FUSE

SEPP65 Design Statement

25 George Street North Strathfield

December 2019 | Version 01

FUSE

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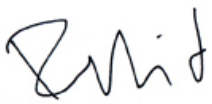
20.12.2019

Residential Flat Building 25 George Street North Strathfield

In accordance with Clause 50(1A) of the Environmental Planning and Assessment Regulations 2000, I, Rachid Andary am a qualified architect for the purposes of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

I verify that the Mixed Use Building, as stated above was designed under my instruction with regard to Parts 3 and 4 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.



Rachid Andary
NSW Registered Architect 8627

SEPP65 Design Principles 2

Introduction

The proposal for 25 George Street North Strathfield is an infill development in response to the change of use of an existing industrial development in an already developed residential area.

Exploration started with a questioning of the potential of an infill development and the challenge to prioritise and balance the ambitions set out for the sites new zoning against the qualities and amenity of the existing neighbourhood.

The project, as we saw it, was to find a meaningful way to overlay these ideals over the sustainability imperative for maximum yield whilst ultimately delivering quality homes for future occupants and contributing positively to the existing neighbourhood.

Our design process involved a detailed analysis of the existing context and a teasing out of its inherit character augmented and composed into a striking yet sympathetic architectural intervention.

The design is fundamentally a courtyard building to deliver 156 new homes over 4-6 storeys. It is a bespoke response to well serviced site that meets key SEPP 65 and ADG requirements with a simple and elegant form appropriate for its time, its purpose and its context.

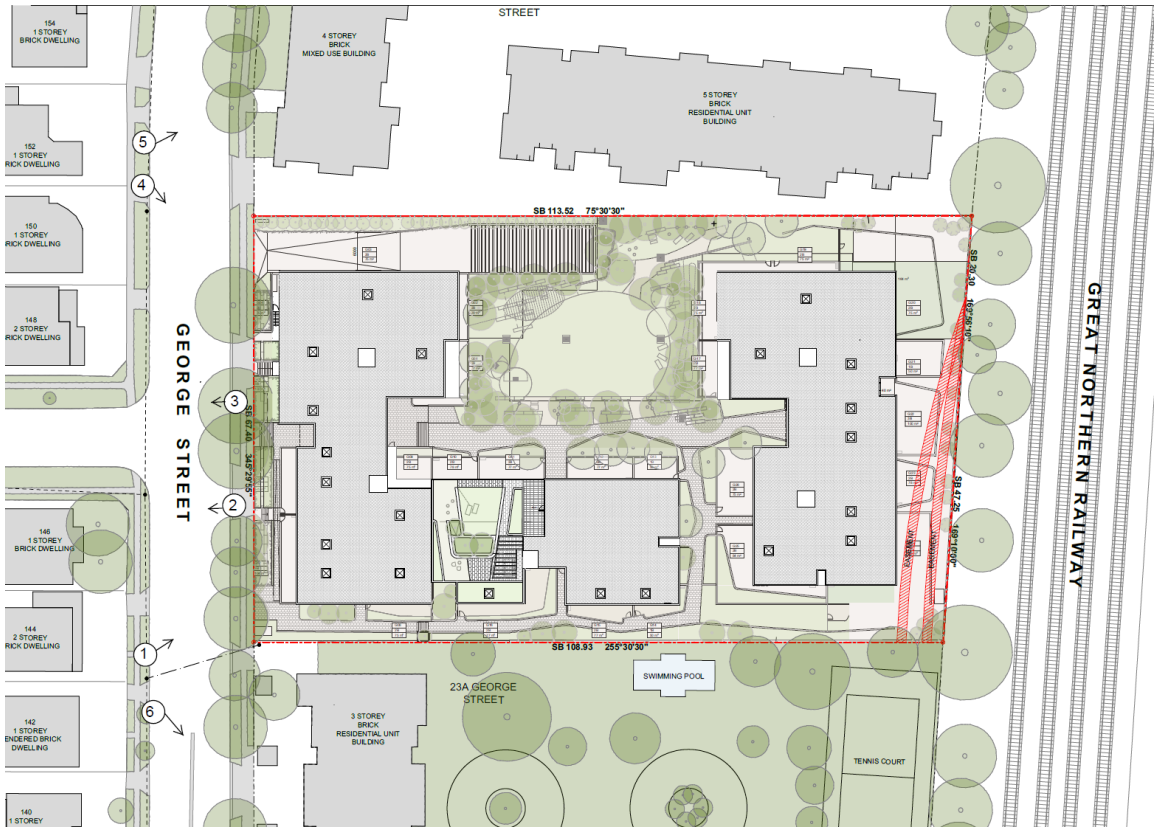
SEPP65 Design Principles 2

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 site is currently occupied by the Homebush Industrial Estate within what is the Concord West Special Precinct at the northern end of the Bakehouse Quarter half way along George Street.
- The site contains a number of small industrial tenancies with a single frontage to George Street
- It is located 500m from Concord West and 700m from North Strathfield train stations.
- The site has a 2.82m cross fall along George Street and rises 5.08m along its northern boundary
- It is located within a corridor of medium density residential development, being the only non-residential site in this immediate vicinity.
- The immediate development to the:
  - north is a large mixed use development containing commercial and residential uses.
  - south is a large residential development, with open private open space located along the southern boundary of the subject site.
  - east is the Sydney Trains T1 Northern Line corridor.
  - west is low density residential and Argonne Street
- The area is well serviced by public open recreational space, being 100m from the Powells Creek natural waterway, cycle and walking paths.
- The proposal is for a residential flat building that is consistent with the existing and desired character of the area as defined by Canada Bay Council.

2.1.1 Context Photos



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SEPP65 Design Principles 2

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 proposal is for a courtyard building that presents a 4 storey form consistent with the neighbouring mutli residential developments when viewed from the public domain.
- architectural expression of the building is the result of its environmental and planning constraints. It's primarily a layered courtyard form oriented practically for light and air and programmatically for an appropriate contextual fit.
- The courtyard mass is conceived of as a building set within the landscape.
- The base form expression is one of distinct horizontal bands in reference to the historic masonry buildings with their strong horizontality. The base becomes a dense landscape and masonry band on which the larger form is visually founded. Subsequent bands are then stacked in 2 storey groups with a distinct light weight clad penthouse band capping the mass below. The modulated bands are infilled with subtly splayed walls and offset windows to diminish the perceived bulk of the overall form. The banded base form is then punctuated through the deliberate shifting of the floor plan expressed as a more restrained mass to breakdown the scale and length of the built form to create a unique façade and building expression.
- The buildings banded expression is reinforced by cladding those bands in the same light weight board regardless of orientation with variation provided only through the horizontal stratification.
- The building form increases from 4 storeys on George Street to 6 at the rear when adjacent the railway corridor in realisation of Councils desired built form
- The built form provides significant articulation and building indentation around its entire perimeter. The form along the southern boundary is given a 12m break to allow direct northern light into the neighbouring communal open space.
- The massing strategy results in the maximum number of apartments facing north with excellent amenity.

2.2.1 Context Form

2.2.2 Streetscape

WEST ELEVATION - GEORGE STREET

EAST ELEVATION

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 proposed density of the development and associated floor space yield is appropriate for the site and its location.
- The total site area is 7485sqm.The proposed development has a FSR 1.6:1 or 11974sqm of GFA which is in keeping with council desired density for the site.
- The site is less than 500m from Concord West and 700m from North Strathfield train stations.
- North Strathfield Bakehouse Quarter is a vibrant self contained retail, employment and shopping strip with numerous eating, entertainment and employment options.
- The site has ample access to a range of community facilities and public open spaces and parks.
- The density proposed does not give rise to any significant impacts on the adjoining properties (current or future) in terms of overshadowing, loss of privacy or visual impact.
- A high level of amenity is provided for future residents of the development.

Principle 4: Sustainability

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

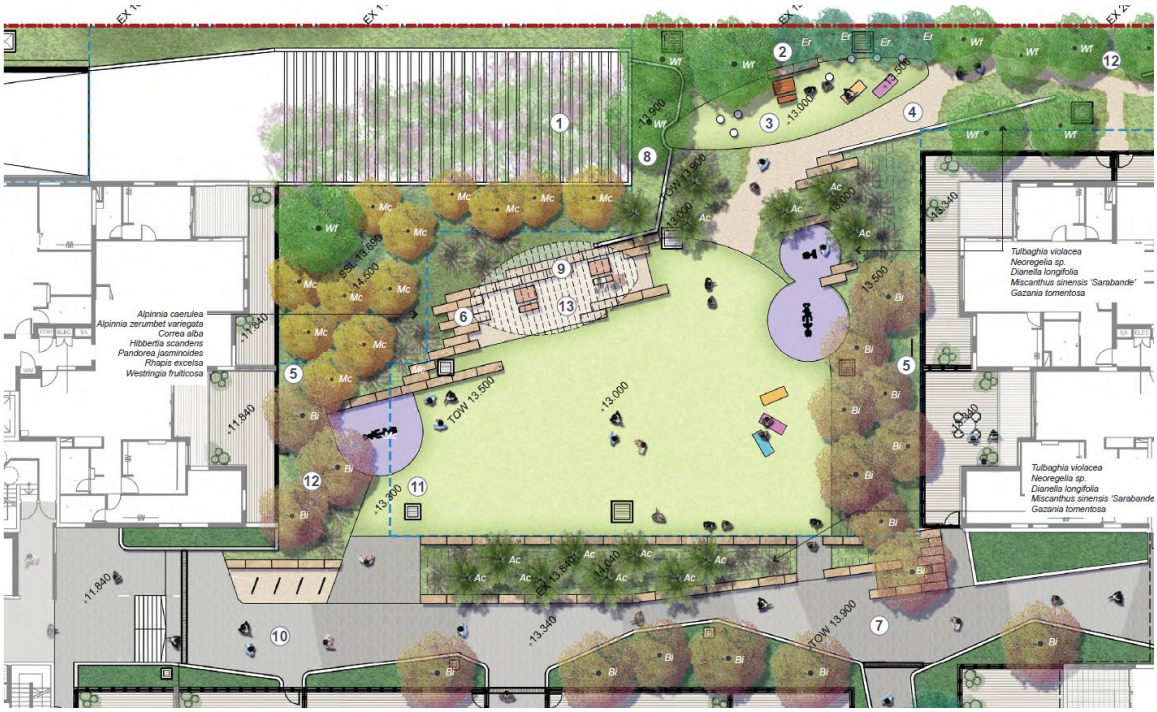
- The development is designed with the maximum number of apartments positioned around a well landscaped central communal open space to maximise the amenity of the apartments.
- The site provides 27.9% deep soil for groundwater recharge and mature vegetation to the building ground plane
- The development is designed to embrace ESD principles with 71% of apartments receiving 2hours of direct sunlight and 60% providing natural cross ventilation.
- Proximity to existing transport hubs makes it the perfect place to deliver long term resident homes with excellent amenity. The architecture leverages the inherit transport connections of the site but filters those down to the fine grain considerations of arrival, circulation and habitation.
- 140 or 90% of the apartments are oriented north, east or west ensuring direct solar access into the primary living spaces, external living areas and courtyards throughout the day whilst 38% of apartments are oriented north.
- All apartments have living spaces recessed behind balconies for shading in summer.
- Slab edges are extended and coupled with deep window reveals to shade west and east facing glazing.
- The development will meet the energy and water reduction benchmarks as set out in the Building and Sustainability Index (BASIX).
- A Communal Open space has been provided on the roof with detailed Rooftop landscaping
- Locally sourced low carbon cladding boards with 100% pure inorganic natural metal oxides, low GHG and VOC footprint
- Low-maintenance, long lifecycle, recyclable and reusable materials
- Minimal basement excavation to meet parking obligations
- Secure Bicycle parking provided for each apartment within the basement storage. Visitor bicycle parking has been integrated within the communal open space adjacent building entrances.

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 useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

- The landscape and buildings have been designed as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both residents and the general community.
- The generous open space is layered with landscaping at every opportunity.
- The building is conceived of as an object set within the landscape. The landscape takes its cues from what are significant tress within the street frontage. There is no formal fencing to the street frontage and the landscape has been designed as a formal transition into the public domain giving the building a green earthing into its setting. The 3m front setback is landscape significantly with sandstone terraced walls and planting allowing the modest building to George St to sit softly in its context.
- A double height entrance space and awning acts as a formal threshold into the site from the public domain. The entrance foyer, is then extended into the depth of the site along a considered landscape path that links the internal lobbies to the communal open space
- 2,148sqm of communal open space has been provided on the GF with 1,314sqm (61%) of this being deep soil. The ground floor courtyard becomes the primary communal open space with landscaping to facilitate recreational activities.
- 215sqm of communal open space is also provided as a roof terrace. This communal open space becomes an elevated vantage point with unencumbered access to light and views. It incorporates BBQ facilities and a shade structure to accommodate more passive recreational activities.
- Ground Floor terraces are planted simply for natural screening into the communal open space.
- Plant selection to the communal and private open spaces on the ground floor and the roof have been carefully considered maximizing potential for amenity while ensuring resident privacy, minimizing management and water usage.

2.5.1 Landscape Plans



Ground Floor

Level 5 Communal

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.

- Careful orientation of the building has afforded a high degree of amenity to all apartments and open spaces.
- The primary living spaces and balconies to 90% of apartments face north, east or west providing maximum access to daylight and solar amenity.
- A maximum number of primary living spaces and balconies have been oriented toward the courtyard with the building being used a buffer from the noise of the railway corridor.
- The accommodation consists of 156 dwellings suited to a variety of lifestyles. Residential apartments sizes range from; 1 bedroom – 50-54 sqm; 2 bedroom (2bath) 75-84sqm; 3 bedroom (2bath) 96-104sqm
- The dwelling mix is 50x1bed(32%), 102x2beds(86%)and 4x3bed(3%) all in single level plans. The mix is in accordance with the DCP requirements to consider population trends, market demands and location in relation to public transport, public facilities, employment areas, schools and retail centres.
- 24 (15%) of the apartments are designed to be configured to become adaptable dwellings in accordance with the ADG and DCP.
- 32 (20%) of the apartments are designed to be livable apartments in accordance with the ADG and DCP.
- Each dwelling has access to a secure private open space, such as a balcony or terrace, with a minimum area for the balconies of 8sqm for 1 beds, 10sqm for 2 beds and 12sqm for 3 beds in accordance with the minimum areas in the ADG. Ground floor terrace apartments have gardens 16-303sqm.
- The dwellings have minimum balcony depths of 2 metres in accordance with the ADG.
- The minimum ceiling height of habitable rooms is 2700mm and the floor to floor height is generally 3100mm.
- A total of 142 covered and secure parking is provided for residents and their visitors.
- 156 bicycle parking spaces are provided in the basement for residents and 16 spaces for visitors on the ground floor.
- 50% of the required apartment storage has been provided within units with the remainder provided within basement storage cages. Storage is in exceedance of the minimum areas in the ADG of 6m3 for 1 beds, 8m3 for 2 beds, 10m3 for 3 beds.

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 design of the buildings optimises safety and security, of both the development and the public domain. Safety and security has also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.
- The building orientation provides passive surveillance of the primary street
- Pedestrian site access is consolidated into a single building entrance from which four individual lobbies branch off.
- The buildings are sited around a generous internal courtyard.
- The single entrance provides secure access with direct sight lines into the communal circulation and open space on the ground floor.
- The large communal areas reinforce social interaction through shared ownership that is perfectly suited to a development such as this.
- Well lit internal and external communal open spaces reinforce passive safety principles.
- The building will utilise an integrated security and intercom system to the front gate and each individual lobby and car park entry giving residents direct access and visitors a mechanism to communicate with residents.
- Vehicular access is provided by a secure car park from George Street
- The communal courtyard is overlooked by living areas and bedrooms of upper level apartments.

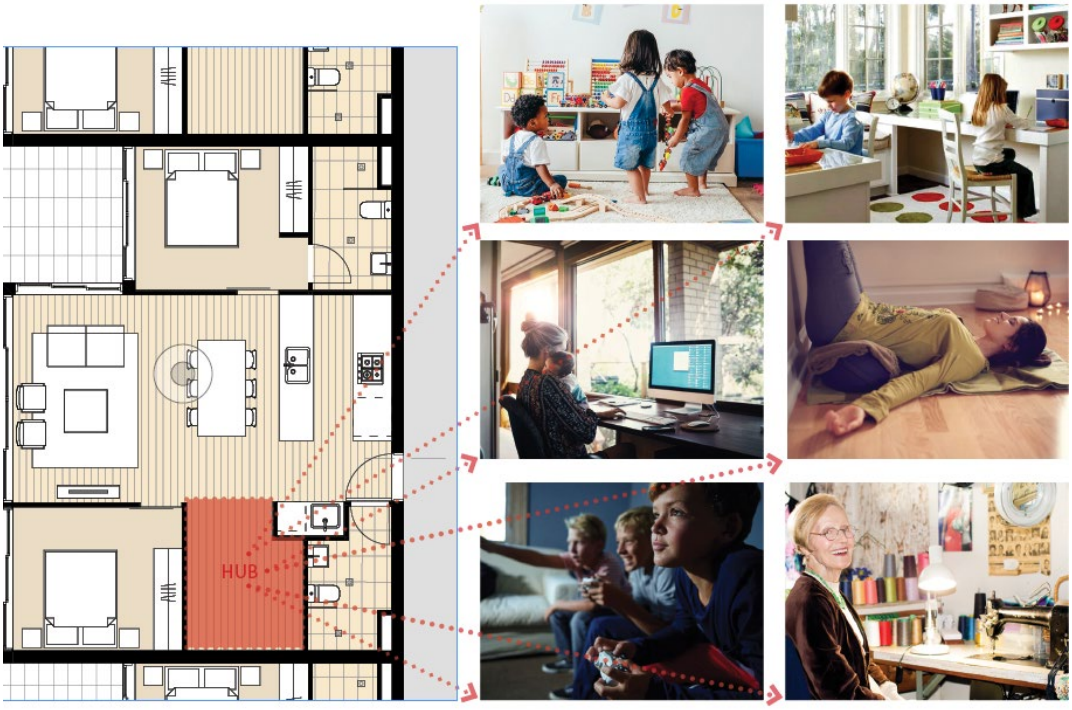
Principle 8: Housing Diversity and Social Interaction

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 and providing opportunities for social interaction among residents

- The objective of this development is to add quality dwellings of high amenity across a range of configurations at different price points. The proposed apartment mix is intended to reflect the broader North Strahfield mix of apartments, in particular offering efficient, affordable apartments.
- Most of the 2 bedroom apartment are given a utility room or “family hub” that can be adapted to suit the needs of residents in their various life stages regardless of the household composition. The room is based on international best practice requirement for accommodating families and children in highrise.
- Two 3Bedroom units are being designated affordable housing
- Recently designed residential developments in the vicinity have attracted residents from a wide range of backgrounds and age groups and the expectation is the proposal would be no different. Current analysis and data has shown that typically, in developments of this nature, the majority of new residents come from nearby suburbs meaning that developments are an enhancement of existing communities.
- The proposed development offers sound amenity to those with impaired mobility.
- The proposal is conceptually built around a central courtyard that is designed to facilitate opportunities for incidental and daily social interaction between residents and visitors.
- The landscaped communal open space on the ground floor will facilitate a variety of organised and impromptu social opportunities.
- The well detailed roof top terrace will accommodate more private and structured communal and social activities.

(Reference: HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES
- City of Vancouver, 1992)



Family Hub

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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- We believe the success of the aesthetic character of any given design is not derived from its conformance to or response to planning objectives, but in the integrity and legibility of its intent.
- Typical planning objectives calling for aesthetics to be derivative or referential denies richer and more meaningful contributions to urban character. Our intention here is to acknowledge the traces of history of both the precinct and the site, not sentimentally, but in a manner that respectively establishes a new standard not seen in the area.
- The proposal is sympathetic intervention that relates to both the adjacent multi residential development and the opposing low rise residential houses.
- A new building set amongst a varied built form. The typology and scale are consistent, but an opportunity exists to present something better as far as built product.
- The proposal acknowledges the neighbouring residential context as well as the broader industrial and commercial context of the precinct.
- Our aesthetic intent is not one of an imposed or acquired composition, but formation of a coherent whole. It seeks a balanced proportionality, and an understated and subtle response to the scale of the street and the existing surrounds.
- The building is conceived of as modern expression of the predominantly brick banded buildings within the Bakehouse quarter. Those forms present a coupling of storeys expressed horizontally through a brick corbel or step in the façade. This same gesture is incorporated within the proposal, albeit through a modern interpretation of the corbel.
- The proposal takes the colour hues of the existing brick context with a similar horizontal band expression and inserts vertical windows into what is a modern form.
- The banding is generated through a slab extension that then allows variation between bands as the form gets higher.
- The banded form is articulated through the insertion of angled external walls resting on the bands. Slots are then carved out of the resultant form to demarcate lobby entries and variations in the floor plan.
- The form is then further modified by pulling the facade out to offer variation to the building expression in specific locations. This variation uses the same materiality as the base building but expresses slab edges and frames as a grid rather than horizontal bands.
- Materiality like the form is kept simple, robust and uncomplicated
- We consider that the aesthetic content of the development befits the character of what modern housing can become...the future imbued with the past contemporaneously

2.9.1 CGI

Princes Highway