Villa and Villa Architects

Lots 374 & 375 DP 227167 and Lot 1 DP 796901

No. 207, 209 and 211 Hoxton Park Road, Cartwright

URBAN DESIGN STATEMENT

Proposed residential flat building, comprising 26 residential apartments over 1 level of basement parking

1. Introduction

This report provides a design verification of a proposed residential flat development at 207, 209 and 211 Hoxton Park Road, Cartwright.

The site is officially described as Lots 374 & 375 DP 227167 and Lot 1 DP 796901, commonly known as 207, 209 and 211 Hoxton Park Road, Cartwright. The development site is an irregularly shaped allotment with a total area of 2015.7 square metres. Each lot has a separate crossover and driveway access.

The proposed development will be contained within one multi-level building over one (1) basement levels of car parking comprising:

- 4 x 1 bedroom unit,
- 2 x 18 bedroom units; and,
- 4 x 3 bedroom units.
- 41 car parking spaces (including 1 accessible) are provided on site.

All units are provided with private terraces (ground level) or balconies. A large communal open space area is available at the rear of the site and a smaller area at the front of the site.

The report is prepared in satisfaction of the requirements of Clause 50(1A) of the Environmental Planning Assessment Regulation 2000 and also sets out the manner in which the design quality principles outlined in Part 2 of State Environmental Planning Policy No. 65-Design Quality of Residential Flat Buildings have been satisfied.

The author of this report is a qualified Architect and by signing below confirms that design of the proposed development has been directed by a qualified and registered architect.

Eduardo Villa
Director / Qualified Architect
(NSW Registration Board) REG NO. 6813

2. Design Quality Principles

2.1 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 subject site is located on the northern side of Hoxton Park Road, approximately 100 metres east of its intersection with Cartwright Road in Cartwright. The site is made up of three lots which are situated within a stretch of older style detached low density dwellings on the northern side of Hoxton Park Road. On the southern side of the arterial road is the juxtaposition of large lots zoned B6 Enterprise Corridor which comprises a mix of church, commercial, retail and light industrial uses.

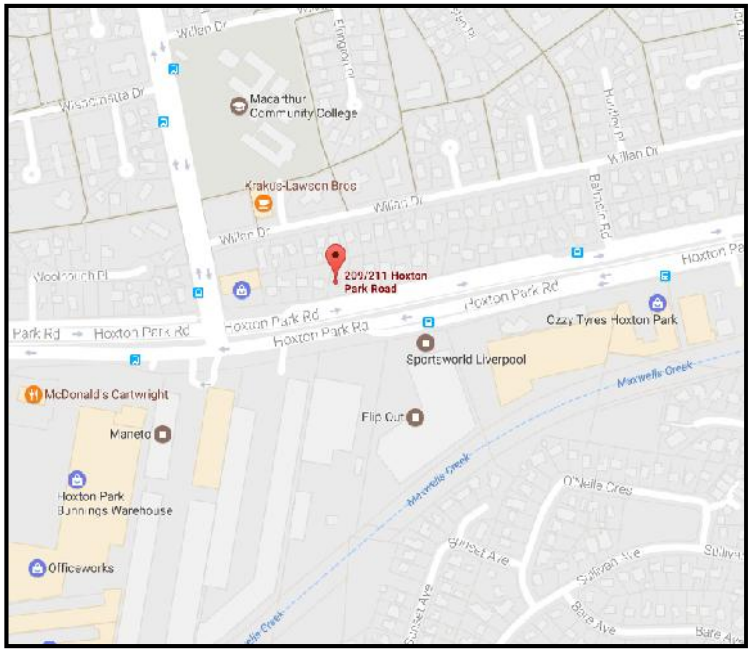


Figure 1: Site Location (Local Context)

Figure 1: Aerial Photograph (Detailed Site View)

The site is situated within a R4 High Density Residential which extends along the northern side of Hoxton Park road to both the east and west of the site. The area is primarily dominated by single storey dwellings but will be redeveloped in the future as the development potential of the lots is realized. There are some examples of sites which have already been redeveloped further east of the site heading toward Liverpool. Development on the southern side of Hoxton Park Road opposite the site is zones B6 Enterprise Corridor and accordingly includes a mix of uses. Immediately opposite the site are bulky goods premises, 2 storey commercial, Church and fast food premises.

Lots to the rear of the site are developed with detached single storey dwellings similar to the subject lots.

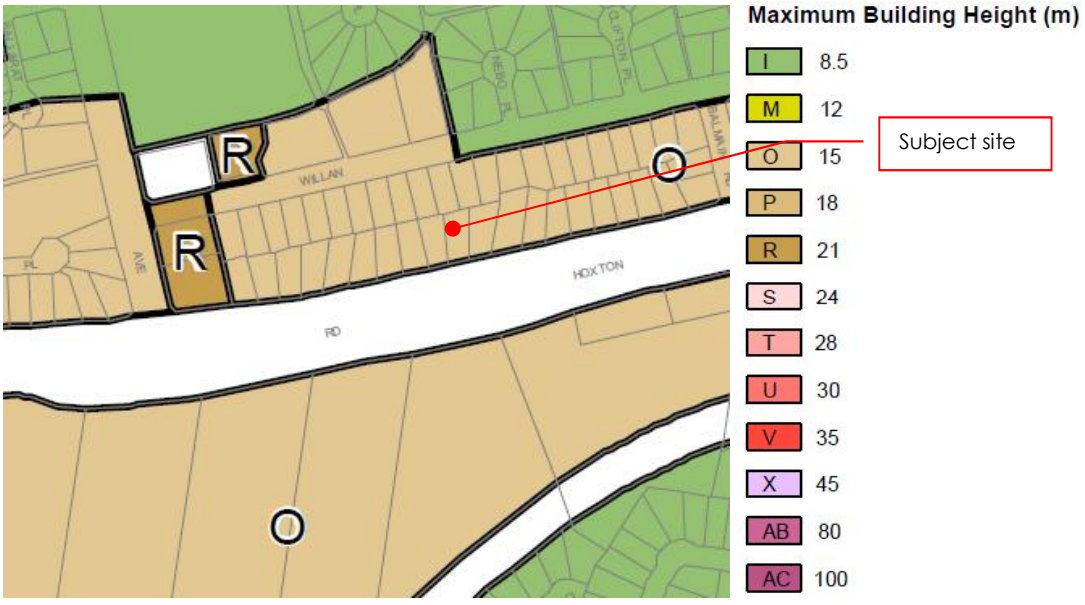
The site is in close proximity both Liverpool and Casula railway stations which are each less than 3km from the site. The closest retail and commercial area is the Liverpool Westfield which is located a few kilometers north east of the site.

It is argued that the Urban Context is derived from existing development over the subject site in conjunction with existing and proposed development in the vicinity of the subject site. That is, urban context is a description of development currently with consideration of permitted and proposed development. The consideration of recent and permitted development and its influence on urban context is particularly relevant in areas that are expected to experienced significant redevelopment, transitioning to a new urban density and built form such is the case for the locality in which the subject site sits.

Therefore, it is argued that consideration of recently built and recently approved development proposals form an important part of the consideration and understanding of urban form.

The planning controls most relevant to the desired future character are as set out within Liverpool Local Environmental Plan 2008 **(LLEP 2008)** and Liverpool Development Control Plan 2008 **(LDCP 2008).** The Floor Space Ratio and Height of Buildings development standards contained within the LEP are the primary controls which inform height, bulk and scale of new buildings within the locality. The following provide compilations of the LEP Floor Space Ratio and Height of Buildings Maps.

Height of Buildings



HOB: M 15 metres

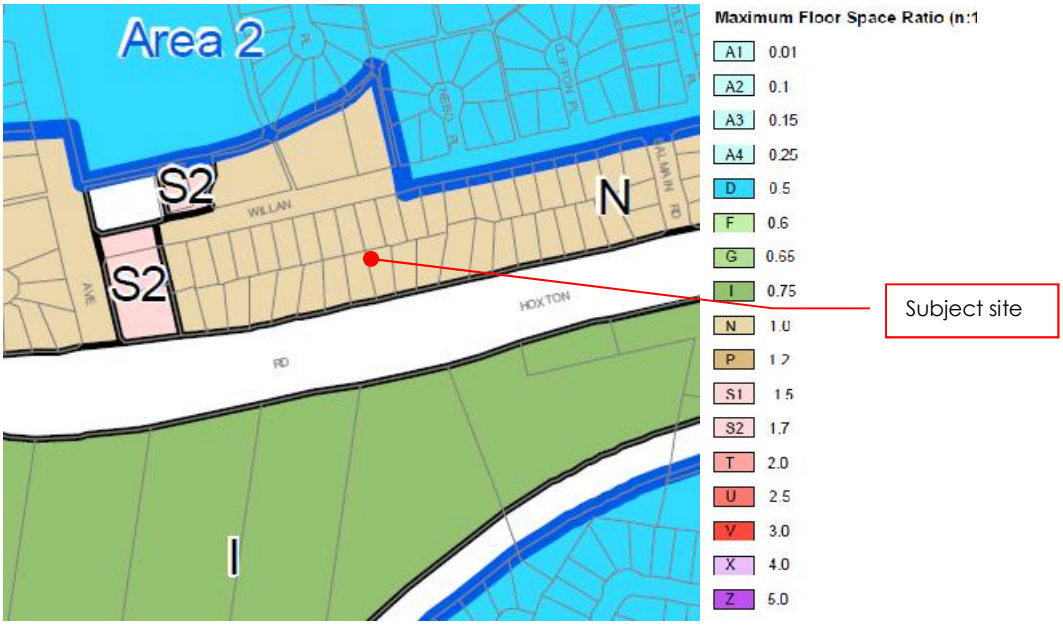
The LLEP provides a permitted maximum building height of 15 metres.

The height of the proposed residential flat building development varies from 15.492m to 15.696m. At its highest point, there is a non-compliance of 4.64%. This minor variation is considered to be justifiable due to the appropriate streetscape impact considerate of

the future desired character, the scale of development across Hoxton Park Road and the minimised impacts due to the wide road, and the development achieving the objectives of the height development standard. These matters are addressed in greater detail in the Statement of Environmental Effects prepared for this proposal.

Floor Space Ratio

The subject site has an FSR of 1:1 under the provisions of the Liverpool LEP 2008. Accordingly the map extract below is provided.



FSR: 1:1

A total FSR of 1.23:1 is proposed. The varied FSR is appropriate as it is provided in accordance with the requirements of SEPP (ARH) 2009 as discussed in the Statement of Environmental Effects prepared for this proposal.

The height of buildings and floor space ratio controls encourage the delivery of medium rise residential apartment buildings as recently developed in the locality.

2.2. 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 proposed development responds to the context of the site by providing a built form that will sit well within an urban setting. The style and form of the proposed building is considered appropriate for the location and will most likely contribute to and be consistent with the desired future character of the locality.

The proposed development achieves an appropriate built form in terms of building alignment, proportion and articulation of building elements. The approach to the design is to create a contemporary building that will be complementary to the recently completed buildings in the locality.

The overall architectural language appropriately communicates a contemporary high-density housing building and delivers an aesthetic which is likely to sit comfortably with future residential flat buildings in the locality.

The built form of the proposed development is considered consistent with the future character of the locality. It provides a height and floor space ratio which accords with the applicable planning controls. Furthermore, facades and the building generally has been designed to comply with the Council's DCP.

2.3. 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 is consistent with the likely future character of the locally as expressed by the LEP floor space ratio development standard. The subject site is well suited for high density residential accommodation. It is walking distance to good quality shopping, services and public transport.

While this proposal is a higher density residential development, it nevertheless delivers very high levels of residential amenity. This is achieved through efficient apartment design along with generous private and communal open space which is provided at ground level.

2.4. 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 proposed design is consistent with the fourth design quality principle particularly in terms of solar access and cross ventilation. The design solar access natural cross ventilation requirements of the ADG.

Compliance with the ADG Design Guidance in this regard ensures that internal spaces will not be reliant on air conditioning and will minimise reliance on artificial heating in order to maintain thermal comfort.

The application is accompanied by a BASIX certificate which sets out additional energy and water efficiency commitments.

Adequate deep soil zones are preserved on the site. The design also provides for waste management facilities in accordance with the Council requirements.

With regard to housing diversity within the development, the design delivers a good mix of apartment size and type. The proposed unit mix is compliant with Council's DCP requirements and will deliver genuine housing choice and social mix.

The proposal is considered to be consistent with SEPP 65 with regard to sustainability.

2.5. 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 proposed landscaping is provided at ground level. The ground level provides landscaped pathways leading to larger open areas. Ornamental tree planting and ground covers are provided together with perimeter planting.

2.6. 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.

The design ensures that a high standard of residential amenity is delivered. Internal floor planning has been partitioned into zones to support different levels of activity. Living and kitchen/dining rooms are provided with generously proportioned open plan floor plates. Dormitory and utility uses are grouped and separated from the main internal living.

Each of the proposed apartments are serviced by balconies or courtyard all of which are located contiguous to the main internal living area.

The quality, size and landscaping of the proposed communal open space areas are also considered to add significantly to the experience of residential amenity.

Solar access and cross ventilation, as mentioned above, both also exceed minimum ADG Design Guidance recommendations.

2.7. 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 incorporates a range of design measures which will contribute to the safety of all building users. Apartment design and layout provides passive surveillance opportunity.

The building will be provided with standard access control. This includes basement security doors and single direction fire doors. The building will be provided with a lift which will be fitted with access control such as security fob and intercom/ remote access from individual apartments.

Design and layout provides clear delineation of public, semi private and private areas. Circulation and access control reflect and reinforce these delineations.

Having regard to the above, the proposal is considered to be consistent with the safety design quality principle.

2.8. 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 site enjoys high levels of accessibility to transport, employment and social and support services. The development delivers a mix of 1, 2 and 3 bedroom apartments. Relative to the site's locational opportunities, the proposed mix is considered to be appropriate and consistent with the ADG Design Guidance. In addition to the above, the proposal provides adaptable units.

2.9. 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.

The proposed development provides a range of careful and well-considered aesthetic treatments. In terms of overall massing manipulation, the development provides a good delineation between top, middle and base elements of the building.

The proposal includes a wide material pallet which add visual interest within the context of a cohesive design language.

Attention also extends to internal areas of the building where the design intention is to provide high quality, modern living opportunities.

3. Conclusion

The design of this proposal satisfies the principles detailed in State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development and is also consistent with the design requirements of the Apartment Design Guide. (Refer to Appendix 1 of the Statement of Environmental Effects for an assessment of this proposal against the ADG)

The design is considered to be appropriate in terms of height and density and will not give rise to unacceptable impacts to local amenity.

This proposal will provide much needed house choice and supply in a location that is well serviced by public transport and accessible to town centres and employment opportunities.