

13/12/2024

Design Statement

10-16 Birdwood Avenue Cabramatta West.

8 Degree Roof Pitch

The 8 degree roof pitch is preferred over a flat roof for a range of reasons;

- Throughout the design review process, roof pitches have been progressively lowered and are now at 8 degrees. An important aspect of this design is the presentation of modulated and articulated roof forms, noting that the existing context is pitched roofs consistently > 20 degrees. Lower pitched building forms would present as institutional buildings.
- 8 degrees has also been maintained to facilitate the use of conventional roof sheeting, rather than 'metal-deck' profiles, which are more expensive and less durable.
- 8 degrees will perform better in heavy rain events.
- 8 degrees also provides an air cavity in the roof space with improved insulation.
- All roof forms are more than a metre lower than the 9.5m maximum building height.

In Summary, the 8 degrees, is more contextual, less expensive and provides a superior performance than a flatter roof profile

Walkway Lighting.

Walkway lighting can have a minimal impact to the neighbours with the following strategies;

- A screen/pelmet can be added to the level 1 walkway to contain any light spill. This screen can be in a matching perforated metal finish to the balustrade screen and so integrate with the walkway as a whole.
- The ground floor Lighting can be screened by extending the level 1 balustrade down another 300mm.
- These screens will contain and minimise light spill to the courtyard and the neighbours.
- The lights can be on a movement sensor and so will only be on intermittently
- See sketch attached on following page.

Walkway Drainage

Water ingress to the walkway is minimised with the following strategies;

- The roof overhang is 1.1 metres to the south and 300mm to the north. And in addition there is the lighting pelmet.
- There is 600 beam upturn on level 1 on either side of the lift, which further prevents water ingress
- The mesh balustrade screen 1200 to 1800 high, adds another layer of prevention to blowing rain
- There will be a strip drain in front of the lift and at the base of the ramps.
- Note the paving will have a slip rating as per standard outdoor pathways.

Surfmist Finish

The roof specification has been amended in the finishes schedule to Custom Orb, Shale Grey. This will differentiate it from the surfmist wall cladding and harmonise more with the darker solar panels.

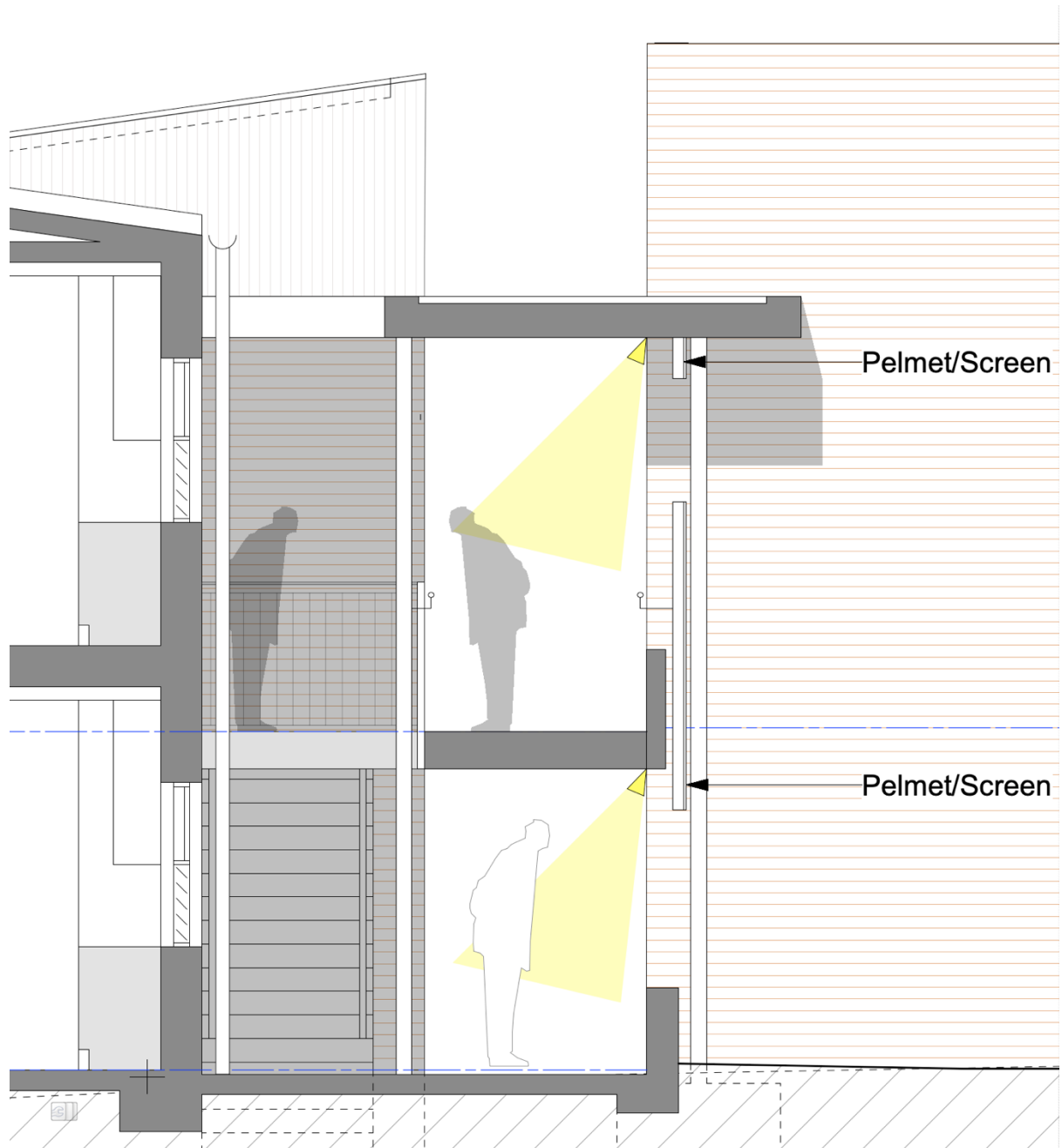
Yours faithfully,



Peter McGregor

Director

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1. Walkway Lighting, showing pelmet screen and recessed light