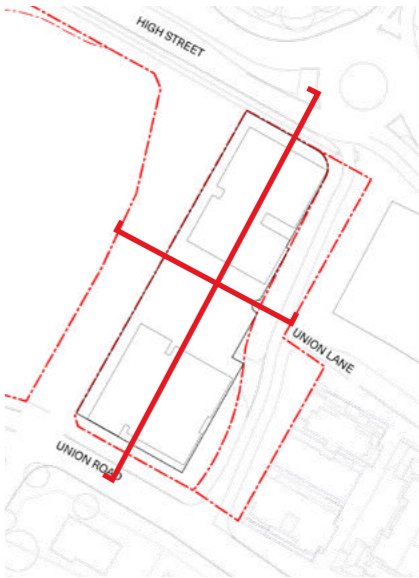


West Elevation - John Tipping Grove



East Elevation - New Road

Building sections



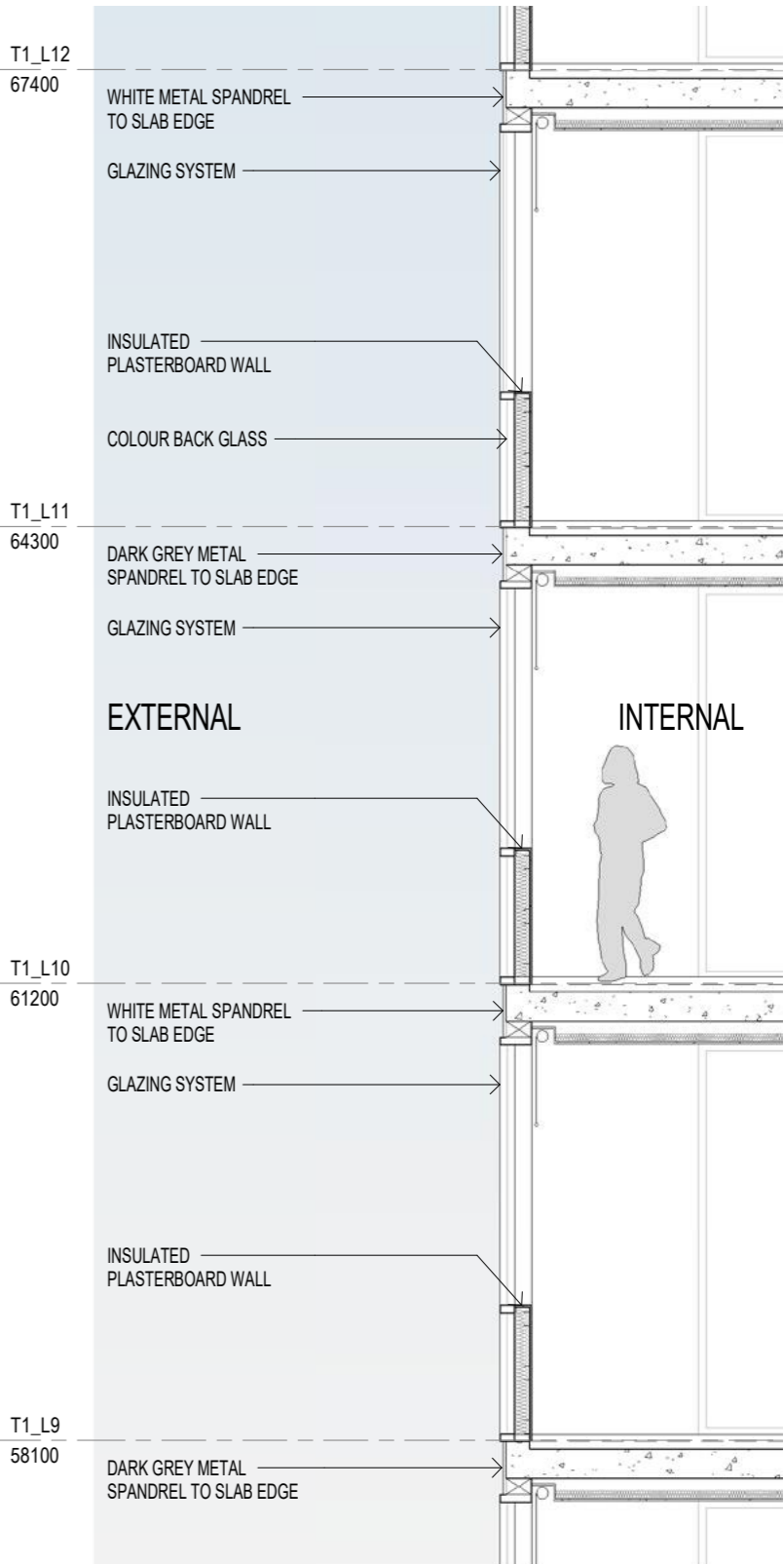


View from the SW along JTG

Tower Facade Detail - Glazing



Detail Facade Elevation



Detail Facade Section

Tower Facade Detail



Detail Facade Elevation

Detail Facade Section

Wind

The proposed development will be exposed to higher wind levels in the following locations:

- Westerly winds are the strongest
- Downwash to western corners of the buildings, particularly Building 2
- Channelled westerly winds through the communal open space
- Open corner balconies in Building 2

The following measures have been proposed:

- Tower setbacks, colonnade and awnings will ameliorate wind to the ground level.
- South western corner of Building 2 has a landscaped podium that is not accessible by the occupants
- Solid balustrade and screen planting along the western edge of the podium's communal open space
- Corner balconies are only open on one façade with full height glazing on secondary facade.



## **D.I.P Comments**

**The panel endorsed the design and were satisfied that Design Excellence had been achieved. The D.I.P expressed their willingness to continue to be consulted through the detailed design process. Aspects for further enhancement in this process includes :**

- South-west corner of Building 1 on Ground Floor to be further developed from a wayfinding, design and access perspective (i.e. review planters and handrail details).
- The apparent depth of the solid panels on the Building 2 façade.
- Level 5 corridor across to communal, gym and yoga area to be relocated to provide better visual connection and direct access to these spaces



Summary



SJB Architects

**sjb.com.au**

We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

Level 2, 490 Crown Street  
Surry Hills NSW 2010  
Australia  
T. 61 2 9380 9911  
architects@sjb.com.au  
sjb.com.au