



DESIGN VERIFICATION STATEMENT

For a Mixed Used Development at

1-3 Crown Street, Harris Park, NSW 2150

February - 2022

IDA Design Group

Unit 43, 2 Slough Avenue
Silverwater NSW 2128

P: 02 9648 8848 E: admin@idadesigngroup.com.au
Nominated Architect Adriaan Winton NSW Architects Registration Board 5347

Introduction:

This Design Verification Statement accompanies a Development Application for a Mixed Used Development at; 1-3 Crown Street, Harris Park, NSW 2150.

The development consists of 4 retail shops and 6 residential units over a basement, contained within one multi-function storey building.

The development content is as follows.

- 1 Bed 2 units
- 2 Bed 3 units
- 3 Bed 2 units

- 13 Commercial Carparking spaces + 1 Loading / Unloading Space
- 7 Residential Carparking spaces + 2 Visitors.
- 5 Bicycle spaces

This statement verifies that Ziad Zahran directed the design of the project and that the proposed development adheres to the design principles set out in Part 2 of State Environmental Planning Policy No 65- *“Design Quality of Residential Flat Development (Amendment No 3) 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 site of the proposed development is located within the Parramatta Local Government Area. The principal planning control for the site is the Parramatta Local Environmental Plan 2011 (LEP 2011) (Published Date 18.12.2015 – Current Version 22 December 2021). The site lies within the Experiment Farm Heritage Conservation Area as defined by Schedule 5 Part 2 of the LEP 2011 and lies within the vicinity of a number of heritage items listed by Schedule 5 Part 1 of this plan. Within this HCA the subject site is classified as a ‘detracting’ element. Under Part 5.10 of the LEP 2011.

The subject area is Zoned B1 Neighbourhood Centre - Mixed Used Development, under PLEP 2101 Shop top housing is permissible.

The subject site is in an area that is undergoing transformation and replanning and the proposed project will be an acceptable addition the new character proposed for the area.

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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 primarily of low rise in height and to do not exceed 6 meters height. The proposed site is in a precinct that is planned for revitalization. The site is located within 1000 metres approx. from Parramatta railway station and Transport Hub with regular train services west to Penrith, south to Campbelltown and east to Sydney.

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

The building may be termed as a “Heritage Boutique“ type, and relates to the existing built form in the area due to its heritage related design, fenestration , materials, texture and colour.

The building addresses the street with an aesthetical pleasant façade which is aligned with the form of the adjacent heritage building and surrounding buildings.

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 holistic approach and architecturally effective building within the streetscape. The fact that the new development is well setback from the heritage building, the overall new development height do not have any environmental impact on the adjoined heritage building

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 within the area controlled by Parramatta Local Environmental Plan 2011 (Published Date 18.12.2015) – Current Version 22 December 2021. And City of 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 Parramatta town centre, retail facilities, community facilities and the rising demand for housing in the area, the proposed density is appropriate and consistent with the requirements as outlined in *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 ingress to the units. There are only two units that do not comply with cross ventilation. Units have a sole Northern and Western aspect having primary living spaces facing north and west. 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 420.45 sqm (31%) deep soil, 271.12 sqm (21%) landscaping and communal open space of 338.45 sqm (25%). The landscaped open space which will promote healthy growth of large trees. Communal Open Space and 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 81 (96%) of the apartments.

All (100%) of apartments have the required solar access. 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 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: Commercial, Public and Communal spaces are overlooked by glazing panels, balconies, and windows from primary living rooms or bedrooms of the project, due to the building being oriented as a corner block. The building addresses the public domain with glazed doors and balconies.

The communal spaces will be adequately secured and lit and are void of areas that may be subjectable to criminal activities The building will also have safe and secure access to the carpark. The lifts 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 Parramatta Transport Hub, Parramatta town centre and community facilities such as local clubs, health centres and community centres.

The proposed development has an appropriate mix of 1, 2 and 3 bedrooms apartments of varied size. Consideration has been given to the need to have affordable housing within the development 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.*

The incorporation of a distinctive corner element and tower allows the proposed building, to stand out and attract the eye, Also, to both address the corner and turn it in a well-articulated manner

Comment: The form and composition of this design relate to proposed developments in the precinct in terms of its heritage relation, 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

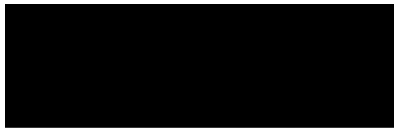
Conclusion

This proposed development provides a complimentary and interesting addition to Harris / Crown streets streetscapes and Parramatta town centre in its built form, height and scale.

As The proposed development 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.

Ziad Zahran



Architect Registration Number **10650**