



DESIGN VERIFICATION STATEMENT

For a Mixed Use Development at

**272-276 & 280-284 Merrylands Road and 1 Addlestone Road
Merrylands**

Oct-2013

Introduction :

This Design Verification Statement accompanies a Development Application for a mixed use development at 272-276 & 280-284 Merrylands Road and 1 Addlestone Road Merrylands. The development consists of 146 units made up with 16 x 1 Bed, 118 x 2 Bed, 12x 3 bed units plus 2237sqm retail/commercial space and 246 parking spaces.

This statement verifies that Adriaan Winton directed the design of the project and that the proposed development adheres to the design principles set out in Part 2 of State Environmental Policy No 65- *“Design Quality of Residential Flat Development”* and certifies that the proposed building satisfies those principals.

Principle 1: Context

SEPP 65 : *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.*

Comment: The existing character of the precinct is a combined commercial/retail and residential. The precinct is zoned which allows for the type of development proposed.

The proposed building is a “Hybrid” type residential building of 9 storeys including ground floor retail/commercial and 2 levels of basement parking.

The proposed building use complies with the desired character statement that buildings are to be primarily residential. The scale of building and type of use are compatible with the proposed redevelopment of the precinct. In addition the proposal recognizes and complies with the requirements set out in the Holroyd LEP 2013 and Holroyd DCP 2013.

Principle 2: Scale

SEPP 65 : *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 transition proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Comment: The scale of development in the precinct is comprised of buildings of variable height in stories. The site is located with 450m from the Merrylands rail and bus interchange and the principal shopping precinct of Merrylands.

The proposed development responds and conforms to the height and building form proposed for the precinct and would allow for future developments on adjoining sites to achieve their full potential.

Principle 3: Built Form

SEPP 65 : *Good design achieves an appropriate built form for a site and the buildings 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.

Comment: The proposed building height is consistent with the heights established in the precinct and is permitted to be built on this site. It responds well to the established built fabric of the area. The building is well within the DCP setbacks required.

The building may be termed a “Hybrid” type, and relates to the existing built form in the area due to its roof design, recessed bays, fenestration , materials, texture and colour. The building addresses the street with a major façade which is aligned with the form of the street. The built form of the development relates to other built forms existing in the precinct. The overall affect is to create a building that presents a very effective and architectural building within the streetscape.

Principle 4: Density

SEPP 65 : *Good design has a density appropriate to its site and its context, in terms of floor space yields (or numbers of units or residents). Appropriate densities are sustainable and are 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.*

Comment: The precinct is within the area controlled by Holroyd LEP 2013 and is zoned B4 Mixed Use.

The density of the development complies with the allowable density in the planning codes for the area. Given the location of the development in relation to the Railway/Bus interchange, the Merrlyands retail/commercial precinct, community facilities and the rising demand for housing in the area, the proposed density is appropriate and consistent with the requirements as outlined in Holroyd DCP 2013.

Principle 5: Resource, energy and water efficiency

SEPP 65: *Good design makes efficient use of natural resources, energy and water throughout its 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 re-use of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and re-use of water.*

Comment: The proposed development is consistent in the application of through flow ventilation and solar ingress to the units. There are no units which have a sole southerly aspect and those units which have a southerly aspect have primary living space which face west or east. The orientation of the building on the site and the design of the units all contribute substantially to the solar passive design and energy efficiency of the development.

The proposed development has been Nathers and Basix assessed and scores well in all required categories of water, thermal comfort and energy. Energy efficiency is aided by the use of water/energy efficient fittings, appliances and lighting.

Principle 6: Landscape

SEPP 65 : *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 sites natural and cultural features in responsible and creative ways. It enhances the developments 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.*

Comment: As the proposed development forms part of the Residential precinct the proposed landscape areas are substantially on the northern, western and southern sides of the building to create a substantial garden.

Landscape is present on the ground floor and on communal rooftop. There is a deep soil zone requirement of 25% with the project only providing 240 sqm of deep soil. This does not comply with the RFDC however given the commercial zoning and Mixed Use nature of the development the limited deep soil is considered appropriate. With this in mind, a total landscape area of 980 sqm has been provided within the site.

Principle 7: Amenity

SEPP 65 : *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.*

Comment: The proposed development has a mixture of 1, 2 and 3 bedroom apartments. Cross ventilation is achieved for the large majority of the apartments.

A majority of the apartments have the required solar access. Where apartments are exposed to direct western summer sun sliding louvre/shading panels are provided.

Privacy is ensured by the side setbacks to the side boundaries. The building complies with the setbacks as recommended in the SEPP 65 design code and the requirements outline in DCP. Where there are perceived direct observation potentials the design of the building tries to ensure the windows in conflict have the required offset.

Each dwelling has its own external private open space which is more than adequate.

Bathrooms/Ensuite are accessed from the hallways leading to the bedrooms. Kitchens are accessed from the primary living area.

Visual and acoustic privacy is acceptable and able bodied access is through entry lobbies at the ground floor.

Disabled access is gained to the ground floor via a pedestrian path (which complies with ASNZ 1428.1-2001) from each street frontage. There are 30 apartments which are adaptable these are located on levels 1 – 8. All units within the development are accessible via the lifts. The carspaces are located in the basement carpark with easy access to the lift.

Principle 8: Safety and Security

SEPP 65 : *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 the 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.*

Comment: Public and communal spaces are overlooked on all sides by balconies, terraces and windows from primary living rooms of the project. The building addresses the public domain with glazed doors and balconies.

The communal spaces will be adequately lit and are void of areas that may be subjectable to criminal activities.

The building will have safe and secure access to the carpark. The lifts to the building will be a security lifts providing access to the residential levels.

Principle 9: Social Dimensions

SEPP 65 : *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.*

Comment: The proposed residential use is appropriate to the location of this site, as it is in close proximity to the Parramatta transport interchange, retail/commercial precinct, local clubs and community facilities such as baby health centre and community centre. The development's proximity to the Merrylands railway station allows for residents that are non-reliant on private cars to have easy access to public transport systems.

The proposed development has an appropriate mix of 1, 2 and 3 bedrooms apartments of varied size. Consideration has been given to the need to have affordable housing within the development as a result it provides a social mix which is well sited and appropriate to the area.

Principle 10: Aesthetics

SEPP 65 : *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.*

Comment: The form and composition of this design relates to existing developments in terms of its roof type, modulation of facade, fenestration, materials, texture and colour.

The use of detail and texture and the high degree of articulation in the façade composition has the result of creating an interesting and high quality building which sits well in the precinct and compliments the existing streetscape.

Conclusion

This proposed development provides a complimentary and interesting addition to the Parramatta retail/commercial Precinct, its built form, height, scale and density comply with DCP controls and are compatible with the adjoining residential flat buildings. Its landscape design includes substantial deep soil planting of large trees and low scale planting. The development is well suited to its site and its location.

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