

APPENDIX 02

Architectural and Urban Design Statement (Turner, August 2017)

TURNER

ESQ1818

MIXED USE DEVELOPMENT

Ransley Street, Panthers North Precinct
Penrith NSW 2750

ARCHITECTURAL STATEMENT

Planning Proposal Submission

Incorporating:

SEPP 65 and outcomes of the Urban
Design Review Panel discussions

August 2017_**Rev B**



Site context

Project Overview

This design report and SEPP65 design verification response is prepared by Turner on behalf of ESQ1818 Panthers Pty Ltd in support of the Planning Proposal for the mixed-use development known as ESQ1818. The project is located at Ransley Street within the Panthers North Precinct and is also bounded by Mulgoa Road to the south and bisected by Retreat Drive.

The submission and Design Report represents a considered approach to the development of the site.

The proposal was developed in collaboration with a comprehensive consultant team to address both strategic and detailed issues associated with the site and overall context. Council was consulted during the development of the design to ensure consistency with planning objectives, precinct strategy and matters pertaining to infrastructure.

The scheme was reviewed by Council's Urban Design Review Panel (UDRP) on 22 June and 14 September 2016. Commentary on the amendments made to the proposal following these meetings is detailed in the following chapter.

This report is to be read in conjunction with architectural drawings prepared by Turner, landscape documentation prepared by Oculus and planning report prepared by SJB.



Site analysis plan



Location

The project is located at Ransley Street within the Panthers North Precinct and is also bounded by Mulgoa Road to the south and bisected by Retreat Drive.

The site is bound to the west by the existing lake and opens up to the recreational open space to the north.

The site has an irregular form, is split across multiple lots and has a total area of 66,656m².

The site currently contains hardstand carparking, lawn, a marquee and a drainage channel along the eastern boundary.

Design

The design intent of the proposal is to bring residential, retail and recreational elements together in a cohesive development that fits within and contributes to the existing and desired future context of Panthers North Precinct and the greater Penrith community.

The immediate and surrounding landscape elements - including the parklands, lake and mountains beyond - have been the key driver in the development of the proposal.

Connections and outlook to and through the site have been carefully planned to maximise the visual and physical permeability of the proposal.

The proposal defines envelopes and heights within a consideration of the building programme, massing, articulation, amenity, public domain and landscape integration. Further information about these elements is described under the SEPP65 - 9 principles chapter.

The development is designed to connect into and expand the pedestrian and cycle networks surrounding the site, with a network of linkages connecting the site with the greater Panthers precinct, the Nepean River, the River walk and Penrith station.

Internally, the site is designed to be highly permeable for pedestrians with the new road, foreshore promenade and nature walk connecting to the open recreational space to the north of the site.

Design Concept

The design concept for the development is to weave the natural environment into the site and continue the surrounding green space into the development.

The resultant massing is a series of ribbon forms that allow visual and physical permeability to the mountains and landscape areas to the north.

The green spines that run through the site provide a varied series of public and communal landscaped spaces, each with a unique character and programme.

The water elements within the site - the lake and the creek to the eastern boundary - have also been linked by splitting these ribbon forms to create pedestrian through links.

Use

The proposal seeks consent for 850 apartments, 3,500sqm (max.) of retail, associated parking, new roads and a series of communal and public open spaces.

SEPP 65 Verification Statement

We confirm that Jason Goggi has directed the DA design and documentation of the ESQ1818 project at Ransley Street, Penrith.

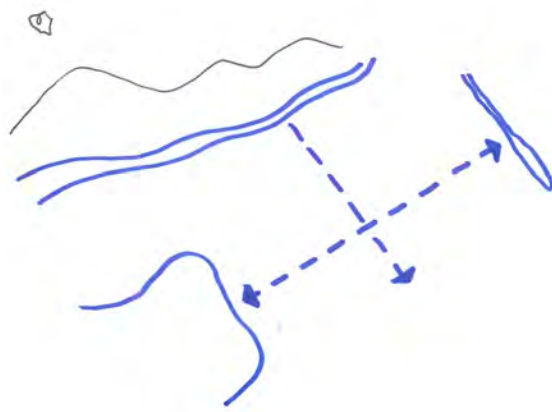
The design is prepared in accordance with the design quality principles set out in Part 2 of State Environmental Planning Policy No.65-Design Quality of Residential Flat Development.

Jason Goggi is a registered architect under the NSW Architects Act 2003, registration number 8709.

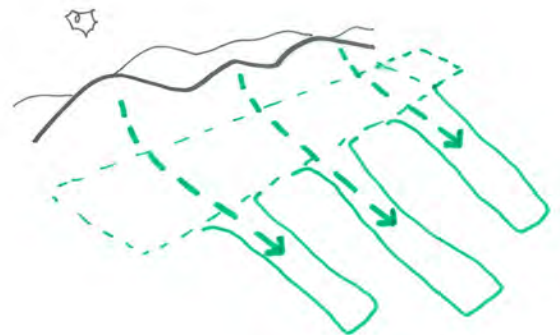
TURNER

Jason Goggi

Associate



Concept sketch



PART 2 : RESPONSE TO THE URBAN DESIGN REVIEW PANEL (UDRP) RECOMMENDATIONS

During the Planning Proposal review process the design team met with Council's Urban Design Review Panel (UDRP) on 22 June and 14 September 2016 to review and discuss the proposal.

In response to the discussions and commentary provided on 22 June, a series of studies and analysis were undertaken to address the key issues.

These studies and proposed modifications were presented to the UDRP on 14 September, and were well received. Some additional commentary was offered at this meeting and these items were also analysed and the scheme amended.

A summary of the key issues and subsequent modifications to the proposal are as follows:

ENVELOPE

Masterplan Structure

The road network was amended to introduce a vehicular through link from Ransley Street to New Road, providing a one-way path of travel for retail customer vehicles to enter and exit the site.

Additionally a loop road was provided from New Road that circles Building F to provide a street address to Building E while also allowing vehicular access to the naturalised stormwater channel to the east of the site.

Bulk and Scale

All buildings within the scheme have been replanned to provide a more dynamic stepping along the elevation to give greater depth and offset to the built forms. This serves to both increase the natural ventilation opportunities while further breaking down the perceived length of the built form.

Further more, many buildings have been split into 2 forms and pulled apart to increase visual permeability and provide a transition of building scale.

Buildings B and E have each been split in half to allow for a scaling down in building footprint – along with the already reduced heights – to the adjoining low height buildings to the east.

Buildings F and G have also been bisected and pulled apart, to provide a visual connection between New Road and the naturalized public domain to the east.

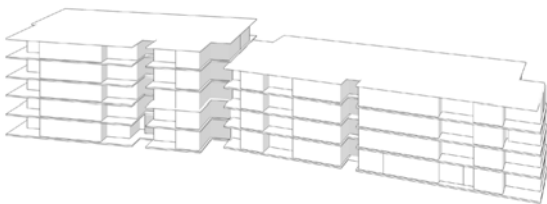
Building C has been split to allow for a scaling of the massing toward the Ransley Street public domain and any future neighbouring buildings.

Setbacks and transitions

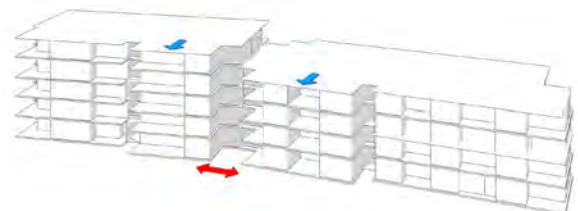
A series of view study analysis was undertaken to maintain the view corridor along Ransley Street at the entry spine to the precinct.

As a result Building L has been further setback to open this vista down Ransley Street to the mountains beyond.

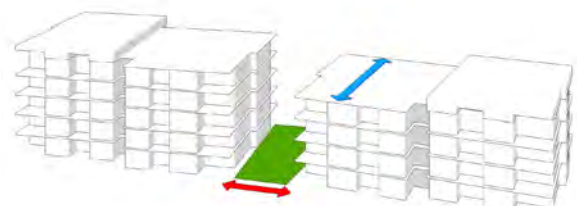
The minimal built encroachments into the Mulgoa Road landscape setback have been removed with Buildings A and B repositioned on the site.



Massing Strategy Previous



Massing Strategy_Shift



Massing Strategy_Split

INTERNAL AMENITY

Solar Access

The planning of Buildings A,B and C has been refined to achieve 70% solar access for 2hrs in mid-winter in line with ADG requirements. Given the orientation of Ransley Street, and the need for the building to provide the function of street definition and surveillance, the number of south facing (limited solar access) apartments has been improved to approximately 30%. All other buildings within the site achieve less than 15% limited solar access individually, as well as an overall site-wide approach.

Cross Ventilation

Building footprints have been cranked and stepped to increase the number of open corners and in turn the potential for natural ventilation. The proposal achieves the natural ventilation requirements of the ADG.

PUBLIC DOMAIN

Safety

The basement footprint has been pulled back from New Road locally to allow for greater variation in the fence alignment and increased potential for active public domain offerings and casual surveillance.

Streetscape

The carpark entries and servicing have been moved from Ransley Street to the new through link road between Ransley and New Road. These spaces have been turned over to retail frontage for greater activation of this key entry boulevard.

Character

The building character has been redesigned to include a wider degree of variation among the buildings, with both horizontal and vertical focussed façade approaches, and broader range of materiality providing further definition across the buildings.



① Ransley Street View 2 - Existing Condition



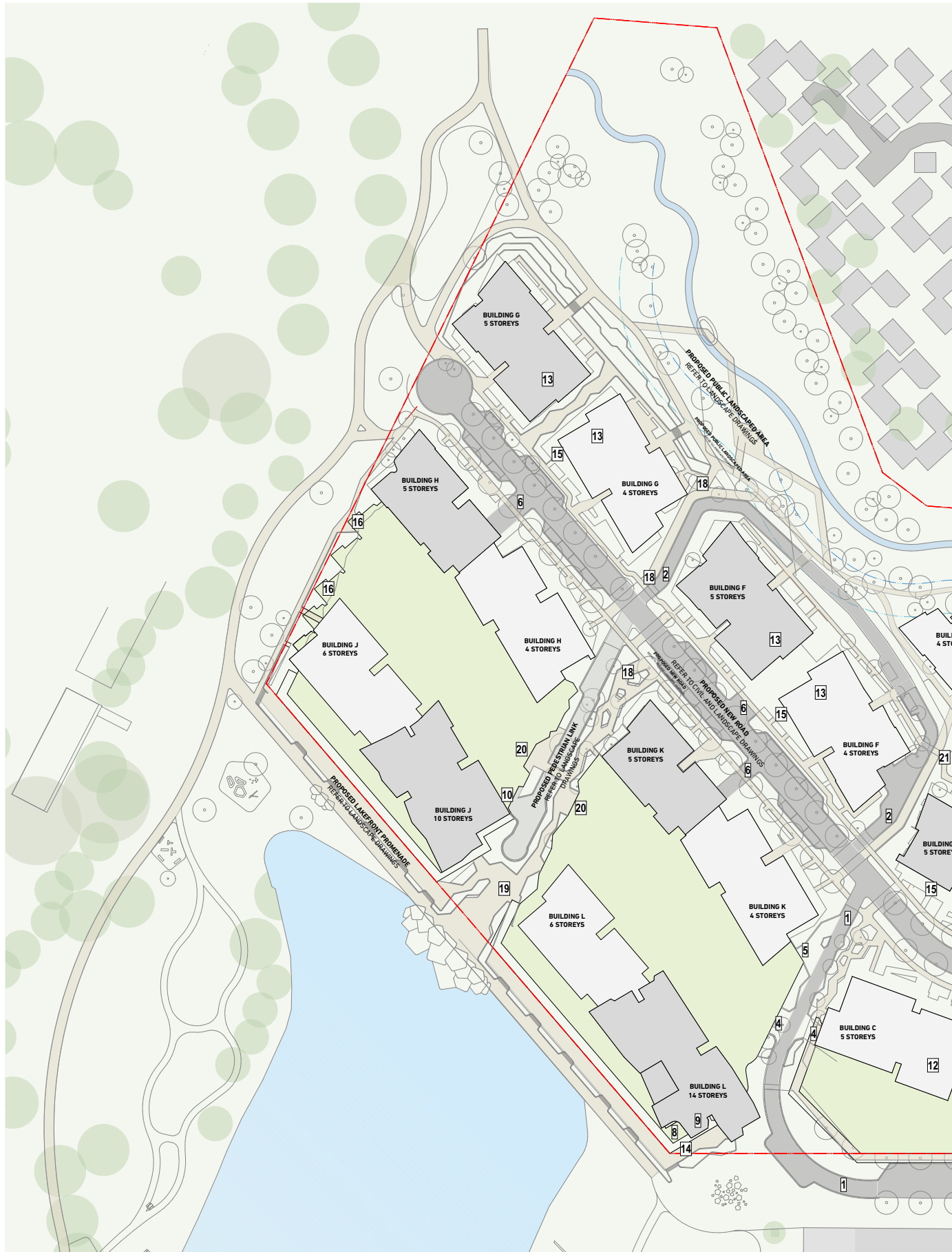
② Ransley Street View 2 - DFO Box Massing



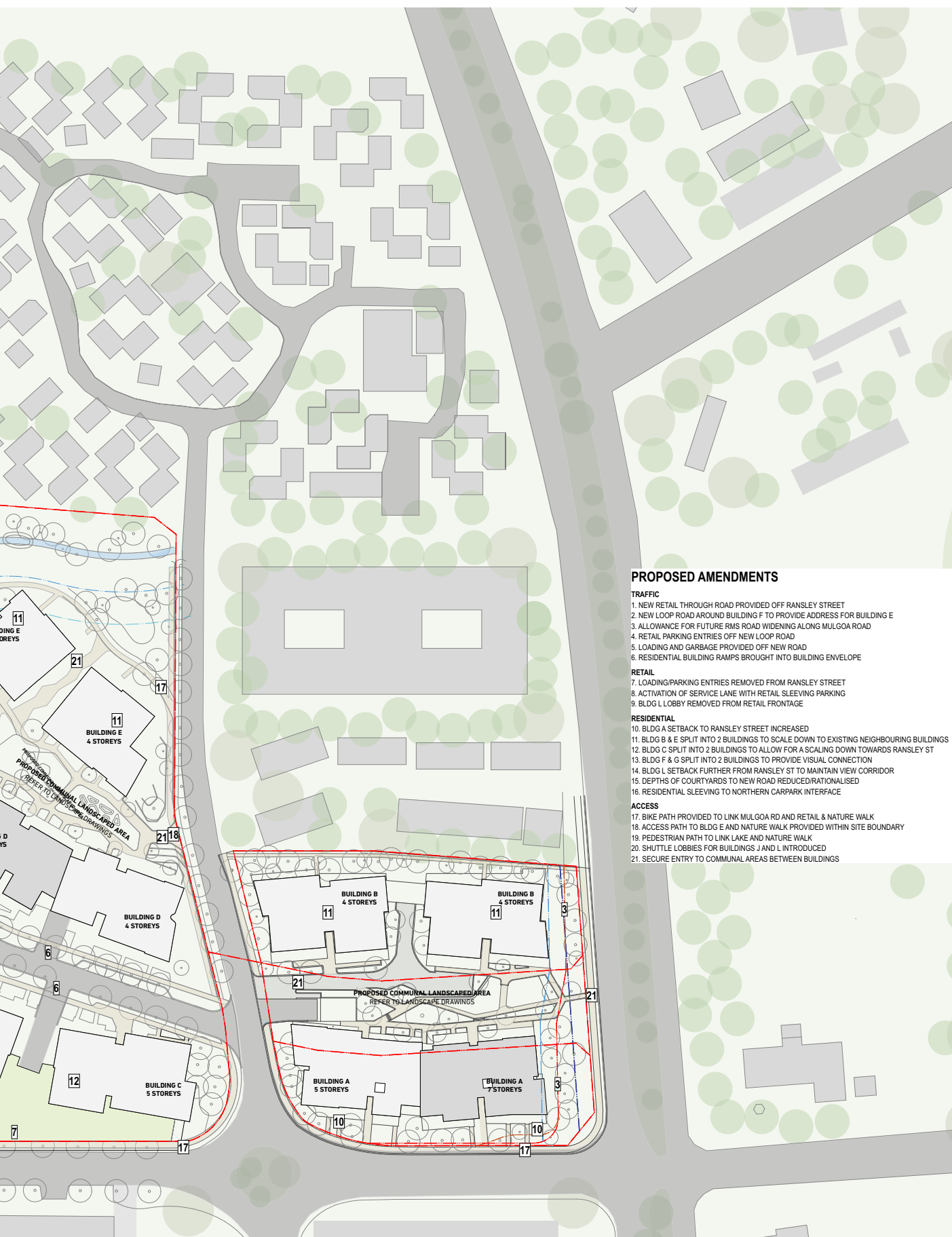
③ Ransley Street View 2 - Previous Building Massing



④ Ransley Street View 2 - Amended Building Massing



Site plan illustrating responses to UDRP comments



Principle
1

Design Quality Principle 1

Context & 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 neighbourhood. Consideration of local context is important for all sites, including sites in established area, those undergoing change or identified for change.

Proposal

The proposal seeks to respond and contribute to the immediate context of the Panthers precinct as well as the surrounding area and greater community.

Responding to the present context, the development maintains a buffer to the adjoining seniors housing to the east, opens up to the recreation areas to the north and provides an enhanced interface with the lake to the west.

Building heights have been lowered considerably below the permissible height adjacent to the adjoining seniors living dwellings on Retreat Drive to create a height transition to the existing buildings.

The taller buildings are located along the lakefront to the western edge of the site and consolidated to create a localised destination marker to the development.

The ground plane is designed to produce an attractive vibrant place with links within and around the site opening up to the open space beyond.

The development proposes a new road through the middle of the site along with public pedestrian pathways along the eastern and western boundaries in the form of the nature walk and lakefront promenade respectively. These public areas encourage community activation and interaction with the development and open space beyond.

Vehicle movement is predominantly along a central road with residential and retail entry routes and parking areas separated.

The materials and finishes for the development are of a high standard and contextual to the setting. The development is intended as a landmark to create a destination for the precinct and wider community and promote the benefits of living in a area well serviced by transport, services and recreational facilities.



Permissible height across the site



Height reduced adjoining neighbouring properties



Building heights stepped to create varied streetscape



GFA redistributed to create landmark buildings to lake

Principle 2

Design Quality 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.

Proposal

Envelopes have been developed with a consideration of the surrounding context, building programme, massing, articulation, amenity, public domain and landscape integration.

The concept of ribbon forms sitting in the landscape allows for increased separation between buildings while also bringing the landscape in to meet the buildings. This provides a green outlook from all apartments in the development while also opening up the site to the views and open space to the north.

The design proposes a redistribution of height across the site to better respond to the existing and future context.

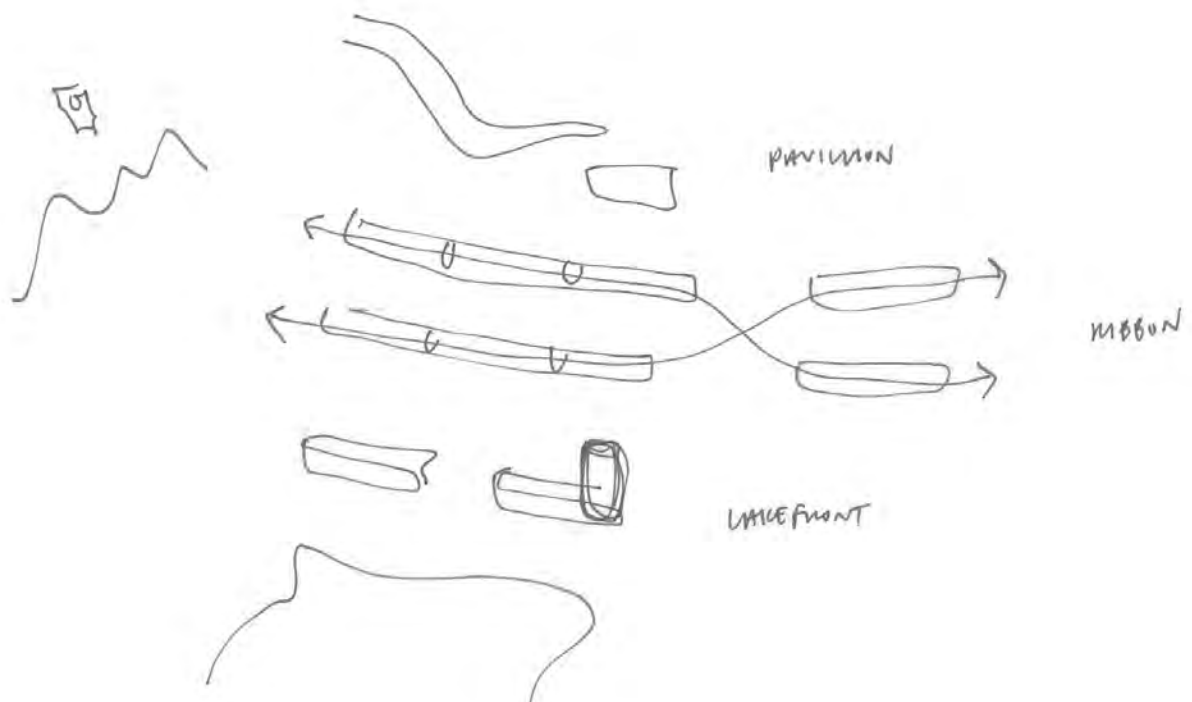
Buildings near the adjoining dwellings to the east have been reduced significantly in height, with this yield redistributed to the two buildings fronting the lake. This lakefront cluster provides a landmark at the end of Ransley Street and a backdrop to the lake.

The heights of the buildings along each streetscape/landscape spine are stepped to create interest and variation in the roofscape.

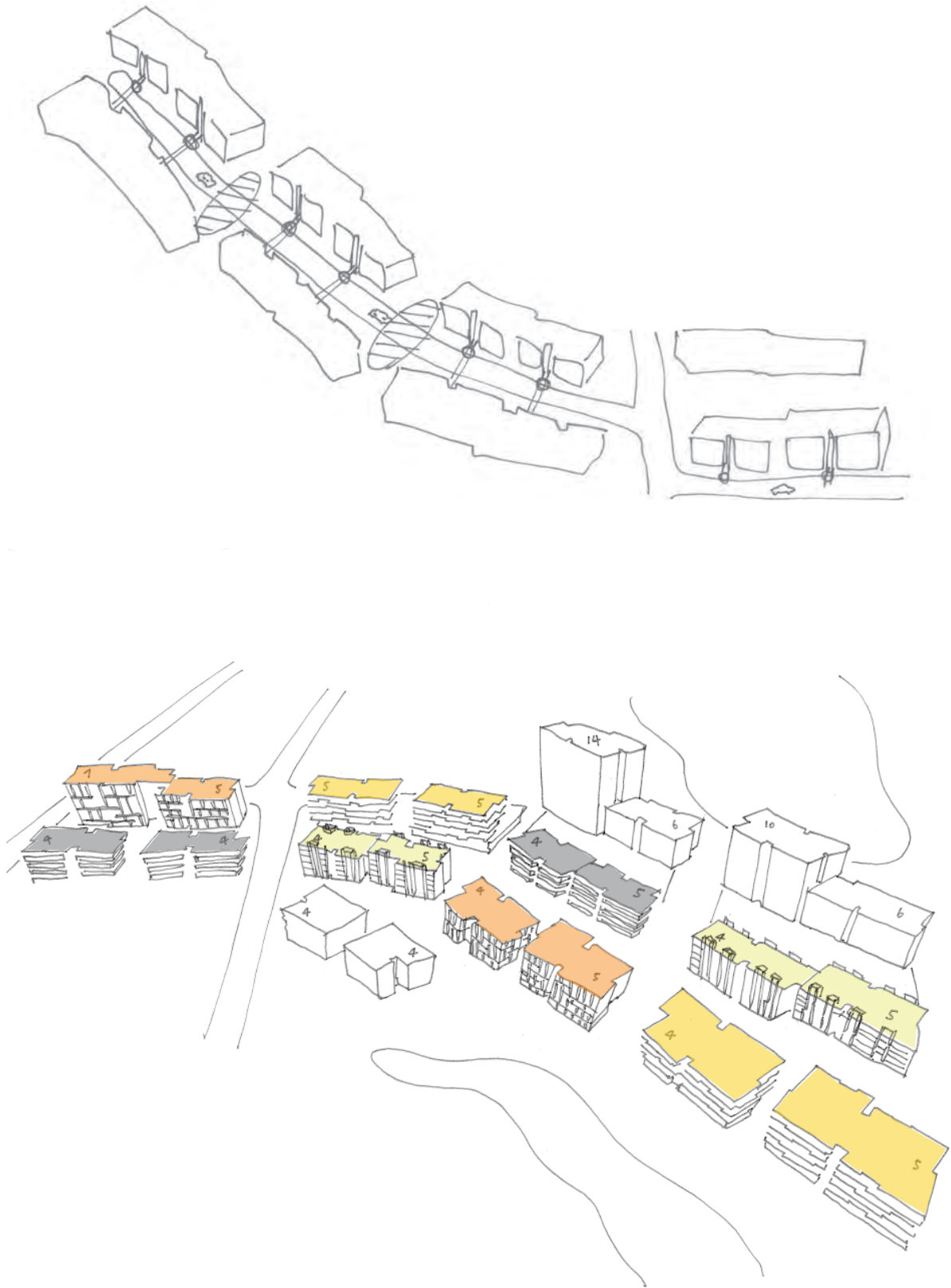
Strategies have been introduced to reduce the mass of the buildings by breaking the overall form into smaller elements.

Buildings are split into two forms and rotated to emphasise the break. This provides a dynamic streetscape when viewed on the approach along the street/open space.

Furthermore, each form is expressed as a series of smaller modules, with the facade stepping in and out along with the lobby entry marked as a full height glass cut to the building. This not only serves not only to reduce the scale of the building but also to provide a very tangible reading of the functions of the buildings and point of entry.



Building Strategy



Building massing and composition

Principle 3

Design Quality 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.

Proposal

The proposal is designed to maximise the amenity of all apartments.

The proposal seeks a GFA, number of apartments and specified uses appropriate for the site.

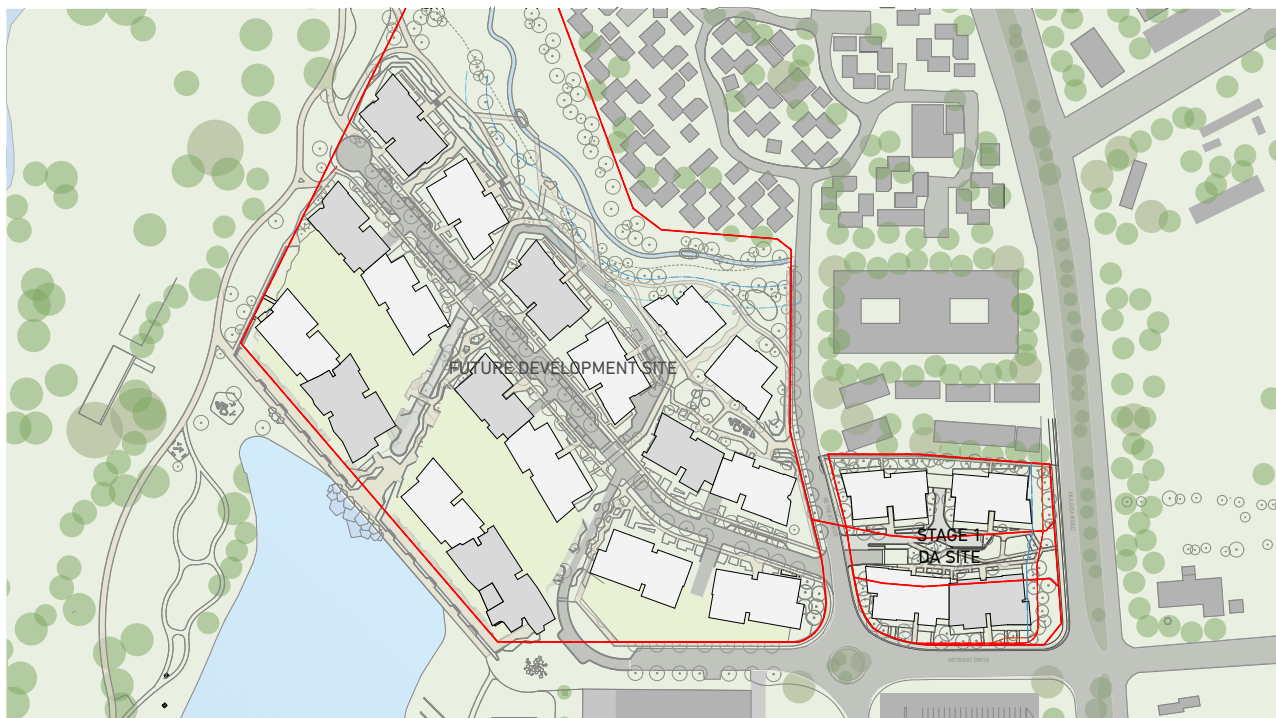
The GFA and FSR of each lot is compliant with the LEP.

There are a total of 850 apartments, comprised of a range of 1 bed, 2 bed, 3 bed and 4 bed apartments. This allows for a diversity of typologies and living patterns.

The site is located within close proximity to Penrith Station, as well as local bus routes.

Given the proximity to infrastructure, services and recreational areas for future residents in the immediate and local context, the proposed residential development is well suited to the site.

The proposed public landscaped areas and retail uses are also appropriate for the locality and are designed to work with the wider community context.



Site plan

Principle	Design Quality Principle 4	Proposal	
4	<p>Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability 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.</p>	<p>Proposal</p> <p>The massing, orientation and internal apartment planning have been organised to maximise natural daylighting and solar access to the primary living spaces, external living areas, communal courtyards and public open spaces.</p> <p>Across the site, the proposal achieves the natural cross ventilation and solar access recommendations of SEPP65.</p> <p>The development achieves the deep soil and open space recommendations of the ADG and in doing so provides numerous varied areas of open space and landscape for the use of residents and the general public.</p> <p>A BASIX report is to be included in the DA documentation outlining the thermal performance of the apartments. Additional sun shading is provided to apartments exposed to western sun through the integration of operable screens.</p> <p>Within the apartments, hydraulic fixtures are specified as low-water use types and lights are low energy fittings.</p> <p>General waste and recycling facilities are associated with each core on each level. Bulky-waste areas are allocated in the basement.</p>	<p>Water sustainable urban design principles are also featured in the proposal through a series of raingardens.</p> <p>For further information on the WSUD strategies, refer to the Landscape report submitted with this proposal.</p>

Principle 5

Design Quality 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 long term management.

Proposal

The proposal has a comprehensive landscape concept and design, integrated with the architecture. It includes extensive deep soil zones, a range of unique public, communal and private open spaces, the naturalisation of the existing drainage channel to the west and, a rejuvenated interface to the existing lakefront and recreational areas beyond.

Further information on the landscape concept is outlined in the Landscape Design plans and statement, included as part of this proposal.



Landscape Plan

Principle 6

Design Quality 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.

Proposal

The key concept for the development is to orient and separate the buildings to allow good visual and pedestrian permeability through the site.

Building orientation responds to solar access and maximises the views to the mountains and across the lake. Furthermore the proposed nature walk provides a new destination and outlook, for not only the development but the adjoining properties and wider public.

Given the considerable area of varied and unique landscaped areas proposed, the vast majority of apartments enjoy views over either communal or public landscaped space.

The proposed apartments are designed to have excellent levels of amenity. All apartments meet the minimum apartment size recommendations of the ADG, with the majority of living areas pulled to the facade line to encourage interaction with the external environment.

Solar access and cross-ventilation recommendations are achieved and many apartments have excellent views to the lake, nature walk, open space and mountains further afield.

Internally, the building separation distances not just achieve but exceed the relevant habitable-habitable distance requirements of the ADG.

Visual and acoustic privacy is considered with building mass, window location, screens and semi-opaque glass utilised to achieve the privacy recommendations of the ADG.

Accessible apartments are provided to meet the 10% DCP requirement.

Apartment amenity diagrams will be included in the architectural drawing package lodged at DA.



Apartment Amenity Diagram_Typical Level

Principle	Design Quality Principle 7	Proposal	
7	<p>Safety</p> <p>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.</p> <p>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.</p>	<p>The proposal optimises safety and security by carefully delineating the retail and residential components and optimizing activation of the public domain to produce a safe and secure environment for all user groups.</p> <p>The development proposes a new road through the middle of the site, along with public pedestrian pathways along the eastern and western boundaries in the form of the nature walk and lakefront promenade respectively.</p> <p>The residential levels are separated from the ground floor via secured lobbies and lifts. The ground floor area is activated by the retail and is serviced by management personnel and CCTV.</p> <p>There are clear pedestrian routes enable safe access to and from the site with lobbies and building entries legible and easily located from the public domain. All foyers include clear lines of site to the street frontages and will be fully glazed.</p>	<p>Active and passive surveillance to the public domain is achieved by the placement of residential apartments with windows and balconies overlooking the ground plane.</p> <p>Dwellings at ground level are provided with terraces that allow passive surveillance over the street, the building entry and the adjoining open space areas. Direct street access to these ground floor dwellings also creates an activated street frontage along the full length of the streetscape</p> <p>The building will utilise a security system at all entry points, and podium communal areas are only accessible to residents via the main entry.</p> <p>Vehicular access is provided to each secure basement via an automatic roller door.</p> <p>There will be appropriate lighting to public and private areas facilitating a secure environment while also avoiding problematic light spill for residents and neighbours.</p>

Principle 8

Design Quality Principle 8

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.

Proposal

The development contains a mix of 1-, 2- 3- and 4-bedroom apartments. Within this range there are multiple apartment types and sizes allowing a variety of options for different demographics and price points.

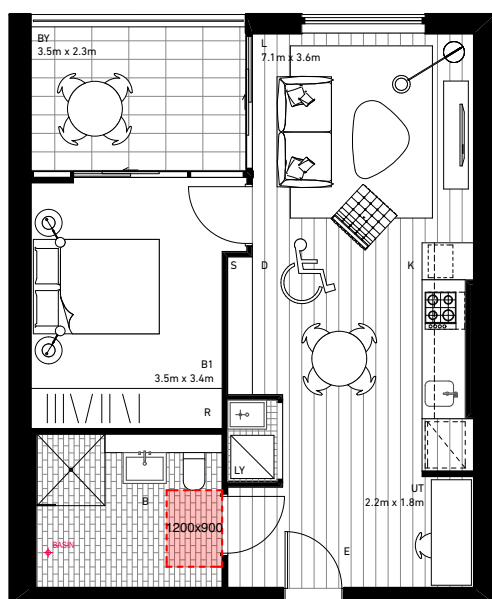
Ground floor and podium level apartments are provided with generous terraces that allow planting and direct access to the road/open space where achievable.

A portion of 3-bedroom apartments are designed to facilitate dual-key arrangements to allow flexibility of use throughout their life.

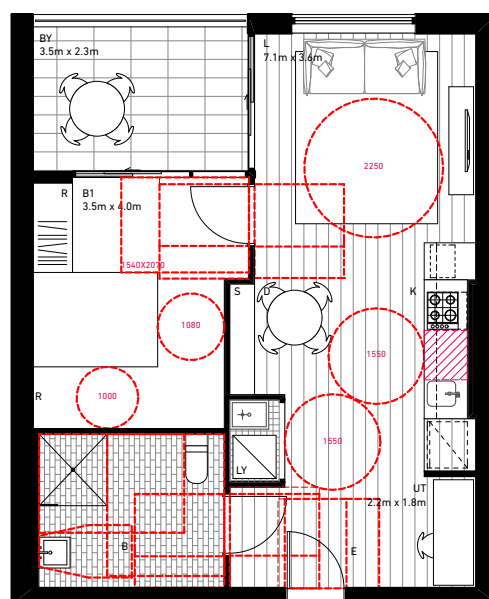
10% of apartments are designed as adaptable apartments and 20% of apartments incorporate the liveability standards at a silver level.

Communal spaces are designed to engender community spirit for residents within the development by offering north facing private and public open spaces including areas for groups to congregate and also for more private activities. Common areas are designed for equitable access.

The park, retail, foreshore and public domain at ground level are well aligned with the residential use and will provide additional levels of community interaction and activation for the development.



Adaptable apartment layout - 1 bed



Principle 9

Design Quality 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.

Proposal

The proposal is designed with a number of different architectural strategies in order to achieve a well-balanced aesthetic and an appropriate visual presence from vantage points both near and far from the site.

As discussed previously, these strategies include splitting the overall building mass, building rotations and the expression of recessive cuts.

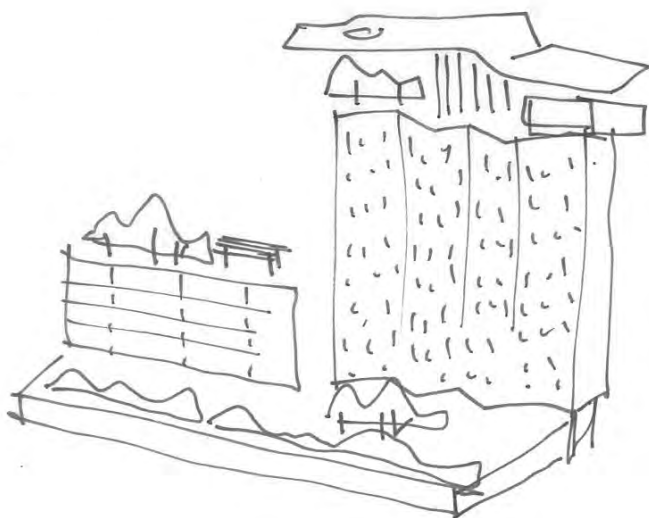
The facade is also broken down in scale, with the introduction of datumns, double-height scaled elements and unique roof and base expressions.

The overall language of the ribbon is carried through to the facade expression with the breaks, turns and ends of the ribbon celebrated as unique moments along the run of the ribbon.

The tower buildings to the lakefront are broken into a podium, body and roof with each bringing a unique expression.

Materials and finishes vary across buildings but maintain a familiarity across the site.

Further information regarding the finishes, materials and elevational composition will be provided in elevations and perspective images submitted as part of the DA application.



CROWN / FREEFORM

BODY / VELL

PODIUM / LANDSCAPE

Tower composition



Lakefront Perspective



Naturewalk Perspective

TURNER