



The General Manager

Strathfield Council
PO Box 120
Strathfield NSW 2135

**STRATHFIELD COUNCIL
RECEIVED**

AMENDED PLANS

DA2020/080
7 September 2020

Date: 30th April 2020

Re: Design Quality Principles Assessment

Project: Demolition of existing buildings and ancillary structures and construction of a new 5-storey Residential Flat Building, including 2 level car-parking basement.

Site: 2 Eastbourne Rd, Homebush West

DESIGN QUALITY PRINCIPLES ASSESSMENT

PRINCIPLE 1: CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

RESPONSES/ASSESSMENTS	COMPLIANCE
<ul style="list-style-type: none">• The design also provides a high-quality contemporary development that is consistent with the existing and desired character of the local area• The proposed development will provide dedicated high-quality housing that will contribute to the undersupply of housing in the area and across the state;• The design achieves the objectives and purpose of the R3 Medium density zoning of the site.• the proposal is in the public interest as it is generally consistent with the planning controls for the site	Yes

<ul style="list-style-type: none"> The proposed development will provide positive economic, social and community impacts that will deliver 35 new dwellings providing a significant boost to the apartment stock in the area as well as provide for additional employment in the area via construction and ongoing maintenance of the building; 	
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PRINCIPLE 2: SCALE

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

RESPONSE/ASSESSMENT	COMPLIANCE
<ul style="list-style-type: none"> The proposal is highly constrained by the existing development to the north and proposed development to the south therefore restricting lot amalgamation and achieving site areas for suitable site redevelopment when taking into consideration the development standards applicable to the site. <p>Strict enforcement of the height of buildings development standard in this instance would hinder the desired redevelopment outcome for the site, the orderly and economic use as well as the development of the land, and would not be in line with the scale of surrounding future development as guided by the local planning provisions;</p> <ul style="list-style-type: none"> Visual bulk has been reduced through careful modulation, articulation and built form massing. Privacy impacts associated with overlooking from the portions of the building exceeding the height limit have been reduced through sensitive design and careful consideration of window design, size and location, balcony placement, internal layouts and mitigation devices such as louvers and frosted glazing. Compliance with the 14m height requirement would result in a significant reduction of floor space and dwelling yield seeing the development on the site unfeasible from an economic perspective. 	<p>Yes, Justifiable</p>

PRINCIPLE 3: BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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.

RESPONSE/ASSESSMENT	COMPLIANCE
<p>Whilst the building fails to meet ADG required setbacks to the side boundaries as discussed in the SEE report, the proposed non-compliances are considered to be justifiable and the development consistent with the visual privacy aims of this section of the ADG for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development does not impinge on the solar access afforded to the adjoining allotments at 2 Eastbourne Rd, Homebush as discussed earlier; • Balconies have been recessed into the building where possible and contain privacy louvres and glazed balustrades which prevent overlooking into the adjoining properties; • The northern and southern side elevations of the building contain articulated design elements and fenestration as well as a range of materials and finishes which reduce the perception of bulk and scale when viewed from adjoining allotments; and • Sufficient private open space and deep soil areas have also been achieved across the site. 	<p>Yes, Justifiable</p>

PRINCIPLE 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and 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.

RESPONSE/ASSESSMENT	COMPLIANCE
<ul style="list-style-type: none"> • The proposed development responds to the sites evolving context, located within the zoned R3 Medium Density Residential. It also achieves a suitable mix of dwellings sizes of one, two and three bedroom apartments. • A variety of dwelling sizes provides a range of affordable housing opportunities and a better demographic mix for the utilization of existing infrastructure. • The proposal includes a total of 38 apartments with a mix of; <ul style="list-style-type: none"> 11 x one bedroom apartments 31% 20 x two bedroom apartments 57% 4 x three bedroom apartments 11% 	<p>Yes</p>

PRINCIPLE 5: RESOURCE, ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

RESPONSE/ASSESSMENT	COMPLIANCE
<ul style="list-style-type: none"> Passive ESD principles were incorporated early in the design stage. Selection of local materiality such as Face Brick will be optimized for particular opportunities and has been reviewed throughout the design development. Corridors have the opening to allow for natural sunlight and ventilation, reducing the necessity for artificial lighting and mechanical ventilation. The unit layouts throughout the development have been orientated to maximise solar access into living spaces. Breaks in the buildings allow for cross ventilation into the units. BASIX assessment has been prepared and accompanies this building proposal. 	Yes

PRINCIPLE 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

RESPONSE/ASSESSMENT	COMPLIANCE
<ul style="list-style-type: none"> A soft landscaped (deep soil landscape) ground level is provided with an area of 320.97² or 21% which meets ADG minimum requirement (10% of site area). The proposal provides a rooftop & ground floor COS measuring 392.54² (25% of the site area) the proposal achieves numerical compliance with the minimum 25% of the site area for COS. 	Yes

<ul style="list-style-type: none"> • Satisfactory spaces with good amenity are provided throughout the development to allow for passive recreational enjoyment noting the apartment sizes, layouts, POS areas and deep soil areas generally exceed minimum requirements under the SDCP 2005 and ADG. • The type of planting proposed has been selected on the basis of good aesthetic appearance, being mainly native and suitable to the locality and for requiring minimal amounts of water. • The size of the development is such that a body corporate can ensure the landscaping is maintained at optimal levels and regular maintenance takes place. 	
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PRINCIPLE 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

RESPONSE/ASSESSMENT	COMPLIANCE
<ul style="list-style-type: none"> • The proposed development is within the Sydney Metropolitan Area. The siting and location of the building has been designed to maximize the eastern, western and northern aspects. The submitted solar studies indicate that 71% of the apartments will receive more than the required 2 hours (3 hours) solar access to living areas and private open space areas. • The submitted cross ventilation study illustrates that the building and apartment depths are able to capture and support the use of the prevailing breezes for natural ventilation to habitable rooms. Operable windows are provided in all habitable rooms in the development. • The pedestrian and vehicle entry points to the project are clearly apparent. • All bedroom and shapes are designed efficient layout and achieves high quality of living spaces. • The main pedestrian access to the stairs and lifts are well-defied by paving, lighting and signage. • The open foyers can be readily recognised if persons, who may be afraid of their personal safety, need to quickly access the building. • At night good levels of lighting will be maintained to enable quick access if needed. 	<p>Yes</p>

<ul style="list-style-type: none"> • Balconies and courtyards will assist in the provision of good amenity levels to the residents. • All balconies are linked to the indoor living areas and form an extension of these spaces. • With the dual aspects to the majority of the units, they have good solar penetration and do not rely upon artificial lighting or heating. 	
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PRINCIPLE 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

RESPONSE/ASSESSMENT	COMPLIANCE
<p>Natural surveillance</p> <ul style="list-style-type: none"> • The proposal has designed the placement of physical features, activities and people in such a way as to maximise visibility and foster positive social interaction among legitimate users. • Window placement towards public spaces, balconies, lighting and landscape design assist in achieving these outcomes in the design. <p>Access control</p> <ul style="list-style-type: none"> • Because of the way the design has selectively placed entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs. • Within the design this has been implemented particularly through the use of clearly identifiable points of entry; fencing and operable barrier controls such as lockable doors. <p>Territorial reinforcement</p> <ul style="list-style-type: none"> • The design creates a sense of difference between private and public spaces providing a visual alert that an area is off-limits and where intruders stand out and are more easily identified thereby deterring criminal behaviour. Such examples in the proposed design include fencing and landscaping, built form, design and layout. 	<p>Yes</p>

<p>Maintenance and ownership</p> <ul style="list-style-type: none"> The ongoing maintenance of the building will present the notion that activity on the site is regular and is frequented by legitimate users. This will deter anti-social behavior and crime. The development has been designed to ensure that maintenance regimes are not onerous and that materials will provide long lasting visual appeal to create a well-maintained presentation. 	
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PRINCIPLE 9: SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

RESPONSE/ASSESSMENT	COMPLIANCE
<ul style="list-style-type: none"> A variety of dwelling sizes provides a range of affordable housing opportunities and a better demographic mix for the utilization of existing infrastructure. The proposal includes a total of 35 apartments with a mix of; <ul style="list-style-type: none"> 11x one bedroom apartments 31% 20x two bedroom apartments 57% 4x two bedroom apartments 11% This suitable mix of units provides appropriate level of housing affordability by optimizing the provision of economic housing choices. 	<p>Yes</p>

PRINCIPLE 10: AESTHETIC

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

RESPONSE/ASSESSMENT	COMPLIANCE
<ul style="list-style-type: none"> The design decisions have been based on the existing character and context of locality. The building has been designed with form and materiality being large factors to the proposal. Lower floors have a strong focus on landscaping, softening the treatment and interface between building and public domain. 	<p>Yes</p>

<ul style="list-style-type: none"> • The color and texture of materiality is carefully selected the similar mid-tone face brick which occurs within the immediate vicinity. • Main floors have a strong urban presence with a selective use of materiality and building interface. • The tower component reflects a dynamic presence within its locale and views. • The strong focus on materiality reflects on the overall design quality of the building. 	
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CONCLUSION

In conclusion, I, Ezzat Zadeh, verify that as a Registered Architect with the NSW Architects Registration Board (Registration No.7258). I am nominated architect for Bechara Chan & Associates and have participated in the design and development of this project. I certify that the design has been developed in accordance with the design quality principles outlined above.

As stated in the introduction to the principles, the design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.

I believe the proposed development satisfies the matters under Section 79C of the Environmental Planning and Assessment Act, 1979 and is generally in accordance with the general guidelines and recommendations contained in Council's code and general planning policies. As demonstrated in the Statement of Environmental Effects, the proposal will not result in adverse environmental impacts to nearby streetscapes, external appearance of the building or on the amenity of nearby buildings.

Signed  1 Sep. 2020