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Lot 104 SEPP 65 Report
Design Quality Principles

Principle 1
Context

Lot 103 is located within the Rhodes residential precinct, bounded by the Foreshore Park to the West, Darling Avenue to the South, Shoreline Avenue to the East and Meredith Avenue to the North.

The site development is informed and controlled by an approved master plan that articulates displacement of the blocks within each site within the precinct. Through site links (both pedestrian and vistas) together with height and bulk of the individual elements of building form realise the master plans objectives.

The site area is 4,784m² sq metres with excellent relationship and outlook to the water body of Homebush Bay to the West and Shoreline Avenue to the East.

The site is within walking distance of the Rhodes railway station and the new shopping centre of the Rhodes Peninsula development.

Principle 2

Scale

The development scale is controlled by the approved master plan objectives and the overview and opinion of the Sydney Harbour Foreshore Authority that have reviewed commented and supported the outcomes of the various scalings of this proposal. The essence of this site outcome is a mixed block height expression that includes a marker vertical element to the South East corner. The formal outcome is of four and five storey street edges with the seven storey South East corner element.

Principle 3

Built Form

As noted above the built form is pre-determined by the master plan. The project is structured into two distinct blocks that together establish formal street edges of scales appropriate to their location and relationship to adjacent sites.

The orientation of the blocks follows the street edges in parallel form to establish the desired streetscapes and provide maximum exposure to the views. Building block addresses are clearly identified with erosions to the built form and manifest themselves in a traditional manner with identifiable street numbers, with clear foyers, incorporating mail deliveries. Car parking, garbage collection and visitor parking are located in a two level basement with ramped access from Darling Avenue on the Southern boundary.

Landscaped deep planting affords both visual and passive amenity to the complex.

The separation between the two blocks provides a through site link and visual connection from Shoreline Avenue to the Foreshore Park and the water of Homebush Bay beyond.

Principle 4

Density

The density of the precinct is covered by a total gross floor area that can be developed within the built form approved master plan. The development as part of this master plan considers the building blocks and their urban appropriateness together with the provision of adequate landscaped open space with environmental quality and resident amenity.

The available floor space is structured in two blocks with the South East corner marking the urban role of this site to the development of the total precinct and in accordance with the approved urban design master plan.

The development realises the density as described in the Environmental Assessment report and as shown on the accompanying architectural plans.

Principle 5

Resource, Energy and Water Efficiency

The design of the project addresses the efficient use of natural resources, energy and water throughout its full life cycle including construction.

The detailed design and documentation of the development will seriously address the selection of appropriate and sustainable materials. Maintaining, layouts for maximising through apartment natural ventilation, passive solar design including solar access and control, efficient appliances and mechanical services, soil zones for deep vegetation and reuse of collected and stored water.

The project contributes to the establishment of a critical population for social sustainability and support of retail outlets, which is fundamental to the success of the precinct.

The ESD and solar access reports located elsewhere in this submission further describes these outcomes.

Principle 6

Landscape

The landscape design has been prepared by Guy Sturt Landscape Architect and the detail of this submission is covered within the appropriate section of this report.

The design approach develops a positive contribution to the streetscape with the street trees and landscaped private perimeter courts that support a lifestyle of a high quality.

The design and layout of the blocks optimises the enjoyment of the major open space deep planting zones with outlook to Homebush Bay and contributes to the visual and acoustic amenity of the project.

Street tree selection is in accordance with the council's guidelines with major spaces selected to mark major points of interest within the site.

Principle 7

Amenity

The detail design of the apartments, the juxtaposition of the two buildings and their landscape ensure the enjoyable amenity of this proposal. The room dimensions and their internal relationships are designed to accommodate appropriate furniture placement. The orientation of rooms is designed for maximum access to sunlight and natural ventilation. Visual and acoustic privacy are considered to ensure the layouts optimise liveability. The lift access with on grade and or ramped address to the streets, and lift connections to the car park levels of each apartment building ensure ease of access for all age groups and degrees of mobility. The provisions of access to gym, saunas, swimming pool and external community passive recreation landscaped spaces, supports a high level of social amenity lifestyle and quality that will bring positive outcomes to this precinct. The design of this development accommodates the elderly and the disabled in response to the Disability Discrimination Act 92 (DDA).

Principle 8

Safety and Security

The built environment has a direct impact on safety and security outcomes. The objective of this design proposal is to ensure that the development is safe and secure for residents and visitors, as well as contributing to the safety of the public domain.

The project design for safety and security considers the integration of public and communal spaces with overview by the buildings occupants, without sacrificing their privacy.

The project provides attractive communal and private open spaces within the development for passive recreation and entertainment. These open spaces are accessible to all residents and visitors, with security via over-looking from apartments above. Private terraces and balconies are clearly defined and allow a personal response to privacy through appropriate screens.

Access paths in the project are designed and located with attention being given to safety and security.

Eliminating dark non-visible areas with no exposure to adjoining dwellings ensures security.

All external and communal areas will be suitably illuminated at night with recessed lighting along paths and in the landscaping. The lighting shall provide a safe, secure and low-level illumination, which will provide adequate light at night without impacting on the apartment interiors.

Lighting shall be automatically controlled by time clocks and sensors to provide an energy efficient and controlled environment for residents.

Principle 9

Social Dimensions

This Lot 104 component site of the master plan covering Lots 100 – 104 (inclusive) develops a major precinct within a broader residential area undergoing transition and provides a substantial contribution to this community.

Its proximity to the railway station, shopping, social and medical facilities provides an appropriate social context that will develop a self-sufficient community.

The variation and substance of the accommodation types support a diverse social mix, which will sustain a vibrant and interactive community.

Principle 10

Aesthetics

The fundamental approach to the design of this development is born out of a desire for the image of the scheme to be understated. A simple palette of materials and dynamic balcony forms, set in a vibrant landscape establishes a timeless quality that will age gracefully. The design does not call out for attention through extravagant material and colour, but is a composition of planes and screens of solid, glass and screens that accept light, play, and shadow as the substance of the proposal. The principle elements of the external expression are the living terraces of dimensions that allow these external living rooms to be interpreted by the users. The flexibility of glass louvres, sliding glass doors and fixed screens provide lateral privacy and allow the user to ‘tune’ these spaces to their needs. The varying massing of the buildings together with the inflected and curved balcony elements develop a rich expression to the street elevations which are further enriched, through the landscape design in accordance with the approved master plan. The South East corner seven story building marks the site and establishes the edge of this precinct of Lots 100 – 104 which together with the vertical building to the North East corner of Lot 100 responds to the broader urban form objectives of the Master plan.