

Renewing Riverwood North – S75W Report

Location

The site is located within a larger development site of approximately 3.55 hectares located between Washington Avenue, Kentucky Road, and Vermont Crescent, Riverwood. At the present time, the first two buildings of the concept plan are constructed and two other sites [Stage 1 and Stage 4] are under construction. The Stage 2 and 3 site is largely vacant except for the western part of the site, currently occupied by the temporary sales office.

To the north of the site there is a large recreational area around Salt Pan Creek and further north, there is the M5 motorway. To the west and south of the site, there are residential apartment developments. Riverwood Station and village shopping strip are located approximately 500m to the south.

Planning Context

This Section 75W amendment addresses the Phase 2 Stage 2 & 3 site. There are development approvals from City of Canterbury Council for all adjacent sites allowing a more detailed consideration of the height and density of the subject site.

Uses

The Phase 2 Stages 2 & 3 buildings are residential apartment developments for private residents with a small retail component on the ground floor fronting the Garden Square.

Built Form

In the Phase 2 Stage 2 & 3 site area, there are three building forms each aligned to one of the three main boundaries of the site.

- The Phase 2 Stage 2 'Building A' is at the southern boundary and addresses the Garden Square.
- The Phase 2 Stage 3 'Building A' form is situated on the west side of the site and aligns with Vermont Crescent. The form changes alignment, as Vermont Crescent turns further west.
- The Phase 2 Stage 3 'Building B' form is aligned to the north boundary of the site and looks out over Salt Pan Creek Reserve.

Concept

The design concept responds to three key design principles: context, form, and materiality.

- **Context:** The proposed development will be situated in the context of Riverwood and within the Riverwood North Residential Renewal concept plan precinct. As part of this context the development seeks to interact with its surroundings in a neighbourly and cohesive manner. A clear palette of materials and architectural language gives definition to each part of the building, ensuring that the development has a single, holistic character.
- **Form:** The development comprises three buildings, brought together into a cohesive whole. The arrangement of the forms responds directly to the orientation of the site and the many views and vistas surrounding the site. The building is designed to be responsive to statutory requirements, RFDC recommendations, and to incorporate practical and relevant ESD principles into the development.
- **Materiality:** The design approach and material selections and colour pallet is designed to cohesively integrate with the other buildings of the Renewing Riverwood North concept plan precinct while maintaining a distinctive identity. The buildings are designed to have a language that is familiar to the development of the subsequent stages, unified by a similar palette of colours and materials.

SEPP 65 – 10 Principles

1. Context

- The site is located in the City of Canterbury LGA and is set amongst other residential apartment buildings. The height and scale of the buildings of the proposed amendment is similar to those adjacent in the Riverwood North Renewal Area and with other nearby buildings.
 - To the north of the site is Salt Pan Creek Reserve. The buildings of Phase 2 Stages 2 & 3 enjoy outlooks over the reserve to the north and east, to Central Park to the west and to the Garden Square to the South.
 - Phase 2 Stage 2 'Building-A' is designed to enclose the garden square on the north. Phase 2 Stage 3 'Building A' fronts Kentucky Road and Vermont Crescent. Phase 2 Stage 3 'Building B' is aligned to the north boundary fronting the Salt Pan Creek Reserve.
 - The form of the three buildings is appropriate in the context and contributes to the generation of urban form as defined in the original concept plan submission.
2. Scale
- The surrounding buildings vary in size from 5- to 9-storeys. With 10-storey and other multi-residential apartment buildings in the vicinity. The proposal amends the height of Phase 2 Stage 2 'Building A' to 9-storeys and Phase 2 Stage 3 'Building B' to 5-storeys. Phase 2 Stage 3 'Building A' remains at 9-storeys and 6-storeys. As part of the Riverwood renewal area, the proposal is considered to be entirely appropriate.
 - The scale of the development is considered to be consistent with the other buildings in the concept plan and the future local planning controls anticipated for the surrounding area.
3. Built Form
- The proposed amendments maintain the positions of the Phase 2 Stage 2 & 3 buildings. Higher forms are positioned at the south side of the site and lower forms towards the north. This allows the buildings to most appropriately respond their respective site boundaries and to enjoy views in all directions - over Salt Pan Creek Reserve [north and east], Central Park [west] and the Garden Square [south].
 - On the ground floor in Phase 2 Stage 2, the concept plan is amended to have 3 small general retail tenancies with their frontage to the Garden Square.
4. Density
- The proposal amends the density of the development with a new total of 69,470m² of GFA and a total of 757 apartments. The Phase 2 Stages 2 & 3 GFA is proposed at 19,690m² with 218 apartments.
 - The proposed amendments are considered appropriate considering the similarity of density to other projects in the precinct, the nature of the surrounding form and the high amenity of the apartments either constructed or with Development Approval.
5. Resource, Energy and Water Efficiency
- The amended proposal maintains the suite of sustainable design features of the project. The form and orientation of the buildings allows the RFDC recommendations for cross-ventilation and solar access to be achieved. Further detail and implementation strategies, including compliance with BASIX will be described in the future Development Application for the site.
6. Landscape
- An integrated approach to architectural and landscape design has implemented in this concept plan. The first stages are now constructed on site.
 - The landscape concept has retained significant trees and reconfigured the spaces to relate to the new buildings and to mitigate stormwater and water quality concerns.
 - A revised landscape proposal for the affected part of the site will be prepared as part of the Phase 2 Stage 2 & 3 development application.
7. Amenity
- The proposed amendments retain the layout of the buildings and maintain the high amenity for future residents. As the basic forms of the buildings were sound, the increased density maintains the recommended proportions of solar access and cross-ventilation.
 - The form and basic articulation of the buildings affords an efficient and sensible planning for apartments resulting in high amenity for residents. A mix of 1-, 2- and 3-bedroom apartments will be provided with 1 per 10 apartments meeting the adaptable housing standards [AS4299] including accessible spaces in the car park.
 - The outlooks from all directions of the Phase 2 Stage 2 & 3 site, the careful integration of landscape, the large areas of now constructed open space assist in providing dwellings and an overall development with high amenity.
8. Safety and Security

- The architectural and landscape concept design is an integrate approach facilitating an appropriate response to each of the key principles including density, amenity, safety, security and the like.
 - Particular consideration was given to safety and security taking into account the issues identified in the social impact review.
 - The following issues are integrated into the design:
 - Buildings are orientated to the existing streets and public open space network with excellent opportunities for natural surveillance of the public domain.
 - The overall landscape concept – which is now constructed on site – improves the natural surveillance over pedestrian routes and general safety within the site.
9. Social Dimensions and housing affordability
- The proposal is considered to provide a number of significant social benefits, including:
 - Improved social housing that meets the demands of the local community.
 - Provision of housing for private sale that is affordable price point. Improved access to existing and future community facilities.
 - Greater diversity in the existing population profile, potentially benefitting local school enrolments and resident mix.
10. Aesthetics
- Future development applications will provide further detail regarding the individual buildings, however the 3D views and other visual aids within the documentation package demonstrate the visual impact of the proposed development and the integration of the building and landscape design.