

MEMORANDUM

To: Tim Shelley, Independent Consultant & Assessment Officer
From: Rajiv Shankar, Manager Development Assessment
Subject: 2-22 Birdwood Avenue & 11-15 Finlayson Street. DA194/13
Dated: 10 October 2015

Background:

The stage 1 Concept proposal was approved by the JRPP. Now the applicant has lodged a Stage 2 DA which includes detailed design of the buildings within the approved 4 building envelopes. A separate Section 96 application has been lodged for amendment so the Stage 1 Concept DA. That application seeks to modify the approved building envelopes to meet the building design in the current application.

Proposal:

This Stage 2 DA is for the demolition of all existing structures on site and the construction of 4 residential flat building with associated basement parking.

The total number of apartments proposed is 237 apartments as against a maximum of 245 apartments approved in the Stage 1 DA.

The proposed development retains the originally proposed publically accessible through site pedestrian links.

SEPP 65 Design quality 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.

Assessment: The context and character of the neighbourhood has already been considered in the Stage 1 DA. The area has been rezoned to allow for apartment buildings and is undergoing change. The context and the neighbourhood character within the area would remain unchanged.

Compliance: The proposed development meets the objectives of the principle.

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.

Assessment: There are 3 residential recently constructed apartment buildings in the vicinity. There are additional apartment building and mixed use building under construction within the nearby area. Apartment buildings of similar scale are permissible and it is expected that additional buildings of similar scale would be proposed in the vicinity.

The proposed buildings are within the height limits and the building envelopes previously approved in the Stage 1 DA as proposed to be amended.

Compliance: The proposed development meets the objectives of the principle.

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.

Assessment: The Stage 1 Concept DA approved a maximum of 245 apartments. In this DA the total number of apartments has been reduced to 237 apartments which is a minor reduction in the total number of apartments previously approved. This would result in a minor reduction in the density of the overall development.

Compliance: The proposed development meets the objectives of the principle.

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.

Assessment: The building blocks are oriented in such a manner so as to take maximum advantage of northern aspect and maximise solar access. The proposed development

provides for 70% of the apartments with more than 2 hours of direct solar access. The proposed development provides for 65% of the apartment to be naturally cross ventilated being more than the minimum of 60% requirement. The proposed development is accompanied by a basix certificate which indicates that the proposed development meets the principles of sustainability.

Compliance: The proposed development meets the objectives of the principle.

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.

Assessment: The proposed development utilises opportunities to provide for a comprehensive and integrated landscape proposal. The spaces enclosed within building blocks A and B are integrated with the centrally planned communal open space between the two building blocks. All outdoor landscape spaces are linked with pedestrian pathways. Care has been taken so as not to create negative spaces.

The through site pedestrian links have been integrated with the different open spaces between the building and the site landscape. The landscape design breaks the monotony of the long stretches of the through site pedestrian links with variation and interesting hard and soft landscape elements.

The landscape proposal retains most of street trees and provides for a detailed landscape proposal.

Compliance: The proposed development meets the objectives of the principle.

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.

Assessment: The orientation of development site is such that northern side of the building blocks face directly north. The proposed development takes advantage of this

orientation which allows for most of the eastern and western facing surfaces to achieve a satisfactory level of solar access. The distance between the buildings blocks is such that there is little overshadowing by one building block on the other.

Reduction of the size of the approved building blocks has in turn reduces the extent of overshadowing by one building block on the other and the existing two apartment buildings towards the south. The buildings towards the north of the proposed development do not cast any shadow upon the proposed development.

The proposed development provides for 70% of the apartments with more than 2 hours of direct solar access to the living areas.

While the proposed building generally follows the building envelopes approved in the Stage 1 concept approval and as per amendments proposed, the depth of the building blocks are less than 18m.

The proposed development provides for 65% of the apartment to be naturally cross ventilated being more than the minimum of 60% requirement.

The proposed development provides for adequate amenity to the future occupants in particular with regard to access to solar access and cross ventilation.

Compliance: The proposed development meets the objectives of the principle.

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.

Assessment: The originally proposed publically accessible through site links are retained and remain unchanged. The private open spaces have clearly been demarcated and segregated from the through site link. Opportunities for passive surveillance have been maximised by interlinking the open spaces and apartment windows oriented towards the pedestrian link.

Compliance:

The proposed development meets the objectives of the principle.

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.

Assessment:

The proposed development would have a total of 237 apartments. It is noted that 46 apartment, being 19.4% of total apartments, would be adaptable.

The development would have 10 studios, being 4%, 109 one bedroom apartments, being 46%, 83 two bedroom apartments being 35%, and 35 three bedroom apartments being 15% of the total number of apartments within the proposed development.

The proposed mix would provide adequate housing choice and is considered appropriate.

Compliance:

The proposed development meets the objectives of the principle.

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.

Assessment: The overall building form has to remain the same as that previously approved in the Stage 1 DA. However, the previously approved building envelopes have been proposed for amendment to provide for better building design and building articulation. The building blocks have been further broken up to provide for better amenity to the residents and create interest in the building form. The extension of the building envelopes to provide splay windows and balcony projections would create interest and further assist in building articulation.

The use of architectural features such as pergolas and louvers softens the building mass. The use of a combination of complementary building materials makes the building aesthetically sound and pleasing.

Compliance:

The proposed development meets the objectives of the principle.

Conclusion:

The proposed design provides for well-designed layout of the apartments and building blocks. The proposal provides for reasonable amenity to the future residents, in particular with regards to access to natural light and cross ventilation. The modification to the building envelopes, to provide for splay windows and balconies better articulate the facades and provide for better amenity to the apartments within the development.

The building blocks are well articulated. The use of architectural features such as pergolas and louvers make the building aesthetically sound and pleasing.

The through site pedestrian links have been maintained and well integrated with the open spaces and communal open space within the complex.

The proposed development is consistent with the design guidelines of the Apartment Design Guide and meets the objectives of the 9 principles set out within the State Environmental Planning Policy 65, Design Quality of Residential Apartment Development.

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