



DESIGN VERIFICATION STATEMENT

For a Mixed Use Development at

Cnr Bold & Cowper Streets Granville

December– 2016

Nominated Architect Adriaan Winton NSW Architects Registration Board 5347

Unit 43, 2 Slough Avenue
Silverwater NSW 2128
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Introduction:

This Design Verification Statement accompanies a Development Application for a Mixed use Development at 2-6 Bold street and 80-82 Cowper Street Granville

The development consists of 92 units made up with 2 x Studios, 27 x 1 Bed, 48 x 2 Bed, 15 x 3 bed units, 374.85 Retail space and 128 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 and neighbourhood character

SEPP 65: *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*

Comment: The existing character of the precinct is a mixture of low rise industrial, commercial buildings of an older age. There are also several residential developments of three stories and taller. The precinct is going through an extensive revitalisation and a number of multi storied high rise residential developments are currently under construction. The precinct is zoned which allows for the type of development proposed.

The proposed building is a "tower" type residential building of 15 storeys which includes a three level podium, plus 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 and recognize and complies with requirements of Parramatta Local Environmental Plan 2011 and Parramatta Development Control plan 2011

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Principle 2: Built form and 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.*

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.

Comment: The scale of the existing development in the precinct is comprised of buildings of variable height primarily low rise in height. The proposed site is in a precinct that is planned for revitalization. The site is located close Grandville town centre and railway and bus interchange

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.

The building may be termed a "Tower" type, and will relate well to the proposed built form for the area due to its roof design, recessed bays, fenestration, materials, texture and colour. The building addresses the street corner with major façades and corner element which is aligned with the form of the street. The built form of the development relates to other built forms allowed in the DCP for the precinct. The overall affect is to create a building that presents a complementary and quality architectural presence.

Principle 3: 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 within the area controlled Parramatta Local Environmental Plan 2011 and is zoned B4 *Mixed Use*, Multi residential, mixed use is permissible.

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 Granville Centre and train station, community facilities and the rising demand for housing in the area, the proposed density is appropriate and consistent with the requirements as outlined in Parramatta Development Control Plan 2011

Principle 4: Sustainability

SEPP 65: *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*

Comment: The proposed development is consistent in the application of through flow ventilation and solar ingress to the units. There are 7 units which have a sole southerly aspect. 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 5: Landscape

SEPP 65: *Good design recognizes 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, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management

Comment: The proposed development forms part of the intended residential use planned for the precinct.

The project provides a total deep soil landscape area of 316.35 on the ground floor of the project which represents 14% of the site.

There are a total of three communal landscaped open spaces totalling 1207 sqm representing 54% of the site. These are located on the ground floor, the roof of the podium and the roof of the tower. The landscape has been designed to promote an active interaction between building users

Principle 6: Amenity

SEPP 65: *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.*

Comment: Apartments is a mixture of 1, 2 and 3 bedroom apartments. Cross ventilation is achieved for 76% of the apartments.

A total of 70% of the apartment achieve the required solar access. Where apartments are exposed to direct western summer sun sliding louver/shading panels have been 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 the street. There are the required number of apartments which are adaptable these are located on levels 1 and 2 all units within the development are accessible via the lifts. The car spaces are located in the basement car parking with easy access to the lift.

Principle 7: Safety

SEPP 65: *Good design optimizes 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 maximize 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

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 subject to criminal activities

The building will have safe and secure access to the carpark. The lifts to the building will be a security lift providing access to the residential levels. The primary entrance to the development will have a secure method of entry

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.

Comment: The proposed residential use is appropriate to the location of this site, as it is located within close proximity to Granville town centre, railway & bus interchange and community facilities such as local clubs, baby health centre and community centre.

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 suited and appropriate to the area.

There is also provision for social interaction with the ground level retail, entry foyer seating and a proposed exercise gym.

Principle 9: Aesthetics

SEPP 65: *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.*

Comment: The form and composition of this design proposes a contemporary and fresh approach to residential flat buildings and it will relate well to existing developments in the precinct 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 complements the existing streetscape.



Conclusion

The proposed development provides a complimentary and interesting addition to the Corner Bold and Cowper street Streetscape, in its built form, height, scale and density comply with DCP controls is consistent with what is allowable for the precinct

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.

The proposed development will provide a positive contribution to the population and social interaction of the existing precinct.

Adriaan Winton

A handwritten signature in blue ink, appearing to be "Adriaan Winton", with a long horizontal flourish extending to the right.

Architect Registration Number **5347**



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