

Appendix B

Design Report

**7-33 WATER STREET, SOUTH STRATHFIELD
DESIGN REPORT**

PROJECT SUMMARY

PROJECT OVERVIEW

The SEPP 65 design verification response to the nine Design Quality Principles of the Apartment Design Guide have been prepared by Robertson + Marks in support of a Planning Proposal (PP) submission for the residential development known as '7-33 Water Street, Strathfield'. The PP Submission and Design Report represents a considered approach to the development of the site. The proposed design has been prepared in collaboration with a comprehensive consultant team to address both strategic and detailed issues associated with both the site and precinct.

This report is intended to be read in conjunction with drawings prepared by Robertson + Marks, outlining what a masterplan could look like based on an FSR of 1.8 and an 8 storey height limit.

The building form and character have been developed with consideration to the contextual relationships of South Strathfield – historical, existing and the desired future character of the precinct.



DESIGN OVERVIEW

DESIGN

A residential development that enhances the community and environment to create and promote liveability in South Strathfield and along Cooks river is the key guiding principle towards the planning and design of the buildings.

The aim of the planning and design is to increase permeability and activate pathways to the Cooks river allowing residents and the broader community to enjoy an improved amenity and spaces that connect them to the environment.



SEPP 65 DESIGN QUALITY PRINCIPLES

DESIGN QUALITY 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.

PROPOSAL

The site is approximately 13 kilometres west of Sydney CBD and has excellent access to a range of facilities (educational, community, health and recreation, shopping centres, parklands and public transport.)

The proposal envisages a development with a distinct identity and design to embrace and integrate with existing surrounding conditions.

The south boundary of the site is the Cooks river and Cooks River Cycleway. The site's connectivity to these elements activates the community to engage in surrounding public places.

West of site is currently industrial area that has great potential to be developed as residential which allows further connection to Dean Reserve.

SEPP 65 DESIGN QUALITY PRINCIPLES

DESIGN QUALITY 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.

PROPOSAL

The proposal complies with the building envelope guidelines stated in the Apartment Design Guide part 2B.

The idea behind the massing and scale of the building envelopes is to have a gradual transition from the existing residential developments on the north side of the property.

The proposal gradually steps up from a low point of 3 levels (including ground) on building D and E to 8 levels on the south western corner of the site – the furthest away from the existing residential developments. Top level pop-ups are set back from the main mass of the building to further diminish the build form mass.

The proposed building takes advantage of the common open area central to the site and also allows for increased sub access into apartments. An overshadowing study is provided to ensure that massing doesn't compromise solar access to exiting developments.

The design language incorporates articulation that gives the illusion of making 2 levels appear as one. This concept will be further realised as we progress with the design process.

SEPP 65 DESIGN QUALITY PRINCIPLES**DESIGN QUALITY 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.

PROPOSAL

Medium density in accordance with recommendation of The Strathfield Economic Land Use and Employment Strategy 2012.

SEPP 65 DESIGN QUALITY PRINCIPLES**DESIGN QUALITY 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.

PROPOSAL

The proposals massing and internal layout have been arranged to maximize natural day lighting collar access into the primary living spaces and courtyards.

Introduction of cross apartments, maisonette top floors and building "breaks" provide at least 60% natural ventilation to the apartments.

Water-sensitive urban design is considered in the planning process and aims to achieve it through the following strategies:

- Water efficient landscaping
- Use of vegetation for stormwater filtering purposes
- Greywater reuse as an alternative source of water to conserve potable supplies

The site achieves a consolidated deep soil percentage of 28%.

SEPP 65 DESIGN QUALITY PRINCIPLES

DESIGN QUALITY 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.

PROPOSAL

The primary concepts for the landscape design is connected and vibrant.

The design provides the residents with connection from Water street to Cooks River and River Cycleway. The landscape aims to provide the residents an experience as you walk around the development.

Elevated foot paths, reflective pools, swimming pool, different floor finishes treatments and vibrant planting are the key elements of the design.

Transition between Water street and the development is through a step up landscape that also serves as a privacy screen for street facing apartments.

SEPP 65 DESIGN QUALITY PRINCIPLES

DESIGN QUALITY 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 wellbeing.

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 indicative design has a total of approximately 361 apartments comprised of:

102 – 1 Bedroom
229 – 2 Bedroom
30 – 3 Bedroom

There are a variety of apartment types which provides efficient and generous apartment sizes that meets ADG minimum room sizes.

Adequate visual and acoustic privacy is achieved through building separation and landscape treatments between buildings.

The common area facilities, footpath and cycleway connectivity allows for residents to enjoy a positive living environment and promotes wellbeing.

A covered area is provided on building C which gives the residents access to a gym facility and covered area to store their bicycles.



SEPP 65 DESIGN QUALITY PRINCIPLES

DESIGN QUALITY 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.

PROPOSAL

The proposal is design to be a secured environment. Two vehicular entry points along water street are provided to access the basement parking.

Pedestrian access to the site clearly defines public and private areas through landscaping and change of levels from street.

Common open space and footpath are well lit to allow for a more secured environment at night.

Access to lift lobbies are through an electronic key system that only allows residents to access.

A central common area is designed to allow units to overlook while maintaining internal privacy.

The open area adjacent to cooks river cycleway is secured by horizontal louvred fencing with electronic access to prevent unwanted entry to the development. Residents can access the cooks river cycleway via paved bike path.s

SEPP 65 DESIGN QUALITY PRINCIPLES

DESIGN QUALITY 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.

PROPOSAL

Wide mix of unit types, with a variety of buildings facilitating various housing typologies.

Each building is composed of approximately 100 units with the exception of buildings D & E with only 24 units approximately. Each core serves a maximum of 8 units composed of 1, 2 and 3 bedroom apartments.

Average area for the apartments are as follows:

1br = 55-65sqm
 2br = 75-85sqm
 3br and maisonette = >90sqm

SEPP 65 DESIGN QUALITY PRINCIPLES**DESIGN QUALITY 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.

PROPOSAL

The design, built form and materials used for the proposal considers relationship and blending with exiting conditions on site and surrounding developments.

Frames with different materials and finishes coupled with varying slab edge angles adds to the variety and creates a visual interest.

Planting is incorporated in various places throughout the buildings including roof gardens to create a softer appearance.

