



17<sup>th</sup> May 2011,

Attention: **Atalay Bas**  
Manager Development services  
Ashfield Municipal Council  
260 Liverpool Road, Ashfield

Your ref. 10.2011 438-9

Dear Mr Bas,

**RE: revised SEPP 65 COMMENTS AND RECOMMENDATIONS for 136 Liverpool road Ashfield and 1-7 Victoria Road Ashfield.**

This report refers mainly to the development application for a proposed residential development on the site at 1-7 Victoria Road. I refer to my previous comments on the matter in the SEPP 65 report dated 28<sup>th</sup> January 2011.

The following comments have been prepared based on the revised drawings and documents supplied by Council Including: Drawings by Nettleton Tribe architects 3662\_DA-0-09 [B] and DA-21-22[B] dated 01 04 11 and stamped by Council 08 04 11, a SEPP 65 Design Verification statement by the Architect dated 9<sup>th</sup> December 2011 and Stamped by Council 08 04 11, a statement of environmental effects by Moody and Doyle undated. A Landscape concept Plan by Site design Landscape architects dated 08 12 2010, as well as BCA Basix, acoustic ,ventilation and solar access reports.

We take on face value the accuracy of all the documents given to us and rely on them to form our assessment.

**Outstanding issues.**

The main concern with this project was the insufficient setbacks from both the northern and western boundaries.

Only a 6m setback was provided on the northern boundary and 3m on the western Boundary. A 9m minimum setback is required from Habitable rooms or balconies for a building over 4 storeys according to the RDFDC.

The revised drawings do not show an increased setback on either boundary.



**Conclusion.**

The proposal does not meet the objectives of the Built Form principle and should not be supported.

A handwritten signature in black ink, appearing to read 'Tim Williams'.

Tim Williams  
Architect AIA



29<sup>th</sup> January 2011,

Attention: **Atalay Bas**  
Planner, Development Assessment  
Ashfield Municipal Council  
260 Liverpool Road, Ashfield

Your ref. PDA 17 2010 438-9

Dear Mr Bas,

**RE: SEPP 65 COMMENTS AND RECOMMENDATIONS for 136 Liverpool road Ashfield and 1-7 Victoria Road Ashfield.**

This report refers mainly to the development application for a proposed residential development on the site at 1-7 Victoria Road.

The following comments have been prepared based on the drawings and documents supplied by Council including: Drawings by Nettleton Tribe architects 3662\_DA-01-09 and DA-21-22 and DA-31-and DA41-445 dated December 2010, Storm Water and drainage concept Plan by M+G consulting C01-3 dated Sept 2010, a statement of environmental effects by Moody and Doyle undated. A Landscape concept Plan by Site design Landscape architects dated 08 12 2010, as well as BCA Basix, acoustic, ventilation and solar access reports. We take on face value the accuracy of all the documents given to us and rely on them to form our assessment.

I have visited the site.

## **DESIGN QUALITY PRINCIPLES**

Part 2 of SEPP 65 sets out the following design quality principles as a guide to assess a residential flat development. The 'Residential Flat Design Code' (The Code) is referred to as an accepted guide as to how the principles are to be achieved.

### **1. Context**

*Good design responds to 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 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 an area. (SEPP65)*

The site is located adjacent to the corner of Liverpool Road and Victoria Streets. The site is currently being used as a car parking area for the Wests Ashfield Leagues club and is in close proximity to Summer

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Nominated Architect Timothy Williams NSW 5187 QLD 3966



Hill Railway Station and Ashfield Town Centre and not far from Parramatta Road. The site wraps around an existing petrol station on the corner. It is proposed that the allotment fronting Liverpool road be developed as a commercial property and that the larger portion of the property fronting Victoria Road be developed as a residential Flat building.

To the south of the site addressing Norton Street is a single detached dwelling that has not been amalgamated into the larger lot to the north. Also on the Norton Street/ Victoria Street corner is a 2-3 storey brick Fire Station, a well landscaped and established Local Park, as well as other detached single dwellings.

Opposite the site on Victoria is a recent 2 storey Police Station, which occupies a large proportion of the street in the block.

The area is characterised by a mixture of detached dwellings from the 20s and some Federation period dwellings. The area also has a number of 2-3 storey walk up flat buildings from the 1960's to 80's

The increase of residential density close to transport and other infrastructure is desirable. The proposed building will be the largest in the immediate vicinity but is in keeping with the desired future character of the area and whilst it will be dramatic change in scale from the single storey detached dwelling it is still considered appropriate in this context.

**The proposal meets the objectives of this principle.**

## **2. Scale**

*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. (SEPP65)*

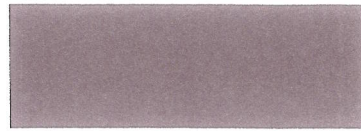
As mentioned above, the area is characterised by single storey detached dwellings and some 2-3 storey walk-up type buildings. The proposed building is considerably larger both in plan form and in height than buildings in the area. The impact of the height of the 6 storey building on Victoria Street is appropriate given the relatively generous width of the street. The proposed building reduces in scale towards the narrower Norton Street and is more in scale with the smaller single dwellings along that street.

**The proposal meets the objectives of this principle.**

## **3. Built form**

*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 the building elements.*





*Appropriate built form defines the public domain, contributes to the character of streetscape and parks, including their views and vistas, and provides internal amenity and outlook.(SEPP65)*

As mentioned above, the proposed building's form responds to the change in scale from the North of the Site to the rear where it is lower to minimise the overshadowing impact on the property to the south and to Norton Street. This is a well considered response to the streets and to the orientation.

The building has a 'U' shape, which allows for a semi courtyard space that permits cross ventilation and light to two sides of a large proportion of units.

Of concern, however, is the proximity of the proposed building to the north and western boundaries. The proposed set back from the northern Boundary in 6m which is not sufficient for a 6-7 storey building adjacent to a potential development site to the North. In my view and in accordance with the Code, this set back should be a minimum of 9m from any living space or balcony. The applicant's own diagram on DA 22 shows that if the property to the north was to be similarly developed it would be required to provide a far greater setback than is being proposed on the subject site.

The same is true of the 6 storey section of the building on the western Boundary. Here too, a setback of 9m is required for equitable development potential to be achieved. The setback can be reduced to 6m for the 4 storey (and under) sections of the building.

**The proposal does not meet the objectives of the principle due to the inadequate set backs on the northern and western sides.**

#### **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. (SEPP 65)*

The density is appropriate in this location.

**The proposal meets with the objectives of this 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 re-use of water. (SEPP65)*



If the Units 310, 503 and 507 have skylights included as recommended by the Solar access consultant (Windtech) the proposal complies with the minimum number of 70% units to achieve 3hrs of solar access between 9:00 am and 3:00 pm to the living areas and private open space.

The building complies with the minimum 60% of units determined as having an appropriate level of cross ventilation.

There are no buildings to be retained or demolished.

The applicant undertakes to install water conservation fittings throughout and to install water tanks for all non-potable water use.

I was unable to find the precise figures in the documentation provided, but the SEE acknowledges that the proposal does not reach the required 50% of landscaped area nor the percentage of deep soil planting. The proximity of the proposal to the Boundaries only allows token amounts landscaped area around the building. Perhaps the attention to the setback issues mentioned above will help to address this issue.

**The proposal meets the objectives of this principle in terms of passive design principles but not in terms of the amount of landscape areas provided.**

## **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 site's natural and cultural features in responsible and creative ways. It enhances the development's natural environment performance by coordinating water and soil management, solar access, microclimate, 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 usability, privacy and social opportunity, equitable access and respect for neighbours' amenity and provide for practical establishment and long-term management. (SEPP65)*

The proposed landscape design is for plantings in the perimeter zone around the building and to the courtyard in the centre of the development. Additional roof top terraces are landscaped to provide communal Outdoor space.

Existing trees are intended to be retained and a large percentage of low water use plants planted.



Apart from the extent of the landscaping itself, the proposal can meet the objectives of this 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. (SEPP65)*

The cross ventilation and solar access issues have been discussed above. The apartments have well-proportioned balconies and most apartments would appear to have adequate storage. Additional storage is provided in the underground parking areas.

The building is accessible and has a number of nominated adaptable units.

There is some overshadowing of the dwellings to the west but this is restricted to the morning hours and the affected dwellings can achieve the 3 hours of solar access from 12:00 onwards.

The issue over overlooking into the sites to the west will need to be addressed. Fixed louvre systems up to 1500mm in height can be effective if applied to the 2<sup>nd</sup> floor and above west facing windows and balconies.

**The proposal generally meets the objectives of this 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. (SEPP65)*

Safety and security have been well handled in this proposal. Active living spaces that overlook the street will enhance the sense of security.

**The proposal meets with the objectives of the 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 of the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. (SEPP65)*

The proposed mix of dwellings is appropriate to the area and will encourage a range of residents.

**The proposal meets the objectives of this 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. (SEPP65)*

The proposed building is of a crisp modern style with well-articulated balconies and masonry sections. Face brick has been employed in enough of the building to blend with the brick buildings of the area. Sun louvers on the balconies will add a layer of random composition to the façade. The proposed colours are understated and help to emphasize the constructional elements of the building.

**The proposal meets the objectives of this principle.**

#### **Conclusion**

The building meets the objectives of most of the principles of good design. The main issue with the proposal is the setbacks from the northern and western boundaries, which need to be increased as indicated. This will help to address the lack of landscaped area as well.



Tim Williams  
Architect AIA