

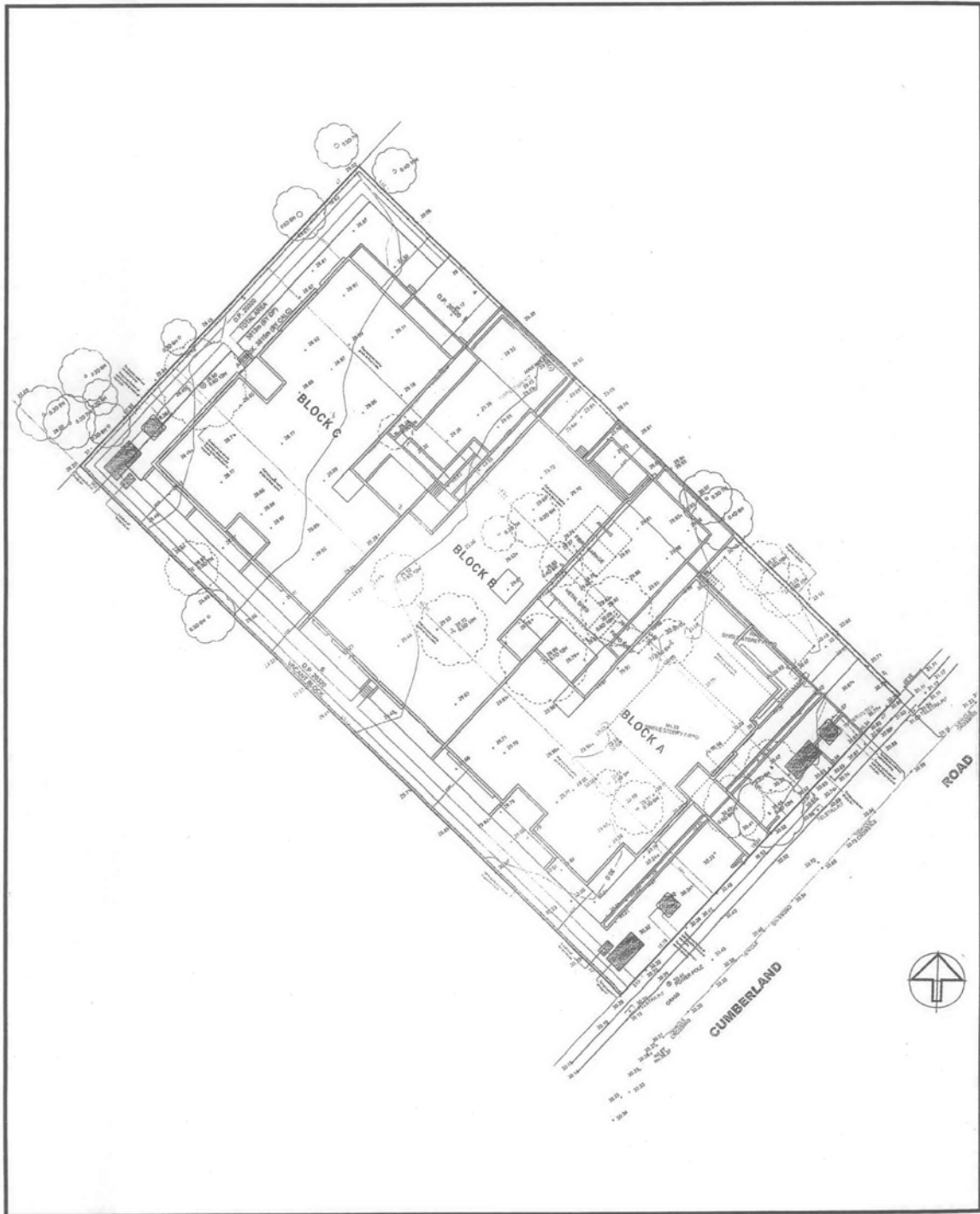
ATTACHMENT 2



LOCALITY PLAN

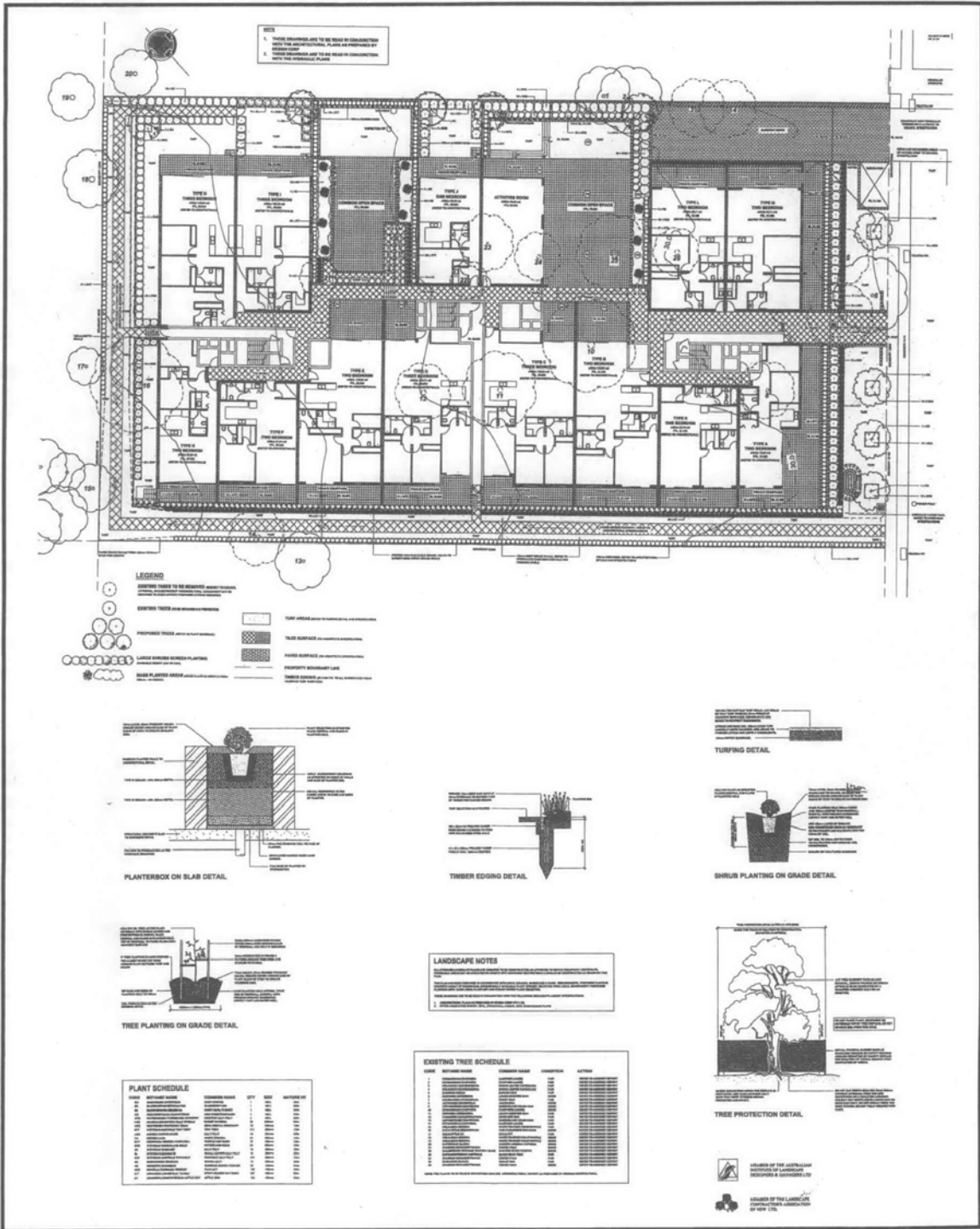


ATTACHMENT 3



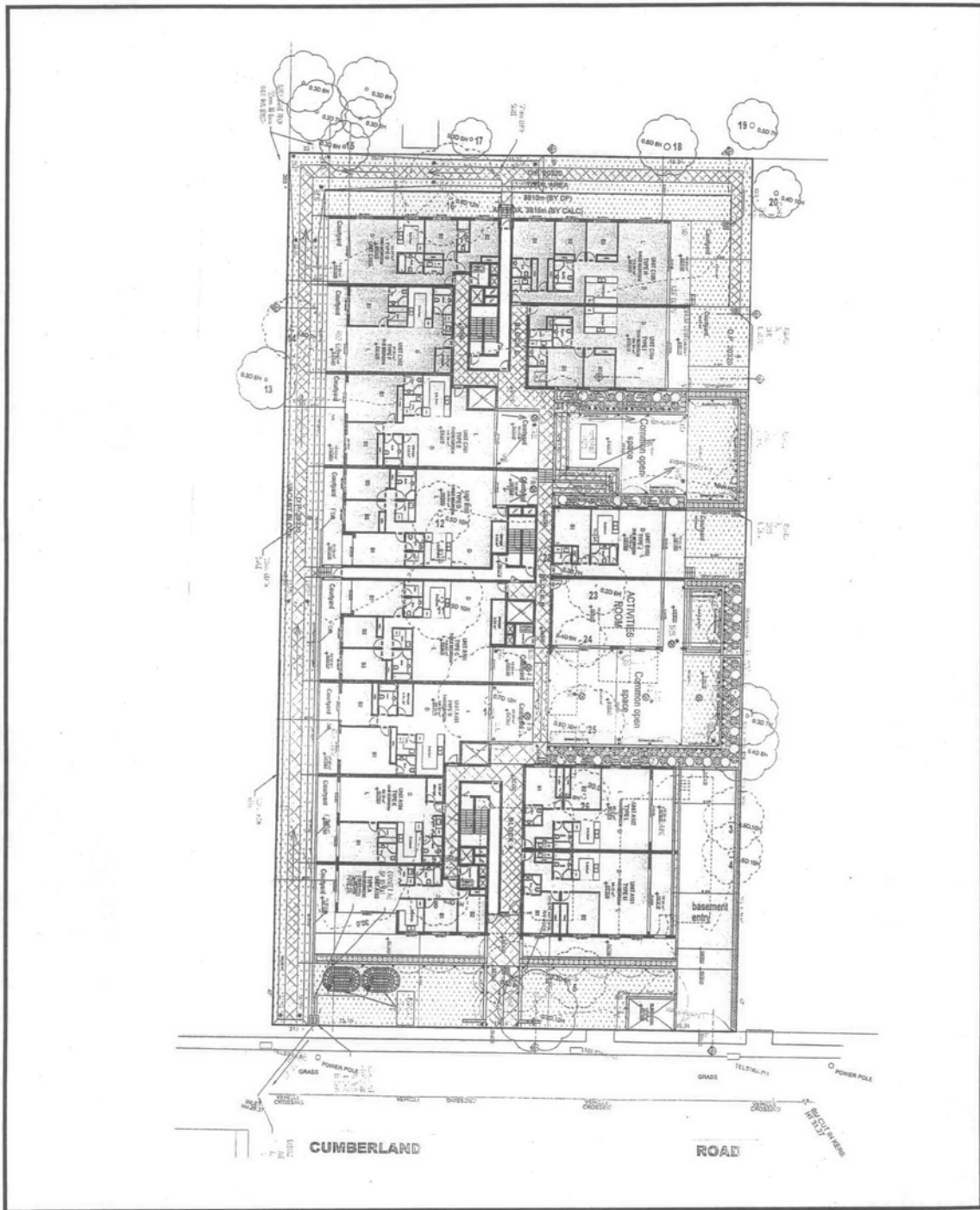
SITE PLAN

ATTACHMENT 4

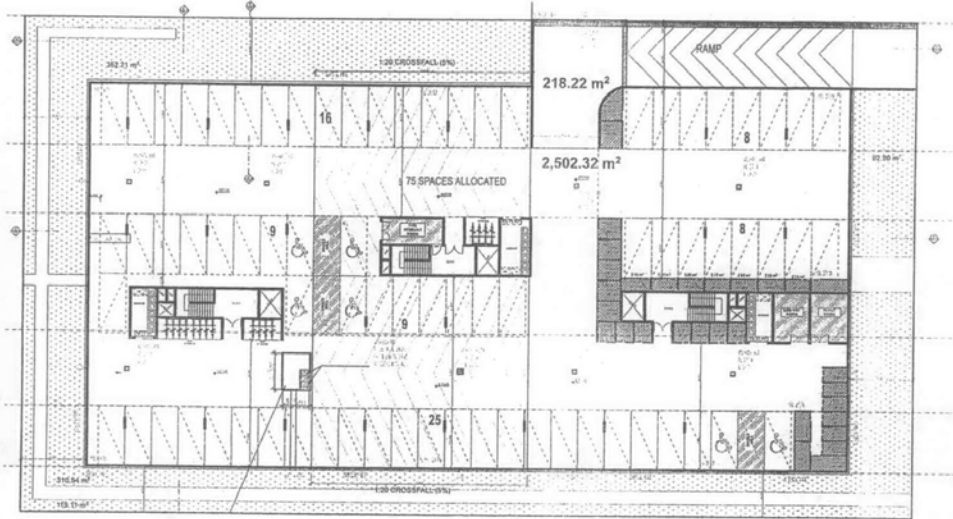


LANDSCAPE PLAN

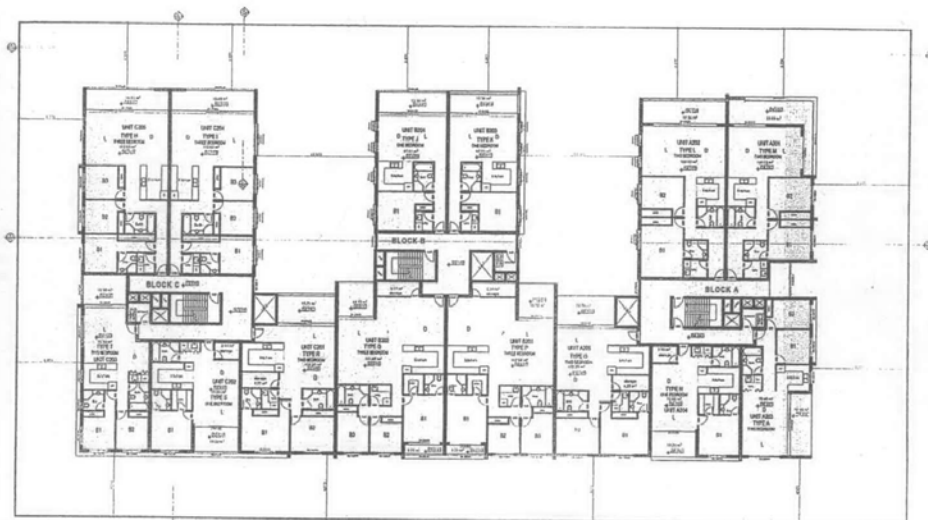
ATTACHMENT 5



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLANS



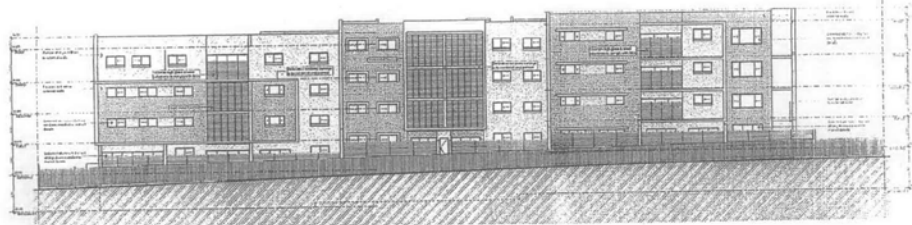
THIRD FLOOR PLAN



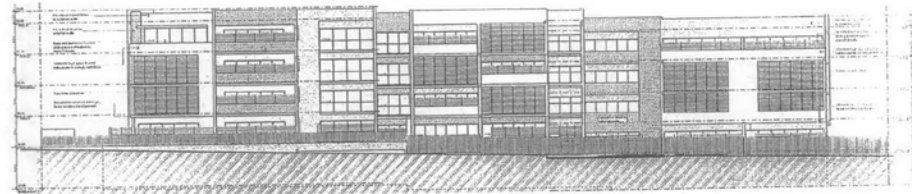
SECOND FLOOR PLAN

FLOOR PLANS

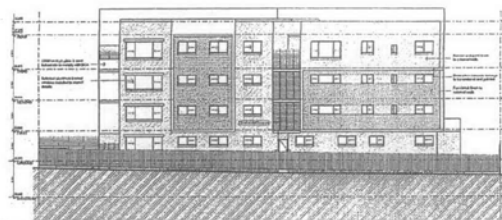
ATTACHMENT 6



SOUTH ELEVATION

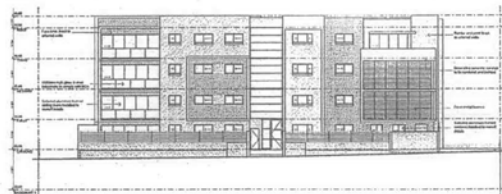


NORTH ELEVATION



EAST ELEVATION

1:200



WEST ELEVATION

ELEVATIONS

ATTACHMENT 7



26/04/2012

April 2012

PROPOSED MULTI UNIT RESIDENTIAL DEVELOPMENT

31 - 35 Cumberland Road,
Ingleburn NSW

SEPP 65

VERIFICATION STATEMENT – DESIGN QUALITY OF RESIDENTIAL FLAT BUILDINGS
ACCORDING TO STATE ENVIRONMENTAL PLANNING POLICY 65

The stated aims of the SEPP65 policy apart from other things, centrally aims to address the following :

- *Improve design quality of residential development such that it contributes to the sustainable development of NSW*
- *To achieve better built form and aesthetics of buildings and of the streetscapes and public spaces they define*
- *To better satisfy the increasing demand, social and demographic profile of the community and the needs of the widest range of people from childhood to old age including those with disabilities*
- *To maximise amenity, safety and security for the benefit of its occupants and the wider community*
- *To minimise the consumption of energy from non renewable resources, to conserve the environment and to reduce greenhouse gas emissions*



PRINCIPLE 1 : CONTEXT

*Good design responds and contributes to its context.
Context can be defined as the key natural and built features of the area.*

EXISTING SITE :

The existing residential site is situated on the northern side of Cumberland Road.
The site has an even topographical fall from the front boundary being Cumberland Road down to the rear boundary.
The site currently contains 2 non distinctive residential dwellings and on the three (3) residential blocks
The predominate front site boundary faces Cumberland Road to the south-east of the site.

Lot DP 20320 with combined site area of 3813 m2

EXISTING ADJOINING PROPERTIES :

A series of non distinctive single storey residences line each side of Cumberland Road throughout its length. Alongside these dwellings are modern townhouse and villa developments at a maximum of 2 storeys in height. This is similar to the main housing stock in the vicinity of the development. 350m Southwest of the proposed development is the large built up area that is the main street of Ingleburn.

PRINCIPLE 2 : SCALE

Good design provides appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.

It is our understanding that the site is governed by :
Campbelltown Council Urban Area LEP 2002, permitting up to six (6) storey developments.
The only basement car parking level is fully contained below natural ground level, and thus do not constitute any additional scale to the residential levels above.

The development has deliberately been divided into three distinctive blocks in order to decrease the bulk of the structure over the entire site. Elevations have been articulated by means of various materials, colours and external decks in order to 'soften' the overall scale of the proposal.

We consider that the scale of the building will be in keeping with the emerging buildings possible within the immediate vicinity, the scale of the existing shopping precinct of Ingleburn and that the scale of the proposed design complies with the current building envelope and setbacks.

PRINCIPLE 3 : BUILT FORM

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.

The proposal maximises the number of 3 bedroom, 2 bedroom and one bedroom units.

Appropriate design measures have been employed to modulate the facades of the building, by the incorporation of building balconies.

These balconies permit recessed building facades from building lines, and will help in articulating the building facade.

Building elements are clearly identified by distinctive selection of materials and paint colours.

The low parapet scale and horizontal form helps retain the overall bulk of the built form.

Given the future considerations that Council adopting in precinct planning, we consider that the built form will be harmonious to the future scale of this locality.

As outlined in the code, building separation between blocks is to be a minimum of 12 metres. We request a slight non compliance on the issue. As it stands, the current building separation is 11,127mm, only 800mm short of the code.

We have enforced a number of measures to counteract any negative effect that this slight non compliance may have.

Firstly, we have included vertical window louvers which ensure that the windows opposite one another do not have direct view into the opposite apartment, impeding privacy. These window louvers are also directed to the northeast to allow the maximum amount of daylight into these rooms facing into the building separation area. The apartments on the ground floor include the same window louvers, but we have included deep planter beds of approximately 2m to the front of these windows to improve privacy for these apartments

Overall, we request a slight non compliance on the above issue.

PRINCIPLE 4 : DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents)

The proposed Development comprises the following :

Basement	One (1) level of residential car parking (below ground level)
Ground Floor -	3 x 3 Bedrm and 7 x 2 Bedrm and 3 x 1 Bedrm + Recreational Room
First Floor	4 x 3 Bedrm and 6 x 2 Bedrm and 4 x 1 Bedrm
Second Floor	4 x 3 Bedrm and 6 x 2 Bedrm and 4 x 1 Bedrm
Third Floor	4 x 3 Bedrm and 6 x 2 Bedrm and 4 x 1 Bedrm

In total, the proposal includes 15 x 3 bedrooms apartments, 25 x 2 bedrooms apartments and 15 x 1 bedrooms apartments.

Combined site area is 3813 m2

We consider that the proposal is in keeping with the density controls of the proposed Local Government Planning regulations within this precinct.

PRINCIPLE 5 : RESOURCE, ENERGY and WATER EFFICIENCY

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

A BASIX audit accompanies this Development Application.

All units feature good solar access to external balconies adjoining Living Rooms.

By the initial planning of 3 blocks, most units orientate to the northeast. All but 8 1xbedrooms units also feature two primary orientations ensuring adequate cross ventilation.

Service rooms (bathrooms, laundries) are generally centralised in order to minimise the depth of habitable rooms from window locations.

All Living Rooms feature direct window openings, with the majority of units offering natural cross ventilation by means of opening doorways to main bedroom areas. A communal room has been provided on the ground floor with direct pedestrian access from Cumberland Road.

PRINCIPLE 6 : LANDSCAPE

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.

A landscape plan prepared by a qualified Landscape Designer accompanies this development. Landscape elements are predominately to the northern aspect, and will enhance the communal area in the development, and in particular will create a 'buffer' between the residential development and the existing neighbouring dwelling to the northeast.

We consider that the quantity and quality of the proposed landscaping is appropriate for the site and the area and will permit an appropriate interface of building facades to adjoining properties. Extensive 'deep root' planting has been incorporated into the development in order to encourage a scale of landscaping that will be in keeping with the scale of the proposed building form. Large trees have been incorporated into the front setback to soften the appearance from the street being Cumberland Road. Where possible, existing trees are being retained to give the view of an established garden once building has ceased.

PRINCIPLE 7 : AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

The location is in close proximity to transportation, schooling, medical and shopping centres. Approximately 350m southwest of the proposal is the main Ingleburn shopping precinct containing many amenities for future residents including many big chains such as a Coles supermarket and an Australia Post Outlet. The shopping precinct also contains 4 big bank chains and various restaurant and eating facilities, offering future residents the appropriate services within walking distance of their residence.

An adequate infrastructure of roads and services already exist in the immediate vicinity.

The size of units meet the SEPP 65 minimum.

The mix of single, two and three bedroom units offers diversity to the market place.

The design of each unit has responded to the need of good room sizes, efficient planning and adequate solar access.

The land size, proportion and orientation determine availability of solar access.

Each unit has private open space complying with minimum size and width requirements of the local Council LEP and DCP controls.

Access is provided to all units via an internal lift and as such, permits all units to be accessible from basement car parking for people with disabilities. Direct pedestrian access is also provided directly off Cumberland Road

PRINCIPLE 8 : SAFETY and SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

The site provides excellent casual surveillance of all public areas and pathways. Security and safety will be optimised in this development, including the private security within the building for its occupants and visitors.

The basement car park will be serviced directly through a security controlled gateway.

An intercom system to control security access is provided for all residents and visitors into the basement for parking and storage. Visitors can only access stairs and the lift alcove via a security intercom system at each entry point.

Stairwells as well as lifts from basement levels provide direct access to all Living Room areas.

Units have been designed with living areas and balconies facing Cumberland street, thus offering a measure of security to the public from the proposed development.

PRINCIPLE 9 : SOCIAL DIMENSIONS

Good design responds to the social contact and needs of the local community in terms of lifestyles, affordability and access to social facilities.

Apart from offering immediate construction employment, this development features a diverse range of single, two bedroom and three bedroom units.

It is considered that the residential units will be ideal for first home owners, and will contribute to reducing the high demand for housing within this locality.

The integration of a lift giving access to all residential units will provide access to all levels for people with disabilities, ensuring that the proposed housing stock will be suitable for all types of residents.

PRINCIPLE 10 : AESTHETICS

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

The architectural treatment has addressed the street frontage with a design that we consider will be complimentary to the expected future built environment.

External balconies have been integrated into each building façade to soften the building form. These balconies offer relief to each elevation, offering an articulated planning form.

The roof form has intentionally been designed as a flat form in order to minimise the scale of the proposed development. The flat roof form enables the use of smaller parapets, diminishing the bulk and scale of the structure.

External walls are predominately face brick with feature render and painted masonry wall elements. The design also includes external louvers to add interest to the facade as well as provide privacy to neighbouring dwellings. A rich variety of materials, colour schemes and materials to the residential façade will complement the design integrity of the overall development.

We consider that the overall resulting architectural form will compliment emerging modern developments within the immediate vicinity and contribute to a desirable building aesthetic within the immediate vicinity.

Joe El-Sabbagh –
Nominated Architect
DESIGNCORP

NSW Registration
Number 8707

