

# Design Verification Statement

SEPP (Housing) 2021 Schedule 9 Design

Mixed Used Residential Development

46 Court Road, Fairfield NSW



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## Principle 1 | Context & Neighbourhood Character

The amalgamated site has an area of 9,233 m<sup>2</sup> with two street frontages, Court Road and The Horsley Drive.

The location of the site is ideally suited for a residential development due to its close proximity to town centre, public transport, schools, college, parks and shopping centers. The location is also well serviced by arterial roads such as The Horsley Drive, directly adjacent and it's within 400m of Fairfield Train Station. As such, the development is most suitable for an affordable housing mix bonus uplift envisioned by the State Environmental Planning Policy (Housing) 2021.

Residents have flexible multi way access to outer suburbs as well as Sydney International and Domestic airports and close proximity to schools and shopping centres serve as convenient key locations for the site. Main public transport service is closely situated. It only takes 10 minutes of walking to the Fairfield Train station.

The proposed building's bulk and scale has been determined by employing ADG controls and has been maintained and consistent with consent plans. The approved building setbacks have been maintained with a slight variation on the envelope ground floor level, east facing The Horsley Drive.

A single storey defined landscape podium connects all four building, linking two street frontages offering a base on which a setback upper building sits on. Both ground level street frontages offer retail services activates the streets and provide a wholistic commercial environment, which ever the retail shop faces. Retail parking has been provided in the center and located 'at grade' level for greater level of access.

It is expected that the proposal to develop the site for a mixed used development, will greatly enhance the quality and amenity of the streetscape and make a positive contribution to the growing community within the emerging neighbourhood. It responds positively to the requirements of Council's city strategies.

## Principle 2 | Built Form & Scale

### Building Height

The development proposes four buildings, Buildings A, B, C and D. Buildings A and D are both 11 storeys (above two-storey basement levels) at street level. Buildings B and C are both 15 storeys (above three-storey basement levels) at street level. This is in keeping with the intent of the bonus height controls set when a portion of the gross floor area to be dedicated to affordable housing for the area which limits apartment buildings at 15 storeys. On average the buildings are 13 storeys, but the differences in height allows a variety of scale within the site. Breaks in between buildings also allow view corridors for residents and future neighbouring buildings.

### Setbacks

The proposed buildings have maintained previous building setbacks from the approved consent drawings. Under a separate modification application, the only minor changes proposed are additional setback towards Shop 2 frontage from The Horsley drive in consideration of the stormwater pipes relocation which has been completed. Here, additional greenery planting further improved the

landscape setting of the otherwise busy road frontage

The variable setbacks has been increase from 0.7m to 1.5m to 3.5 to 4.2m, creating a generous landscape setback zone.

### Principle 3 | Density

The proposed neighbourhood with its future infrastructure, community facilities and services create the opportunity of a successful urban environment. Considered in conjunction with the facilities and accommodation provided by the development, will enable the residents to have a high level of community amenity.

The site has an area of 9,233m<sup>2</sup>. The proposal is for 381 apartments with the bonus affordable housing uplift on the site achieves an FSR of 3.74 : 1. The site comfortably houses this number of dwellings and allows for shared facilities that can be used by the residents. The arrangement of each building combined with the minimum separation requirements allows a positive outlook, solar access and amenity for residents. A detailed analysis of the solar access and communal open spaces has been provided.

### Principle 4 | Sustainability

The building has been designed with due regard to environmentally sustainable design principles and aspects as outlined in the following points:

- The majority of the proposed apartments have their living areas and private open space orientated towards the north, east and west to maximize solar access. Cross ventilation limits the degree of artificial cooling required in summer, achieved through the open plan unit layouts and the provision of windows on opposite facades of the building.
- The use of hebel walls and concrete floor construction serves to regulate interior temperature fluctuations. Generous windows and door openings minimize reliance on artificial lighting in the interiors.
- Durable, low maintenance materials have been chosen for the development, including rendered masonry, aluminium doors and windows and concrete paving.
- Solar photovoltaic panels has also been proposed to be dedicated to common areas power supply, which reduce total power consumption of the development.

Additional sustainable initiatives for waste management are provided with recycling points on each floor. Water efficient fittings, water re-use, and indigenous planting that requires low irrigation.

### Principle 5 | Landscape

The landscaping for the development will contribute greatly to the amenity of the residents and to the surrounding public domain. Subject to a separate modification application, the high quality landscape to ground and level 1 podium with its seamless paving design and articulated bench planter seating will greatly enhanced the amenity of residents, public and visitors alike. There are various opportunities within the landscape setting for multiple activities to occur suitable for a lively community.

The balconies or courtyard areas provided for each unit are accessed directly from the principal living

areas of each apartment. Large openings link the interiors with the private external open spaces. The private open spaces to the apartments have opportunities for planter pots and individual landscaping. The level and balconies are provided with extensive planters on top of the minimum private balcony area required.

Proposed planting consists largely of native's species to minimize water requirements. An updated Landscape Plan has been prepared by Canvas Landscape Architects

## Principle 6 | Amenity

The proposal offers a high degree of amenity to its residents and employs environmentally sustainable design principles in both the unit designs and the common areas.

### Lift Lobbies

The lift lobby is naturally lit and secured. It's readily accessible from Court Road and The Horsley Drive.

### Unit Layouts

Unit sizes are compliant with current SEPP 65 and the Apartment Design guide of 50 m2 for one-bedroom units, 70 m2 and 75 m2 for two-bedroom units and 90 m2 and 95 m2 for three-bedroom units.

All the bedrooms are of adequate size for a queen and or double bed if desired where a minimum of 3.0m has been observed. Ceiling heights are the required 2.7m minimum and surpass the required. 2.4 m in the Building Code of Australia, with a floor to ceiling height of 2.7m. cross through units have been provided throughout.

Most master bedrooms include an onsite and built in wardrobe, and many units incorporate a study/communications area in the plan. Planning configurations are flexible and easily adaptable to cater for changing patterns in the built environment.

### Unit Storage

All the units have been provided with compliant storage areas, both in the basement and within the units themselves. Built in wardrobes in all bedrooms and built in cupboards in the hallways and / or living spaces provide adequate storage for the units, with additional storage available for resident use in the basement car parks for larger items, including resident bicycle storage.

The floor plans are efficient, with little space required for access corridors. All units enjoy open plans with cross ventilation to limit the degree of artificial cooling required in summer, as well as generous living areas and private outdoor spaces that take advantage of the winter sun.

Visual privacy is achieved between units through the use of blade walls, planter boxes and screen walls. All common walls in units will be built to the standards required for acoustic privacy in the Building Code of Australia. The configuration of units within the building also serves to maximize acoustic privacy between dwellings.

### Lift Access

Lift access is provided from the basement car park levels to all levels of the building, including the level 1 landscaped common areas, offering equitable access for all ages and degrees of mobility. A total of 21 adaptable units have been provided within the development. They have been distributed throughout the levels and consist of one- and two-bedroom varieties.

Residential lobby entries off Court Road Street is through a common lobby which can be accessed either by a flight of stairs or by an accessible ramp allowing secured and direct wheelchair access from the street to the foyers. Residential lobby entries off The Horsley Drive will be similar arrangement with a flight of stairs closest to the lobbies, which is interconnected with a platform lift provided to the southern entry for accessible access off a levelled paved pathway from The Horsley Drive.

Visitor and resident car parking are clearly demarcated on the drawings.

### **Waste Disposal**

There are no major layout changes required to the waste management plan other than quantity of bins update and a newly created residential bulky waste room as shown on the Ground Floor Plan changes.

Garbage chutes have been provided on every level remains unchanged. The garbage chutes exit at the Ground level where the garbage can be sorted via a mechanical compactor system to allow a chute to divert to an empty bin once it's full, and to recycling bins.

The waste collection will occur on the ground level garbage holding area where the bins will be wheeled directly to a HRV parking bay in accordance to Council's requirements.

## **Principle 7 | Safety**

The development of the site for residential purposes greatly increases the security of the area through providing streetscape activity and casual surveillance. Upper-level balconies will further increase passive surveillance levels over Gladstone and Victoria Streets.

Adequate lighting will be provided for the site access points, such as car park entry and main entry pathways. Security roller door access to the car park, intercom entry to the lobby areas and access to the residential levels via the use of security passes will serve to ensure that the internal security of the residents is maintained at all times. There is no opportunity for concealment within lobbies or the car park areas.

## Principle 8 | Housing Diversity & Social Interaction

In accordance with Council's future outlook of this precinct, in regard to the site being located in the midst of other residential dwellings and public schools, the mix of different housing types as well as the proposed density cater appropriately for the varying demographics of the neighbourhood.

A variety of unit types have been provided within the site, ranging from one to two- and three-bedroom units. A range of users is thereby catered for to suit the varying demographics of the neighbourhood and the growing population of the area.

The site is well located for employment opportunities, being close to the retail, commercial and the Town Centre. The increased density afforded by the development will serve to attract more people to the area and increase patronage of the local retail, restaurant, educational and commercial facilities.

Under the SEPP Infill Affordable Housing, the provision of affordable housing units will further contribute significantly to the community needs within Fairfield LGA providing low to moderate income household relief to be close to transport and amenities.

## Principle 9 | Aesthetics

The development seeks to make a high-quality contribution to the aesthetic amenity of the area with careful detailing and quality finishes. The proposed development will offer entry level apartments with the look and feel of higher end developments, through the use of regular materials used in innovative ways of combinations and complexity to allow a desirable dwelling environment.

The main building material used on the facades of all buildings will be Hebel – combined in a variety of contrasting tones and textures to bring vibrancy to the building forms. Contrasting screening highlights important facades and prominent corners which address key street views. The fine nature of balustrading helps to define a finer rhythm to the built form achieving a balance of textures.

The overall building forms which address both street frontages set a comfortable scale to address the street, with its forms being both uplifting and well-articulated. Prominent corners are accentuated with exaggerated corners and parapets, which further reinforce the public realm and the development itself. The projecting balconies at the street frontages is similar in expression and anchor the proposal, providing an urban marker when viewed from both street frontages. The split of the podium form reduces the mass and bulk of the development, so that it sits comfortably within the existing streetscape and context of surrounding buildings.

The distinctive 'floating' metal roof was envisioned to provide lightness to the building 'concrete' form especially at these elevated levels. While this new element from the consent drawings not readily discernible from street level looking up, but will be appreciated from district view to tie in with the rest of the architecture, continuing the fine metal screening already provided throughout the facades.



## Conclusion

The achievement of the SEPP65 guidelines may be assessed by examining the compliance with the planning guidelines contained in the Apartment Design Guide (ADG) issued by Planning NSW. The ADG provides a summary of “best practice” design parameters for residential apartments in NSW. The compliance with the Apartment Design Guide (ADG) may be viewed within the Statement of Environmental Effects which forms part of this submission.

In conclusion, I verify that as a Registered Architect, with the NSW Architects Registration Board (Registration No. 8549). I, Jean Ligadu, have directed the design and development of this project. I certify that the design has been developed in accordance with the nine design principles outlined above.

In conclusion, I believe the proposed development satisfies the matters under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and is generally in accordance with the general guidelines and recommendations contained in Fairfield City Council’s planning policies.

As demonstrated in the Planning Statement, prepared by Think Planners the proposal will not result in adverse environmental impacts to nearby streetscapes, external appearance of the building or on the amenity of nearby residents and is viewed as a positive contribution to the current location with the modifications arise from detailed design development following the grant of development consent.



23 February 2024

Jean Ligadu

Registered Architect NSW 8549