

Proposed New Mixed Use Development
SEPP 65 - DESIGN QUALITY PRINCIPLES
35-37 Karen Street South and 71-83 Graham Road, Narwee

DEVELOPMENT APPLICATION
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Principle 1. CONTEXT AND NEIGHBOURHOOD CHARACTER

Design Quality

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.

Proposal

Located on the edge of Narwee, the proposed development is surrounded by low to medium density buildings which are in a transitional process to become a more metropolitan area with the introduction of larger residential buildings in its immediate vicinity. The low to medium rise buildings of the area are domestic in character, consisted mostly of face brick with hipped tile roofs. As one of the objectives of Zone R4 High Density Residential is 'to provide for the housing needs of the community within a high density residential environment', the direction of development is one of densification and improvement in architectural quality befitting that of a metropolitan cityscape.

The proposed design emphasises the street corner and blends higher density residential characters with domestic expressions already present in the locality by the use of appropriate building's scale and typology. The design will enliven the local built environment with its measured employment of colours and forms while improving the quality and identity of the area with its accented landmark presence.

Principle 2. BUILT FORM AND SCALE

Design Quality

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.

Proposal

The proposed design is arranged into a tripartite hierarchy in elevation to lighten the massing and present a 2 storey appearance with a dark base, a floating mid band and a recessive roof-like third level 3. The building bulk is intended to achieve a well balanced appearance from a variety angles . The massing of the building is not only divided horizontally into strata but also vertically into visually separate buildings allowing it to appear as a collection of smaller buildings when viewed from the Karne Street South Street.

The proposed building impacts on the amenities of the neighbouring sites as well as the architectural quality of the area have been carefully considered and optimised with the use of appropriate setbacks, height, detailing, screening and orientations.

The final impacts of the building on the public domain is overwhelmingly positive. The proposed building appropriately addresses the streets at both Karne Street South and Graham Road frontages, each with its own characters.

Principle 3. DENSITY

Design Quality

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.

Proposal

There are a total of 46 apartments with an appropriate mix of 41% 1 bedroom unit, 50% 2 bedroom units and 9% 3 bedroom units. This unit mix allows for a range of typologies and living patterns. The proposed development is consistent with the desired future medium to high density context. The proposed density of the development is suitable for the locality given its close proximity to the Narwee train station.

Principle 4. SUSTAINABILITY

Design Quality

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.

Proposal

The development is designed to embrace ESD principles. The use of appropriate built form generates 70% cross-ventilated apartments and 89% with more than 2 hours of solar access to living areas. The massing, internal layouts and orientation have been organised so as to provide good natural daylighting and solar access into the primary living spaces, external living areas and courtyard. Energy efficient appliances and water efficient devices will be specified to

The materials selected for the building are of high durability, low maintenance and thermally efficient qualities, contributing to the minimisation of building lifecycle wastes and on-going energy consumption.

Refer to BASIX certificates accompanying this report for further information.

Principle 5. LANDSCAPE

Design Quality

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.

Proposal

There are many layers of open space providing a hierarchy that responds to the need for a variety of different activities to occur within the site.

The ground level communal open space offers an abundance of high quality recreational space with soft and paved landscaped area and mature planting in deep soil area. The level 1 communal area provides a more quite but also interesting space looking down on the ground floor communal area to cater for a variety of uses. In addition to the communal open space provided on site, the immediate neighbouring area is surrounded with parks and reserves, providing rich outdoor recreational spaces for the residents.

Each apartment has a balcony of adequate depth that has been located to maximise light and views and at the same time preserving privacy.

Refer to report and landscape drawings accompanying this application for more detail.

Principle 6. AMENITY

Design Quality

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.

Proposal

The scheme provides a range of unit typologies and sizes that cater for different levels of affordability, age groups and family sizes.

The common outdoor spaces are designed to stimulate community spirit for residents within the development by offering differentiable areas for different activities while maintaining its coherence and unity.

Principle 7. SAFETY

Design Quality

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.

Proposal

Safe access is achieved by a clearly legible pedestrian access point from Karne Street South and Graham Road. All entrances are assisted with passive surveillance from private open space on looking onto the street to enhance residence safety.

Appropriate lighting to all exterior areas, both public and communal will be provided.

Principle 8. HOUSING DIVERSITY AND SOCIAL INTERACTION

Design Quality

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.

Proposal

The scheme provides a range of unit typologies and sizes that cater for different levels of affordability, age groups and family sizes.

The common outdoor spaces are designed to stimulate community spirit for residents within the development by offering different areas for a variety of activity types.

Principle 9. AESTHETICS

Design Quality

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.

Proposal

The aesthetics of the building reflects the planning and the use of the building.

The selection and design of building elements and details on the building facade were driven by the principles of ESD (eg shading devices and design of balconies), structural and minimisation of building maintenance (eg. aluminium framed window).

Texture, materials and colours were selected in keeping with the tones and context of the streetscape (eg. painted concrete and glass openings)