

ADG DESIGN STATEMENT

71-75 CABRAMATTA AVENUE, MILLER

[17_037]

(B) 15-11-2017

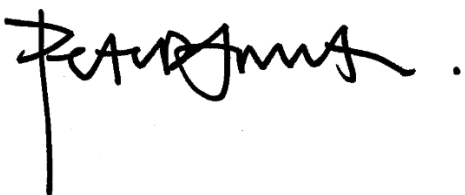
DESIGN VERIFICATION

This letter confirms that I, Peter Smith, being a registered architect in accordance with the Architects Act 2003, registration no. 7024:

- a. Directed the design of the residential flat development at 71-75 Cabramatta Avenue, Miller; and
- b. that the design quality principles set out in Part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development are achieved for the residential flat development

An assessment against the design criteria of the Apartment Design Guide can be found within the '*Statement of Environmental Effects – October 2017 – 71-75 Cabramatta Avenue, Miller*' as prepared by GAT & Associates.

Sincerely,



Peter Smith
Director

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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.

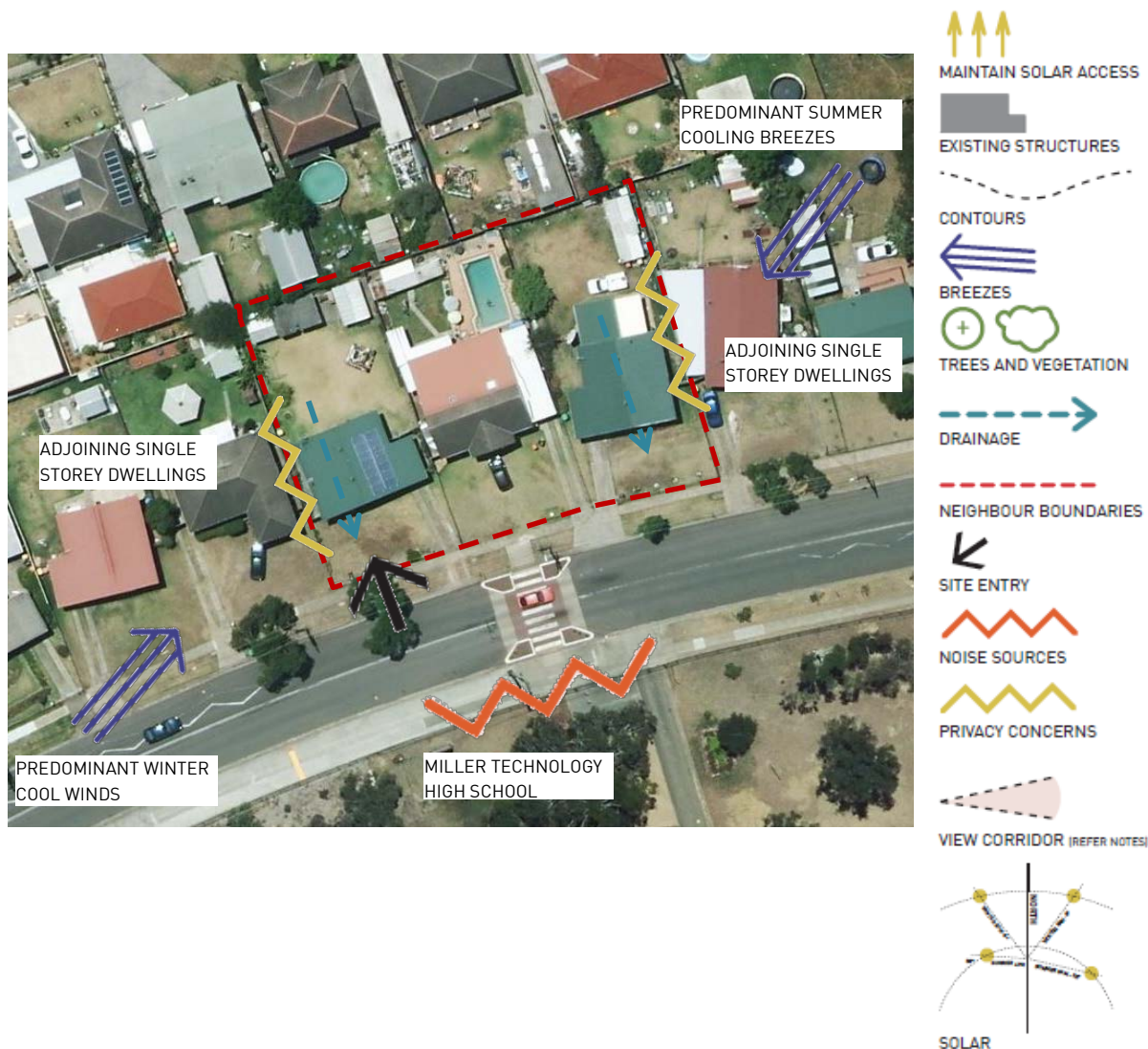
Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The subject site involves the consolidation of three individual residential lots with a total site area of 1728m². Originally single storey dwellings, the proposed development sees the construction of 39 new apartments, allocated as Affordable Housing under the State Environmental Planning Policy (Affordable Rental Housing). The immediate surrounding development comprises of older single storey dwellings, however these will inevitably undergo transition over time as afforded by the R4 zoning of this area. Some older brick multi residential buildings (2-3 storeys) are located to the east of the site.

Cabramatta Avenue is a local road servicing mainly residential dwellings and educational establishments. Miller Technology High School is located immediately across the road from the site, and Miller Public School is located approximately 300 metres away. The South Western Sydney Institute of TAFE is also approximately 700 metres from the site. The site is well serviced by two bus stops within 40 metres. The local shopping village 'Miller Central' is also just over half a kilometre from the site, this particular redevelopment has been recently approved as shop top housing with over 145 apartments. Childcare facilities and a community employment agency ('Mission Providence') are also located within this half kilometre radius.

With its excellent proximity to educational, shopping and sporting facilities, the site provides an ideal location for high density housing. The proposed development creates a positive contribution to the desired future character of the area whilst also taking cues from the existing context. This is achieved by means of feature face brickwork, reinforced street walls, formal landscaping, formalised pedestrian access ways, activated street frontage and passive surveillance. The development will provide social benefits to the neighbourhood, being new and affordable housing.



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 scale of the proposed development has considered the desired future character of the area and the prescriptive controls as outlined in the Liverpool Local Environment Plan 2008 (LLEP), Liverpool Development Control Plan 2008 (DCP) and Apartment Design Guide (ADG) Requirements. These are addressed with general compliance in respect of ADG setbacks, with some minor encroachments. Solid walling is utilised where encroaching the setback control, to alleviate privacy concerns to the side neighbours. Views are therefore redirected to the front and back of the site, where more generous setbacks and future landscape growth will

reduce privacy impacts to the rear neighbours. It is also noted that the building is compliant with DCP side setback controls.

The height of the building does surpass the LEP control, as discussed in the Clause 4.6 variation. The impact of this height in respect of overshadowing is negligible as the only increase in overshadowing in winter occurs to the western neighbour at approximately midday, but this shadow is attributed to the lower level 'podium' and not the upper two levels (refer drawing DA-A-851, 12pm shadows). The most notable encroachment of height occurs with the lift overrun and this is strategically located in the centre of the building to reduce visual impact.

The mass of the building is divided in two portions, with the lower base of the building as a heavy podium element contrasting a lighter two storey top that is darker and set back from the levels below. The setback at upper levels provides improved building separation and reduced visual bulk. The fronting and western façades are articulated with a deep recess in the centre of the building, providing a break in the bulk of the building width and separating textures of differing face brick. This break provides some relief to an otherwise dominant street wall.

Architectural elements such as offset windows, recessed and framed balconies, and projecting window awnings provide depth and articulation to the building with resulting light and shadow. The generous setback at upper levels is exaggerated with a darker brick, creating a recessive element. The texture and warm materiality of the face brick podium provides a more human scale to an otherwise large building, and this finish makes reference to some of the residential brick dwellings in the precinct. It is contrasted with expressed precast concrete elements that are applied to geometric portions of the building such as sill upturns, projecting balconies and an expressed stair to the east side. Complementing the varied brick and concrete palette are finer metal screening elements that provide human-scaled detail and privacy to occupants.

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 site is designated R4 (High Density Residential) under the LLEP, with a maximum permissible FSR of 1.7:1. The proposed development, with an FSR of 1.69:1, applies the objectives of Zone R4 to the site by providing a residential flat building with a scale representative of the desired future character of the neighbourhood.

Comprising of 39 units with a mix of one and two bedroom units, all of which are to be supplied as Affordable Housing by the developer, the intensification of residential uses on the site is consistent with the LLEP objectives. Each apartment meets the minimum size requirements as outlined in the ADG, with good access to daylight and ventilation. The

proposal is an appropriate response to the accommodation needs of the area with respect of the site's proximity to retail, sporting, transport and educational establishments.

With the immediate surroundings also zoned as R4, we see the development as a positive contribution to the area, setting a high quality precedent for future similar development nearby.

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.

A comprehensive environmental assessment undertaken as part of the Development Application details the building's performance and compliance in regards to BASIX requirements. In addition, sustainable design initiatives include:

- Capturing of stormwater for irrigation purposes.
- Floorplates that embrace corner style apartments to obtain cross ventilation
- Optimisation of arranging floorplates to maximise north facing units
- Appropriate landscape selections with low water demand
- Built elements that promote natural daylighting into apartments, and projected awnings that provide shading to recessed windows
- Louvered windows to the east/west ends of the central corridor core, allowing natural air and daylighting to lobbies minimising the demand for artificial systems.
- Selection of raw-format building materials (brick and concrete) that require minimal maintenance
- Storage for bicycle parking for residents.

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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

A landscape plan is provided as part of the Development Application. The landscaping has been designed in conjunction with the architecture to produce a unified scheme with variations of communal and private areas. Planting selections seek to soften the edges of the building and provide colour and interest at the street level.

A perimeter retaining wall to the west, north and east of the site acts to mediate the required emergency overland flow paths whilst defining the edging of the proposed ground level car-parking and communal open space areas. There is a change in natural ground levels of approximately 1000-1200mm from the north falling to the south of the site. Equitable access to communal open space is achieved however with on-grade access flush with the primary lift lobby and complaint grades to accessible car spaces.

The principal private open space area to the north east corner is appropriately bounded by native hedging and a feature Robinia 'Frisia' tree, to provide privacy between this space and the adjoining residents. The hedging is again repeated on the western edge of the carpark to alleviate visual impacts of carpark movements on the western neighbour. Three feature Watergum trees are proposed along the northern boundary as a means of providing the carpark and level 1 apartments with a leafy canopy outlook and shade.

Private open spaces fronting the development are bounded by masonry/slatted fencing, providing privacy and security from the street. Fence-lines are bordered by perimeter hedging which enhances privacy to these residents. Gated private entries direct from the street are accentuated with punctuations of this border hedging. The main entry to the development is designated with a feature entry canopy over the main ramp to the entry lobby. This is further marked by the provision of a feature Watergum tree adjacent the mailboxes.

A variety of hardy shrubs and tufted plants, with the majority native selections, are chosen for durability and colour. This will provide residents and visitors with pleasant outdoor areas, with pockets of interest and year-round amenity.

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 proposal demonstrates good design and high amenity. This is achieved by:

- Apartments receiving good natural daylight to living and bedroom areas
- Daylighting to corridors by means of windows at either ends
- Private open space areas meet minimum sizes of the ADG and are configured to be functional and conducive to recreational use. All are accessed from living areas.
- 61% of apartments are cross ventilated

- 69.2% of living areas receive 2 or more hours of daylighting
- 15% of apartments are adaptable for persons with a mobility disability, and All apartments provide for a visitable toilet as specified within the Livable Housing Guidelines.
- Provision of two lifts (whilst not required by the ADG) at the request of the developer to provide access to optional vertical circulation to occupants in the event of one of the lifts breaking down.
- Long linear corridors to each level are articulated with a larger area designated around the lift core.
- Most levels comply with the maximum of eight units serviced by a circulation core, however on levels 2-3 there are nine apartments per floor. This minor discrepancy should be viewed in light of the provision of two lifts rather than one.
- Direct and legible access from the primary street frontage is clear with the provision of a single walkway (rather than ramp) straight to the main lobby door, allowing clear sight lines for occupants and visitors.
- Privacy to level 1 balconies facing the street front is improved with the provision of solid balustrading.
- Acoustic protection from the driveway is achieved by separating it from the closest dwelling (unit G.01) by plant/service areas.

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.

An assessment of the risk has been carried out as part of the design process incorporating the following security measures to restrict and control communal access.

- The primary access for occupants and visitors is highly visible from Cabramatta Avenue, with a straight formalised walkway leading directly to the main entry door which is also visible from the street. The walkway is complemented by an overhead pergola-like structure which provides a visual signifier of the entry to visitors to the building.
- With apartments oriented to the north/south of the development, just under half of the private open spaces of the apartments view the street frontage providing a good level of casual surveillance.
- An intercom point is provided at this main entry to enable visitor access through confirmation of occupants.
- A swipe card security system will be supplied to occupants through all communal secure checkpoints and lift operations.
- The carpark area is secured via means of perimeter fencing, new fencing (with emergency egress gate) to the east, and a new security gate to the driveway entry with an adjacent pedestrian emergency egress gate. The new fencing will be of

palisade style to ensure maximum visibility inside and out. This is setback within the site as to not dominate the landscape or built elements.

- Carparks are laid out in an efficient manner eliminating alcoves or blocked sightlines.
- Mailboxes are located on the street boundary adjacent to the primary pedestrian entry.
- Circulation areas are generally linear to provide clear sight lines with no obscured corners.
- High quality architectural lighting provides improved visibility for occupants at night.
- The primary communal open space is secured from the street by new and existing fencing which will prevent loitering.
- Private courtyard areas are defined by robust masonry and slatted fencing, with secure gated entries identified by unit numbers. This direct access improves safety with passive surveillance and increased social interaction.

The development provides for a safe and secure environment with clearly defined private and public spaces. The proposal abides by the best practice principles outlined in the ADG.

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, providing opportunities for social interaction amongst residents.

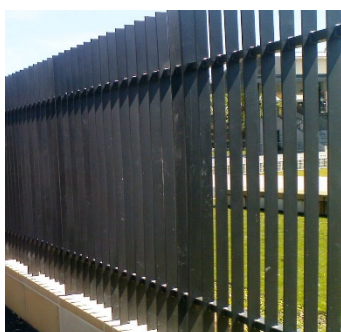
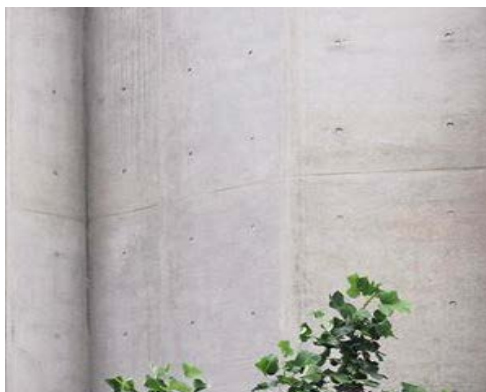
The proposed development will assist in realising the area's growing demand for residential accommodation within good proximity to transport, education and retail/commercial hubs. The site also has excellent proximity to child care, employment and recreational services (within 1km).

A range of one (20.5%) and two (79.5%) bedroom apartments of varying configurations, provide a good mix of accommodation responding to the needs of the local residential market. 15% of apartments are designed as adaptable which surpasses the minimum requirement and all units are designed to be compliant with Livable Housing Guidelines.

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 well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Material palette (Clockwise from top left – Precast concrete, translucent balustrades with powdercoated grey framing, charcoal brick TBC, PGH 'Graphite' brick, PGH 'Jarosite' brick, palisade fencing)



The central ambition for the project is to create a piece of architecture that is economical, practical and supportive to the needs and aspirations of its occupants, but also one that is attractive to the streetscape with low maintenance and timeless materiality. The approach to materiality celebrates raw surfaces of face brick and precast concrete. This provides a neutral palette that ages well aesthetically as well as physically. Finer elements including screening and palisade fencing provide human scale

The proposal provides a massing arrangement of a face-brick podium, with the two upper levels setback from the street wall and constructed of darker colour to exaggerate this setback. This colour continues down in the street-front recess to give the illusion of the extension of this upper volume. The podium is articulated with recesses for balconies, whilst bedroom windows on this façade are offset on each level. This rhythm provides animation to an otherwise ordered façade and repetitive floorplate. Awnings to these windows provide moving shadows which again enliven this elevation.

The northern or rear of the development which bears more apartments uses concrete elements to frame corner balconies. Balconies of central units pop out slightly from the building line to create interest in the elevation with a play of light and shadow as the sun moves across the sky.

Overall a cohesive palette of materials and architectural elements across all facades provide for a high quality and well-articulated building for the area.