

marchesepartners

10th February 2015

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany a Development Application submitted to Holroyd Council

PROPOSED RESIDENTIAL FLAT BUILDINGS STAGE 1 – BUILDINGS 5 & 6

1 – 11 NEIL STREET MERRYLANDS

This SEPP 65 Design Verification statement has been prepared on behalf of Landmark Group in support of a Development Application submitted to Holroyd Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

We confirm that Steve Zappia of Marchese Partners Architects directed the design of the enclosed development application and that the enclosed documentation achieves the principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments and has been design with regard to the publication Residential Flat Building Code.

Mr Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 1921.

DESIGN QUALITY PRINCIPALS

PRINCIPLE 1 – CONTEXT

The site is the first stage of the proposed residential development at 1 – 11 Neil Street Merrylands which is part of the Merrylands Centre, Neil Street Precinct, in the Holroyd DCP 2013 and is part of Block 5 and part of Block 6 as designated in the DCP.

The site is currently in an un-developed state, being the site of a former industrial building which has been demolished with only areas of hardstand concrete paving remaining. The site is currently overgrown with weeds and shrubs and fenced to discourage un authorised entry.

A water course currently runs through the site which is designated to be reconstructed as a culverted stormwater structure as part of the precinct flood / stormwater infrastructure works.

Adjoining the site to the north east are a number of recently developed residential buildings varying in scale from 2 story dwellings to 6 and 7 storey apartment buildings. To the north, the site adjoins the Holroyd Gardens open space area whilst to the west, the site adjoins existing industrial land which is also part of Blocks 5 and 6 of the Neil Street precinct and which has recently been approved for two 8 storey residential flat buildings.

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To the south west of the site, the site adjoins Neil Street whilst to the south east; the site adjoins the railway line.

The proposed overall development proposes 6 residential flat buildings. Stage 1 comprises a 4 storey building located along the internal street and a 10 storey building located along the railway line. The proposed use is consistent with the site's zoning and zone objectives.

The proposed development has been modulated to fit in with the existing scale and alignment of the adjoining existing and approved residential flat buildings. The proposed development will harmonise well with the existing and future context and provide suitable residential accommodation which is much needed in the area.

Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the precinct.

PRINCIPLE 2 – SCALE

The bulk, height and the scale of the development has been carefully considered and has been designed to harmonise and enhance the desired future character of the precinct.

The proposed master plan layout for block 5 differs from the block controls suggested in the Holroyd DCP 2013 but provides a superior outcome for the precinct and the internal amenity of the apartments when compared to the suggested DCP block layout. The proposed layout provides modulated heights 4 storeys to the internal street edge and 10 storeys to the rear of the site. This approach opens up the centre of the site to allow for larger setbacks between the taller building forms so that better amenity and a lower scale is provided to the public domain areas in and adjacent to the proposed new internal street. It also provides better amenity to the majority of the apartments by allowing superior solar access / orientation and superior views and outlook over the DCP layout.

The proposed arrangement of putting the taller building elements against the railway corridor also benefits the site by providing a significant acoustic buffer to the rest of the site. This arrangement is far superior in terms of acoustics over the DCP scheme benefitting the scheme as a whole as the exposure in terms of the number of apartments as well as the common open space at the centre of the site to the railway noise is greatly diminished in the proposed scheme when compared to the DCP scheme.

The proposed building layout puts the taller building element at the southern perimeter of the site which provides a stronger reinforcement of the precinct perimeter against the railway corridor and Neil Street in accordance with sound 'block edge' urban design principles. This layout also serves to join the alignment of the existing development to the east of the site with the proposed and approved development to the west of the site to form a cohesive and completed edge to the precinct.

The completed development will sit comfortably in its context and will form an appropriate scale to suit the future character of the precinct.

PRINCIPLE 3 – BUILT FORM

The built form of the proposal is an appropriate response to the site, its opportunities and constraints.

The proposed building layout for this stage differs from the block controls suggested in the Holroyd DCP 2013 but provides a superior outcome for the precinct. The proposed buildings run parallel to the new internal street and the railway corridor rather than perpendicular. A 4 storey single loaded edge building forms the street edge to the new internal street, whilst behind this building to the south, a taller 10 storey building edges the precinct. The subsequent stage to the west will also follow this pattern to form a cohesive precinct.

The resultant overall built form fits seamlessly into the context and provides a superior and more cohesive built form solution for the precinct over the suggested DCP layout.

PRINCIPLE 4 – DENSITY

The proposal provides a density which is consistent with the density controls for the site.

Overall the floor space and apartment numbers proposed are consistent with the Floor Space Ratio the DCP block layouts envisaged for the site therefore the proposed development is consistent with the density envisaged for the overall precinct.

The design and configuration of buildings on the site ensure the proposed dwellings have adequate light ventilation, privacy and amenity. This being the case, it can be said, that the proposal is appropriate in terms of Density.

PRINCIPLE 5 – RESOURCE ENERGY AND WATER EFFICIENCY

A residential development, located near a Town Centre such as Merrylands that has immediate proximity to transport links, retail, commercial, learning, entertainment, recreation uses and employment opportunities, is in itself an efficient use of resources by minimising the need for reliance on motor vehicle use, as well as minimising the need for public transport.

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising the resources and energy;

- Excellent solar access and cross ventilation has been achieved to the apartments, meaning that the internal spaces will not be reliant on air conditioning to maintain thermal comfort.
- More than 2 hours of solar access in the middle of winter has been provided to 71.5% of the residential units exceeding the minimum rule of thumb of 70%.
- Natural cross ventilation has been provided to 60.2% of the units (required 60%). The rest of the units receive passive natural ventilation.
- The apartments have been largely orientated north-south; with the majority of the apartments having a northern aspect which is favourable for solar access and thermal comfort.
- East and west elevations have been minimised to minimise solar heat gain.
- Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into to all north facing apartments.
- Basix compliance will be achieved and demonstrated when detailed Development Applications are submitted.

PRINCIPLE 6 – LANDSCAPE

The proposed master plan layout incorporates large areas of landscaping in both the public and private / common areas of the site.

The new internal street forms part of the local flood management measures in the precinct and so is provided with a generous landscaped zone adjacent to the roadway varying in width from 14 to 17 metres wide. The street and landscaped zone connect to the neighbouring developments, existing and proposed to form a unifying green zone through the centre of the precinct. Part of this landscaped zone will be accessible public park space in later stages whilst part of this zone is also inaccessible landscaped 'swale'. In addition to this, the new internal street will be provided with street tree planning and other landscape elements to provide a pleasant public domain environment.

The built upon site areas of the development will also be provided with generous landscaped areas. All setback zones will be provided with deep soils zones for the retention of existing and planting of larger scale trees and screen planting etc, whilst the car park podium areas will also be provided with

landscaping on podium so that the generous courtyards spaces are afforded a lush and vibrant landscaped feeling.

The central common courtyard space between buildings varies in width from 12 to 14 metres wide and provides adequate privacy and amenity for the apartments that overlook this landscaped space and other residents who will use the courtyard.

Overall the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development.

PRINCIPLE 7 – AMENITY

The proposed residential apartments will all have excellent amenity. The number of apartments which will be capable of achieving cross flow ventilation and solar access requirements will exceed the RFDC rules of thumb.

The majority of the apartments will have a north or north western aspect which is favourable for solar access and thermal comfort.

Large areas of glass are provided to living spaces providing generous natural light and views. All of the apartments have balconies or ground level courtyards as their private open space. The depth and width of balconies allows for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities. North facing ground floor apartments to buildings 4 and 6 will be provided with ground floor landscaped courtyards in addition to their balconies.

Large common landscaped areas will be provided for the enjoyment of residents which will supplement the adjacent public landscaped areas on the proposed new internal street and at Holroyd Gardens.

Building separation distances are adequate and generally consistent with RFDC rules of thumb. Visual privacy will be enhanced in certain areas where required through the use of vegetation, louvers and screens etc.

Storage for each apartment has been provided within each apartment. Some residents will have an additional storage spaces adjacent to their car space in the basement.

Lift access will be provided to all basement and apartment levels, linking every floor with the street level and basement. The lobbies at ground level will present as clearly articulated entries to the residential buildings providing a welcoming and secure environment for residents and their guests.

Overall it can be said that the development will provide excellent level of amenity for its residents.

PRINCIPLE 8 – SAFETY AND SECURITY

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The residential buildings will be a secure environment. Access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.
- Basement car parks will be accessed via electronic security devices and intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras.
- The common areas will be well lit, with clearly defined paths. There is a clear definition between public and private spaces.
- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

PRINCIPLE 9 – SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

The site is located close to all necessary facilities such as public transport, working and business areas, childcare facilities, schools, health care, supermarkets, educational and leisure facilities.

A variety of apartment sizes and types are proposed which will create opportunities for a diverse residential community. The variety of apartment styles proposed will meet differing budget requirements, addressing housing affordability as the majority of the apartments offered are of a small to medium size.

These residential units will be within the immediate proximity of employment opportunities and communal amenities which will be well sought after in this area.

The scale, materials and detail of the building facades is a positive contribution to the public environment contributing to the desired future character of the Ashfield Town Centre area.

PRINCIPLE 10 – AESTHETICS

The proposed development achieves design excellence through the careful modulation of building forms, the use of a differing palette of materials and through the deliberate architectural articulation of elements.

The design and detailing of the buildings is deliberately simple and clean to create a modernist and timeless aesthetic.

The main street address for the development will be via the new internal street. At that point a large paved threshold / bridge provides the main entry point the development and subsequent stage. The bridge incorporates the main vehicular and pedestrian entry points as well as a loading / drop of parking space.

The main entry Gatehouse to the development is also located at the bridge where letter boxes, intercom and secure entry gate is located for pedestrian entry.

The 4 storey building form fronting the street has been modulated into a base middle and top. The balcony forms have been deliberately elongated to create a low and sleek horizontal proportion to the main building facade. The base to the building is finished in dry pressed face brickwork to anchor the building to the ground whilst the main walls and balcony spandrels are finished in mid grey and off white paint finishes to contrast against the face brick.

The taller 10 storey building form at rear of the site has also been articulated into a base middle and top. It also incorporates a base storey finished in dry pressed face brickwork. Above this, solid horizontal balcony spandrels provide a strong horizontal emphasis to the tower form whilst also providing good levels of privacy to the lower balconies. From level 4 the balcony balustrades are glazed and the balconies are punctuated but two vertical recesses so to counter point against the horizontal proportions below. The vertical wall elements are finished in mid grey with horizontally proportioned window openings further emphasised through the incorporation of darker grey feature panels between the windows.

Recessed areas of walls on balconies are also painted a darker grey to help modulate the appearance of the building.

Floating and cantilevered roof slabs complete the dynamic appearance of the building forms.

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