

SEPP 65 DESIGN PRINCIPLES STATEMENT: LOTS 101 AND 102, 52 WALKER STREET, RHODES

Principle	Response
<p>Principle 1: Context</p> <p><i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i></p> <p><i>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.</i></p>	<p>The site is part of the Rhodes Peninsula redevelopment in Canada Bay Council. The immediate context is the many new apartment buildings on the peninsula, which range from five to ten storeys high. A new master plan is being developed by Council which will include six towers and a similar number of low rise apartment buildings.</p> <p>The proposed development consists of four apartment buildings comprising two low rise buildings and two 25 storey towers, divided into two stages by a public park. Each stage has a tower and a low rise apartment building, and a childcare facility and a shop are included in the proposal.</p> <p>This buildings are located in accordance with Council's plan.</p> <p>The present character of the peninsula is determined by the many new well maintained apartment buildings in accordance with the 'Renewing Rhodes' DCP, the waterfront linear park to the West, the railway line to the East, and the shopping centre to the South. The existing buildings range from five to ten stories high, and the low rise apartment buildings proposed will reinforce this character. The public park will further contribute to the amenity of the area.</p> <p>The future context will include a spine created by the six towers which will give a strong identity to the peninsula. The proposed two towers are included in this spine.</p>
<p>Principle 2: Scale</p> <p><i>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</i></p> <p><i>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.</i></p>	<p>The scale of the development is in accordance with the Rhodes West Draft Masterplan 2009. The low rise residential flat buildings are seven storeys and six storeys in accordance with the masterplan with a boundary setback of 5 metres. This scale addresses the public park between the stages at street frontage.</p> <p>The towers are set back 10 metres in accordance with Rhodes West Draft Masterplan 2009.</p> <p>The massing of the low rise buildings are well mannered in its setbacks to its neighbours, which have been redeveloped under the same height allowances.</p> <p>Whilst the scale of the development is larger than its immediate current context because of the height of the towers, it will be a good fit within the context of adjacent future development.</p> <p>The scale of the individual buildings has been designed to be articulated volumes, to facilitate a contextually appropriate massing, and breakdown of legibility of scale.</p>

SEPP 65 DESIGN PRINCIPLES STATEMENT: LOTS 101 AND 102, 52 WALKER STREET, RHODES

<p>Principle 3: Built form</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>The building forms define the view corridor through the public park, and its street access.</p> <p>The courtyards for the residents which are formed between the buildings and are adjacent to the public park further enhance the internal amenity of the development.</p> <p>The building façade elements of the buildings are developed by a climate control strategy as described in Principle 5.</p> <p>The building masses are appropriately articulated by considered massing within the proscribed envelope aiming to reduce apparent building bulk at the large scale and the use of detail elements, a rich palette of materials, and colour at the small scale.</p>
<p>Principle 4: Density</p> <p><i>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</i></p> <p><i>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.</i></p>	<p>The development is part of the rezoned areas of Rhodes Peninsula, and as such is appropriate in density to Council's vision for future residential growth in the area.</p> <p>The building forms are compliant in terms of both site coverage and deep soil requirements, and as such are an appropriate density of development within the site itself. Appropriate building separations are also observed within the site configuration, with the emphasis on maintaining the view corridor and amenity internal to the development.</p>

SEPP 65 DESIGN PRINCIPLES STATEMENT: LOTS 101 AND 102, 52 WALKER STREET, RHODES

<p>Principle 5: Resource, energy and water efficiency</p> <p><i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i></p> <p><i>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.</i></p>	<p>The development meets required solar access guidelines, as well as cross ventilation.</p> <p>The building façade elements of the low rise are developed by a climate control strategy whereby the North elevations have large windows for plenty of light but moveable sliding louvers to control summer heat: the East elevations have projecting slab edges for sun shading which are sometimes used as balconies: the West elevations use a similar device with the addition of horizontal louvers to further reduce sun ingress as well as solid spandrel panels for the same reason: the South elevations have more punched in windows to reduce heat loss and use warm colours for the same reason.</p> <p>The curved forms of the towers achieve the same effects using a completely different device. The curves are not only balconies, indeed the narrower portions do not serve this function but they are effective climate control devices.</p> <p>Elevations across from the elevated railway line use full height masonry balustrade to ameliorate noise and unsightly outlook.</p> <p>Double glazing will be used where required to ensure a satisfactory thermal and acoustic environment.</p> <p>As strategies for this development we are:</p> <ul style="list-style-type: none">▪ Maximizing occupants access to daylight, ventilation, sun and views▪ Providing 61% cross ventilated units▪ Providing wide frontage units to maximize natural light penetration▪ Collecting the roof rainwater for grey water usage▪ Minimising structural transfers▪ Providing large areas of water detention on site
--	---

SEPP 65 DESIGN PRINCIPLES STATEMENT: LOTS 101 AND 102, 52 WALKER STREET, RHODES

<p>Principle 6: Landscape</p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>The development is to be extensively landscaped to maintain the leafy nature of the area, and provide large areas of outdoor landscaped recreation for the residents on site as well as the public park which will be dedicated to and maintained by Council.</p> <p>The landscape design of the park provides free-flowing interconnection between Walker Street and Shoreline Avenue. The residents landscaped open space provides connectivity between the buildings but provides an adequate buffer to ensure maximum amenity is offered to the dwellings and their occupants.</p> <p>The landscaping on the site interfaces with the public domain. The large areas of landscaping that front Shoreline Avenue and Walker Street provide consistency with the future aim of a green corridor associated with the six towers.</p> <p>The inner landscaping of the site is designed with slightly different characters, so that there are spaces that work differently depending on season. There will be groves of trees and treed pedestrian boulevards across the site.</p>
<p>Principle 7: Amenity</p> <p><i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i></p> <p><i>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.</i></p>	<p>The units are generously sized to not only maximize amenity, but to facilitate future flexibility for reconfiguration or adaptability. There is a great variety of unit layouts and sizes to suit a wide cross section of the community, all designed from the wealth of experience residing in Meriton.</p> <p>All units provide adequate basement storage, as well as providing ample bedroom and kitchen storage.</p> <p>There is a communal recreation facility for each stage of the development, which is located at the entry level of each tower. A pool, gymnasium, spa, sauna and amenities sit with a garden aspect, easily reached by all residents via lift or from the resident's landscaped area pedestrian walkways.</p> <p>There is ample carparking provision on the site itself (underground), which minimizes the impact of the development on the neighbourhood.</p> <p>The site is served by public transport in terms of the train line connecting the development to the City, Strathfield, and Hornsby. The Shopping Centre a ten-minute walk away.</p>

SEPP 65 DESIGN PRINCIPLES STATEMENT: LOTS 101 AND 102, 52 WALKER STREET, RHODES

<p>Principle 8: Safety and security</p> <p><i>Good design optimises safety and security, both internal to the development and for the public domain.</i></p> <p><i>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.</i></p>	<p>The development provides secure parking for residents, as well as a central reception lobby for each Stage off Shoreline Avenue and Walker Street respectively. Each building has a street address. This provides one point of address for deliveries and repairs.</p> <p>All apartments are also lifted, which means that with a keyed system, there is a high degree of security.</p> <p>Obscured areas and alcoves have been avoided in the design of the public domain spaces, and all lobbies are wide and brightly lit, with units adjacent to facilitate safety and passive overlooking.</p> <p>All landscaped spaces and pedestrian boulevards within the site will be well lit, and designed to maximize personal security.</p>
<p>Principle 9: Social dimensions and housing affordability</p> <p><i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i></p> <p><i>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.</i></p> <p><i>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</i></p>	<p>The mix of the development provides for the needs of a wide variety of future occupants with many income levels. Some units have studies to facilitate lifestyle flexibility, and recognize the extended family.</p>
<p>Principle 10: Aesthetics</p> <p><i>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.</i></p>	<p>The overall development has a high quality aesthetic. The individual buildings reduce building bulk and the landscaped setting will ensure they are integrated into their surroundings.</p> <p>The architectural style is contemporary and is consistent with the expectations of the market and is sympathetic to its surroundings.</p>