

architect's design statement

date: 5 June 2020

project: Seniors Living Development

address: 8 Linksview Avenue, Leonay

This statement is prepared with regard to the proposed development at 8 Linksview Avenue, Leonay and outlines the amendments to the plans for Development Application to address the issues raised by Council in their pre-DA advice dated 20 March 2020.

planning

- Consideration made to previous refused proposal under DA18/1253. A key aspect of the Council's feedback on the previous refused proposal was the loss in vegetation, the impact on privacy to the neighbours, and clarification on compliance with Clause 26 of the Seniors Living SEPP with regard to access to services or transport to services within 400m of the subject site. These issues have been addressed in the revised proposal.
- SEPP Seniors compliance table is located on drawing DA-0005, addressing the requirements specific to this development for self-contained dwellings and indicates full compliance.
- Included in the revised application is a survey of the path to the nominated bus stop on Leonay Parade that is located within 400m of the subject site, in accordance with Seniors SEPP clause 26. Survey prepared and by Richard Hogan & Co. This has resulted in the main entry to the development being located to the northern corner and accessible from all units with minimal impact to existing mature trees.
- Where applicable this development has been designed to comply with the Penrith Development Control Plan 2014, under the D2.4 Multi-Dwelling Housing.
- Setbacks for adjacent neighbouring sites have been measured on site and documented on drawing DA-0003. In accordance with DCP Clause 2.4.5 B) c) the proposal nominates an average setback of 5.8m along Linksview Avenue which is consistent with neighbouring buildings and the prevailing streetscape character. In accordance with Clause 2.4.11 b) 3) (a), we have incorporated a setback of 5.5m along Fairways Avenue (which is an increase on the existing building 2.2m setback. With the retention and setback around the existing trees we believe this setback provides for a consistent streetscape (see 3D perspective images in Statement of Environmental Effects).
- Character of the immediate area - the revised design has maintained significant trees along the Linksview and Fairways front boundary and at the south western corner of the site to minimise the impact on the neighbouring properties backyards. There is also additional screen planting provided to the boundaries

adjacent to neighbouring dwellings, and a feature tree (Crepe Myrtle) has been planted midway along the western boundary which is visible from the pedestrian entry from Fairways Avenue and the vehicle entry from Linksvie Avenue (refer to the landscape architects drawings).

- Communal area has been removed to accommodate additional landscaping as suggested by council. Furthermore, the bin store has been relocated to the north western boundary behind the letterboxes, which is easily accessible from the pedestrian entry and to Linksvie for collection and sheltered from view by screen fencing and existing neighbours trees.
- Additional windows have been incorporated into the Fairways avenue facade in the brick garage walls. In addition to this a landscape bed has been incorporated into the design in front of the garage walls with screen planting to soften the impact to the street (refer to the landscape plan).
- Retaining walls along the boundary have been restricted to 500mm in height in accordance with the Penrith DCP requirements. These retaining walls are appropriately designed to the heights required to adequately maintain the landscaping between the site and the nature strip. The TOW heights are nominated on the architectural site plan DA 0100 and east & west elevations DA 2001.
- The southern boundary setback is a minimum of 3m (in accordance with SEPP Seniors deep soil requirements) allows for substantial planting along the entire length of the southern setback is. At the western end this setback is increased to 6-9m in order to retain the existing mature tree in the south west corner of the site.
- The design has been modified so that the building length along the western boundary is no longer than 8.12m (unit 1) and Unit 5 has been re-designed on an angle to step it away from the boundary. The length of building along the southern boundary is more than 20m, however it is stepped to provide relief in the facade to provide relief and it designed within a significant setback (as noted above) which allows for additional privacy and screen planting of mature trees mitigating the impact of the development on the streetscape.
- Hardstand areas have been reduced slightly, but still provide adequate turning space for all vehicles (refer to traffic engineer report). Hard paved access ramps and bin storage areas have been removed along Linksvie Avenue and replaced with significant landscaping.
- Finishes selected are consistent with the character with surrounding development (face brick and weatherboard). The proposal includes a mix between brick and weatherboard finishes, and the building form is broken down into smaller elements consistent with the local residential development. Refer to photomontage image.
- Study rooms have been modified and incorporated as alcoves to open plan living spaces.

- Private open space fronting Fairways and Linksvie Avenue has been documented in drawing DA-9201, indicating the use of screen planting along the boundary to allow for safe surveillance to and from the street and a level of screened privacy for the unit occupants. We note that the Seniors Living Policy Urban Design Guidelines for Infill Development suggest the use of street frontages to be used as private open space on Northern Facing sites, as noted in Figure 02, Page 6.
- Equitable access is provided throughout the site to all units and car spaces.
- All car spaces are now within garages and accessible directly from units.
- Refer to updated Arborist report with regard to comment on necessity of biodiversity Act and test of significance.

Environmental Management

- We note council's comments about the trees providing significant value to the local streetscape and have amended the design to maintain significant trees along the street boundaries.
- We note the retention of significant trees 1, 2, 7, 10, 14 & 15 due to the increased setbacks to Linksvie Avenue, the southern boundary, and the design of the building in the south-west corner of the site. Please refer to the amended architectural site plan DA 0100 and the amended arborist report.
- Tree 10 retained to benefit neighbours, and buildings have been setback from western boundary to allow protection of neighbours trees on Fairways Avenue frontage.
- Arborist report submitted with Development Application.
- The new dwellings have been designed to ensure that the proposed buildings do not intrude on the TPZ of retained trees or the existing neighbours trees. TPZ information is and SRZ are indicated on the site and ground floor plans.

Engineering

- Stormwater drawings submitted in Development Application from Abel and Brown
- MUSIC modelling submitted electronically.
- Traffic Impact Statement prepared by Stanbury Traffic Planning.
- Internal dimensions for all garages are documented on Drawing DA-1100, complying with 3.8m x 6.0m
- Accessible path of travel to be constructed from the site to connect to the existing path which terminates at the end of Leonay Public School. This footpath leads to the existing bus stop on Leonay Parade which is currently in use of the Seniors Development on Leonay Parade and as we understand is DDA compliant.

- Retaining walls have been designed to be in accordance with Penrith DCP 2014.

Traffic and Parking

- Parking spaces all have a minimum dimension of 3.8 x 6.0m in accordance with AS2890.6
- Headroom clearance of 2.6m is documented on drawing DA-3000 and DA-3001 in compliance with AS2890.6
- Garage doorway clearance of 2.4m is documented on drawing DA-2002 in compliance with AS2896.0
- Each unit is 2 bed and has a garage each to copying with SEPP seniors requirements of 0.5 spaces per bedroom
- Driver sightline of 2.5 x 2.0m at the exit of the driveway in accordance with AS2890.1
- Driveway sections have been documented on drawing DA-9200
- Concrete footpath connect to the main pedestrian entry and to the unit 2 pedestrian entry along Fairways Avenue

Accessibility

- Paths of travel which service the building comply with AS1428.1-2009, all relevant accessible concerns are addressed in the access reports submitted in this DA prepared by Funktion.

Waste

- Communal waste collection has been designed in accordance with Penrith Councils Multi-Unit Dwelling Waste Management Guidelines, this area stores 6 x 240L bins and as been configured in a way the refers to Fig 3 in this document, this configuration integrates into the design more efficiently than the suggested dimensions in councils feedback, which refers to fig. 2 in the same document.
- Bin store has been set back from the boundary by 1m, with screen planting in this setback area to create a buffer between the neighbouring property and the bin store
- A 1200mm wide access path from the boundary to the bin store with a grade of less than 1:24 has been provided
- 1.2m wide doorway to the bin store has been documented
- Bulky goods store provided with separate access, with a volume of 4.6m