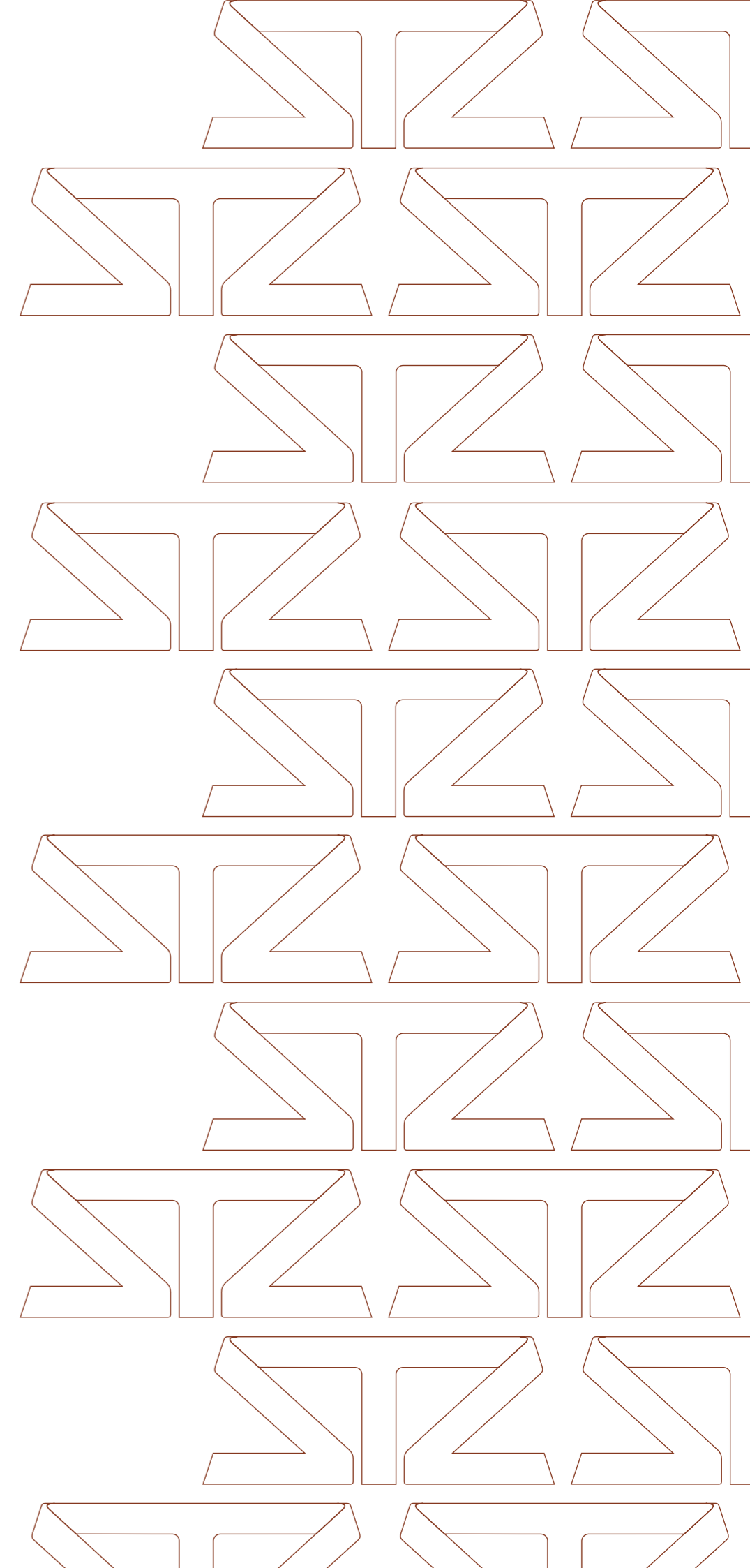


DESIGN REPORT

PENRITH INDEPENDENT LIVING UNITS
FRESH HOPE

APRIL 2020

SMITH & TZANNES



ARCHITECTURE URBAN PLANNING

T + 61 2 9516 2022

E email@smithtzannes.com.au

M1, 147 McEvoy Street
Alexandria NSW 2015

smithtzannes.com.au

Directors:

PETER SMITH 7024

ANDREW TZANNES

ABN 96 142 020 693



INTRODUCTION

PURPOSE

This report has been prepared by Smith & Tzannes on behalf of the applicant and land owner Fresh Hope Care to support a Development Application for Independent Living Units at 154 -162 Stafford Street, Penrith.

OWNERSHIP

The ownership of the site is held by Fresh Hope Care.

PROPOSED DEVELOPMENT

The proposed development is for the demolition of existing church buildings and the construction of new Seniors independent living apartments, with community facilities and shared landscaped spaces.

Specifically the development includes:

- Thirty three one and two bedroom apartments with private gardens / balconies, basement car park and associated infrastructure
- Community Hall with associated amenities including kitchen
- Communal landscaped courtyard and rooftop with community garden beds.

Existing trees in good condition on the street frontages are to be retained, while poorer quality landscape (trees and shrubs) from within the site will be replaced.

REFERENCES

The main body of the report is to be read in conjunction with the information contained in the entire application. This report has been prepared with reference to the *Seniors Living Policy Urban Design Guidelines for Infill Development*¹, the *NSW State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*² and the following documents:

AUTHOR	DOCUMENTS
SMITH & TZANNES	Architectural Drawings and Diagrams
INGENUITY PLANNING	Planning Report/ Statement Of Environmental Effects
SMITH & TZANNES	Notification Plans
SMITH & TZANNES	Waste Management Plan
PAUL SCRIVENER	Landscape Plans
PROJECT SURVEYORS	Survey
TONKIN	Stormwater Management Plan/ OSD Details
TAFFIX CONSULTANTS	Traffic Report
SLR	Basix Certificate/ Energy Efficiency Report/ Natthers
PKA ACOUSTIC CONSULTING	Acoustic Report
ACCESSIBLE BUILDING SOLUTIONS	Access Report/ Access Design Statement
ENVIRONMENTAL INVESTIGATION SERVICES	Preliminary Contamination Screening
BLACKETT MAGUIRE GOLDSMITH	BCA Report
JACKSONS NATURE WORKS	Arborist Report

¹ NSW Legislation <https://www.legislation.nsw.gov.au> - SEPP (Housing for Seniors or People with a Disability) 2004

² <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/seniors-living-policy-urban-design-guidelines-for-infill-development.pdf>

CONTENTS

INTRODUCTION	1
1. RESPONDING TO CONTEXT	S1.01
2. SITE PLANNING AND DESIGN	S2.07
3. IMPACTS ON STREETScape	S3.08
4. IMPACTS ON NEIGHBOURS	S4.10
5. INTERNAL SITE AMENITY	S5.11

TITLE	DESIGN REPORT
PROJECT	Penrith Independent Living Units
PROJECT NO	19_086
CLIENT	FRESH HOPE
PRINCIPAL AUTHOR	Peter Smith [Reg. No 7024] psmith@smithtzannes.com.au
REVISION & DATE	REV A 30-04-2020
STATUS	FINAL
© 2020 SMITH AND TZANNES PTY LTD	

DISCLAIMER

While every reasonable effort has been made to ensure that this document is correct at the time of publication, Smith and Tzannes Pty Ltd, and its employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance up on the whole or any part of this document.



1. RESPONDING TO CONTEXT

1.1 NEIGHBOURHOOD CHARACTER

LOCATION

The proposed development is located in the suburb of Penrith and has street frontages to Stafford and Doonmore Streets. The site is owned by the Churches of Christ / Fresh Hope Care. The existing structures consist of a group of single storey brick and fibro buildings including a church building, three church halls, and three residential buildings.

The site is approximately 900m from local shops and health services and 3.6km from Penrith Train Station and Shopping Centre.



FIGURE 1: LOCATION PLAN



NEIGHBOURHOOD CHARACTER ANALYSIS

Street layout and hierarchy

New development should be of an appropriate scale and character to reinforce existing street patterns.

Pattern and hierarchy of local streets

Stafford Street forms part of Penrith's older (19th century) grid of streets which run linearly east-west nominally parallel to the main alignment of the Great Western Highway. Shorter connecting streets including Doonside run north-south. The grid alignment is influenced by the Great Western Highway and the Western Railway line. The nearby Nepean River and Blue Mountains National Park influence the edge of the grid to the West.



FIGURES 2,3,4: PENRITH STREET MAPS

The older gridded street layouts contrast with the numerous newer subdivisions further to the North and South of Penrith which while connecting into the older traditional grid of streets, utilise more recent garden suburb style planning with curvilinear layouts.

The site is located within a subdivision which was known as the 'Hornsey Wood Estate'³. This traditional gridded land subdivision was carried out in the 1890's and intended for 'cottages and villas', however little was built and the subject site area and much of the surrounds remained 'scrubland' through to the 1940's.

The large lots were further subdivided for construction of a 'concentration of post 1950's dormitory suburbs'⁴ associated with the rapid post war expansion of the city of Sydney.

³ Paul Davies Heritage - Penrith Heritage Study Vol 2, 2007.

⁴ Ibid.

Between Stafford and Jamieson a new street 'Cronin Street' was created. The additional streets effectively halved the block depths of the 1890's subdivision layout. The subdivision pattern has again been disturbed with the amalgamation of blocks for villa developments.

Block and lots

Blocks are typically rectangular and run approximately north-south. Typical lot sizes are 15 or 18m wide and 40-50m and up to 100m deep. Traditional houses have a north or south street frontage and a large north or south facing garden to the rear.

Typical buildings are 1-2 storeys with front setbacks of 5-6m.

Much of the current housing stock was built in the 1950's. More recently the character of this part of Stafford street began to shift from a streetscape of predominantly single bungalows to include many villa style developments on the large linear blocks (late twentieth century).

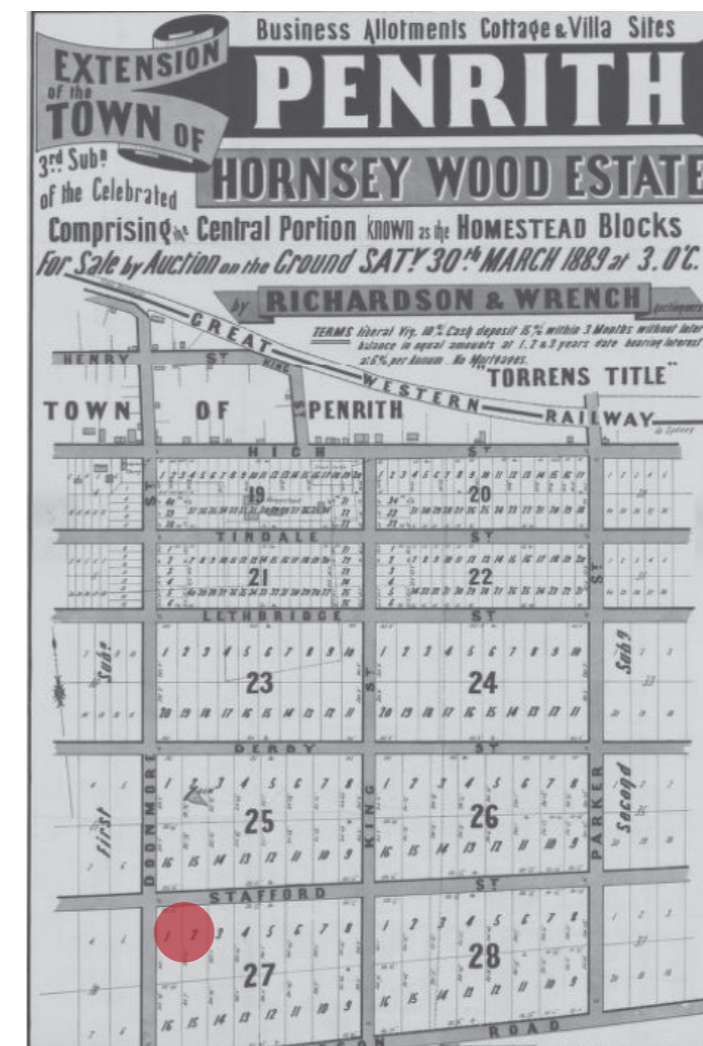


FIGURE 5: HORNSEY WOOD ESTATE 1889

Some blocks have also been amalgamated to form bigger villa developments often in a 'u' shaped arrangement. Due to the linear orientation of the blocks, most resulting in dwellings have an east and/or west aspect. Amalgamation of blocks can allow for increased north facing development. A number of large childcare centre building have also been built along the Street on amalgamated blocks.

The subject site is a corner site which formed by a number of blocks in the churches' ownership. The large area of the subject site (4881m²) and its corner location provide an opportunity to maximise north facing dwellings and private open spaces.

Built environment

The subject site is within a linear pattern of rectangular building lots with the traditional pattern of single dwelling houses with gaps between containing driveways and landscaping. These gaps provide visual separation, solar access and a degree of visual and acoustic privacy.



The early to mid twentieth century houses are typically single story cottages with pitched roofs and simple traditional detailing. Single residential dwellings are set back from the street and have low picket or palisade boundary fences separating public from private space. Established street trees occur at frequent but irregular intervals along the Stafford street frontage within the public landscaped zone.

Older buildings tend to be fibro / weatherboard or face with pitched metal roofs. Newer buildings are more likely to be brick with tiled roof. Where buildings are two storey, the upper stories are often lighter weight materials and sometimes incorporate an attic level and /or dormer style windows.

The suburban housing estates that developed in the [Penrith] region in the second half of the twentieth century share many attributes that are prevalent throughout south-eastern Australia. The origin of this type of accommodation with its standardised house form, allotment and street layout lies in the late nineteenth century, but became more prevalent in the inter-war era... The end of the war heralded an era of demand for accommodation arising from the returning servicemen and women and the post-war baby boom which exasperated the extreme overcrowding in the city. During the war mass-produced weatherboard and fibro cottages and barracks were erected to accommodate workers and military personnel. In the post war years the technologies developed during the war crisis were rapidly redeployed. Materials such as wallboards like CSR's Timbrook (in production from 1939) and Wunderlich's Durasbestos were used to satisfy immediate demand. Building one's own home was also widely practiced through to the mid-1950s, and magazines such as Australian Home Beautiful published plans and articles to cater for this market. As the means of production returned to normal, traditional building materials such as brick and timber were reutilised to erect brick veneer houses.⁵

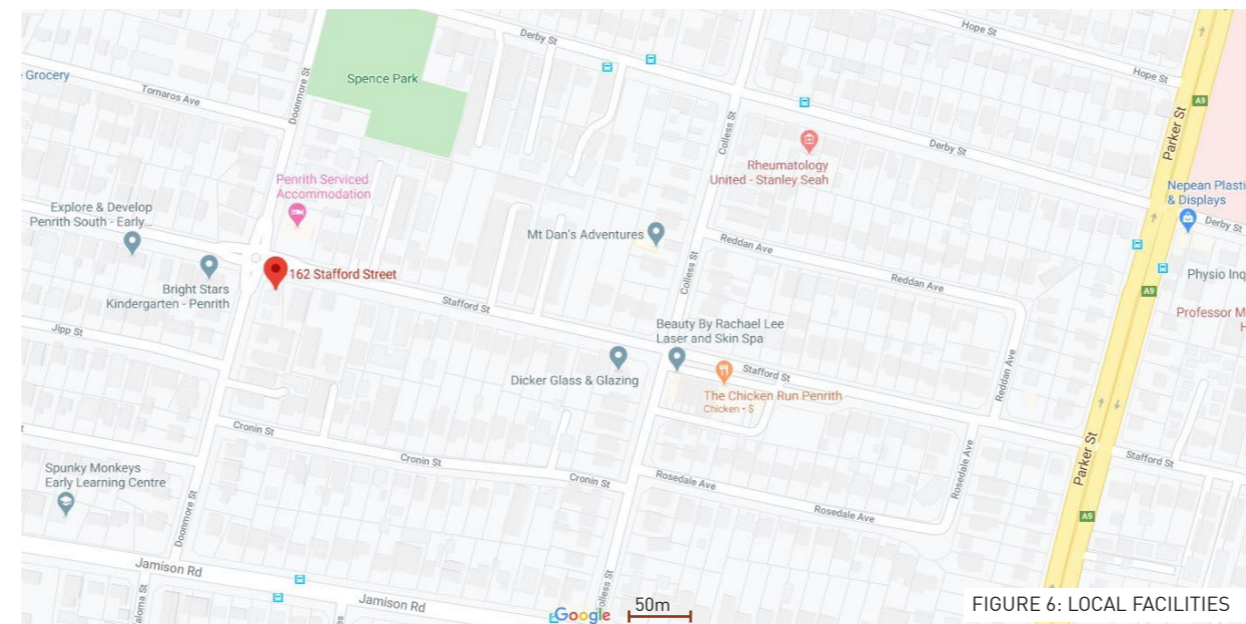


FIGURE 6: LOCAL FACILITIES

New Childcare Centres occur in a number of locations along Stafford Street. These are built on amalgamated blocks, tend to have reduced setbacks, don't tend to continue the pattern of street trees and are often dominant in scale and form over the traditional residential dwellings. They generally lack articulation and detail on the street frontage which would relate / mediate their scale with the scale of the surrounding dwellings.



LOCAL FACILITIES

Bus stops and Public Transport

The nearest Bus stops are located on Derby Street and Jamison Road which run parallel to Stafford Street.

Local Shops

A local shopping centre is located at the corner of Stafford and Colless Street.

Schools

Penrith South Public School is located on Jamison Road.

Community Facilities

Nepean Hospital is located at the corner of Parker Street and The Great Western Highway.

Public Open Space

Spence Park is located at the corner of Doonmore and Derby Streets.

1.2 SITE ANALYSIS

The site is known as Nos. 154-162 Stafford Street, Lots 1 and 2 in DP 20976 and Lot A in DP 405051. The site has an area of 4881m².

A survey of the site is provided as part of this application.



Transport and access to the site

The site is well serviced by public transport with buses providing access Penrith Train Station and Shopping Centre approximately 3.6km away. The site is approximately 900m from local shops and health services. Vehicle access to the site is available from Stafford Street. The existing vehicle access arrangement comprises combined ingress / egress driveway locations located on the Stafford frontage.



View to the site (top right corner of photo) from the west on Stafford Street.

Immediately adjacent the site uses consist of:



To the north: Opposite the subject site on Stafford Street is a block of two storey terrace style serviced accommodation units. Materials are face brick with corrugated metal entry verandahs and tiled roofing. There is a vacant block adjacent to the east of the serviced accommodation. Minimal landscape to Stafford Street frontage.



To the east: Modern two storey villa developments with rendered brick lower level and lightweight cladding to upper level. The upper level has been designed to look as though it occurs within the roof space with pitched tiled roofs and dormers. Setback maintained with landscaping.



To the south (from within the site): Two storey pitched roof brick and tile villa development with weatherboard lightweight attic storey. *Note:* single storey dwelling is within the subject site and scheduled for demolition – and the villa development continues beyond.



To the south on Doonmore Street: 1980's single storey face brick villas with pitched tiled roofs with a dominant driveway design and grassed landscape with little planting.



Corner of Doonmore and Stafford Streets, diagonally opposite corner: Two storey housing development. Face brick with projecting rendered balconies with timber posts at upper level. Pitched tiled roofs mimic traditional roof forms. No street trees retained or planted.



To the west: Doonmore Street with 'Bright Stars Kindergarten' opposite – single storey rendered building with a large pitched corrugated metal roof. No street trees retained or planted.

Topography

The site falls from the south to the north (towards Stafford Street) and from West to East. The low point is in the North East corner on Stafford Street. The elevation of the site drops from a high point of 49.82 AHD in the rear south western corner to 48.6 AHD on the Doonmore Street south western corner and further down to a low point of 46.0 AHD at the north eastern corner of the site.

Vegetation

Existing vegetation consists of lawn and street trees around the perimeter of the site. Trees and shrubs located within the existing site are considered to be of low landscape significance (refer to Jackson's Nature Works Report).



Trees on site to be retained: Trees 2 & 3 (Callistemon and Liquid Amber) refer to Arborist Report Annexure B - Tree Location Map.



Street Tree to be retained: Tree 12 (Brush Box) refer to Arborist Report Annexure B - Tree Location Map.

Existing vegetation on adjacent sites include a number of trees located near the boundaries of the subject site. The arborist has included them in the site survey and recommended measures for their protection. These include Mediterranean Cypress, Jacaranda, Lilly Pilly and Tuckeroo.

Utility services

The site is well serviced by water, sewer, power, telecommunications and gas. These are identified on the site analysis plan.

Contamination

Previous use of the site is residential and church related. Asbestos has been identified on site and there is a risk of contamination in imported fill. Refer investigation report by EIS.

Stormwater

The site has not been identified as being flood affected. The natural drainage across the site falls towards the north east. Stormwater drains to Stafford street.

Acoustic

Traffic rates in Stafford and Doonmore streets are relatively low, as these are not major roads. An acoustic report has identified that residential development will be not affected by noise impacts from the roads.

1.3 DESIGN SYNTHESIS

DESIGN, AMENITY AND SUSTAINABILITY

Design Principles:

Street and Block Pattern

The design addresses the street frontages and the traditional rectilinear street and block pattern, with gaps between buildings providing privacy and opportunities for landscaped green space.

Orientation and solar access

The north south orientation of units and the incorporation of a courtyard space provides maximum allowance for northern solar access.

Circulation

Circulation is clear and legible throughout the site, with a hierarchy from the main entrance via legible circulation pathways to the three buildings and from there to individual apartments.

Landscape

A central courtyard provides a communal focus for the development and is supplemented by smaller communal green spaces as well as private garden spaces and terraces at the ground level. Landscaped areas to the front, rear and sides of the building provide amenity to occupants as well as providing a green setting for the building in keeping with its suburban context.

Form and scale, materials and details

The design provides a contemporary articulated facade to the street, which allows each dwelling to have its own identity, while forming a cohesive building of high architectural quality. Materials and details are in keeping with traditional local materials and details but with a contemporary architectural character. The building mass is broken up into three separate buildings and these are articulated in plan and roof form to reduce apparent bulk and scale.

Site Layout

The layout of the buildings is planned so that living areas are predominantly oriented north and south - to the street and rear yard, and to the internal communal open spaces, providing privacy for the proposed dwellings and their neighbours. Living areas are oriented to the north where possible and open to north facing terraces and private open spaces. Dwellings which are oriented south have pop out windows facing north where possible and upper level south facing dwellings will receive northern light through skylight windows. Sun screening devices reduce heat loads within the building during summer.

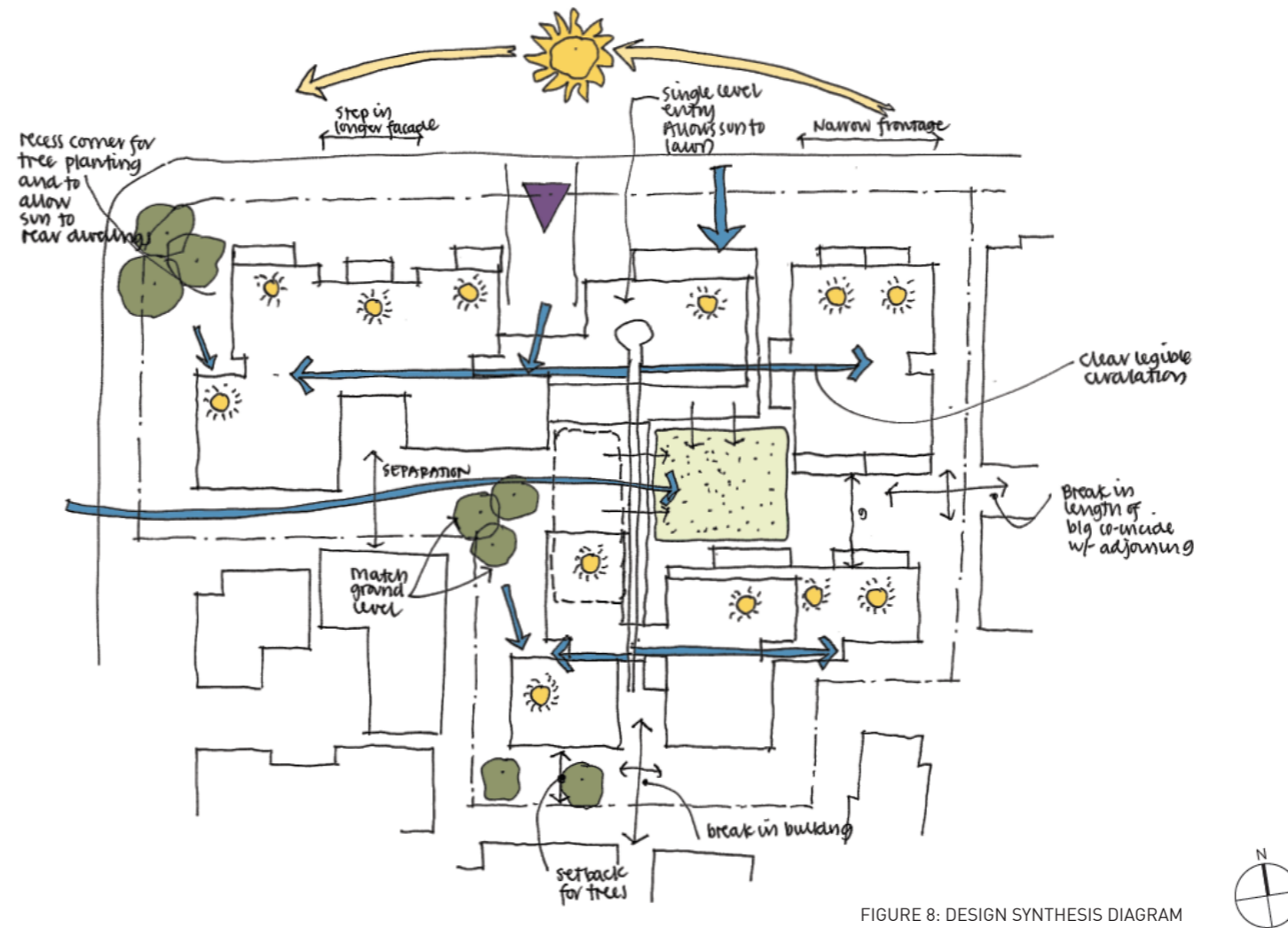


FIGURE 8: DESIGN SYNTHESIS DIAGRAM

MATERIALS AND FINISHES

Face brick walls

A warm and familiar surface which is robust and low maintenance.



FIGURES 9, 10: VOKES AND PETERS – DOUBLE COURTYARD HOUSE, BRISBANE

Fibre Cement weatherboards

at upper levels and in recessed areas provide contrast, lightness and textural variation, repetition of light and shadow.



FIGURE 11: SHAUN LOCKYER ARCHITECTS - MITCHELTON HOUSE

Balconies with privacy and sun screening

Balance the need for privacy and light within apartments, provide textural layering, light and shadow. Robust and low maintenance powdercoated aluminium. Concrete finish architectural screening fins.



FIGURE 12: KIERON GAIT ARCHITECTS – PADDINGTON RESIDENCE



FIGURES 13, 14: JACKSON CLEMENTS BURROWS – HIDDEN HOUSE



FIGURES 15, 16: MERCUTT, LEWIN AND LARK - BOYD EDUCATION CENTRE

LANDSCAPING

Entry Walkway – roof garden over - vegetable planter beds

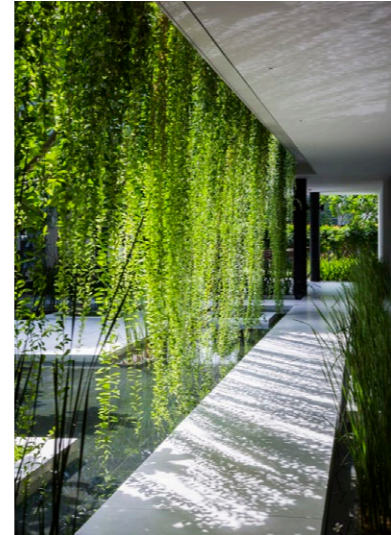


FIGURE 17: MIA ARCHITECTS - NAMAN RETREAT PURE SPA

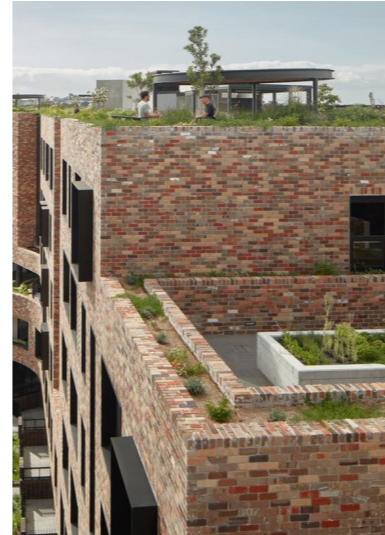


FIGURE 18: OCULUS LANDSCAPE – ARKADIA MIXED USE DEVELOPMENT



FIGURE 19: W. DESIGN - CAPITAL OF VISION

ACCESS AND PARKING

Pedestrians

Pedestrian and vehicular access to the site is from Stafford Street.

Vehicle and bicycle accommodation and entry

Vehicle entry is most suited to Stafford Street due to the site fall and the narrow frontage to Doonmore Street.

Garbage, recycling and clothes drying areas

Basic principles of sustainable architecture have been established as part of the development including:

- Compliance with BASIX requirements.
- Recycling of waste materials from the site in accordance with Council requirements.

INFRASTRUCTURE AND SERVICES

Electrical

There is an existing electrical supply to the site that is sufficient for the probable demand.

A substation may be required to increase supply to the site. An indicative location is shown on the drawings.

Potable water

The development will connect to the Sydney Water supply.

Recycled water

Rainwater will be collected from the building roofs and reused for landscape irrigation.

Sewerage

The development will connect to the existing sewer on the site. The sewer will require relocation / concrete encasing.

Stormwater

The application seeks consent for the stormwater management plan and details to connect to council’s stormwater system. This includes an on-site detention tank and gross pollutant trap and treatment of the water in accordance with council’s guidelines.

Acoustic

The site is in a suburban setting and located on minor roads, so there are no significant acoustic issues to be addressed. The proposed development is not expected to cause acoustic impacts on the adjoining property with the installation of adequate acoustic treatment for plant areas, as per acoustic report recommendations.



2. SITE PLANNING AND DESIGN

2.1 OBJECTIVES

- to minimise the impact of new development on neighbourhood character
- to retain existing natural features of the site that contribute to neighbourhood character
- to provide high levels of amenity for new dwellings
- to maximise deep soil and open space for mature tree planting, water percolation and residential amenity
- to minimise the physical and visual dominance of car parking, garaging and vehicular circulation
- to provide housing choice through a range of dwelling sizes

2.2 DESIGN PRINCIPLES

GENERAL

- The site design optimises internal amenity and minimises impacts on neighbours.
- The development caters for a broad range of needs from potential residents by providing a mix of dwelling sizes and dwellings. Including a mix of one and two bedroom and two bedroom with study apartments. The variety of dwelling types also influences the form of the building, providing variety in massing and scale within the development.
- Carparking will be managed by the site owners and allocated to suit needs - including provision of accessible car spaces on a needs basis.

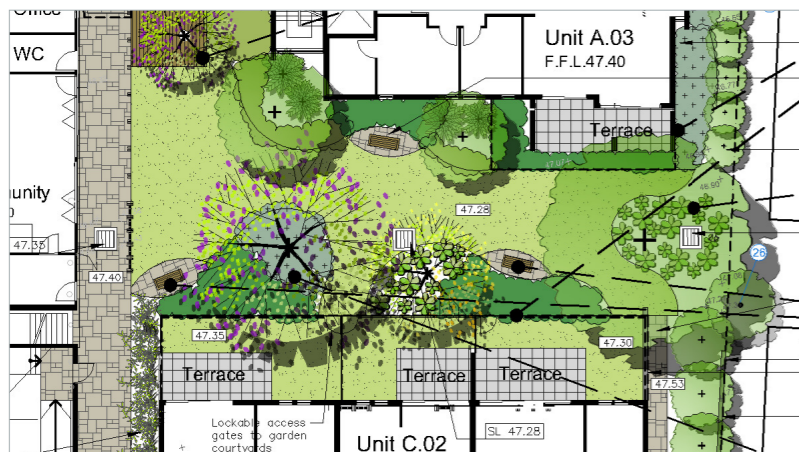


FIGURE 20: COMMUNITY LANDSCAPED COURTYARD

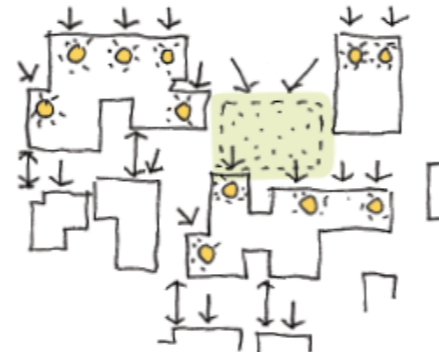
BUILT FORM

- Development has been located towards the street frontages of the site to maximise the developments presence on the street. Parts of the development towards the rear of the site have been designed to limit the impacts on adjoining properties. Separation and screening as well as areas of landscaped space provide a green outlook for the development and its adjoining neighbours.

- Dwellings have also been designed and oriented to respond to environmental conditions:
 - Dwellings on the site have been oriented to maximise solar access to living areas and private open space.
 - The central courtyard provides a protected quiet space set back from the street.

SOLAR ACCESS

Maximise orientation to North for dwellings (79%) and provide separation for solar access to adjacent dwellings.



TREES, LANDSCAPING AND DEEP SOIL ZONES

- Existing patterns and character of gardens and trees are maintained:
 - Existing trees on Stafford and Doonmore streets and in front setbacks are retained where possible to minimise the impact of new development on the streetscape.
 - Planting on neighbouring sites at the rear of the block has been identified for protection.
 - Existing trees within the site are not considered to be of sufficient quality or significance for retention - refer Arborists report. These will be replaced with new mature or semi-mature trees as identified on the Landscape Plans.
- Amenity is improved by increasing the proportion of the site that is landscaped area:
 - Pedestrian paths are provided throughout the site.
 - Driveway area is minimised through the provision of basement carparking, maximising landscaped area on the site.
 - Private open space meets or exceeds the minimum requirements for each unit
 - Large areas of communal open space are provided including a Communal Courtyard and a Landscaped roofspace with Community vegetable gardens.
 - Increasing front, rear and/or rear setbacks
 - Providing small landscaped areas between garages, dwelling entries, pedestrian paths, driveways, etc.
- Deep soil zones have been provided for absorption of run-off and to sustain vegetation, including large trees:
 - 10% of the site area is provided as a single area at the rear of the site, where there is the opportunity to provide a mid-block corridor of trees within a neighbourhood
 - the pattern of neighbourhood development has deep soil planting at the front of the site, and this is replicate this pattern.

- The impact of higher site cover on stormwater runoff has been minimised by:
 - reducing the area for driveways, paths and other paved areas and using porous surfaces where possible.

DRIVEWAY MATERIAL

Path and paving materials

- Use of on-site detention (150m³) will retain stormwater on site for re-use.

PARKING, GARAGING AND VEHICULAR CIRCULATION

- Basement carparking minimises the impacts of carparking from the street.
- The existing driveway is replaced in the same general location as existing, there is no significant increase in paved driveway area.

2.3 SEPP CONTROLS

CLAUSE	CONTROL	FRESH HOPE
Cl. 38(2).*	Minimum site area: 1000 m ²	N/A but complies Subject Site Area: 4881 m ²
Cl. 38(3).*	Minimum site width: 20 metres	N/A but complies Subject site width: 88.65 metres
<i>Development cannot be refused if:</i>		
Cl. 81(a)	Proposed buildings do not exceed 8 metres in height	Complies Height: 'distance measured vertically from any point on the ceiling of the top most floor of the building to the ground level immediately below that point'
Cl. 81(b)	The floor space ratio does not exceed 0.5:1	Non-directionary standard not activated
Cl. 81(c)(iii)	The landscaped area is a minimum of 30% of the site.	Complies Landscaped Area requirement: 30% Landscaped Area provided: 42%
Cl. 81(d)	The deep soil zone area is a minimum of 15% of the site (must have minimum dimension of 3m and it is preferable that two thirds of the deep soil area is at the rear of the site.	Deep soil requirement: 15% Deep soil provided: 28%
Cl. 81(h)(i).*	0.5 resident parking spaces per bedroom are provided.	N/A but complies

* Note: coloured clauses do not apply to Social Housing

Additional site-related requirements regarding access to services, bush fire prone land, and water and sewerage are contained in Clauses 25 to 27.

2.4 RULES OF THUMB

CLAUSE	CONTROL	FRESH HOPE
	The proportion of the site given to landscaped area and deep soil should be increased in less urban areas, on large lots, and in areas already characterised by a high proportion of open space and planting.	As a suburban area, it is appropriate to increase landscape / deep soil for the site. See Calculations above in SEPP Controls showing significantly increased landscaped / deep soil.



3. IMPACTS ON STREETScape

3.1 OBJECTIVES

- to minimise impacts on the existing streetscape and enhance its desirable characteristics
- to ensure that new development, including the built form, front and side setbacks, trees, planting and front fences, is designed and scaled appropriately in relation to the existing streetscape
- to minimise dominance of driveways and car park entries in the streetscape
- to provide a high level activation and passive surveillance to the street

3.2 DESIGN PRINCIPLES

GENERAL

- The design responds to the character of the existing streetscapes and achieves a harmonious fit with the existing neighbourhood:
 - The design is sympathetic to existing streetscape patterns. The rectilinear design and building frontages to the street respect and reflect the traditional character of the area.
 - Landscaped gaps between buildings provide solar access, assist with privacy and provide green visual and recreational spaces.
 - The front setbacks relate to the adjoining development and the traditional pattern of a landscaped frontage. On Stafford Street the setback varies between 5.5 and 6.9 metres and on Doonmore Street between 5 and 5.5m. Private open spaces are physically separated by fencing but visually connect with the community landscaped spaces fronting the street.

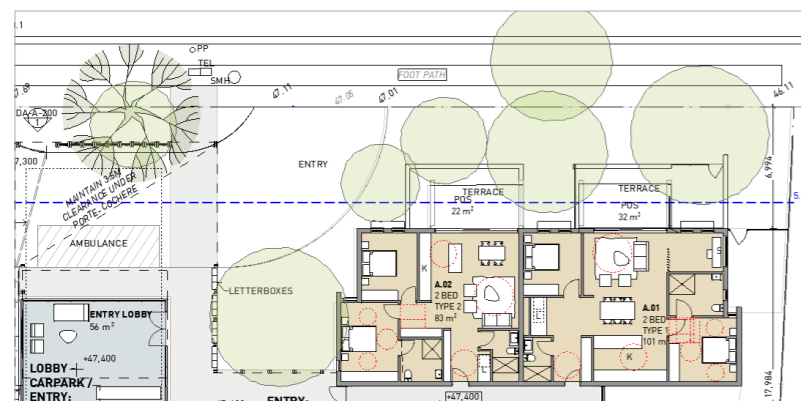


FIGURE 21: STREETScape - LANDSCAPE FRONT SETBACKS

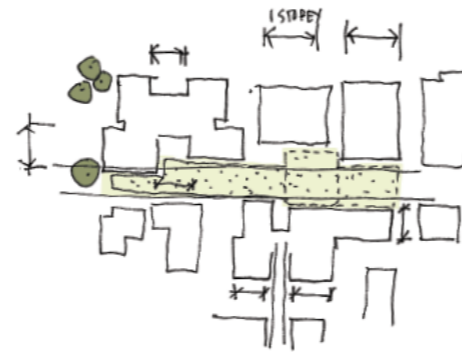
BUILT FORM

- The development presents attractively to the street and complements the surrounding dwellings. The bulk and visual impact of the development is minimised:

SMALLER FORMS THAT RELATE TO CONTEXT

Building separation relates to adjacent buildings.

Smaller frontage relates to adjacent scale of development.



- The building massing broken up and the building facades are articulated to reduce the scale of the development.
- The design has variation in materials, colours and openings (doors, windows and balconies) to order the building facades with scale and proportions that respond to the desired contextual character.
- Skylight windows at upper levels provide additional light within south facing areas and apartments and relate to the appearance of nearby villa developments, while also providing additional roof articulation.
- The roofscape is broken down into smaller roof elements to create architectural interest and to reduce the visual impact of the buildings.
- The varied roof pitches are sympathetic to that of existing buildings in the street.

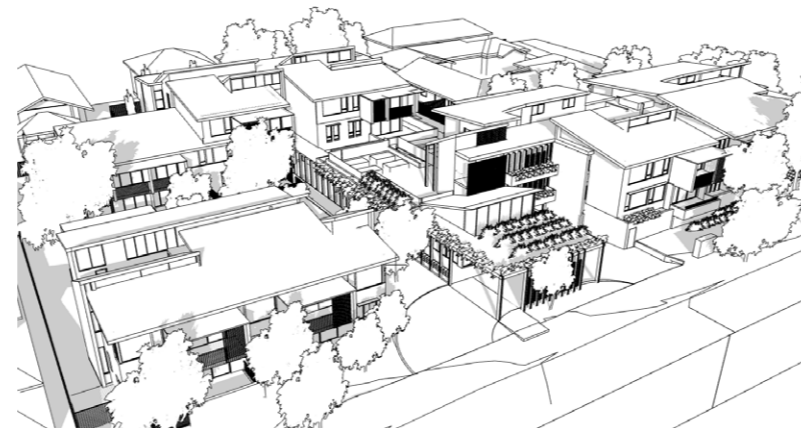


FIGURE 22: 3D IMAGE OF SITE

TREES, LANDSCAPING AND DEEP SOIL ZONES

- Where possible, existing trees and planting in front and rear setbacks and the road reserve are retained.
- New planting in front setback and road reserve is used to enhance the existing pattern of landscape street frontage.
- Planting in front of front fences reduces their impact and improve the quality of the public domain.



FIGURE 23: LANDSCAPE PLANTING (PAUL SCRIVENER)

RESIDENTIAL AMENITY

- Open space in the street front setbacks is communal space which relates to the landscaped streetscape.
- Private open space is set back further from the street and has low fencing which relates to the traditional street pattern of low front garden fences separating public from private space.
- The main entry to the site is indicated by the colonnaded entry building which provides a weather protected drop-off point and a foyer space. The covered column lined walkways provide sheltered pathways to the three apartment building entry points.



FIGURE 24: MAIN ENTRY

- Dwellings on the street frontages address Stafford and Doonmore Streets. The corner building address / acknowledges both street frontages through articulation of the facade.
- A high quality transition between the public and private domains is achieved:
 - The main entry on Stafford Street provides a safe and visible entry point to the site for all residents and visitors.
 - Pedestrian entries to each building are located via the covered pedestrian walkways from the main entry. The walkways provide a visual path and shelter for residents and visitors as they move through the site.
 - Front fences and associated landscaping provide privacy and separation, but also allow for surveillance of the street.
 - Front fences are a combination of solid brick and articulated vertical metal elements, which is consistent in character with traditional front fences in the street.
 - Mailboxes have been located in the site entry area and oriented obliquely to the street to reduce visual clutter.
 - Service areas such as garbage storage areas and switchboards have been located in the basement of the building so that there is no visual impact on the public domain.

PARKING, GARAGING AND VEHICULAR CIRCULATION

- The impact of the driveway and parking on streetscape is minimised:
 - The garage entry is setback behind the predominant building line to reduce prominence on the street.
 - The driveway has been designed and located to minimise its length, therefore minimising hard surface area.
 - Planting has been used to soften the driveway entry.
 - The garage entry is integrated into the design of the overall streetscape and recessed from the main building facade with security doors.
 - The brick facade returns along the length of the driveway within the visible area of the car park entry.

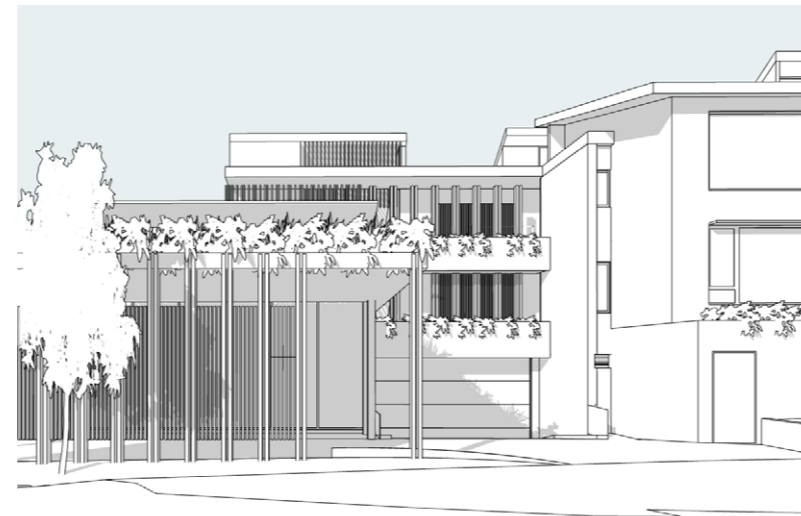


FIGURE 25: DRIVEWAY ENTRY

3.3 SEPP CONTROLS

CLAUSE	CONTROL	FRESH HOPE
Cl. 40(4)	For development proposed in a residential zone where residential flat buildings are not permitted:	
Cl. 40(4) (a).	the height of all buildings in the proposed development must be 8 metres or less.	Complies height - 'distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point'
Cl. 40(4) (b)	a building that is adjacent to a boundary of the site must be not more than 2 storeys in height.	Complies
Cl. 40(4) (c).*	a building located in the rear 25% area of the site must not exceed 1 storey in height.	N/A

* Note: coloured clauses do not apply to Social Housing

3.4 RULES OF THUMB

CLAUSE	CONTROL	FRESH HOPE
	Where there is a consistent front building alignment, new development should not encroach on the front setback.	Complies
	Driveways or basement car park entries should not exceed 25% of the site frontage.	Complies Driveway: 6m / Frontage: 88m Approx: 7%
	Garage doors should be set back a minimum of 1m metre behind the predominant building facade on both the street frontage and common driveways.	Complies



4. IMPACTS ON NEIGHBOURS

4.1 OBJECTIVES

- to minimise impacts on the privacy and amenity of existing neighbouring dwellings
- to minimise overshadowing of existing dwellings and private open space by new dwellings
- to retain neighbours' views and outlook to existing mature planting and tree canopy –to reduce the apparent bulk of development and its impact on neighbouring properties
- to provide adequate building separation

4.2 DESIGN PRINCIPLE

BUILT FORM

- The relationship between buildings and open space is consistent with the existing patterns in the block to the extent possible:
 - Dwellings are oriented to the front or back of the site. While individual dwellings do not have both orientations as traditional dwellings would, the pattern of orientations in the development does respond to streetscape and the neighbouring site layouts.



FIGURE 26: PLAN IMAGE

- Dwelling frontages are oriented to the street, front or rear of the site, minimising potential for impact on privacy of neighbours to the eastern side of the site.

- Neighbours neighbours' amenity is protected through careful design of the bulk and scale of the new development and setbacks which provide adequate separation between new buildings and existing neighbours as well as well designed landscaped spaces.
- The visual bulk of roof forms is reduced by breaking down the roof into smaller elements, rather than having a single uninterrupted roof structure.
- Second storeys have been designed to reduce overlooking of neighbouring properties by:
 - offsetting openings from existing neighbouring windows or doors or providing privacy screening.
- Reduced wall lengths to side and rear setbacks minimise impacts of the walls.

TREES, LANDSCAPING AND DEEP SOIL ZONES

- Proposed vegetation and mature planting will provide a buffer between new and existing dwellings.
- Deep soil zones will provide privacy between new and existing dwellings at the rear of the site.
- Planting in side and rear setbacks will provide privacy and shade for adjacent dwellings.
- New planting, uses a combination of indigenous and exotic species.

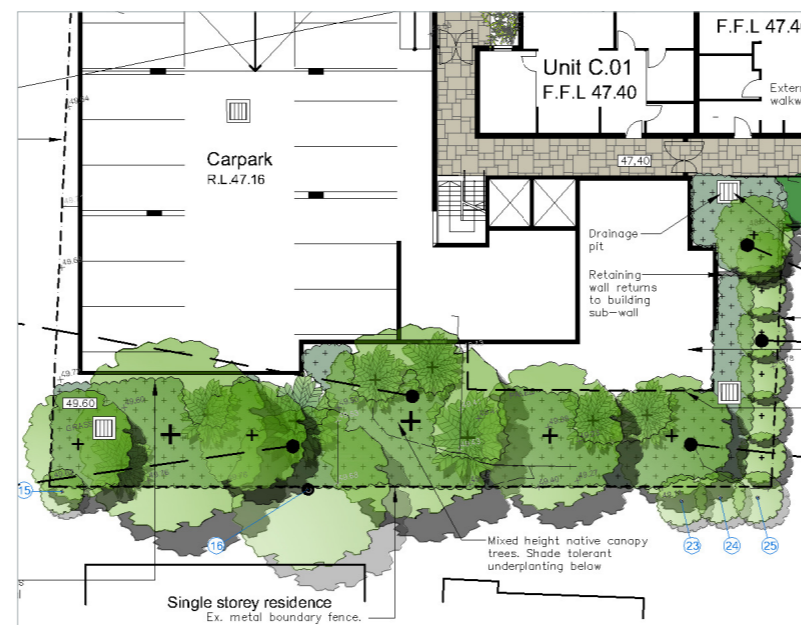


FIGURE 27: PLANTING WILL PROVIDE A BUFFER FOR EXISTING DWELLINGS

RESIDENTIAL AMENITY

- Building separation protects sun access and ventilation to living areas and private open space of neighbouring dwellings
- Dwellings are located or screened so that they do not directly overlook neighbours' private open space or look into existing dwellings.
- New private open space minimise negative impacts on neighbours within the design:
 - located in front setbacks where possible
 - dwellings face the street or internal courtyards wherever possible
 - screening is provided to balconies.
- Side setback landscaping provides privacy and softens the visual impact of new development.

PARKING, GARAGING AND VEHICULAR CIRCULATION

- Parking is provided in a basement level to avoid impacts on neighbours and provide additional landscaped area on the site.

4.3 SEPP CONTROLS

CLAUSE	CONTROL	FRESH HOPE
Cl. 38(4)(c)	In zones where residential flat buildings are not permitted, development on the rear 25% of the site must not exceed one storey.	N/A

4.4 RULES OF THUMB

CLAUSE	CONTROL	FRESH HOPE
	Where side setbacks are less than 1.2m, a maximum of 50% of the development should be built to this alignment.	N/A - all side setbacks are greater than 1.2m
	The length of unrelieved walls along narrow side or rear setbacks should not exceed 8 metres.	N/A - generous setbacks are provided
	Living rooms of neighbouring dwellings should receive a minimum 3 hours direct sunlight between 9.00-3.00 in mid-winter neighbouring dwellings.	Varies - Refer to solar drawings and SEE
	Solar access to the private open space of neighbouring dwellings should not be unreasonably reduced.	Varies - Refer to solar drawings and SEE



5. INTERNAL SITE AMENITY

5.1 OBJECTIVES

- to provide quality useable private and communal open spaces for all residents
- to provide dwellings that have distinct identity and safe entries
- to provide safe and distinct pedestrian routes to all dwellings and communal facilities
- to ensure adequate solar access to living areas and private open space
- to reduce the dominance of parking, garaging and vehicular circulation space on the internal character of new development

5.2 DESIGN PRINCIPLES

- Vehicle garage entry and pedestrian entry to the site are separated.
- The Porte Cochere drop off has a pedestrian zone crossing it which will be indicated through change in texture and signage.
- Covered pedestrian routes are provided to all public and semi-public areas including lobbies, dwelling entries, communal facilities and visitor parking spaces.
- Pedestrian routes and entries are highlighted through the use of screened colonnades providing clear paths through the site and to building entries.
- Consideration is given to safety and security:
 - public and private spaces are clearly designated
 - opportunities for concealment between buildings, near lifts and foyers and at the entrance to or within indoor car parks have been avoided. Clear pedestrian paths are provided through the site with apartment living areas overlooking landscaped areas
 - thresholds between public and private spaces are indicated through a change in architectural treatment and signage at apartment lobbies.

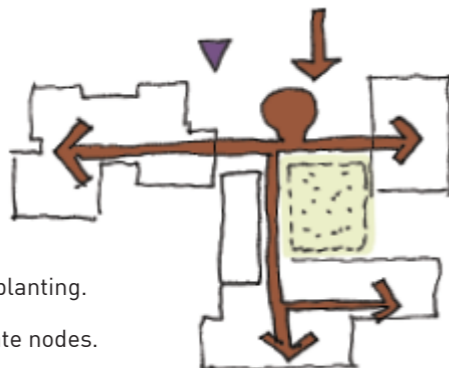
LEGIBLE CIRCULATION

Cruciform circulation space for simple navigation.

Central courtyard- heart of the community. Communal room opens into space. Added North-eastern sun.

Rooftop garden for community planting.

Light filled small corridors create nodes.



Private open space

- is generous in proportion and adjacent to the main living areas of the dwelling (living room, dining room or kitchen).
- is oriented predominantly north, east or west to provide solar access wherever possible.
- comprises multiple spaces for larger dwellings –uses screening for privacy but also allows casual surveillance when located adjacent to public or communal areas (including streets and driveways).
- provides both paved and planted areas when located at ground level.
- uses a combination of grassed areas and hard paving / planter boxes where private open space is at ground level to allow for water percolation and reduced runoff.

Landscaped communal open space

- is clearly and easily accessible to all residents and easy to maintain – incorporates existing mature trees and vegetation to provide additional amenity for all residents
- includes shared facilities such as seating areas to permit resident interaction (refer to landscape plans).
- Common service facilities such as garbage collection areas and switch-board have been located in the basement area to reduce their visual prominence to the street or to any private or communal open space.

5.3 SEPP CONTROLS

CLAUSE	CONTROL	FRESH HOPE
Cl. 81(e)	Living rooms and private open spaces for a minimum of 70% of dwellings receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.	Complies - refer Architectural drawings
Cl. 81(f)(i – ii)	Private open space is not less than 15 square metres and minimum dimension 3 metres for ground floor dwellings; 10 square metres and minimum dimension 2 metres for other dwellings; or 6 square metres and minimum dimension 2 metres for other dwellings with only one bedroom.	Complies - refer Architectural drawings

5.4 RULES OF THUMB

CLAUSE	CONTROL	FRESH HOPE
	Separation of 1.2 metres should be achieved between habitable rooms and driveway or car parks of other dwellings: <ul style="list-style-type: none"> • this can be reduced if adequate screening is provided. 	Complies.

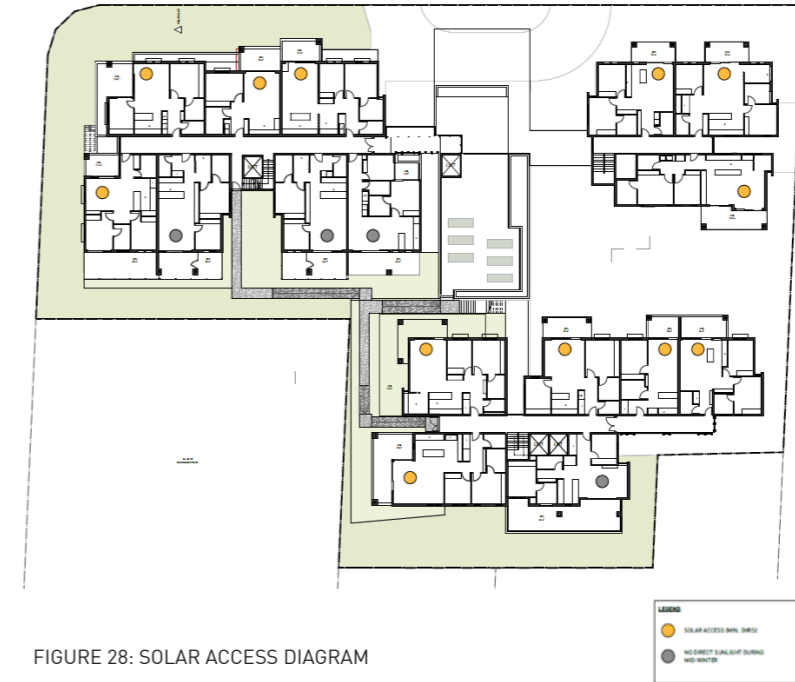


FIGURE 28: SOLAR ACCESS DIAGRAM



FIGURE 29: QUALITY USABLE PRIVATE AND COMMUNAL OPEN SPACE