

5TH AUGUST 2011

NSW GOVERNMENT
DEPARTMENT OF PLANNING
GPO Box 39
SYDNEY NSW 2001

DEAR SIRS,

**RE: MAJOR PROJECT APPLICATION FOR ACHIEVE AUSTRALIA CONCEPT PLAN
RESIDENTIAL FLAT DEVELOPMENT – 76 BELMORE STREET RYDE**

PURSUANT TO CLAUSE 50 (1A) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000, I
DECLARE THAT I AM A QUALIFIED DESIGNER UNDER THE ACT BEING REGISTERED ARCHITECT N^o. 3159 WITH
THE BOARD OF ARCHITECTS.

I CERTIFY THAT I HAVE DESIGNED AND HAD THE DESIGN DIRECTED BY ME TO COMPLY WITH THE RESIDENTIAL
FLAT DESIGN CODE AND THAT THE DESIGN QUALITY PRINCIPALS SET OUT IN PART 2 OF STATE
ENVIRONMENTAL POLICY No. 65 HAVE BEEN ACHIEVED.

REGARDS,

NBRS+PARTNERS



GRAHAM NICHOLAS
GENERAL MANAGER.

SEPP 65 – Design Quality Principle	Comment
<p>Principle 1: 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>	<p>The site is located in the Meadowbank Employment Area.</p> <p>This area is one of the major development zones for Ryde Council. As such it is undergoing considerable change functionally from an industrial and manufacturing zone to a substantially residential zone.</p> <p>The proposal has been designed considering the existing context but more importantly planning and designing for the future. It comprises all residential use.</p> <p>The site is planned to retain all substantial perimeter landscape treatment and forming a central landscape courtyard contained surrounded by proposed new buildings.</p> <p>Located centrally in the courtyard is a heritage building which will be retained and refurbished to become a community functions facility. This configuration is planned to give the whole development a sense of place and community.</p> <p>The existing perimeter roads and footpaths are retained and extended into the site to form a pedestrian precinct where residents can live and relax.</p> <p>Surrounding the site to the south, east and south west it is proposed to develop medium to high density residential accommodation of similar size and volume.</p> <p>To the north western corner there is a school which is proposed to remain. The new buildings are of a significant distance from the school and substantially screened from the school so as to have no significant impact on the school environment.</p> <p>To the north of the site is a residence recently approved to become a church and adjacent are a row of single one and two storey residential dwellings. This site will therefore sit substantially within the medium to high density residential zone but act as the bridge between the two residential and building types.</p>

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<p>Principle 2: Scale</p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>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>	<p>The proposed building envelopes are considered to be appropriate for their bulk dimension and height. The buildings are tiered on the edges and junctions to scale down and up to the adjacent contexts.</p> <p>To the southern section the buildings rise to 6 and 7 stories matching the development on the adjacent properties. Where 7 storey envelopes occur they are set back to diminish their edge scale.</p> <p>To the northern and eastern edges of the site the envelopes step down to 4 stories to reduce the bulk to the street and central courtyard. Where the buildings act as gateways to the site near the heritage building they step down to only two stories to respect the bulk and scale of the existing heritage building.</p> <p>The envelopes are over-sized up to 25% in both plan and height to allow considerable articulation to the built forms within them to occur. This combined with facade treatment will provide reduction in perceived overall bulk and scale. We believe an appropriate scale will be developed within the building envelopes proposed.</p>

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<p>Principle 3: 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 the manipulation of building 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>	<p>The principle of locating buildings to the perimeter of the site will continue the street alignment and character. With the tolerances built into the building blocks this will allow the buildings to be articulated and building elements detailed and manipulated to be appropriate for the development and be compatible to the surrounding built environment.</p> <p>Building blocks will be aligned and proportioned to address the street and provide individual identity and entry from the public domain. Concurrently the overall planning form will allow a landscape enclave giving a sense of place and safe identity protected from the street environment.</p> <p>There are no district views available so a design enhancing close landscape views has been adopted. Units will either address the centred landscape courtyard or the street and a perimeter of heavily planted landscape.</p> <p>The lowest level of residential accommodation will be located at ground level and be designed to connect and relate to the natural environment. A network of pedestrian streets will be located near these residents to simulate the village street and encourage social interaction.</p>

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<p>Principle 4: 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>	<p>The density of the whole of the Meadowbank Employment Area has and is increasing dramatically. This proposal retains that development objective and remains in context and comparable with these principles and adjacent developments.</p> <p>The large allocation of open and private landscape area on the site is seen to be the appropriate response to this increase in density. The floor space ratio proposal for the site is 1:2.16. The proposal of up to 470 units is seen as appropriate for this site.</p> <p>These densities are very well served by the existing and developing public transport infrastructure including train, bus and ferry systems. The adjacent development to the south will include local retail and commercial space at ground level which has been indicated as community based facilities. Direct connection from this site to the public walkway to the south is proposed.</p>

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<p>Principle 5: 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>	<p>Resource, energy and water efficiency will be addressed in the proposal using the following principals.</p> <p><u>Site Planning</u></p> <ul style="list-style-type: none"> • Planning and orientation to maximise the use of natural environment for environmental comfort. • Site location to retain all significant existing vegetation. <p><u>Building Design</u></p> <ul style="list-style-type: none"> • Selection of materials to minimise the carbon footprint. • Planning to maximise efficiency and minimise material usage • Design detail to maximise insulation and minimise thermal loss and gain. • Design to ensure manufactured energy use is minimised. • Selection of appropriate and sustainable materials • Passive solar principles <p><u>Services Infrastructure</u></p> <ul style="list-style-type: none"> • Rationalised central planning to minimise reticulation and material use. • Extensive use of emergency technologically advanced equipment to realise the optimisation of energy usage and water consumption. <p>Detailed implementation and descriptions of methods and systems to be used are included in the sections. ESD and in attachments Hydraulic Services and Electrical Services.</p>

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<p>Principle 6: 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 co-ordinating water and soil management, solar access, micro-climate, 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>	<p>The landscape concept is designed to complement the architectural design and reinforce the existing site landscape.</p> <p>The design philosophy of the project encompasses expression of the remnant cultural heritage of the gardens through retention of major existing trees and refurbishment of the site into a series of contrasting contemporary gardens. The project also aims to adopt ecologically sustainable design principles.</p> <p>The design is arranged as a sequence of gardens between and around the various built elements which segment the open spaces.</p> <p>Components of the design include pavements, lighting, lawns, semi-mature trees and vibrant flower beds. Each garden will be defined and enclosed by either advanced Australian native trees or significant existing trees.</p> <p>The main elements of the site program are:</p> <ol style="list-style-type: none"> 1. Internal Streets – active & passive <ul style="list-style-type: none"> - Internal pedestrian streets for community interaction, connections and links to surrounding communities. 2. The Village Green – active <ul style="list-style-type: none"> - A place for community gatherings and celebrations - A space for active recreation and play - A habitat for the native fauna community - A place to display water as part of the water sensitive urban design strategy 3. Tellaraga Heritage Gardens – active & passive <ul style="list-style-type: none"> - A meeting place and a connection to the sites history - A place for active and passive recreation for the community - A place for a possible new garden cafe 4. Memorial Garden – passive <ul style="list-style-type: none"> - Existing garden to be retained and restored as a connection to the past. 5. Green Envelope to Buildings – passive <ul style="list-style-type: none"> - Existing mature trees retained - Private open space for ground floor apartments - Reinstatement of street scape. 6. Private Terraces <ul style="list-style-type: none"> - Private soft landscape.

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<p>Principle 7: 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 and service areas, outlook and ease of access for all age groups and degrees of mobility.</p>	<p>At the concept plan design stage detail planning has not occurred. However design principles have been established.</p> <p>Building envelopes have been located, sized and articulated to provide good spatial and environmental quality. Rooms will be sized and shaped for amenable suburban living</p> <p>The creation of a central courtyard will allow apartment planning to have either full depth configurations or corner plan configuration, view to the central courtyard or view to the perimeter landscape buffer zone.</p> <p>Perimeter set- backs and retention of all exiting perimeter vegetation will ensure instant screening and an established landscape environment.</p> <p>Privacy and ventilation will be maintained between apartments through internal planning, adequate distance and orientation.</p> <p>Adequate sunlight will be provided through orientation and room planning. Refer shadow diagrams.</p> <p>All apartments will have access to ground level, common and service areas and to car parking.</p>

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<p>Principle 8: 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 while 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 spaces.</p>	<p>The design will provide safe access to buildings from public spaces with designated individual building entries.</p> <p>The courtyard design and the location of apartments at ground level will encourage overlooking of public spaces both internally and externally.</p> <p>Apartment blocks will be designed to access directly from the street and the internal courtyard and will provide clear, electronic secure safe access points.</p> <p>The internal courtyard will consist of 4 functionally different public spaces giving active, passive, relaxing and contemplative spaces.</p> <p>All external spaces will be paved and landscaped to define between public and private spaces and the design with lighting and fixtures and fit outs to give full, safe amenity for residents.</p> <p>All external landscapes will be selected and pruned bearing in mind the provision of secure environments. Public space lighting will be provided to all external and public spaces</p> <p>Parking will be underground accessed via electronically controlled security gates. Residents will be able to access directly into the car park from their secure unit foyers.</p>

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<p>Principle 9: Social dimensions</p> <p>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.</p>	<p>This development is on the edge of Meadowbank Employment development precinct. This area is undergoing significant re-birthing and transition. The whole area is being transformed into a major medium to high density residential area.</p> <p>This proposal for medium to high density apartment dwellings is the same as surrounding property developments and will be compatible to the overall context of the community. Refer Social Impact Statement.</p> <p>A variety of accommodation in terms of unit types, sizes and configuration will be provided to encourage a social diversity within the site community.</p> <p>The overall planning of the buildings on the site has been specifically developed to create a sense of community for residents within the development. Various spaces for external gathering and functioning such as internal communication and access corridors, family areas, passive, active and reflective contemplation will be provided.</p> <p>In addition a central community centre in the heritage building and the proposed extensions will provide meeting rooms, library, and offices, together with active indoor recreation of a swimming pool, gymnasium and amenities.</p>

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<p>Principle 10: Aesthetics</p> <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 respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>This site is surrounded to the east, west and south with a precinct targeted and currently undergoing extensive visual aesthetic change. This will continue for many years to come. This precinct will be one of 6-7 storey contemporary apartment buildings. To the north across Junction Street the precinct is and will remain single, two and some three storeys stand alone residential dwellings. Most of these dwellings have been built and extended over the past 50 years. Only minor changes to this aesthetic are anticipated.</p> <p>Important in all cases will be the street alignment set back and front landscape zone.</p> <p>This site must act as the bridge between the precincts. Consequently a strong street alignment is proposed, stepped and articulated so as not to form a hard wall but fragmented sufficiently to reflect the precincts adjacent. This stepping is proposed vertically as well as horizontally, allowing the buildings to be lower level on the north, western side and southern side and to step up in areas adjoining the newer precinct areas. The future buildings will be designed therefore to provide a stepped and strongly articulated façade to modulate the bulk and size by a variation of facade treatment.</p> <p>A mixed palate of materials and forms will be used to reinforce this fragmentation and give individuality to each dwelling.</p> <p>Critical in the expression will be the addressing of the environmental control requirements. Built elements such as sun shading, rain protection and wind control devices will be used to detail, the facades, add individual expression and human scale to the buildings.</p>