Become.

Design Report

Design Quality Principles

26 & 28 Stevenage Road & No. 53 Welwyn Road, Canley Heights,

March 2025

Homes NSW.

NSW GOVERNMENT

We acknowledge and pay our respects to the traditional custodians of the land on which we work and build our projects.

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Design Verification Statement.

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Design Verification Statement.

Prepared to accompany the Part 5 Activity submission

March 2025

26-28 Stevenage Road & 53 Welwyn Road,
Canley Heights
NSW

Prepared for:
Homes NSW

Prepared by:
Become.

Verification of Qualifications.

Andrew Talbot and Ben Reid are registered as Architects in New South Wales and are enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.

Their registration Numbers are 10387 and 8767

Statement of Design.

Become have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the design quality principles of Chapter 4 Housing SEPP Assessment.

Become verify that as required under Clause 29(1) of the Environmental Planning and Assessment Regulation 2021 the design principles for residential apartment development set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021 and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

Andrew Talbot
Director
Registered Architect NSW, No. 10387

02

Chapter 4 Housing SEPP: Design Principles.

Chapter 4 Housing SEPP - Design Principles.

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

The subject site identified as 26-28 Stevenage Road and 53 Welwyn Road located within the suburb of Canley Heights on traditional land of the Cabrogal people of the Darug Nation. The precinct is located in Fairfield City Council Local Government Area (LGA). Canley Heights is home to people from many ethnic backgrounds and traditions. and encompasses a vibrant town centre lined with the colourful shopfronts of small businesses and diverse food options.

Canley Heights as a suburb is transitioning from single dwellings to low rise medium density housing. The urban grain of the neighbourhood is evolving to include multi dwelling housing (terraces 'look') where all dwellings face and generally follow the alignment of one or more public roads.The proposal aims to be responsive to both neighbouring contexts in terms of its built form and landscape approach. The proposed development aims to assist with the transition to medium density with the provision of 13 high quality senior's housing dwellings.

According to the Project Planning Brief provided by Homes NSW, there is a high concentration of LAHC dwellings in the vicinity of the site. As these sites are under single ownership and are grouped together it is likely that these sites may be consolidated to include similar medium density developments in the future. The subject site is regarded as suitable for amalgamation to support higher densification due to its shape and size, frontage width and availability of dual street access. The proposed development will set a precedent for future, similar density developments in this area that is undergoing a transition to increased density.

One of the key design principles is to create a community-focused development with a focus on sustainability, passive design principles and connection to place. It not only provides much needed senior's housing but it also sets up an important social framework that allows for a connected community to happen within.

The building is designed to provide a connected arrival experience and high-amenity communal open space which complements the high quality apartments. Overall, it can be said that the proposed development integrates well within its context and fosters a sense of belonging for the future residents.

Chapter 4 Housing SEPP - Design Principles.

Principle 1: Context and Neighbourhood Character - Site Photographs

Canley Heights local shopping centre


Canley Heights local shopping centre


Green Valley Creek native bushland


Local streets - urban growth and suburban scale


Local medium density development example


Local medium density development example


Local medium density development example


Local medium density development example

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.

The proposed development consists of a residential flat building which will be used for 100% seniors housing purposes. The building measures up to 2 storeys in height and will provide 13 units with on-grade parking.

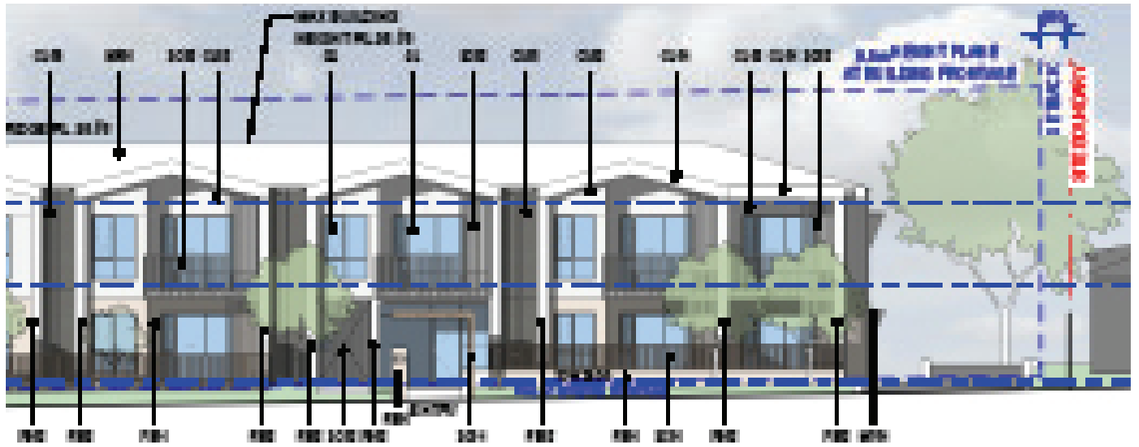
The site is zoned R2 Low Density Residentialand has a maximum LEP building height of 9.5m. Medim density development is allowable. The proposed 2 storey residential flat building fits well within the maximum height limit and is designed to appear as a grouping of 2 storey town houses rather than an apartment buillding. The proposed built form and scale successfully contributes to the desired future streetscape that is provided for under the planning controls.

The proposal aims to be responsive to its neighbouring context both in terms of its built form and landscape approach. The development aims to continue the scale + urban grain of the locality which is characterised by single and 2 storey detached dwellings.

A key objective was to retain high retention value (HRV) trees identified by the Arborist to maintain streetscape amenity. The building envelope was massaged to respond to tree protection zones (TPZs), as well as, creating a consolidated landscaped area / open space offering generous building separation to neighbouring sites. Setting back the building envelope assists in creating deep soil zones for boundary planting at key interfaces with neighbours.

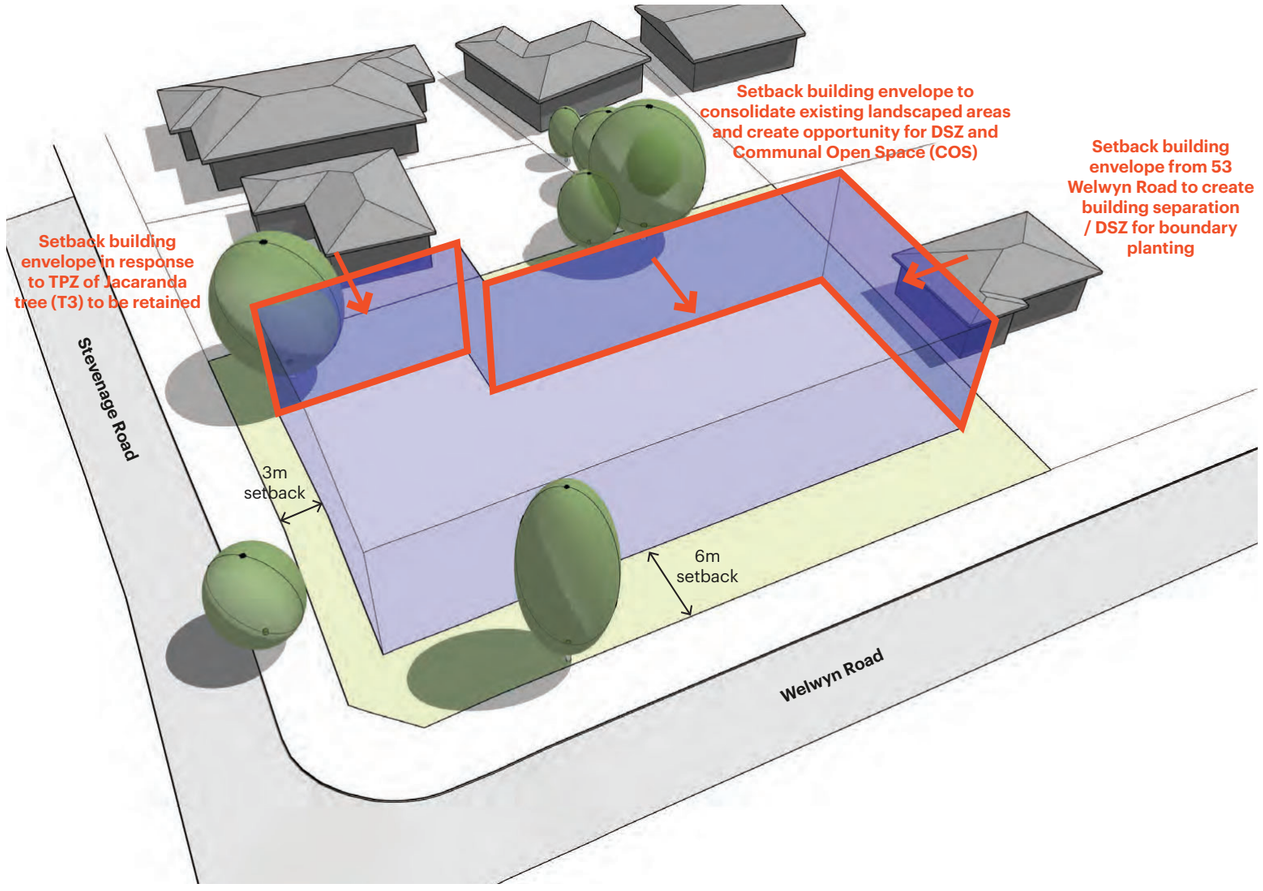
The proposed development aims to continue the scale + urban grain of the locality and set a high quality precedent for future surrounding development. The built form is articulated into block forms that are legible and consistent with a townhouse typology in terms of scale and architectural detailing.

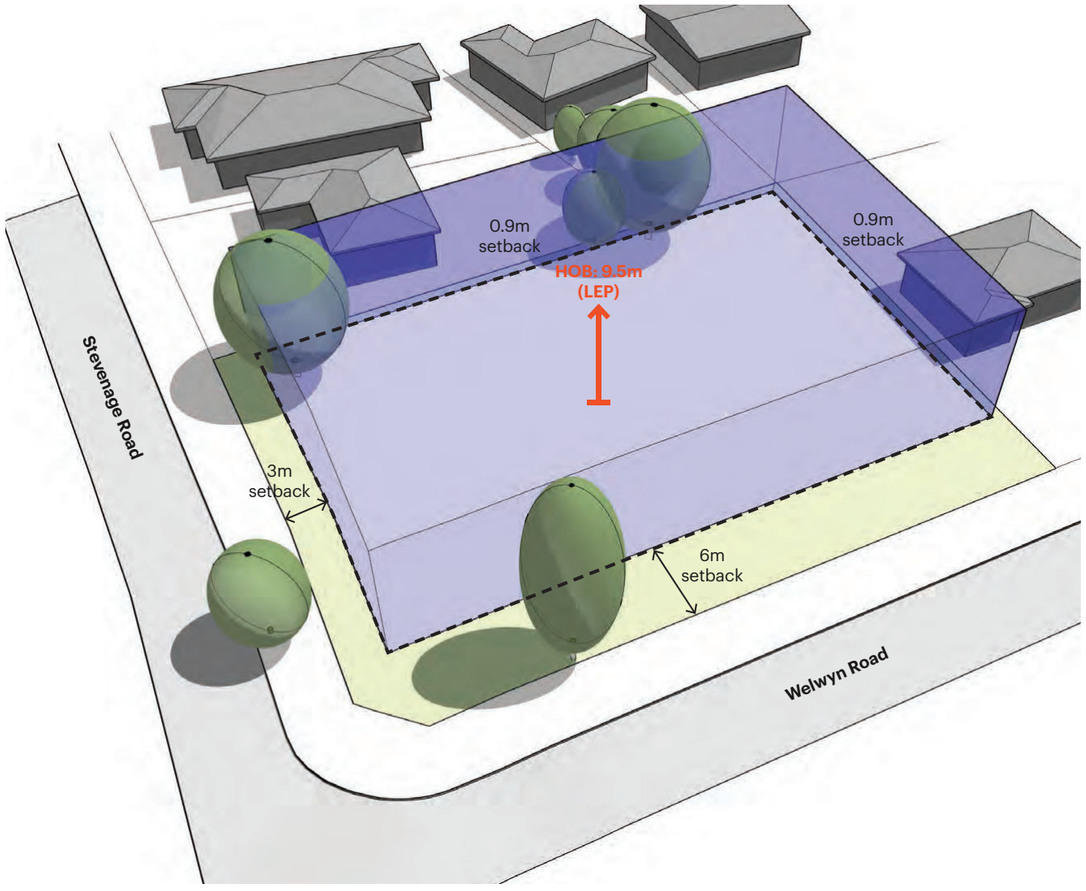
The proposed building aesthetic and materiality further contributes to creating a finer grain to the precinct's masterplan. The architectural language is clear, 2-storey brick 'townhouse' modules separated by darker recessed cladding vertical gaps.



Chapter 4 Housing SEPP - Design Principles.

Principle 2: Built form and scale - Key Planning Controls, Opportunities + Constraints.





Principle 3: Density

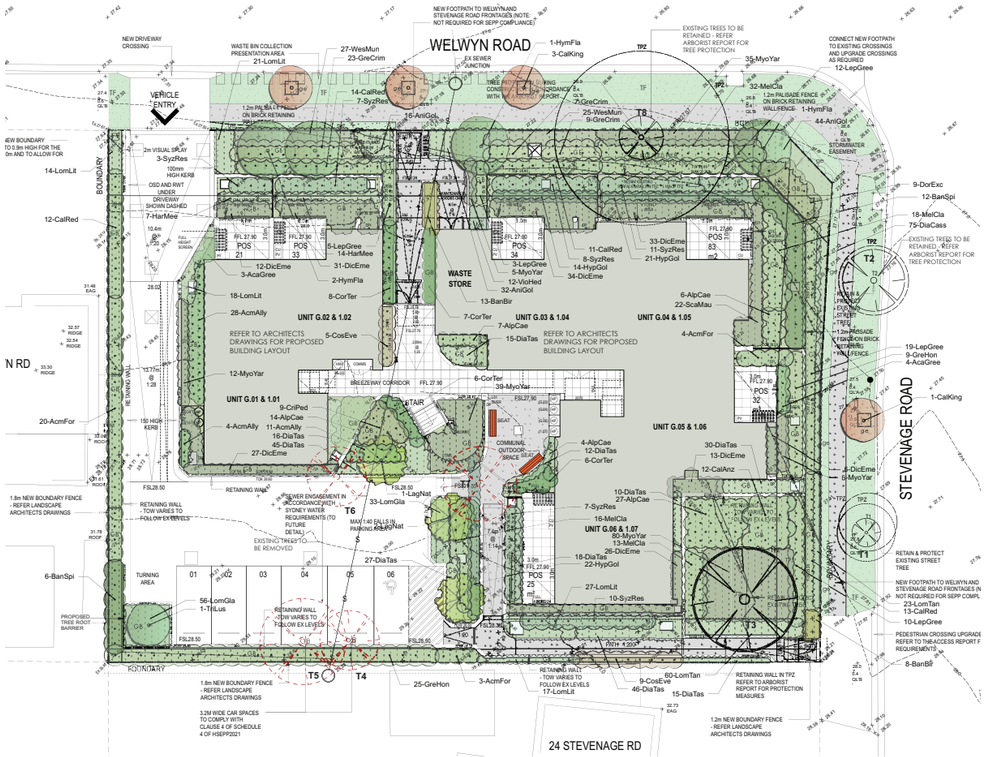
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure,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

The project provides a high level of amenity for the residents and the community with well planned apartments and efficient floorplates. The generous ground floor spaces that form the community heart of the development creates a robust social framework to foster a well connected community.

High level cross ventilation and solar access has been achieved through the overall site planning and building articulation. Universal accessibility has been considered and all apartments have been designed to meet the SEPP Housing 2021 Schedule 4 provisions relating to Seniors Housing.

The single core arrangement with open breezeway connection creates equal access to a central lift and stair. The central connecting stair has been designed to be open offering a visual connection with the landscaping and providing excellent security. The naturally ventilated circulation spaces aim to improve the amenity, encourage the active use of the stairs to promote social interactions, improve the health and well-being of residents and minimise reliance on mechanical heating/cooling.

The project is well connected within the precinct including transport, shopping, and recreation. The nearest bus stop is approximately 400m north of the site along Stevenage Road.



Chapter 4 Housing SEPP - Design Principles.

Principle 4: Sustainability

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.

The proposal has a strong focus on sustainability, it is set to meet or exceed the minimum standard and maximise user comfort.

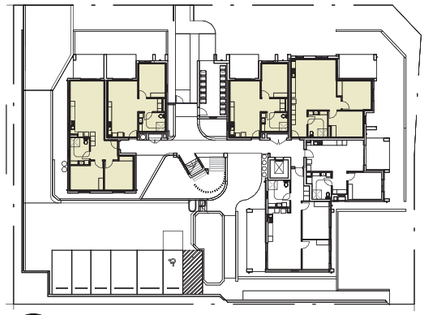
The project is gas free, fully electric and provides a large area of solar panels on the roof.

The design principle is to employ minimal mechanical intervention, maximising natural resources (wind + solar) and increasing thermal comfort by appropriate wall-to-glazing ratio. Where there is glazing, awning windows are included for improved ventilation.

The design maximises direct sun to apartments, natural ventilation and ceiling fans are provided to all living rooms and bedrooms. 77% of apartments receive a minimum of 2 hours direct sunlight in mid-winter. The project maximises natural ventilation to corridors and to 69% of the apartments. To further reduce energy consumption the development will implement energy-efficient fixtures, a combination of electric storage or electric heat pump hot water systems and high-star rating appliances where applicable. Water-efficient fixtures will also reduce water consumption.

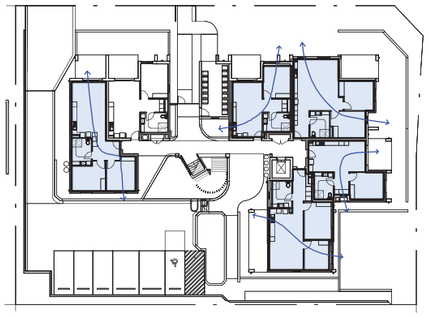
Extensive landscaping is provided on the ground floor, including 24% of deep soil zone with 3m depth. The landscape design proposes to incorporate indigenous and low-water-use plant species endemic to the area to encourage an improved ecosystem, a returning of the natural habitat and a key move for Connecting with Country.

The project is close to bus stops and is within walking distance to amenities, shops and social infrastructure, requiring less car travel. Reduced car movement is encouraged, with 50% parking rates applied in accordance with the minimum Housing SEPP 2021 provisions for Seniors Housing.

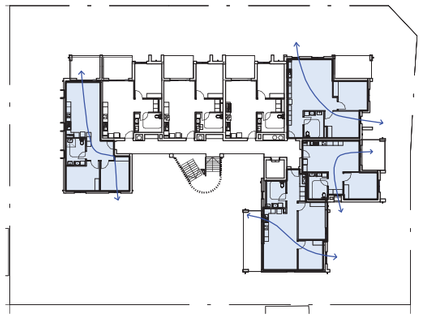


5 DA-703 SOLAR 2 HRS - GROUND LEVEL
1 : 750

6 DA-703 SOLAR 2 HRS - LEVEL 1
1 : 750



3 DA-703 CROSS VENTILATION - GROUND LEVEL
1 : 750



4 DA-703 CROSS VENTILATION - LEVEL 1
1 : 750

Principle 5: Landscape

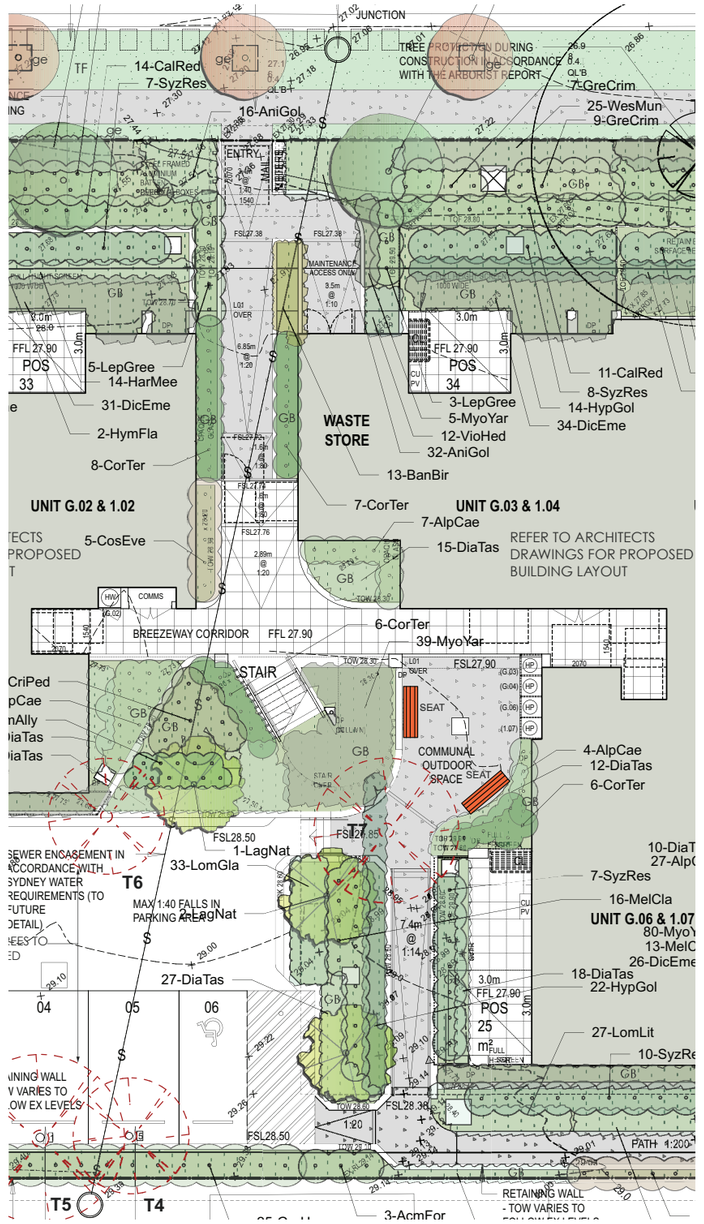
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable 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 areas, those undergoing change or identified for change.

The landscape design provides a quality outdoor experience for residents and serves as a key grounding element and natural buffer zone for the siting of the proposed building form.

The arrival lobby and open breezeway corridors at each level, connect seamlessly with the communal open space in a fluid way to give the development a distinctive identity, providing excellent passive surveillance and enabling the community to come together. The aspiration for these spaces is to foster great community connections within the development.

Overall, the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development. Durability of materials, low water-use planting and ongoing maintenance have been key considerations in the overal landscape design.



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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.

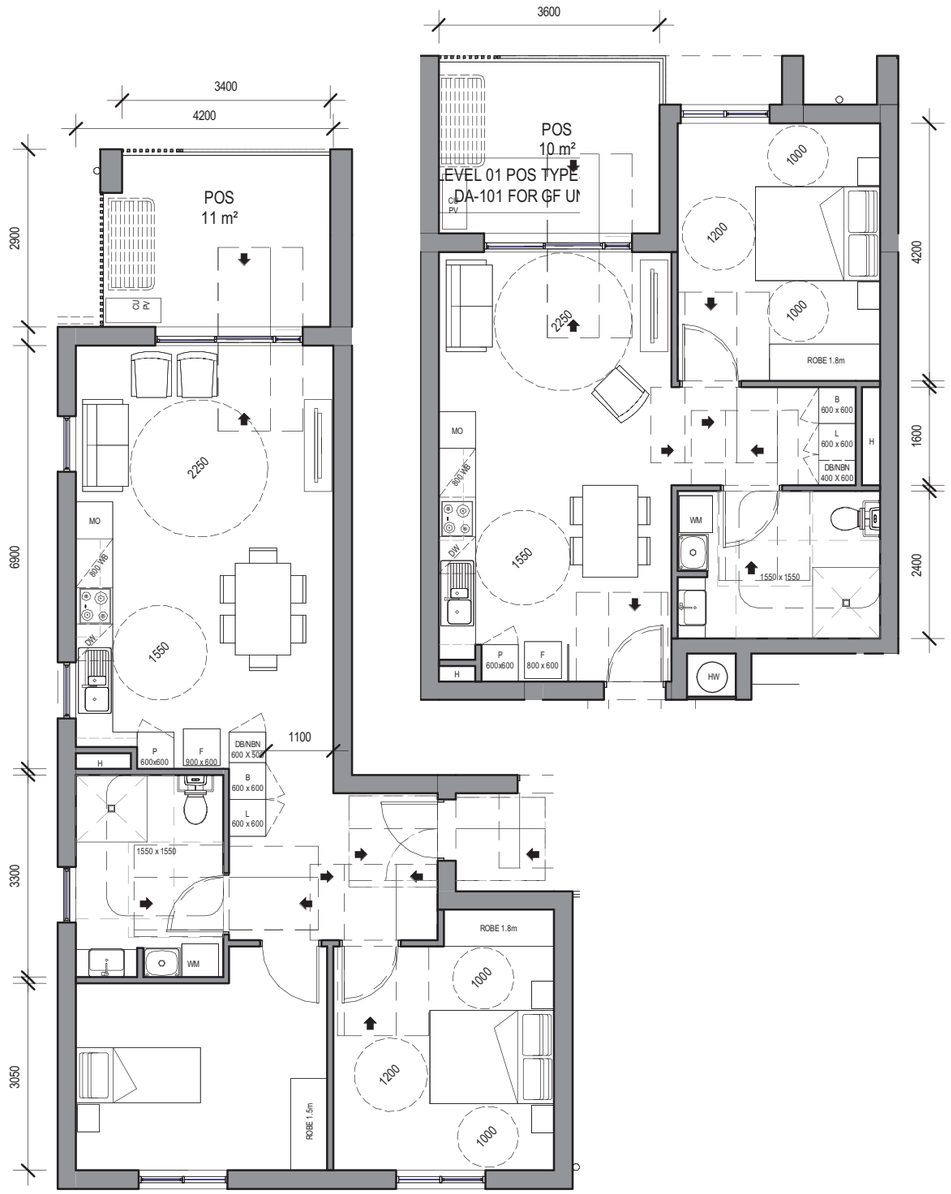
The project's objective is to offer superior public and private amenities for the residents and users of the development and to encourage a tightly knit community.

The proposed development is for seniors housing comprising of 13 dwellings. The single residential lobby provides access to a maximum of seven apartments per level which provides intimacy and privacy for the residents. The apartment mix reflects the housing needs of tenants in th e local area as identified by Homes NSW. The proposed apartments will all have excellent amenity with min. 2 hours of solar access in mid-winter being provided to 10 out of the 13 units between the hours of 9.00am and 3.10pm. This represents 77% and exceeds the minimum of 70% and minimum 2 hours direct sunlight required in the ADG. None of the apartments are south facing.

All units are propvided with ceiling fans complemented by individual split system AC to provide additional thermal comfort choices for tenants.

The apartment layouts are well-designed with efficient circulation to maximise functionality, grouping of rooms for acoustic amenity and vertical stacking of wet-areas.

The ground floor lobby is designed to promote ease of access and circulation for the residents, with a central nodal point at the base of the central stair which connects directly to the communal open space and lobby.



Chapter 4 Housing SEPP - Design Principles.

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.

The development has assessed the opportunity to minimise crime using Crime Prevention Through Environmental Design (CPTED) principles. The proposed development promotes safety for residents and visitors and will encourage crime prevention by:

- Through site planning and internal layout planning the design allows for significant observation and surveillance of the streets and the common areas and entry lobby of the development.
- The car park area for residents is located on-grade and is overlooked by the central open breezeway corridors and a number of units. The central stair has an open design that promotes visual connection and passive surveillance. All communal areas are to be well-lit.
- There is a clear definition between public and private spaces, and the pedestrian and vehicular paths are well-defined.
- Windows and balconies will provide good natural surveillance to the site and streets.
- The cross shaped axis between the entry lobby, open breeze way corridor, central stair and communal open space design allows for surveillance and supervision by residents enabling users to use, enjoy, socialise and move around the spaces without fear.
- A fence line is proposed to create a legible boundary between the public domain and private open spaces and communal open spaces. This fence line is designed to be an effective access control without creating a barrier that is too tall or hostile, creating the effect of a compound. This fence line or landscape feature will be subtle and integrate with the residential character of the streetscapes.

Chapter 4 Housing SEPP - Design Principles.

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.

The project will create much needed social housing for seniors.

There will be a diverse range of products within the proposal, as well as facilities to promote social interactions and a sense of community. These include:

- A high quality landscaped communal open space on ground floor.
- A mix of apartment sizes and types that reflects the current and projected housing needs identified by Homes NSW.
- Max 7 x apartments per floor, creating an intimate community.

The project will contribute in this regard within the wider precinct by providing:

- Housing within walking distance to public transport and facilities.
- Flexible and functional apartment layouts in accordance with Housing SEPP 2021 Schedule 4 provisions.
- Activation of the building edges facing Welwyn Road and Stevenage Road.

Principle 9: Aesthetics - Building Elements

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.

The architectural design for the proposed development is a result of a thorough site analysis, testing and developing to create a high quality urban design outcome that responds well to the existing context and sets an excellent precedent for future surrounding developments.

The building has been designed iteratively, considering how both the floor plan and facade design drive the final outcome, resulting in a symbiotic and harmonious relationship.

The massing of the development is broken down into clearly distinguished individual forms that are identifiable and fit within the existing medium density townhouse typology that is becoming increasingly prevalent in the area.

The material selections reflect the suburban character of the local area and present a modern interpretation on traditional architectural aesthetics such as brick, weatherboard cladding and screen fencing.

The desing celebrates the existing Jacaranda tree on the Stevenage Road frontage by preserving appropriate setbacks to create a respectful relationship where the environmental, psychological and urban design benefits of the tree are maximised.

FB01 **FACE BRICK - TYPE 1**	FB02 **FACE BRICK - TYPE 2**	CL01 **FINISH - TYPE 1**	CL02 **FINISH - TYPE 2**	CL03 **FINISH - TYPE 3**	SC01 **FENCING, SCREENING & ENTRY PERGOLA**	SC02 **PRIVACY SCREENS & BALUSTRADES**	MT01 **ALUMINIUM SUNHOODS, REVEALS STAIR BALUSTRADE**	MR01 **ROOFING, GUTTERS**	GL **GLAZING**
BOWRAL BRICKS 230 X 110 X 76 "SIMMENTAL SILVER" OR SIMILAR	AUSTRAL HAMPTONS 230 X 110 X 76 "WHITEHAVEN" OR SIMILAR	SELECTED SMOOTH TEXTURE CLADDING. COLOUR TO MATCH 'FB02'	SELECTED VERTICAL PROFILE CLADDING. "OFF WHITE"	SELECT HORIZONTAL PROFILE CLADDING. "MID GREY"	FENCING: NOM. 16 X 65 VERTICAL BATTEN WITH 10mm GAPS PERGOLA: NOM. 50 X 50 HORIZONTAL BATTENS ON FRAMING. STAIRS: NOM. 50 X 150 VERTICAL BATTENS W' NOM 200mm GAPS. POWDERCOATED ALUMINIUM. "TIMBER GRAIN"	NOM. 25 X 50 VERTICAL BATTEN WITH 10mm GAPS POWDERCOATED ALUMINIUM. "COLORBOND SURFMIST" OR SIMILAR	"COLORBOND SURFMIST" OR SIMILAR	TRIMDEK ROOF SHEETING WITH HALF ROUND GUTTERS "COLORBOND SURFMIST"	POWDERCOATED ALUMINIUM FB01 WALLS: "TIMBER COLOUR TONE" WHITE WALLS: "WHITE"

Thoughts Become
Conversations Become
Ideas Become Visions
Become Concepts Become
Drawings Become Projects
Become Spaces Become
Places.

Thank you.

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