

RESIDENTIAL DEVELOPMENT

BAY PARK

23 Bennelong Parkway

Wentworth Point NSW 2127

Concept Plan

ARCHITECTURAL STATEMENT

incorporating

State Environmental Planning Policy No. 65

+ Residential Flat Development Code

for

Henlia No 3 Pty Ltd

16 November 2009

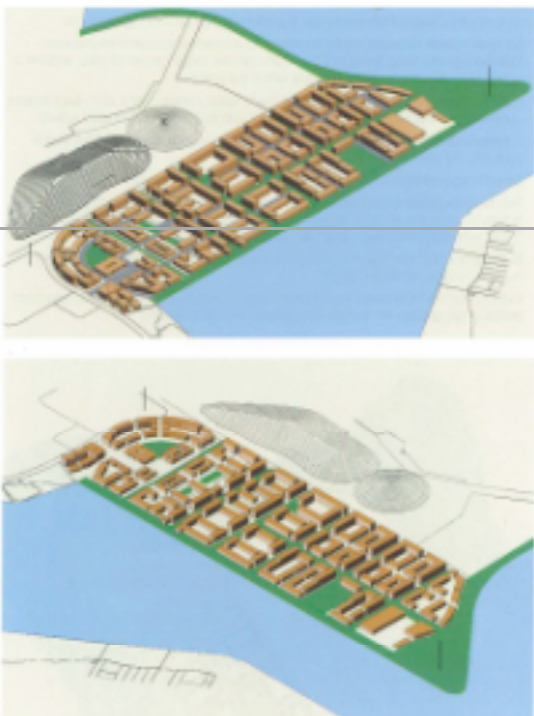
Principle	Design Quality	Proposal
1	<p>Context</p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<ul style="list-style-type: none"> • Lot 3 + 22 in Homebush is within a part of a wider area covered by Homebush Bay West DCP; a peninsula site that is being progressively developed by individual lots. • Originally an industrial precinct developed in the 1930s, it is being progressively transformed into a new residential neighbourhood. • The plan incorporates a vision that includes a new street network and a series of public open space. A portion of one such street, Amalfi Drive, is located within the subject site, as is a large area of public open space, to be used as a park. • This subject site is located at the south western corner of the overall Homebush Bay West area, bounded by Bennelong Parkway which curves around the site. • The surrounding existing architecture is contemporary and includes predominantly residential uses with supporting retail and some industrial uses that are yet to be replaced. • A nearby landmark, the Silverwater Marker, has, to date, set the RL for the height extremity of all built development on the site, at AHD 29. • The subject site is shown in the DCP as parcel 11 within precinct F.



Aerial View

Principle	Design Quality	Proposal
2	<p data-bbox="255 302 734 470">Scale</p> <p data-bbox="255 347 734 470">Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.</p> <p data-bbox="255 492 734 683">Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<ul data-bbox="766 347 1468 1458" style="list-style-type: none"> <li data-bbox="766 347 1468 481">• The buildings within the Homebush Bay West DCP increase in density and height from the water's edge in the south east as one moves closer to Bennelong Parkway, forming the 'primary precinct edge'. <li data-bbox="766 504 1468 571">• This reflects predominant heights ranging from 4- to 8- storeys. <li data-bbox="766 593 1468 728">• The subject site has a natural one-storey fall in the ground from the park to Bennelong Parkway. This allows for an 8-storey built form from Bennelong Parkway to read as 7- storeys from the park side. <li data-bbox="766 750 1468 817">• The Bennelong Parkway building is compliant with the DCP height control. <li data-bbox="766 840 1468 952">• While consistent with the intent of the DCP, the building to the park side on Amalfi drive includes a small addition in height to give an appropriate scale to the public space before it. <li data-bbox="766 974 1468 1198">• The building to the south of the park (Building A) forms closure to a existing development and is largely compliant with the DCP for height, except for one unit at the western end to Amalfi Drive where the road dips locally; this generates a car park height of greater than 1.2m at this point. The park to the north will rise rapidly (bermed or terraced) to mitigate this. <li data-bbox="766 1220 1468 1288">• The heights of all buildings respect the AHD 29 height cap imposed on the site. <li data-bbox="766 1310 1468 1458">• The overall masterplan and specific building design has been considered to ensure that the buildings are proportional to the spaces around them and that vistas and a sense of space that allow views to the sky are available from both within and outside the site.

DCP height diagrams



Principle	Design Quality	Proposal
3	<p>Built form</p> <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building's elements.</p> <p>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.</p>	<ul style="list-style-type: none"> • The two incomplete ends to Amalfi Drive are joined by a new crescent to give character and definition to this corner of the site. • The overall built form composition reflects the DCP intent for the site and consists of street defining, perimeter form, bar buildings, with one building set within the park. • The massing respects the heights and forms of the adjacent 'C' shaped developments with the new built form closing off the open ends or forming a continuation to the street edge, as appropriate. • While only a Concept Plan, the illustrative plans show how a modulation of the form gives variety to the surface and a reading of disparate elements, as opposed to a continuous street wall. • The base of the buildings include entry lobbies and individual unit entries in order to give street activation. All ground level dwellings are no more than 1.2m above the footpath level, with the exception of western tip of Building A, due to local changes in topography. • The car parks are either below ground or fronted by active uses, as is the case to Bennelong Parkway. • All units have good views, taking advantage of vistas to the park, generous courtyards or wider precinct views. • The new park will be a major new amenity for future residents in the area to add to those that already exist within the precinct. • The additional height to Buildings B and C along Amalfi Drive are in response to the scale and size of the park before them. The building heights relative to the street are in the order of 23m; the park has a radius of some 100m, generating a proportion to the space of around 1 in the vertical to 4 in the horizontal. This is a very comfortable spatial proportion for the public space. The buildings are visible from outside the site from only three vantage points within the public realm; the sketch perspectives taken from each of these locations demonstrate that the partial, distant views are in scale with the surrounding existing built form. The shadow diagrams also demonstrate that the effects of the additional storeys in mid-winter are minimal, effecting a small number of apartments for no more than 2 hours of the day.

View along Amalfi Drive from the east

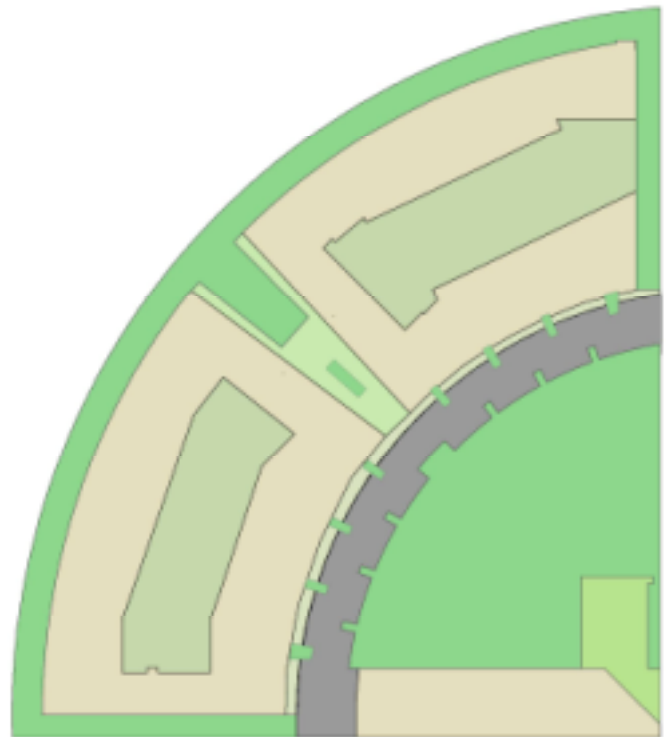


Principle	Design Quality	Proposal
4	<p>Density</p> <p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing 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.</p>	<ul style="list-style-type: none"> • The density for the precinct increases as one moves progressively away from the water's edge, which is reflected in this proposal. • The floor space requirements are set out in section 3.4.1 of the DCP. • The anticipated floor space for the subject site is 48,000sqm and the resulting FSR is 1.91:1. • There are 601 apartments anticipated for the development (based on the illustrative plans) with a range of 1-bed, 2-bed and 3-bed typologies. • The surrounding developments are of a comparative density and are consistent with the intent of the masterplan. • Nearby bus and ferry routes have been developed to cater for the anticipated future population of the precinct.



View from The Piazza

Principle	Design Quality	Proposal
5	<p>Resource, energy and water efficiency</p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<ul style="list-style-type: none">• The development is designed to embrace ESD principles. The use of appropriate built form with multiple cores generating through-apartments and many corner-apartments generates 60% cross-ventilation that result in slender buildings. The massing and orientation have been organised so as to provide good natural daylighting and solar access into the primary living spaces and external living areas.• Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources.• The development will include tanks for the retention of stormwater to be re-used for irrigation.• Deep soil planting is provided to the park, street trees, setbacks and through-site pedestrian link.• BASIX certificates will be prepared as part of a Project Application submission.



Open space diagram

Principle	Design Quality	Proposal
6	<p>Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</p> <p>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.</p>	<ul style="list-style-type: none"> • There are many layers of open space providing a hierarchy that responds to the need for a variety of different activities to occur within the site. • The public open space to the new park will benefit the wider community. • A courtyards at Amalfi Drive level and the setbacks will offer good outlook and active-use space for those living above. • Each apartment will have a balcony of generous depth that has been located to maximise light and views while considering privacy. • The development is also close to an open space network that is being progressively developed, in accordance with the DCP. • Refer to report and drawings by Aspect Studios for more detail.



Principle	Design Quality	Proposal
7	<p>Amenity</p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlook and ease of access for all age groups and degrees of mobility.</p>	<ul style="list-style-type: none"> The organisation of built form and open space is laid out in response to the existing and proposed urban morphology and the intrinsic opportunities and constraints of the site. Apartments provide a high degree of cross-ventilation, many with dual aspect. 60% of apartments are cross-ventilated. The rooms and layouts of the apartments will be the subject of a separate Project Application submission. Privacy is maintained between apartments through orientation and internal layouts. There is good outlook to a range of green, open spaces. Accessible apartments shall be provided throughout the building to different typologies to offer variety to potential purchasers.



Typical plan

Principle	Design Quality	Proposal
8	<p>Safety and security</p> <p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces whilst maintaining internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private open space.</p>	<ul style="list-style-type: none"> • Safe access is achieved by a number of primary clear pedestrian access points. Individual apartments at ground level to the streets will also have opportunity for direct access, providing further street activation. • Passive surveillance is afforded by balconies and windows at the higher levels taking in all aspects. • The new street network, when seen as part of the wider proposed masterplan, includes no cul-de-sacs so the streets themselves will remain active with through-traffic. The street and pedestrian through-site link allow pedestrian access deep into, and through, the site. • The areas of open space that are for public access and those that are of a more restricted communal nature are clearly identified through their detailing and secure boundaries.

Pedestrian entries



Principle	Design Quality	Proposal
9	Social dimensions Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.	<ul style="list-style-type: none">• The proposal, once detailed as part of a Project Application, shall provide a range of unit typologies and sizes that shall appeal to different price points.• The recently completed residential developments in the vicinity are proven to attract residents from a wide range of backgrounds and age groups. Recent surveys have shown that typically in developments of this nature the majority of new residents come from nearby suburbs meaning that the developments are an enhancement of existing communities.• The outdoor space to the new park and communal spaces is designed to engender community spirit for residents within the development and the surroundings by offering areas for congregation and activity.



View into the site across the park

Principle	Design Quality	Proposal
10	Aesthetics <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should also relate to the context, particularly responding to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<ul style="list-style-type: none">• The aesthetics of the proposal do not form part of the Concept Plan submission; these will be addressed in detail in a subsequent Project Application submission.• This submission, however, includes illustrative plans and perspectives to give an indication of the type of approach that may be given in order to represent the overall scale of the building relative to its context.• The buildings are typified by areas of open balcony, especially that shall include areas of fenestration.• The architectural character will be familial with the other, existing, developments in the precinct, but will be clearly defined to give a variety of grain and character within this framework.• The design, materials and colours shown are purely indicative at this stage.



View along Bennelong Parkway