



DESIGN VERIFICATION STATEMENT

**For 2-4 Boundary Street and 85 Railway
Street Parramatta NSW 2124**

December - 2021

Introduction:

This Design Verification Statement accompanies a Development Application for the demolition of existing dwellings and the construction of a 4 storey Residential flat building and associated basement car parking

The development consists of 25 units contained within one multi storied building.

The development content is as follows.

1 Bed	3 Units
2 Bed	19 Units
3 Bed	3 Units

39 Car parking spaces

This statement verifies that Adriaan Winton directed the design of the project and that the proposed development adheres to the design principles set out in Part 2 of State Environmental Policy No 65-*“Design Quality of Residential Flat Development”* and certifies that the proposed building satisfies those principals.

Principle 1: Context and neighbourhood character

SEPP 65: *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. Responding to context involves identifying the desirable elements of an area’s existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change*

Comment: The proposed development is zoned R4 under Parramatta Local Environmental Plan 2011(PLEP 2011).

Residential Flat Buildings are permissible with consent within the R4 Zone.

Principle 2: Built form and scale

SEPP 65: *Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the 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.

Comment: The scale of development in the precinct is proposed to be of buildings of variable height primarily low rise in height. The proposed site is in a precinct that is planned for revitalization. The site is located within 1.2 km from Merrylands railway station and 1.5 km from Parramatta transit interchange and is in close proximity to regular bus services to those transit hubs

The proposed development responds and conforms to the height and building form Proposed for the precinct and would allow for future developments on adjoining sites to achieve their full potential.

The building may be termed a "Big House" type, and relates to the existing built form in the area due to its roof design, recessed bays, fenestration, materials, texture and colour. The building addresses the street with a major façade which is aligned with the form of the street. The built form of the development relates to other built forms allowed in the DCP for the precinct. The overall affect is to create a building that presents a very effective and architectural building within the streetscape.

Principle 3: Density

SEPP 65: *Good design has a density appropriate to its site and its context, in terms of floor space yields (or numbers of units or residents). Appropriate densities are sustainable and are 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.*

Comment: The precinct with in the area controlled by Parramatta Local Environmental Plan 2011 and the Parramatta Development Control Plan 2011

The density of the development complies with the allowable density in the planning codes for the area. Given the location of the development in relation to the Cabramatta town centre, retail facilities and community facilities and the rising demand for housing in the area, the proposed density is appropriate and consistent with the requirements as outlined *Parramatta Development Control Plan 2011*

Principle 4: Sustainability

SEPP 65: *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*

Comment: The proposed development is consistent in the application of through flow ventilation and solar access to the units. Of the 25 units in the development 19 units have the required solar access and 18 units through flow ventilation. There are no units which have a sole southerly aspect; the units which have a southerly aspect have primary living space facing west or east. The orientation of the building on the site and the design of the units all contribute substantially to the solar passive design and energy efficiency of the development.

The proposed development has been NatHERS and Basix assessed and scores well in all required categories of water, thermal comfort and energy. Energy efficiency is aided by the use of water/energy efficient fittings, appliances and lighting.

Principle 5: Landscape

SEPP 65: *Good design recognizes 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, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management

Comment: The proposed development forms part of the Residential precinct,

The proposed development upon the site provides many areas of landscaping and deep soil promoting healthy growth of large trees.

The proposed development provides 545sqm (30%) deep soil and total of landscaping and communal open space of 454 sqm (25.5%). The landscaped open space which will promote healthy growth of large trees. The landscaping provided will contribute to the enjoyment of these areas.

Principle 6: Amenity

SEPP 65: *Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. 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.*

Comment: Apartments is a mixture of 1, 2 and 3 bedroom apartments. Cross ventilation is achieved for 18 of the apartments (72%).

19 of apartments have the required solar access (76%). Where apartments are exposed to direct western summer sun sliding louver/shading panels have been provided.

Privacy is ensured by the side setbacks to the side boundaries. The building complies with the setbacks as recommended in the SEPP 65 design code and the requirements outline in DCP. Where there are perceived direct observation potentials the design of the building tries to ensure the windows in conflict have the required offset.

Each dwelling has its own external private open space which is more than adequate.

Bathrooms/Ensuite are accessed from the hallways leading to the bedrooms. Kitchens are accessed from the primary living area.

Visual and acoustic privacy is acceptable and able bodied access is through entry lobbies at the ground floor.

Disabled access is gained to the ground floor via a pedestrian path (which complies with ASNZ 1428.1-2001) from the street. There are the required number of apartments which are adaptable these are located on levels 1 and 2 all units within the development are accessible via the lifts. The car spaces are located in the basement car parking with easy access to the lift.

Principle 7: Safety

SEPP 65: *Good design optimizes 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 maximize 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

Comment: Public and communal spaces are overlooked on all sides by balconies, terraces and windows from primary living rooms of the project. The building addresses the public domain with glazed doors and balconies.

The communal spaces will be adequately lit and are void of areas that may be subjectable to criminal activities The building will have safe and secure access to the carpark. The lift to the building will be a security lift providing access to the residential levels.

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 and providing opportunities for social interaction among residents.

Comment: The proposed residential use is appropriate to the location of this site, as it is located within close proximity to bus routes that service the Parramatta transport interchange and community facilities such as local clubs, baby health centre and community centre.

The proposed development has an appropriate mix of 1 and 2 bedrooms apartments of varied size, as a result it provides a social mix which is well suited and appropriate to the area.

Principle 9: Aesthetics

SEPP 65: *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 a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

Comment: The form and composition of this design relate to proposed developments in the precinct in terms of its roof type, modulation of facade, fenestration, materials, texture and colour.

The use of detail and texture and the high degree of articulation in the façade composition has the result of creating an interesting and high quality building which sits well in the precinct and compliments the existing streetscape

Conclusion

This proposed development provides a complimentary and interesting addition to the Boundary Street and Railway streetscape and the Boundary street precinct and surrounding area in its built form, height, scale and density comply with DCP controls is consistent with what is allowable for the precinct.

Its landscape design includes substantial deep soil planting of large trees and low scale planting. The development is well suited to its site and its location.

The proposed development will provide a positive contribution to the environment, population and social interaction of the existing precinct

Adriaan Winton

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