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Design Quality Principles Statement

General Housing (Residential Flat Building)

310-314 Swan St & 984-988 Corella St, North Albury, NSW

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1 Contents

2 ADG Design Quality Principles

2.1 Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context.

Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area

The site is close to local centre and well connected to the centre through Mate Street.

Existing streetscape in the neighbourhood is defined by a mixture of older single storey detached residential buildings and newer two-storey duplex housing. There are a number of community facilities within in the area, including Sacred Heart Church, North Albury Girl Guide Hall and Sarvaas Park.

The corner site fronts Swan Street and Corella Street. Both streets are local streets with 50km/h speed limits, no centre lines and well planted street trees. There is a footpath along Swan St only.

The site has residential Zoning R1 (General Residential), and the surrounding area is intended to undergo further multi-dwelling developments. The corner lot provides the site the opportunity to identify and reflect the intended future trend in the neighbourhood. The proposed built form carefully examines the interfaces to different building typologies by providing a height transition from site centre to boundaries. The proposal also preserves the consistent and continuous frontage along the streets by introducing an articulated setback approach to response to the local building character.

2.2 Principle 2 & 3: Scale & Built Form

Principle 2:

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Principle 3:

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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.

As per the Block Analysis Plan, the predominant built form within the area consists of single storey detached houses with pitched roofs. There is a two-storey duplex house at No.998 Corella Street, and a two-storey social housing complex directly behind the site on Plover St. In response to building heights and subdivision orientation for the immediate surroundings, the proposed general housing development will feature:

- Facade articulation to address and enhance the streetscape.
- A variety of cladding materials including brick, Colorbond steel and pre-finished fibre-cement, matching the existing material patterns in the surrounding area.
- A transition in building height from three storeys at the centre to two storeys adjacent the side boundaries, minimizing overshadowing and overlooking of neighbouring properties.
- Units articulated with balconies /POS facing the streets, plus habitable windows enhance the streetscape and activate the frontages.

2.3 Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The uplift in density is considered appropriate for this site due to:

- The design reflects the intended future trend for renewing social housing in the area
- It is close to public transport – the site is about 600m to local stores and centre, and has bus routes (approx. 290m from site) to local centre and train station
- It enjoys easy access to surrounding areas, services and facilities, including parks and sports fields, religious services, and is connected to Mate Street, which is the main connector between the neighbourhood and local centre. Pedestrian links are also available.

The proposed density on the site presents a benchmark for future community upgrade, while still complying with the FSR prescribed under the Housing SEPP being 0.65:1.

2.4 Principle 5: Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

The proposed three-storey general housing development maximises solar access, summer shading, natural cross ventilation and efficient water use / reuse of rainwater. The shadow analysis diagrams indicate that there is no major overshadowing to the surrounding neighbours.

Large deep soil areas are proposed to provide opportunities for soft landscaping and tree planting.

The proposal meets BASIX requirements and 7-star NatHERS.

2.5 Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.

The proposal incorporates landscaping into the overall design. Sizable deep soil areas coupled with ground floor private and communal open space are proposed to accommodate soft and hard landscaping. The proposed deep soil areas will also protect the mature trees and provide deep soil landscaping opportunities.

New plantings will include (but not limited to), screening to the fence and bin areas, buffer planting along the parking and site/rear boundaries. They will serve as both privacy screening and a way to soften the boundaries. The landscaping will be predominantly native plantings, compatible with the local area to enhance local biodiversity.

2.6 Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

The design maximizes units with a near-north aspect and POS areas achieve 3 hours mid-winter sun between 9am – 3pm as well as good winter solar access to internal living areas. Windows are carefully positioned to maximise natural lighting while maintaining privacy, with screening integrated with building design where needed.

Most units have dual aspect for natural cross ventilation and variety of outlook. The sizeable private open spaces on the ground and upper levels extend living space and increase amenity. Moreover, there are multiple communal open spaces provided across the site, associated with the continuous accessible pathway and seatings to provide additional amenity and social interaction.

2.7 Principle 8: Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

The proposal site planning considers crime prevention principles. Multiple cores provide more entries along the street, increasing activities and passive surveillance. Glazed doors and window panels allow look through and casual surveillance. All maintenance access points are from common areas.

Appropriate fence/screening types are introduced to private opens space while still allowing surveillance. Landscaping also contributes to privacy screening.

Separate driveway and pedestrian pathways are proposed. Walk-through lobbies are proposed and allowing access from both street and parking. Integrating accessible design requirements with public access and pedestrian pathways for all and allow wheelchair access.

Exterior lighting to common areas and pathways will be provided.

All areas are clearly defined as either private or communal spaces.

2.8 Principle 9: Social Dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

The proposal involves the development of two 3-storey residential flat buildings consisting of a total 27 units (including 3 adaptable units). Communal open space will be provided in easily accessible areas, via common pathways. These areas will feature paving, seatings and appropriate shadings, offering a comfortable space for residents and visitors to gather and socialize.

2.9 Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

The proposal incorporates a variety of cladding materials, variation in the setbacks, and projecting balcony forms to express the scale of the individual units and relate to the existing and evolving characters of the local neighbourhood. The building height transition, setbacks and separations between the buildings ensure the proposal is designed to fit with the streetscape, reflecting the emerging and future character of the area.

Cladding includes brick, Colorbond steel and pre-finished fibre cement, which is consistent with the area. The variations in the façade depth will provide shadow – play across the elevations. The common lobby areas are defined with contrasting brick material. Screening and balustrades are incorporated into the design.

These design elements will contribute to achieving design excellence and high-quality aesthetics in the detailed design stage.