



13 December 2019

Gavin Cherry

Development Assessment
Officer,
Penrith City Council

Via email –

Gavin.cherry@panrith.city

CC
adam@thinkplanners.com.au

Dear Gavin,

RE: 614-632 High St, Penrith – Design Excellence

This letter confirms that, following a Design Competition waiver under Penrith LEP Clause 8.4, a Design Integrity Panel [DIP] was formed comprising Rory Toomey for GANSW, Brett Newbold for Council and Steve Kennedy for the Proponent.

The DIP's role has been to evaluate design quality of the evolving development proposal and conformity with the LEP's Design Excellence provisions, where appropriate to recommend design amendments that might improve the evolving development concept, and, finally, to advise Penrith City Council whether design excellence is exhibited in the final development proposal.

The DIP has met to review the evolution of this development concept on three separate occasions. After each meeting, advice and recommendations were provided to the Proponent and design team.

Overall, the DIP has been impressed by quality of the underlying design rationale as well as by the evolution of detailed design solutions which have responded comprehensively to the DIP's comments and recommendations.

With regard to development application plans, it is the DIP's unanimous conclusion that the final proposal exhibits design excellence according to considerations which are specified in LEP Clause 8.4.

Notes below confirm the DIP's opinion by reference to the LEP's design excellence considerations which are listed in italic text.

(2) In deciding whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters—

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

Overall rationale, built form and planning are of a high standard. Proposed detailing, materials and finishes are of a high standard.

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Details of subsequent applications and stages of this project would be reviewed by the DIP in order to maintain design integrity from DA through construction.

- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,*

The public domain will be improved through the incorporation of a new pedestrianised through site link to the east and new laneway to the west, creating opportunities for activation on all sides of the development.

- (c) whether the development will detrimentally impact on view corridors,*

The proposed free standing tower will not be contrary to or incompatible with the future townscape as envisaged by bonus provisions under the LEP. Increased height of the current concept (relative to previous concepts) would not have any appreciable adverse impacts at street level or for nearby residential areas.

- (d) (Repealed)*

- (e) how the development will address the following matters—*

- (i) the suitability of the land for development,*

The land is suited to the proposed use; this suitability is reflected in the zoning

- (ii) existing and proposed uses and use mix,*

The site is considered highly suited to the proposed usage mix and the design responds appropriately to the site in providing for the mix of uses proposed.

- (iii) heritage issues and streetscape constraints,*

There are no adverse heritage impacts anticipated; the proposal's response to streetscape is positive and will result in an improvement to overall streetscape quality in its locality.

- (iv) the relationship of the development with other buildings (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*

The design proposal has been interrogated by the DIP and the design team from the point of view of impacts on neighbouring sites, buildings and streets. At a conceptual level, in the DIP's view, the proposal will contribute to an improved public domain outcome through careful consideration and modelling of urban form. The consolidation of the residential GFA into a single tower form has led to improved solar access outcomes to neighbouring properties. The podium's inclusion of active street frontages, through site pedestrian access and the sleeving of car parking and service uses at ground level all contribute to much improved amenity at street level.

(v) bulk, massing and modulation of buildings,

See above for comments on bulk and massing; modulation in the proposal is achieved through articulated use of façade treatments and materials. The arrangement of these elements is handled with skill and serves to mitigate the scale and improve the building's legibility and clarity.

(vi) street frontage heights,

Street frontages are treated according to their location within the site/neighbourhood and heights are supported by the panel as suitable and appropriate.

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

Much effort from the design team has been invested in maximising passive environmental performance through planning and design. The form of the tower, planning of floor plates and the detail of the facades at every level are supported by the panel and deemed to be of a high standard. Overshadowing to neighbouring properties has been minimised through planning and design by consolidation of uses and careful arrangement of massing.

(viii) the achievement of the principles of ecologically sustainable development,

The principles of ESD have been implemented in a variety of ways: passive thermal performance, green outdoor space, productive gardens,

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

The proposal clearly privileges the pedestrian experience at ground level over vehicles; all frontages have active, outward facing uses while vehicle access is limited to a driveway to the south. The panel supports this approach.

(x) the impact on, and any proposed improvements to, the public domain.

See above for more details: the proposal will have many positive impacts on the public domain.

To ensure that design excellence is maintained, the DIP recommends the following:

- (i) DKO Architects, as winners of the original design competition for this Site and as designers of the December 2019 development application, shall be retained during the construction process - regardless of whether the Site is on-sold;
- (ii) Future applications and stages of this project shall be subject to review by the current DIP:
 - (a) Prior to issue of a Construction Certificate: architectural and landscape plans which form part of the CC application;
 - (b) Prior to issue of an Occupation Certificate: works as-executed;
 - (c) Prior to lodgement of any Section 4.55 modification: application design documents.

For each of those applications and stages, the DIP will confirm in writing whether design quality remains consistent with the December 2019 development application and whether an application satisfies the relevant design excellence considerations .

Yours sincerely



Rory Toomey
Principal Design Excellence
GANSW